

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
TROY KASHANIPOUR,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. 17-186

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 30, 2017, 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 November 30, 2017, of a Permit to Erect a Building (to erect three stories, no basement, single-family residence) at 2783K Diamond Street.

APPLICATION NO. 2016/04/13/4699

FOR HEARING ON February 07, 2018

Address of Appellant(s):

Address of Other Parties:

Troy Kashanipour, Appellant Troy Kashanipour Architecture 2325 3rd Street, Suite 401 San Francisco, CA 94107	N/A
---	-----



BOARD OF APPEALS

Date Filed:

NOV 30 2017

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

APPEAL # 17-186

PRELIMINARY STATEMENT OF APPEAL

I / We, **Troy Kashanipour**, hereby appeal the following departmental action: **ISSUANCE of Permit to Erect a Building No. 2016/04/13/4699** by the **Department of Building Inspection** which was issued or became effective on: **November 30, 2017**, to: **Troy Kashanipour**, for the property located at: **2783K Diamond Street**.

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: **January 18, 2018, (no later than three Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible. JK

Respondent's and Other Parties' Briefs are due on or before: **February 01, 2018, (no later than one Thursday prior to hearing date)**, up to 12 pages in length, doubled-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

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

Hearing Date: **Wednesday, February 07, 2018, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

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 submit eleven (11) copies of all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. 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 at the Board's office. 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.

If you have any questions please call the Board of Appeals at 415-575-6880

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent (Circle One):

Signature: JKashanipour

Print Name: TROY KASHANIPOUR

PRELIMINARY STATEMENT OF APPEAL

Date
Filed 11/30/17 BOARD OF APPEALS

NOV 30 2017

APPEAL # 17,186

SUMMARY OF REASONS OR GROUNDS FOR APPEAL CONTINUED:

APPEAL OF PLANNING COMMISSION CONDITIONS OF

APPROVAL DISCRETIONARY REVIEW ACTION DRA-0511

APPEAL OF ITEM 2: ELIMINATE THE TOP FLOOR, ITEM 3:

3. PROVIDE LIGHTWELL AROUND PROPERTY LINE WINDOW

ITEM 4: MOVE 8RD FLOOR DECK TO EAST. APPEALANT DOES

NOT APPEAL ITEMS 1, 5, 6, 7.

SFUSD

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR BUILDING PERMIT

NOV 1/2 2016 04:13:46 PM
APPLICATION NUMBER: 2016-04-134699

Capacity Charges
Water: \$1348
Sewer: \$4582

APPROVED
Dept. of Building Insp.
NOV 30 2017

STAMPED INSPECTION
FEE REC.
NOV 30 2017

Tom C. He...
TOM C. HE...
DIRECTOR

FORM 1 TYPE I - II - III - IV Building

FORM 2 Story TYPE V Building

APPLICATION IS HEREBY MADE FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND FOR THE PURPOSE SET FORTH HEREIN:

2783 K DIAMOND STREET
ADDRESS
SAN FRANCISCO CA 94131

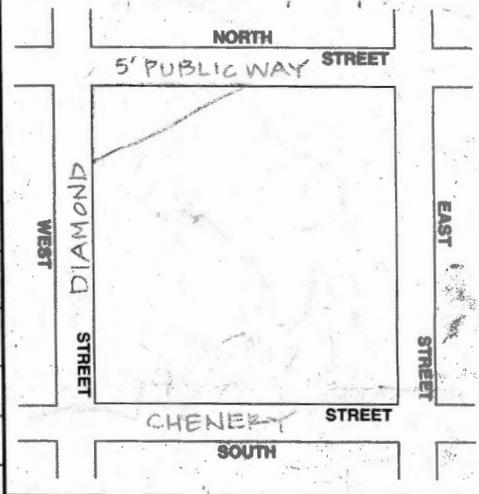
SOUTH EAST SIDE DIAMOND ST. AVE.
156 FT. N.E. FROM CHENERY ST. AVE.
NEAREST CROSS STREET

DATE FILED: 9/13/16
PERMIT NO: 1445849
ISSUED: NOV 30 2017

TYPE OF CONSTRUCTION: V-B
ASSESSOR'S BLOCK & LOT NO.: 6742 27A
ESTIMATED COST: \$378,000
REVISED COST: 340,000
BY: [Signature] DATE: 11/1/16

BUILDING DESCRIPTION

SIZE OF LOT: 26.77 FT. FRONT	REAR: 0 FT.	AVE. DEPTH: 51.93 FT.	IS ANY OTHER BUILDING ON LOT? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(IF YES, SHOW ON PLOT PLAN)
IS AUTO RUN-WAY TO BE CONSTRUCTED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	USE OF BUILDING: SINGLE FAMILY RESIDENCE	BLDG. CODE OCCUP. CLASS: R-3 (2)		
DOES BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	GROUND FLOOR AREA: 501 SQ. FT.			
HEIGHT AT CENTER LINE OF FRONT OF BUILDING: 28'-10"	WILL STREET SPACE BE USED DURING CONST? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IS BUILDING DESIGNED FOR ADDITIONAL STORIES? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HOW MANY?	
NUMBER OF DWELLING UNITS: 1	NUMBER OF STORIES OF OCCUPANCY: 3	NUMBER OF BASEMENTS: 0	WILL SUB-SIDEWALK SPACE BE USED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
GENERAL CONTRACTOR: OWNER				
CALIFORNIA LICENSE NUMBER: [Blank] EXPIRATION DATE: [Blank] TELEPHONE: [Blank]				
ARCHITECT OR ENGINEER (DESIGN): TROY KASHANIFOLX 2325 3RD STREET SUITE 401 SF CA 94107				
CALIFORNIA CERTIFICATE NUMBER: C27646 TELEPHONE: 415 431.0869				
ARCHITECT OR ENGINEER (FOR CONSTRUCTION): DERRICK ROJEDA 1207 REGENT ST ALAMEDA CA 94501				
CALIFORNIA CERTIFICATE NUMBER: S-4607 TELEPHONE: 415 359.6465				
OWNER'S NAME: TROY KASHANIFOLX 2325 3RD STREET SUITE 401 SF CA 94107				
TELEPHONE: 415 431.0869				
CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER 'UNKNOWN'):				



DESIGN LIVE LOAD FOR FLOORS:
(TO BE POSTED IN COMMERCIAL AND INDUSTRIAL BLDGS.)

BOARD OF APPEALS
NOV 30 2017
APPEAL #17-186

IMPORTANT NOTICE TO APPLICANT

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, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to the 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 together with complete details of retaining walls and wall footings required 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.

THIS IS NOT A FINISHING PERMIT. NO WORK SHALL BE RESTARTED UNTIL A FINISHING PERMIT IS OBTAINED.

HOLD HARMLESS CLAUSE
The permittee, 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 claim demands and actions for damages resulting from operations under the 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, applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV) or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as we 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 workers compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier: _____
Policy Number: _____

FILE HD 2/7/18

BOARD OF APPEALS
JAN 18 2018
APPEAL # 17-186

Case 17-186, 2783K Diamond Street: Single Family Residence,
Appealing Planning Commission Conditions of Approval

This appeal is about fairness and consistency.

When I designed my home, I did not request any special privileges. Despite the unusual shape of the parcel, the home was designed to be code complaint. No Variances were requested. Prior to purchase, I developed sketches and reviewed them with Planning Staff. Where others saw impossibility in this lot, I recognized that rooms need not be rectangular to be functional.

After purchase, I worked with the guidelines and direction of Planning Staff to develop the plans. Modifications included additional setbacks at the front and development of a bay window expression to the front façade.

The home, before the DR hearing, was a family-sized home. It had 3 bedrooms, an open kitchen/dining/sitting area, and a small den on the lower level, essentially below grade at the rear of the property. Due to the small lot, the room sizes are modest. There are no grand bedrooms, palatial bathrooms, or walk-in closets. The room dimension at the back wall is 9' wide.

The 3 story street façade closely matches the height the adjacent buildings, following an upward slope of Diamond Street

The floor to floor heights are modest and proportional to room sizes, providing an 8' ceiling height at the ground floor entry, an 8'-6" ceiling height at the second floor and an 8'-8" ceiling height at the living level. These are not the grand ceiling heights of the Victorian houses. These ceiling heights are similar to those found in homes nearby of the 40's and 50's era.

This Appeal requests the Board of Appeals remove two of the seven Planning Commission Conditions of Approval:

- #2. Eliminate the top, fourth floor.
- #3. Provide lightwell around the property line windows

The appeal requests that the Board of Appeals modify an additional Planning Commission Condition #4 based on modification of condition #2.

#4. Cut back the 3rd floor deck, which is the required open space, to reduce it to the Planning Code minimum (125 sf) and move it toward the east.

Please remove condition #2: Eliminate top floor.

Restoration of the top floor will restore the bedroom, bathroom and modest closet space. These are an integral and necessary part of the house. This top floor is small at 308 square feet with minimal visibility and exposure to the street (Exhibit 1: Street Views) with a setback as recommended in the Residential Design Guidelines.

The home design is consistent with the block face. The existing block face is varied but largely 3 story in height. The adjacent buildings are 3 story (see Exhibit 2). The wider Glen Park neighborhood is a mix of homes of varying sizes.

The Residential Design Guidelines discuss the approach which designers should consider when adding a story greater in height than the adjacent buildings. This approach is to set back the top floor so that it is subordinate to the primary façade maintaining the consistency of the blockface (Exhibit 3).

The setback of 15' is typically required. The proposed top floor follows this guideline. The Residential Design Advisory Team (RDAT), in their review recognized that the project followed the guidelines in the Initial review on July of 2016, and another review following the DR filing in November 2016. Both times, the experienced planners at the RDAT made the recommendation for approval as the project was consistent with the guidelines.

Adjacent to the home along the north side of the property is a 5' wide public right-of-way (Exhibit 4). The origins of this right of way are unknown, but at the public hearing it was stated that this was likely an unused sewer right-of-way meant to service uphill properties on Surrey Street. This right-of-way currently provides access to one accessory in-law dwelling accessed through the back yard of 91 Surrey Street. There is a gate immediately at the beginning of the right-of-way after the steps.

The public right-of-way will be respected and access unhindered during construction. The building will not encroach into the public right-of-way and in no way will be diminished.

The existing condition of the right-of-way is shown in Exhibit 4. Fences have long ago fallen into the right-of-way and it is overgrown with vegetation. It is not maintained by neighborhood groups or DPW. It is presumed that adjacent property owners have little incentive to restore this as it will create access to their backyards and will present security issues. Along the public right-of-way the proposed home follows the topography effectively creating a 3-story profile (see exhibit 5). The 3-story profile is consistent with rear of Surrey Street properties which are largely 4 stories due to the down sloping lots (Exhibit 6).

The requested 308 square foot top story is surrounded by open space (see Exhibit 7).

The closest building fronting Surry Street is more than 70' away. Others are further and well above the proposed addition, due to the sloping topography of the wider area (Exhibit 6).

The proposed addition does not create shadow impacts on the adjacent buildings due to the position relative to other properties and orientation. The southwestern orientation of the northern neighbor's facade and the setback of the top story means that light to windows will not be obstructed. Light will not be affected by the top floor for the southern neighbor due to its position to the south.

Care was taken not to create a dramatic overhang, glass lantern, or any other attention seeking building element. In the context of the dense urban environment of San Francisco the top floor will be minimally impactful on any adjacent property and without a significant profile as seen from the street.

If it pleases the Board of Appeals, I am willing to offer further compromises. The ceiling height at the foremost edge of the top floor, which is the master bathroom stair landing and closet area could be reduced to 7'-6", from the 8'-8" originally proposed. This compromise would further minimize the apparent volume as seen from the street. It would reduce the profile along the northern and western facades at the public way (Exhibit 8).

At the Planning Commission, the public testimony and some commissioner comments focused on FAR (Floor Area Ratio). FAR does not apply to residential districts and is applicable in downtown and commercial districts. The Planning code uses height and setbacks to regulate residential building size. Given the setbacks, the size of the home is proportional to the size of the lot. There have been fifty new single-family homes constructed in Glen Park since 1990 for which there is MLS size data available. The average square footage of a new home in Glen Park, not counting storage, mechanical rooms, or garage is 2,999 square feet (Exhibit 9).

By granting of the top floor, we will have a home of 1708 square feet. It is not a "monster home". In terms of size it is entirely consistent with the size of other homes in the immediate area built over various periods. MLS provides data for a size comparison to existing single-family homes. Based on MLS data and a large sample size the proposed home is smaller than the existing average Glen Park home (See Exhibits 10 and 11).

In summary, the top floor has minimal impacts on adjacent properties. It is consistent with the guidelines and is set back significantly from the block face. There is no appreciable public benefit in the elimination of this level. Planning Staff and RDAT, in an objective review, found conformance with no exceptional impacts. As the top floor is very important to me as the homeowner, I entreat the Board of Appeals to restore this bedroom and bathroom to the home.

Please remove condition #3. Provide lightwell around the property line windows (at 2785-2787 Diamond to the south).

The adjacent property to the south at 2785-2787 Diamond has lot line windows facing north to my parcel.

It is the longstanding policy of the Planning Department and the Department of Building Inspection that Property Line windows are not protected. Each property is responsible for providing light and air within their own property.

Before I purchased the property I confirmed that the regulations and guidelines do not protect property line windows. I confirmed that this is Planning Department Policy in November 2015 on two separate occasions with two experienced Planners, Edgar Oropeza, a supervisor at the Planning Information Counter, and Moses Corrette, an experienced Neighborhood Planner with many years in the Department.

This policy was reiterated with Chris Towns, the project planner, during a review period from April 2016 to November 2016. This policy was further reinforced by the Residential Design Advisory Team (RDAT) for the first review around July 7, 2016 and at the review following the DR request in November 2016.

The Residential Design Guidelines, page 17 (exhibit 12) outline when a lightwell is required, and that is the condition where there is an adjoining lightwell. It is longstanding Planning precedent that lightwells, where they occur, be matched on adjacent properties, and that lot line windows are not protected.

The California Building Code and Department of Building Inspection requires that each property provide light within their own property. In the case of the adjacent property, at 2785-2787 Diamond, the existing property line windows are at a kitchen. The California Building Code does not require a window in a kitchen (CBC 1205, SFBC 1205, Exhibit 13)

The property at 2789-2791 Diamond, is likely the same floor plan as 2785-2787 Diamond and the dwellings were constructed at the same time in 1945. The 2789-2791 Diamond building does not have a property line window on to the neighboring corner building rear yard even though this rear yard is not permitted to be developed above the first story as for a commercial property (Exhibit 14).

It is unclear when 2785-2787 Diamond established these property line windows. There is no section of the Building Code in effect in the 1940's which would have permitted these windows to be constructed opening to an adjoining parcel.

Under current regulation the addition of fire-rated and sprinklered property line windows requires that they be removed in the event of the construction of an adjacent building. The history of construction in San Francisco shows clearly that property line windows

often are removed or covered when an adjacent parcel is constructed. This requirement is formalized and codified as part of DBI Administrative Bulletin 09.

The Planning Commissioners justified their decision to protect the property line windows in requiring a lightwell by saying that the vacant lot adjacent was a "scrap" a "throwaway parcel" as stated by Commissioner Moore.

While it is an unusual shape and size, it not a throwaway parcel. There is no definition in the Planning Code of a "throwaway parcel". The deed which was provided with the property does not list this as a throwaway parcel. The assessor's office does not provide a discounted assessment for throwaway parcels. The parcel is a "legal lot of record". If the original intent was that it could not be built upon it would have been made part of an adjacent parcel or made part of the public way. The Glen Park neighborhood and other San Francisco neighborhoods have many examples of legal lots which are unusual in shape and size. The Planning code addresses unusual shaped lots through the Planning Code "interpretations" and letters of determination made by the Zoning Administrator.

This lot has all of the same rights and responsibilities of any other parcel in the city. The Planning Commission imposed a burden on my property which it does not impose on other similar properties.

The lightwell requirement is a hardship, creating a notch in an already challenged interior space (See exhibits 15 and 16). The kitchen floor plan is impacted, reducing the amount of counter space, eliminating a location for needed cabinetry and storage. The bedroom floor plan is impacted creating a point of constriction, taking a bite out of a bedroom that is already challenged in terms of the shape and functionality

Property line windows are not provided with lightwells on adjacent properties for compelling reasons. The lightwell is in a relatively inaccessible space from my building. It creates a maintenance and waterproofing burden. Questions created or burdens imposed by the lightwell requirement are:

Did condition of approval #3 create a light easement on my property for the benefit of the adjacent owner?

Will adjacent property owner be provided with an access easement for the purposes of painting or window replacement? Normally property line walls are sealed from above by flashing to protect from the weather.

Who will be responsible for maintenance of the lightwell drain?

If the drain floods overflowing into the gap between the buildings who is responsible for the damage?

These questions are unanswered in a legal sense and unanswered from the decision of the Planning Commission.

There is abundant good reason for the longstanding policy. I ask the Board of Appeals to adhere to longstanding precedence and to remove this condition of approval.

#4. Cut back to 3rd floor deck, which is the required open space, to reduce it to the Planning Code minimum (125 sf) and move it toward the east.

The project as originally proposed had a terrace at the front of building at the level of the top floor. The terrace is for occasional outdoor use by the home occupants. The size as proposed at 12'x14' is sufficient to allow a small table, chairs and a planter box. There is no outdoor kitchen, fire-pit or other amenities that one may see on other terraces. It is minimally enclosed with cable railing. While the home has outdoor space at a below grade triangular rear yard, it does not meet the Planning Department minimum dimensions. The below grade rear yard will be small, narrow, and light-challenged. The front terrace provides the outdoor open space required in what will be an enjoyable place to relax.

There are many examples of a front terrace in Glen Park as a whole and in the immediate area. Exhibit 17 is an informal survey made by walking around the block from Diamond to Chennery to Surrey Street connecting back to Diamond. Terraces over living space are well have precedent in the neighborhood. On this walk around the block, I note eighteen dwellings having a similar condition with no apparent ill effect.

I request that the Board remove Condition #4 and allow this modest terrace at the front of the building.

The Planning Commission stated basis for taking DR the: "triangular shaped lot, the substandard size, and the relationship to the street" seem unrelated to the conditions imposed.

How does the lot shape and size necessitate the elimination of the top floor without relying on testimony about FAR? A larger lot size would have allowed a greater floor area, not limited to the approximately 1700 square feet of the proposed home. A home based on setbacks on a smaller lot is by necessity smaller. The home conforms to all setback requirements, guidelines and further reduction is unnecessary.

How does the irregular lot shape relate to the protection of property line windows for adjacent properties? Are all property line windows near small parcels now protected creating additional burdens? If this applies to smaller parcels, why does it not apply to larger parcels where these light easements could be more easily accommodated?

Sometimes a small an unusual parcel seeks variances from the code to make development possible. These are variances are often granted. My home embraces the unusual geometry but asks for no special treatment. I thank the Board of Appeals for taking a "de novo" review of the project. I am pleased with the Board policy of not allowing parties to contact members prior to the hearing with letters and emails as did occur prior to the hearing at the Planning Commisison.

If the Board would like to require modifications to further mitigate potential impacts of restoring the top floor and front terrace while keeping the functionality of these elements, this guidance would also be welcome.

I look forward to your deliberation and any questions you may have at the hearing.

Troy Kashanipour, Owner and Project Architect.

EXHIBIT 1 : 3-D VIEWS

VIEW FROM DIAMOND STREET
(TREE NOT SHOWN FOR CLARITY)



VIEW FROM DIAMOND STREET
(WITH STREET TREE)



VIEW FROM DIAMOND STREET
EAST SIDEWALK
(SHOWN WITHOUT STREET TREE FOR CLARITY)



VIEW FROM DIAMOND STREET
EAST SIDEWALK
(WITH STREET TREE)



VIEW FROM DIAMOND STREET
(WITHOUT STREET TREE FOR CLARITY)



VIEW FROM DIAMOND STREET
(WITH STREET TREE)



VIEW FROM DIAMOND STREET
WEST SIDEWALK
(WITHOUT STREET TREE FOR CLARITY)



VIEW FROM DIAMOND STREET
WEST SIDEWALK
(WITH STREET TREE)



2783 DIAMOND →



2785-2787 DIAMOND
3 STORY



↑
SITE

EXHIBIT 2

NEIGHBOR TO THE NORTH
2783

SITE

NEIGHBOR TO THE SOUTH
2785-2787

2789-2791

CHENNERY



VIEW OF DIAMOND LOOKING EAST

SITE



VIEW OF DIAMOND STREET LOOKING WEST

BUILDINGS MIXED IN STYLE AND HEIGHT

TE



VIEW OF DIAMOND STREET LOOKING EAST

BUILDINGS OF MIXED STYLE AND HEIGHT



VIEW OF MARKET STREET LOOKING EAST

BUILDINGS OF MIXED STYLE AND HEIGHT

United States, CA, San Francisco
Co., Glen Park



IV. Building Scale And Form

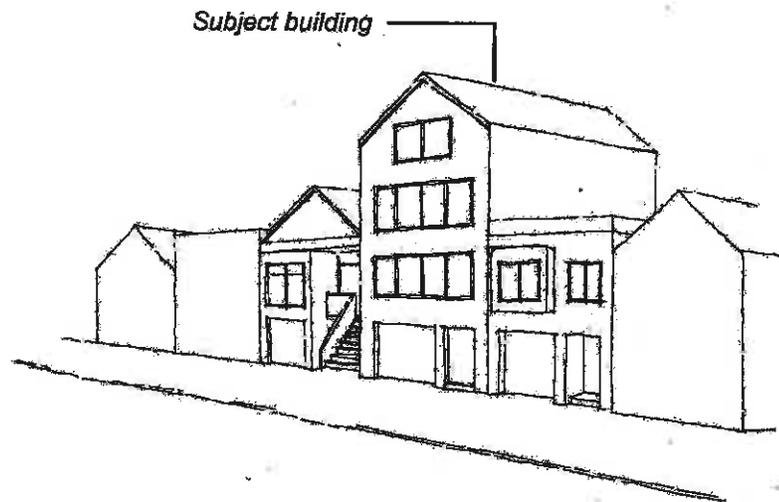
DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character.

BUILDING SCALE

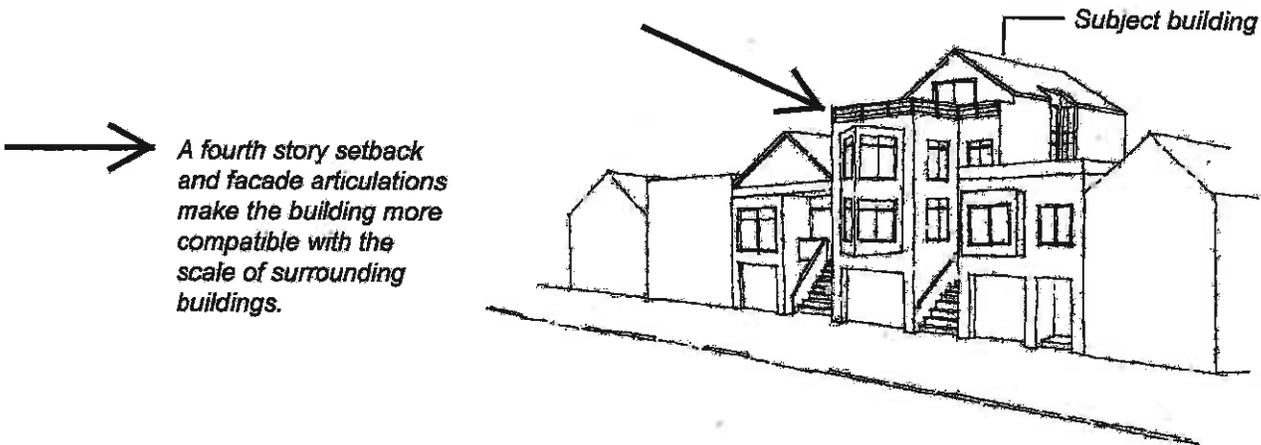
GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.

The building scale is established primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings.

A building that is larger than its neighbors can still be in scale and be compatible with the smaller buildings in the area. It can often be made to look smaller by facade articulations and through setbacks to upper floors. In other cases, it may be necessary to reduce the height or depth of the building.



This building is out of scale with surrounding buildings because it is not articulated to make it more compatible with the scale of surrounding two-story homes.



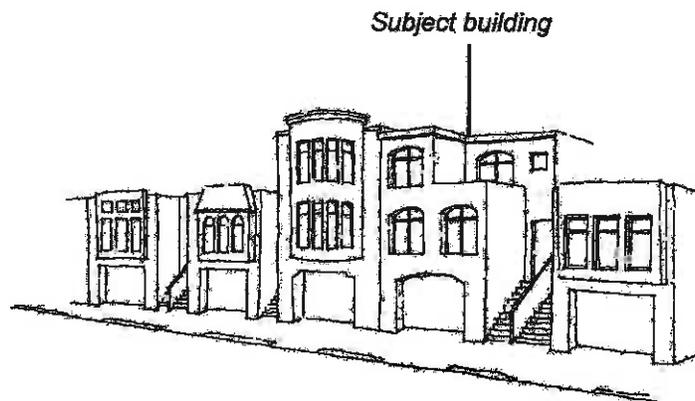
Building Scale at the Street

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.

If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade. The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design.

Refer to Planning Code Section 130, 136 and 250 for setbacks, permitted obstructions and height limits.

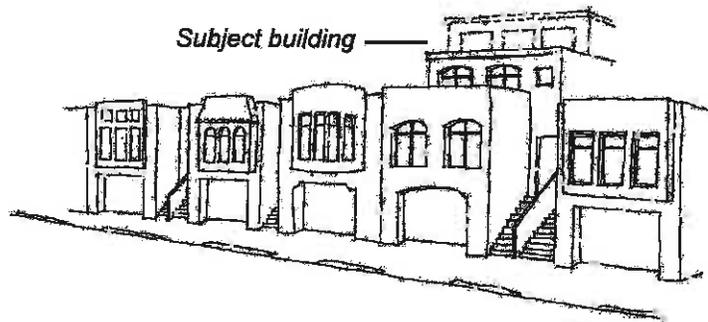
A partial third-story setback provides a transitional height to the adjacent two-story building and maintains the scale of the buildings at the street level.



In modifying the height and depth of the building, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using a fire-rated roof with a 6-inch curb.
- Provide a sloping roofline whenever appropriate.
- Eliminate the upper story.

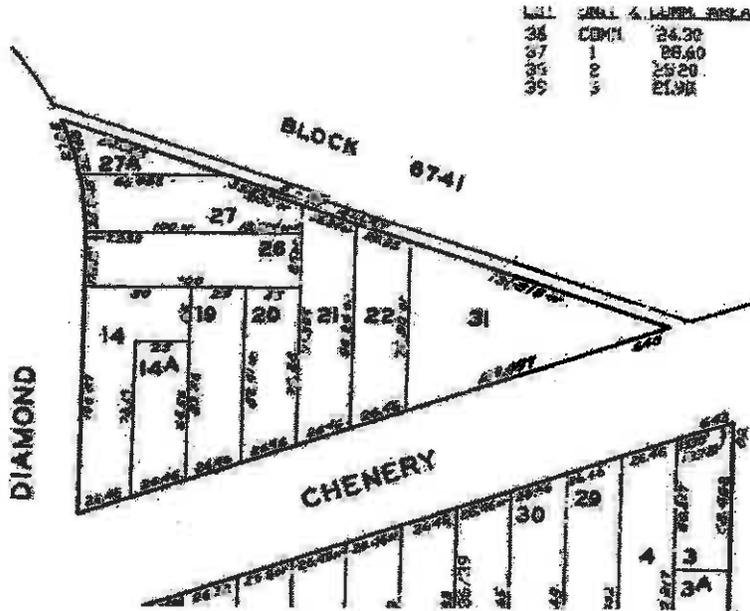
On this block face of two-story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor must be eliminated to respect the neighborhood scale.



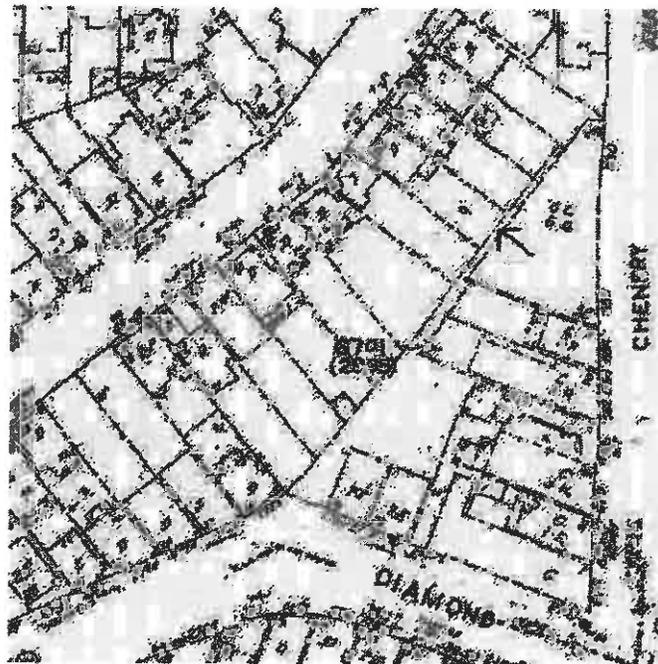
The three-story scale of the block face is maintained by setting the fourth floor back so it is subordinate to the primary facade.



Exhibit 4: Unnamed Public right of Way



Block book



Historic Sandborn Map



Right of way as seen from east near subject

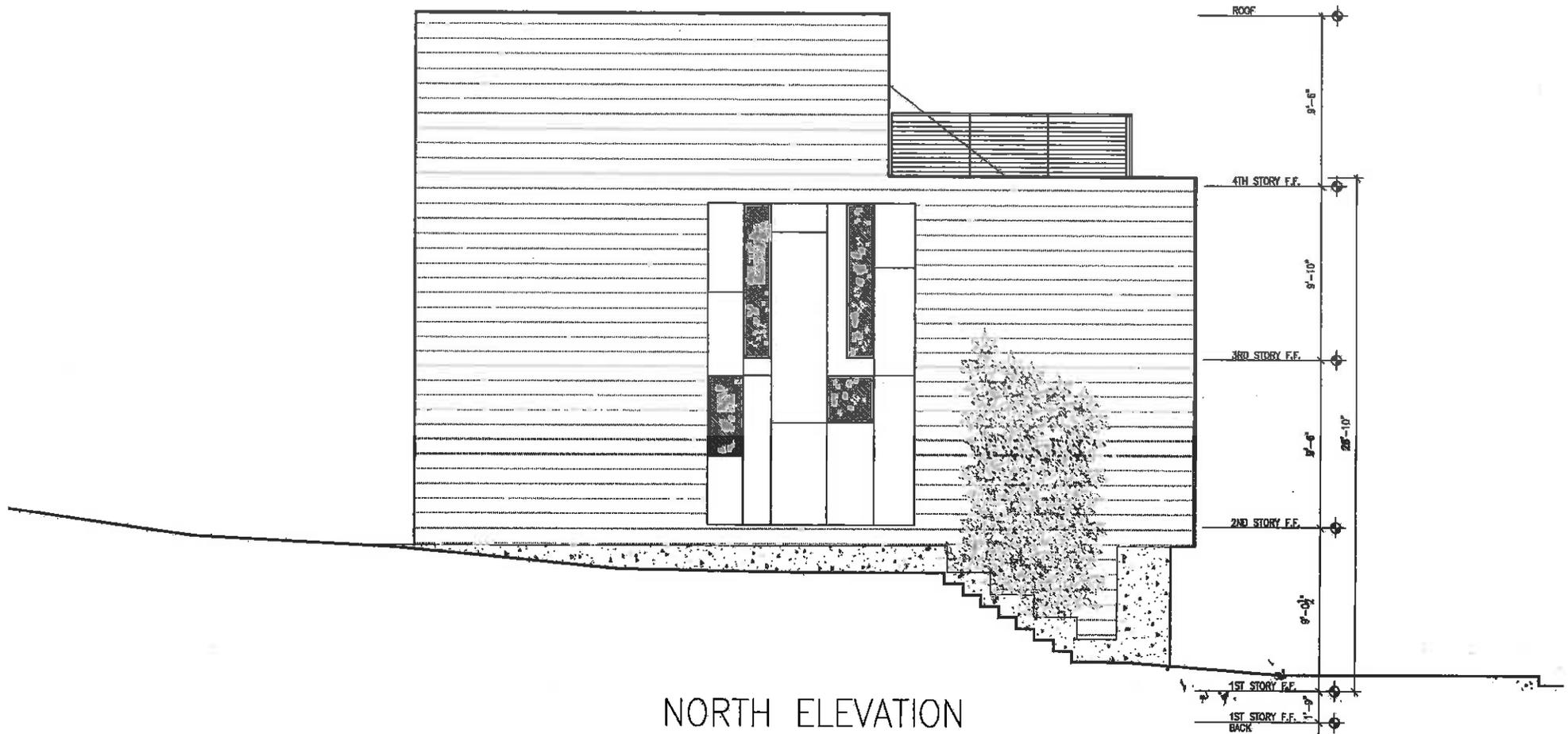


approximate
profile of top
floor

homes fronting
Surrey Street

Right of Way as seen from opposite end, near Chennery, looking west

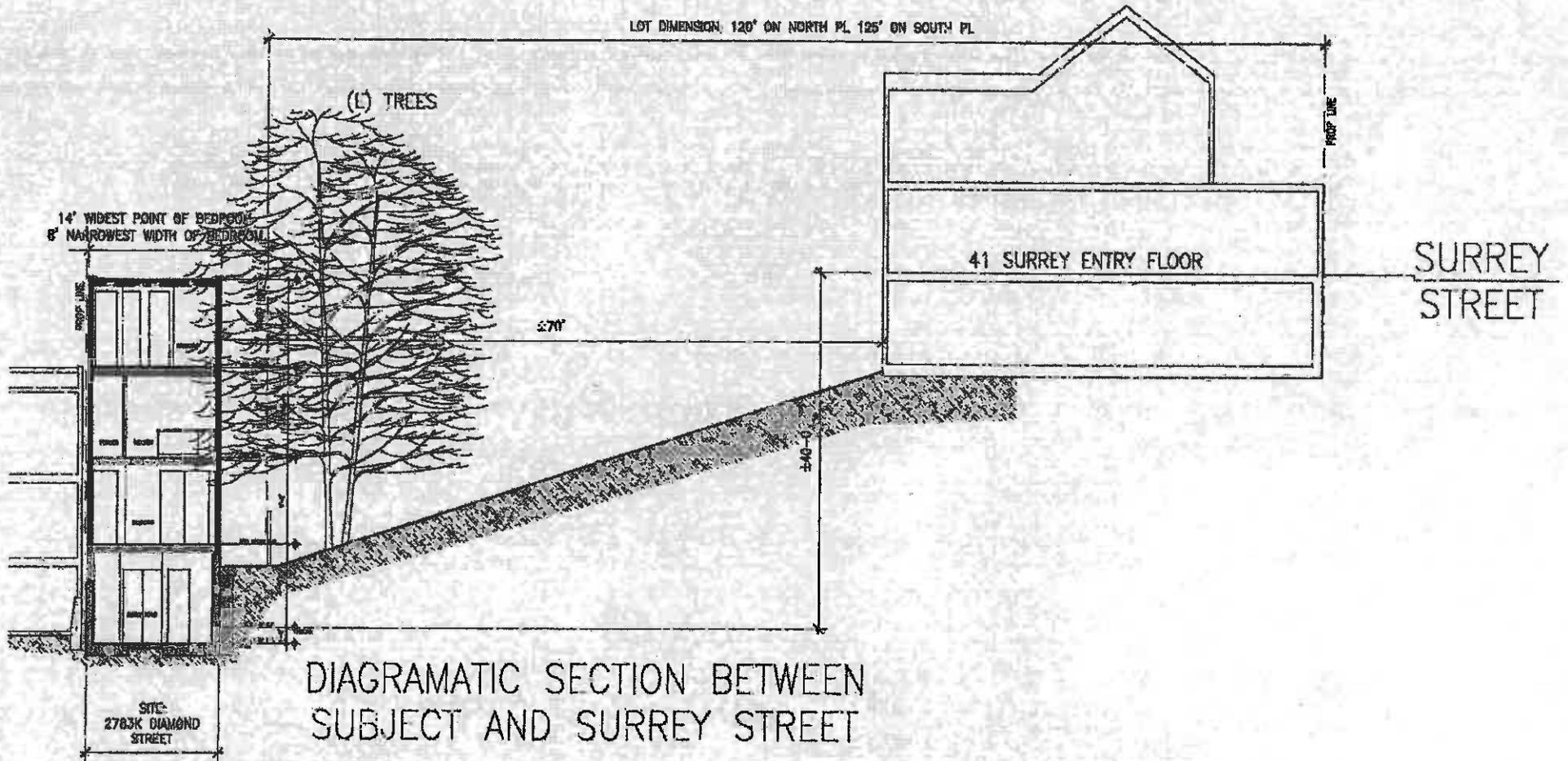
EXHIBIT 5

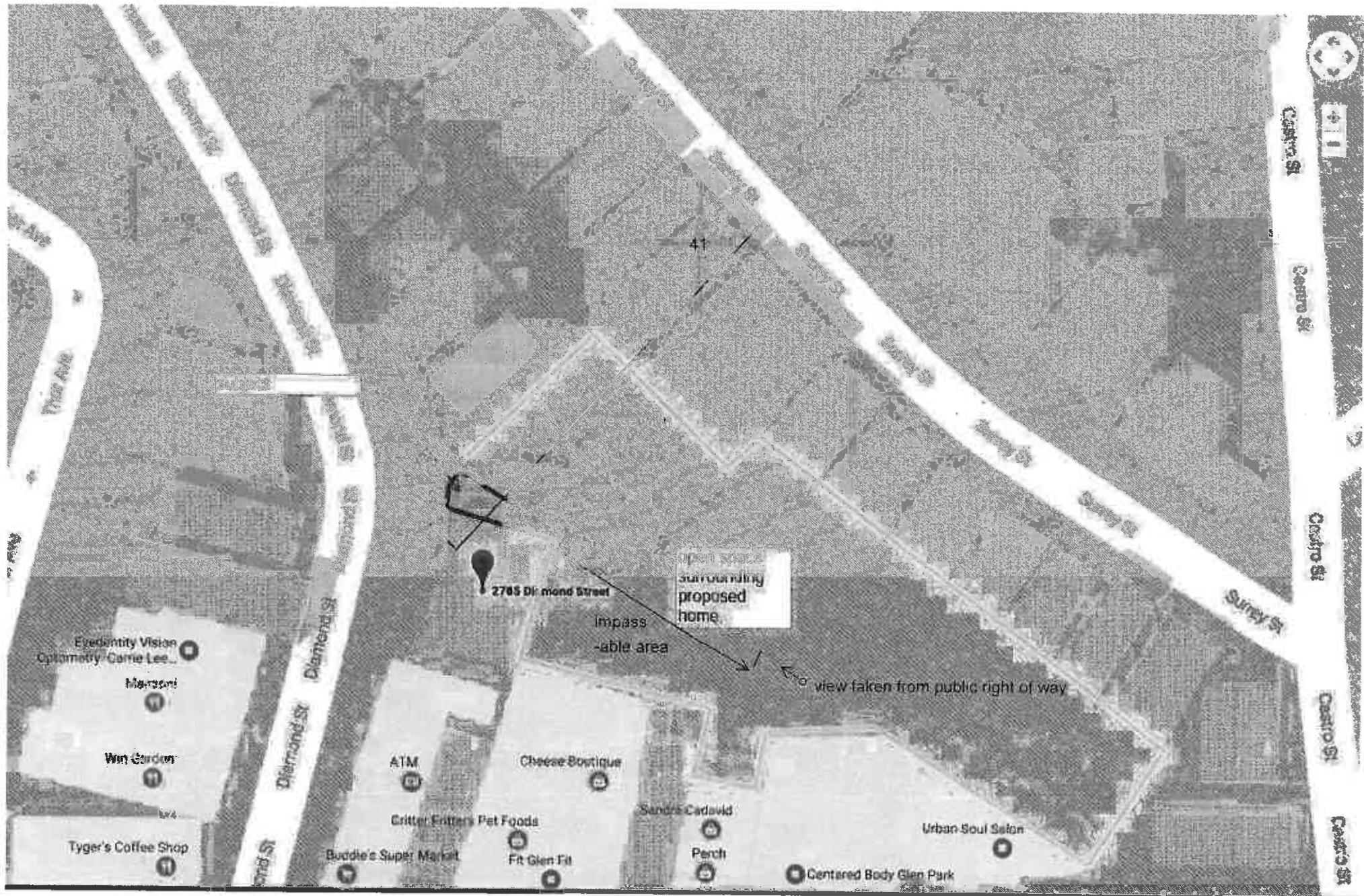


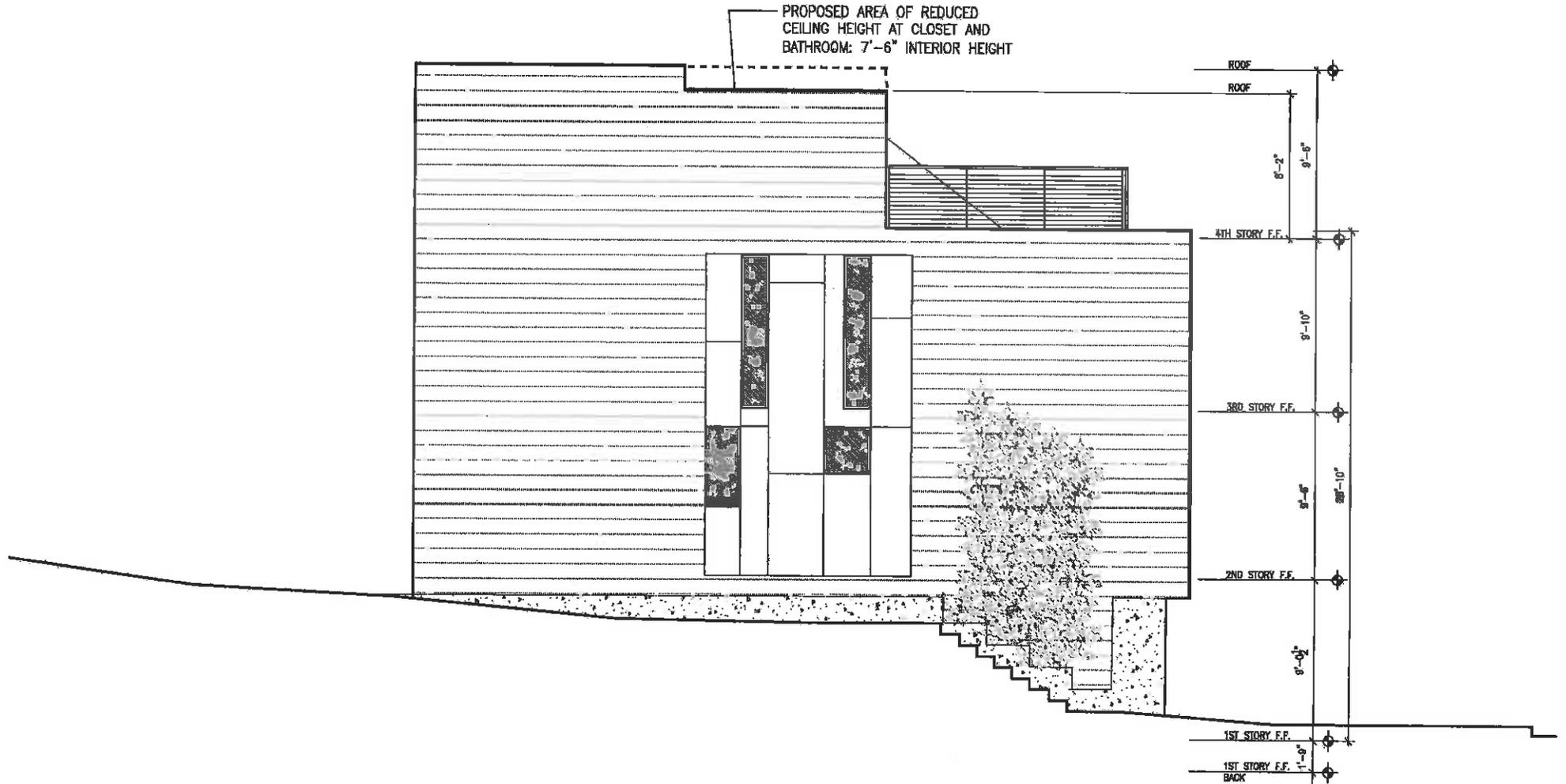
NORTH ELEVATION
PROFILE OF HOME PROFILE
FOLLOWS SLOPE OF TOPOGRAPHY

RE: 2783K DIAMOND STREET
CASE #: 2016-005252PRJ

LOT DIMENSION: 120' ON NORTH PL. 125' ON SOUTH PL

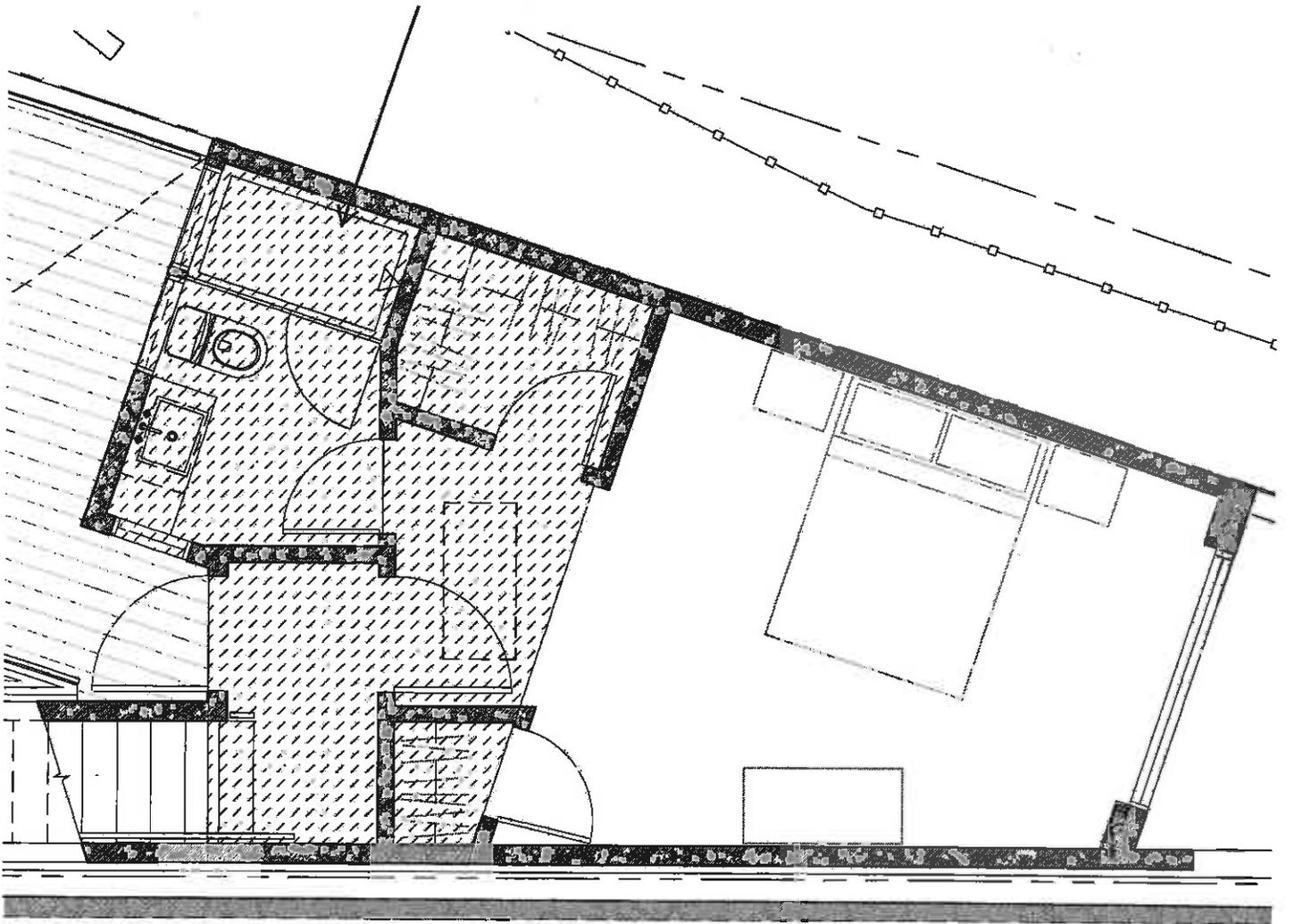






NORTH ELEVATION WITH ADDITIONAL STEP

Requested restoration of top floor.
possible area reduced volume at front
of



Single-Family Homes
constructed in Glen Park since 1990

EXHIBIT 9

Property Type Single-Family Homes District SF District 5 Subdist Glen Park :

Built 1990 year(s) or more

Address	D/S	BD	BA	PK	SQFT
2559 Diamond	Glen Park 4		2.50	1	2,500
901 Chenery	Glen Park 4		3.50	2	2,464
855 Chenery	Glen Park 4		3.50	1	2,893
861 Chenery	Glen Park 4		3.50	2	2,874
865 Chenery	Glen Park 4		3.50	2	2,870
88 Chilton	Glen Park 4		3	2	2,835
118 Burnside	Glen Park 5		3	2	2,600
865 Chenery	Glen Park 4		3.50	2	3,000
566 Congo St	Glen Park 2		2	1	895
424 Laidley	Glen Park 4		3.50	2	2,800
33 Martha Ave	Glen Park 3		2.50	2	2,323
2432 Diamond	Glen Park 4		3.50	2	2,481
142 Acadia	Glen Park 4		4.50	2	4,000
47 Surrey St	Glen Park 3		2.50	1	2,500
31 Fairmount St	Glen Park 3		2	1	1,674
2473 Diamond St	Glen Park 3		2.50	2	2,296
84 Laidley	Glen Park 3		3.50	2	3,418
218 Whitney	Glen Park 3		2.50	2	2,650
25 Martha	Glen Park 3		2.50	2	2,613
51 Arbor	Glen Park 5		3.50	2	4,200
51 Surrey	Glen Park 3		3	1	2,521
2301 Diamond	Glen Park 4		3.50	2	4,000
38 Surrey St	Glen Park 3		3.50	2	3,492
135 Arbor St	Glen Park 4		3.50	2	2,558
75 Everson	Glen Park 4		5	2	5,500
538 Laidley	Glen Park 5		3.50	2	2,800
48 Chilton Ave	Glen Park 4		3.50	2	2,750
15 Surrey St	Glen Park 3		4.50	1	3,406
206 Surrey	Glen Park 4		3.50	2	2,677
2563 Diamond St	Glen Park 3		2	1	1,885
18 Miguel St	Glen Park 4		4.50	2	2,972
28 Miguel St	Glen Park 4		4.50	2	2,972
380 Laidley St	Glen Park 4		3	2	2,600
1223 Bosworth St	Glen Park 2		2.50	2	1,850
58 Chilton Ave	Glen Park 4		3.50	2	2,985
50 Van Buren St	Glen Park 3		2.50	2	2,236
128 Burnside Ave	Glen Park 5		3.50	3	2,600
42 Chenery	Glen Park 7		7	3	6,500
146 Hamerton Ave	Glen Park 3		2.50	2	2,488
90 Laidley St	Glen Park 4		3.50	2	3,312
41 Martha Ave	Glen Park 3		3.50	2	2,814
57 Arbor St	Glen Park 3		3.50	2	3,400
1265 Bosworth St	Glen Park 4		4.50	3	3,022
729 Congo St	Glen Park 3		3.50	1	3,350
36 Laidley St	Glen Park 4		4.50	2	3,422
701 Congo St	Glen Park 4		3.50	2	3,600
533 Laidley St	Glen Park 4		3.50	2	3,249
2335 Diamond St	Glen Park 4		3.50	2	3,195
2397 Diamond St	Glen Park 4		4.50	2	3,037
233 Laidley St	Glen Park 4		3.50	2	3,400
147 Laidley St	Glen Park 4		3	1	3,256
80 Laidley St	Glen Park 5		6	3	4,410

Listing Count 52

Averages

2,999

← Average Size

Report Count 52

Single-Family Homes

Glen Park, sample based on mls data

EXHIBIT 10

Listings as of 01/15/18 at 6:02pm

Page: 1

Property Type Single-Family Homes District SF District 5 Subdist Glen Park Status Sold (3/2/2010 or after)

see final page this report for
average size of existing single
family dwelling

SOLD Properties

Address	D/S	BD	BA	PK	SQFT
537 Congo	Glen Park 2		1	1	768
99 Surrey St	Glen Park 1		1		613
360 Arlington St	Glen Park 3		2		1,224
15 Surrey St	Glen Park 1		1		625
91 Whitney St	Glen Park 2		1	1	850
9 Harper St	Glen Park 1		1		0
360 Chenery St	Glen Park 2		1	1	1,050
22 Joost Ave	Glen Park 2		1.50	1	1,234
292 Whitney St	Glen Park 2		1	1	1,118
191 Melrose Ave	Glen Park 2		1	4	1,225
831 Chenery St	Glen Park 1		1		825
25 Mizpah St	Glen Park 3		1	1	1,254
5 Surrey St	Glen Park 1		1.50		0
26 Conrad St	Glen Park 2		1	1	692
116 Bemis St	Glen Park 2		1		725
49 Martha Ave	Glen Park 1		1	1	0
165 Beacon	Glen Park 3		3		1,714
624 Arlington	Glen Park 2		1	2	957
1763 Dolores St	Glen Park 1		1	1	0
19 Mizpah St	Glen Park 2		1	1	1,019
298 Laidley St	Glen Park 3		1.50	2	1,798
265 Bemis St	Glen Park 3		2	1	0
280 Arlington St	Glen Park 2		1	1	1,290
140 Sussex St	Glen Park 2		1	1	882
143 Burnside Ave	Glen Park 2		1	2	915
283 Surrey St	Glen Park 2		1	1	0
1007 Chenery	Glen Park 3		3	1	1,250
1 Bemis St	Glen Park 2		1	2	861
171 Melrose Ave	Glen Park 3		1	2	1,160
537 Congo St	Glen Park 2		2	1	0
122 Stillings Ave	Glen Park 3		2	1	0
429 Laidley St	Glen Park 2		1	1	805
119 Stillings Ave	Glen Park 2		1	1	834
59 Whitney	Glen Park 3		1.25		1,950
293 Surrey St	Glen Park 3		2		1,344
55 Melrose Ave	Glen Park 3		2	1	1,032
148 Moffitt St	Glen Park 3		2	1	1,100
101 Melrose Ave	Glen Park 3		2	1	0
7 Mateo St	Glen Park 2		1	2	1,200
62 Natick St	Glen Park 2		1	2	900
145 Moreland St	Glen Park 3		2	1	1,236
150 Arbor St	Glen Park 2		1	1	866
227 Bemis	Glen Park 2		1		1,200
100 Farnum	Glen Park 3		2	1	0
378 Arlington St	Glen Park 2		1.25	3	1,222
64 Sussex St	Glen Park 2		1	2	834
43 Conrad	Glen Park 3		2	1	0
155 Farnum St	Glen Park 2		1	1	923
67 Melrose Ave	Glen Park 3		1	1	1,059
50 Circular Ave	Glen Park 2		1	2	920
35 Melrose	Glen Park 2		1	2	1,137
75 Swiss Ave	Glen Park 2		2	1	0
518 Chenery St	Glen Park 2		1	1	958
99 Surrey St	Glen Park 1		1		790
175 Brompton Ave	Glen Park 2		1		950
182 Lippard Ave	Glen Park 3		1.50		0
428 Chenery St	Glen Park 3		1	1	0
21 Farnum St	Glen Park 3		2	1	1,179
405 Beacon St	Glen Park 3		2	1	1,309
26 Mizpah St	Glen Park 4		1.50	2	1,750
81 Miguel St	Glen Park 3		2	2	1,594
1844 Church St	Glen Park 2		1	1	875
125 Brompton	Glen Park 3		2		1,103

Address	D/S	BD	BA	PK	SQFT
161 Arbor St	Glen Park 2		1		1,550
24 Addison	Glen Park 3		2.50	2	1,532
129 Acadia St	Glen Park 1		1		850
197 Moreland St	Glen Park 1		1	2	770
100 Whitney St	Glen Park 2		1	1	0
1007 Bosworth St	Glen Park 2		1	1	1,239
2609 Diamond St	Glen Park 2		1		780
248 Arlington St	Glen Park 3		1	1	0
264 Surrey St	Glen Park 3		2	1	0
140 Moffitt St	Glen Park 3		2	1	0
375 Arlington St	Glen Park 3		2	1	1,600
390 Chenery St	Glen Park 2		1	1	1,195
518 Chenery St	Glen Park 2		1	1	0
148 Sussex St	Glen Park 2		1	1	0
998 Chenery St	Glen Park 2		1	1	1,205
45 Farnum St	Glen Park 3		2	1	0
41 Wilder St	Glen Park 2		1	2	1,175
27 Malta Dr	Glen Park 3		2.50		1,800
185 Moffitt St	Glen Park 3		2	2	0
250 Randall St	Glen Park 3		1.50	1	1,246
50 Conrad	Glen Park 3		2	2	1,670
234 Whitney St	Glen Park 3		1.50	1	1,844
1 Roanoke	Glen Park 3		1	2	1,358
521 Laidley	Glen Park 3		2	1	0
276 Bemis	Glen Park 2		1	2	0
1821 Church St	Glen Park 4		1	2	1,600
3 Chenery St	Glen Park 3		1.50	2	1,364
245 Randall St	Glen Park 2		1	1	0
1231 Bosworth St	Glen Park 1		1		0
612 Arlington St	Glen Park 2		1	2	1,128
435 Laidley St	Glen Park 2		1	1	805
239 Chenery St	Glen Park 2		1	1	1,235
115 Moffitt	Glen Park 3		2	1	0
84 Lippard Ave	Glen Park 3		2	2	0
526 Chenery	Glen Park 2		1	1	0
19 Melrose Ave	Glen Park 2		1	2	0
2 Van Buren St	Glen Park 2		1	2	1,186
45 Farnum	Glen Park 3		2	1	1,387
166 Chilton Ave	Glen Park 2		1		0
420 Laidley St	Glen Park 3		2	1	1,114
464 Chenery St	Glen Park 2		1	1	1,100
86 Joost Ave	Glen Park 2		1		950
884 Chenery St	Glen Park 2		1	2	0
541 Congo	Glen Park 2		1.50	1	1,471
291 Sussex St	Glen Park 4		2	2	1,708
1271 Bosworth St	Glen Park 2		2	2	0
44 Nordhoff St	Glen Park 2		2	1	0
155 Moffitt St	Glen Park 3		2	1	1,096
258 Sussex St	Glen Park 2		1	1	1,043
2563 Diamond St	Glen Park 2		1	2	0
1203 Bosworth	Glen Park 2		2		0
55 Elk St	Glen Park 2		2	1	1,500
17-21 Van Buren St	Glen Park 3		2		0
104 Laidley	Glen Park 3		2	1	0
924 Chenery	Glen Park 2		1	1	1,088
255 Laidley St	Glen Park 3		1.50	1	1,211
334 Laidley St	Glen Park 3		2		1,640
40 Lippard Ave	Glen Park 2		2	1	1,687
35 Wilder	Glen Park 4		3	1	2,625
550 Laidley St	Glen Park 2		1	3	0
142 Acadia St	Glen Park 4		4.50	2	2,589
56 Natick St	Glen Park 3		2	1	2,053
501 Chenery	Glen Park 3		2	1	0
180 Lippard Ave	Glen Park 3		1.50	2	0
2775 Diamond St	Glen Park 2		1	1	988
61 Mizpah St	Glen Park 2		1	1	1,000
326 Surrey St	Glen Park 2		2	1	1,217
1167 Bosworth St	Glen Park 3		2	3	0
51 Sussex St	Glen Park 4		2	1	0
2510 Diamond St	Glen Park 3		1.50	2	962
1107 Bosworth St	Glen Park 3		3	2	2,421
64 Surrey St	Glen Park 2		1	1	0

Address	D/S	BD	BA	PK	SQFT
8 Van Buren St	Glen Park 2	2			1,249
70 Joost Ave	Glen Park 3	3	2		2,095
246 Roanoke	Glen Park 2	2	1		1,350
2469 Diamond St	Glen Park 2	1	2		1,270
53 Sussex St	Glen Park 3	2	1		1,342
2555 Diamond St	Glen Park 2	2	1		0
240 Sussex St	Glen Park 2	1	1		1,355
838 Detroit St	Glen Park 2	1	2		1,100
566 Congo St	Glen Park 2	2	1		895
76 Laidley St	Glen Park 3	2	1		1,240
187 Brompton Ave	Glen Park 2	1	1		1,375
209 Stillings	Glen Park 3	2	1		1,760
76 Lippard	Glen Park 2	1	1		1,149
158 Burnside Ave	Glen Park 3	2	1		0
Address	D/S	BD	BA	PK	SQFT
191 Burnside Ave	Glen Park 3	2	1		0
46 Wilder St	Glen Park 3	2	1		1,955
446 Chenery St	Glen Park 0	1	1		977
21 Brompton Ave	Glen Park 3	1	1		1,648
1167 Bosworth St	Glen Park 3	2	2		2,000
354 Arlington	Glen Park 3	2	1		1,043
130 Chilton Ave	Glen Park 2	1	1		0
810 Congo St	Glen Park 3	2	2		1,386
568 Chenery St	Glen Park 3	2			1,300
2614 Diamond St	Glen Park 2	2	1		0
145 Farnum St	Glen Park 2	1	2		0
40 Sussex St	Glen Park 3	1	1		0
655 Congo St	Glen Park 2	1	2		1,019
57 Martha Ave	Glen Park 3	2	2		1,325
155 Arbor St	Glen Park 3	1	1		1,550
171 Burnside Ave	Glen Park 3	1	2		1,058
419 Baden St	Glen Park 4	3	2		2,750
196 Lippard Ave	Glen Park 3	3	1		1,625
232 Bemis St	Glen Park 2	1	2		1,000
816 Chenery St	Glen Park 2	1.50	1		1,100
1709 Sanchez	Glen Park 3	2			2,010
43 Nordhoff St	Glen Park 3	2	3		1,900
49 Elk St	Glen Park 3	2	2		0
45 Burnside Ave	Glen Park 2	2	1		0
53 Martha Ave	Glen Park 3	2	2		1,325
256 Chenery St	Glen Park 2	1	1		1,920
27 Roanoke St	Glen Park 2	1	1		1,540
569 Congo St	Glen Park 2	1	1		810
40 Joost Ave	Glen Park 2	1.50	2		1,100
101 Miguel St	Glen Park 5	1.50	1		0
89 Martha Ave	Glen Park 3	3	2		2,687
775 Chenery St	Glen Park 3	2	1		0
33 Martha Ave	Glen Park 3	2.50	2		2,323
24 Sussex St	Glen Park 3	2.50	2		1,700
277 Bemis St	Glen Park 2	1	2		950
325 Arlington St	Glen Park 3	2	1		1,050
55 Conrad St	Glen Park 2	1	1		856
179 Burnside Ave	Glen Park 3	2	1		1,458
1888 Church St	Glen Park 2	1	1		910
76 Laidley St	Glen Park 2	1	1		0
226 Fairmount St	Glen Park 3	2	2		1,771
35 Conrad St	Glen Park 3	2	1		1,541
537 Laidley St	Glen Park 3	1.50			836
293 Surrey St	Glen Park 3	2			1,344
162 Farnum St	Glen Park 3	3	2		1,890
224 Laidley St	Glen Park 1	2	1		1,700
284 Sussex St	Glen Park 3	2	1		0
26 Roanoke St	Glen Park 3	2	1		1,995
278 Chenery St	Glen Park 2	1	2		1,060
33 Joost Ave	Glen Park 3	1.50	1		2,100
1793 Sanchez St	Glen Park 4	4			2,110
309 Surrey St	Glen Park 4	3.50	2		0
537 Chenery St	Glen Park 2	1	1		1,150
144 Fairmount St	Glen Park 2	1	2		1,275
882 Chenery St	Glen Park 2	1	1		0
162 Arbor St	Glen Park 2	1	2		0
616 Arlington St	Glen Park 2	2	2		1,400
55 Laidley St	Glen Park 2	1			0

Address	D/S	BD	BA	PK	SQFT
360 Chenery St	Glen Park	2	2	1	1,458
115 Mateo St	Glen Park	3	2	1	1,596
11 Harper St	Glen Park	2	1	1	1,410
131 Laidley St	Glen Park	4	2		2,250
191 Sussex St	Glen Park	2	1	2	950
69 Arbor St	Glen Park	3	2.50	4	0
536 Laidley St	Glen Park	4	3	2	2,136
428 Chenery St	Glen Park	3	1	2	0
53 Stillings Ave	Glen Park	2	1	2	1,180
48 Chenery St	Glen Park	2	2	1	1,847
297 Surrey	Glen Park	2	2.50	1	1,800
257 Surrey	Glen Park	4	2.50		0
2330 Diamond St	Glen Park	4	3	2	2,375
31 Fairmount St	Glen Park	3	2	1	1,674
208 Surrey St	Glen Park	3	2	1	1,892
306 Arlington St	Glen Park	3	3.50	1	2,879
62 Sussex St	Glen Park	4	3.50	2	0
190 Stillings Ave	Glen Park	3	2	1	1,000
2776 Diamond St	Glen Park	2	2	1	1,862
221 Chenery St	Glen Park	3	1	2	0
2598 Diamond St	Glen Park	3	2	1	1,007
37 Elk	Glen Park	3	2	1	0
2547 Diamond St	Glen Park	3	2.50	2	1,600
57 Bemis St	Glen Park	4	3	1	2,540
1 Malta Dr	Glen Park	3	2.50	2	2,500
39 Arbor St	Glen Park	4	4	1	2,597
382 Surrey St	Glen Park	3	2.50	2	0
235 Laidley	Glen Park	4	2.75	2	2,274
35 Whitney St	Glen Park	3	2	2	1,392
186 Fairmount St	Glen Park	4	4		2,374
2605 Diamond St	Glen Park	4	2	1	2,200
1101 Bosworth St	Glen Park	3	2	2	0
147 Stillings Ave	Glen Park	3	2	1	1,700
543 Chenery St	Glen Park	2	2	1	1,100
844 Detroit St	Glen Park	3	1	2	1,372
162 Arbor St	Glen Park	2	1	1	1,014
253 Sussex St	Glen Park	2	1	1	991
186 Lippard Ave	Glen Park	2	2		1,090
2779 Diamond St	Glen Park	2	1	1	1,278
814 Detroit St	Glen Park	3	2	1	1,510
90 Melrose Ave	Glen Park	5	2.50	2	2,181
181 Randall	Glen Park	3	3	2	2,450
12 Addison St	Glen Park	3	2	2	1,489
130 Mateo St	Glen Park	3	1	1	1,974
191 Moffitt St	Glen Park	4	3	1	1,925
11 Whitney St	Glen Park	2	2	1	1,756
1317 Bosworth St	Glen Park	3	2		0
2650 Diamond St	Glen Park	3	1	2	1,120
76 Lippard Ave	Glen Park	2	1	1	1,149
37 Fairmount St	Glen Park	2	1	2	0
106 Mateo St	Glen Park	2	2	1	1,466
162 Randall St	Glen Park	6	3	1	2,255
300 Laidley	Glen Park	3	1.50	1	1,720
1721 Noe St	Glen Park	2	2.50	1	0
175 Stillings Ave	Glen Park	3	1	1	1,560
23 Harry St	Glen Park	2	2		0
118 Melrose Ave	Glen Park	3	2	1	1,670
130 Roanoke St	Glen Park	2	2	1	1,150
28 Harry St	Glen Park	3	2		1,457
148 Laidley St	Glen Park	3	3	2	2,084
2 Everson	Glen Park	0	0	2	3,542
248 Whitney St	Glen Park	4	2	1	1,500
50 Surrey St	Glen Park	2	1.50		1,990
2608 Diamond St	Glen Park	3	2	1	0
864 Chenery St	Glen Park	2	1		1,050
121 Chilton Ave	Glen Park	2	1	1	1,439
1858 Church St	Glen Park	2	1	1	1,125
163 Laidley St	Glen Park	2	2		2,100
2469 Diamond St	Glen Park	2	1	2	1,270
801 Congo St	Glen Park	2	2		1,900
140 Hamerton Ave	Glen Park	3	2	1	1,710
680 Congo St	Glen Park	3	2.50	2	2,022

574 Congo St	Glen Park 4	3	1	1,871	
164 Arbor St	Glen Park 3	2.50	1	1,550	
990 Oshaughnessy	Glen Park 3	2.50	2	1,694	
21 Laidley St	Glen Park 2	3		1,855	
146 Swiss Ave	Glen Park 3	2	3	1,987	
224 Miguel St	Glen Park 2	1	1	1,295	
1750 Noe St	Glen Park 4	3	2	1,913	
125 Moffitt St	Glen Park 3	2	1	1,442	
199 Burnside Ave	Glen Park 4	2	2	1,146	
749 Congo St	Glen Park 2	2		1,534	
1829 Church St	Glen Park 4	2	1	1,575	
25 Mizpah St	Glen Park 4	4	1	1,900	
2712 Diamond St	Glen Park 3	3	1	2,476	
1812 Church St	Glen Park 2	1	1	1,380	
224 Roanoke St	Glen Park 2	1	2	0	
173 Chilton Ave	Glen Park 3	1.50	2	0	
288 Bemis St	Glen Park 2	2	2	1,263	
394 Laidley St	Glen Park 2	2	1	1,032	
49 Van Buren St	Glen Park 2	1.50	1	1,610	
393 Arlington St	Glen Park 3	1	2	0	
Address	D/S	BD	BA	PK	SQFT
11 Mizpah St	Glen Park 2		1	2	1,165
221 Surrey St	Glen Park 2		1	1	1,054
123 Laidley St	Glen Park 4		2.50	1	0
300 Sussex St	Glen Park 5		2.50	2	0
277 Arlington St	Glen Park 4		4	1	2,125
8 Mateo St	Glen Park 3		2.50	1	0
1871 Church St	Glen Park 2		1	2	1,330
50 Burnside Ave	Glen Park 2		1	2	1,273
1861 Church St	Glen Park 3		1	2	1,298
146 Stillings Ave	Glen Park 3		2	2	2,402
331 Chenery St	Glen Park 3		3	1	1,520
40 Sussex St	Glen Park 3		2	1	0
376 Laidley St	Glen Park 3		3	1	0
50 Van Buren St	Glen Park 3		2.50	2	2,236
51 Surrey	Glen Park 3		3	1	2,521
78 Harper St	Glen Park 2		1.50		1,350
2 Arbor St	Glen Park 4		2.50	2	2,332
139 Stillings Ave	Glen Park 3		1	1	0
224 Roanoke St	Glen Park 2		1	2	857
154 Stillings Ave	Glen Park 2		2	1	1,545
624 Congo St	Glen Park 3		2	1	1,635
283 Surrey	Glen Park 3		1	1	0
240 Chenery St	Glen Park 3		2	2	0
90 Sussex St	Glen Park 3		2	1	1,265
31 Natick St	Glen Park 3		1	1	0
38 Surrey St	Glen Park 3		3.50	2	3,492
526 Chenery St	Glen Park 3		2	1	1,258
95 Melrose Ave	Glen Park 3		2	1	1,325
39 Melrose Ave	Glen Park 3		2	1	0
11 Hillirita Ave	Glen Park 2		1	1	1,426
229 Chenery St	Glen Park 4		2.50		2,560
150 Conrad St	Glen Park 4		1.50	2	1,726
372 Laidley St	Glen Park 3		2		1,744
167 Stillings Ave	Glen Park 3		2	1	1,782
326 Surrey St	Glen Park 2		2	1	1,242
76 Chenery St	Glen Park 4		2		2,619
128 Laidley St	Glen Park 3		2	2	1,357
10 Mercato Ct	Glen Park 4		3	2	2,008
1760 Dolores St	Glen Park 2		2	2	0
631 Congo St	Glen Park 3		2	1	0
246 Stillings Ave	Glen Park 3		2	1	1,708
130 Randall St	Glen Park 3		1.50	2	0
150 Randall St	Glen Park 3		2	2	1,700
62 Natick St	Glen Park 3		2	1	0
148 Laidley St	Glen Park 3		2.50	2	2,084
167 Stillings Ave	Glen Park 3		2	1	1,782
18 Whitney	Glen Park 2		1	2	1,598
194 Chilton Ave	Glen Park 4		3	3	2,669
205 Chenery St	Glen Park 3		2	1	1,600
348 Sussex St	Glen Park 3		2	1	1,570
55 Harper St	Glen Park 4		3	1	0
79 Everson St	Glen Park 3		2.50	2	1,911

1040 Chenery St	Glen Park 3	1	2	1,665	
337 Chenery St	Glen Park 4	3.50	1	3,000	
1710 Noe	Glen Park 3	3	4	0	
53 Sussex St	Glen Park 3	3	1	1,592	
1812 Church St	Glen Park 2	1.50	1	0	
135 Arbor St	Glen Park 4	3.50	2	2,558	
1753 Noe St	Glen Park 3	3	1	0	
265 Beacon St	Glen Park 3	3.50	2	0	
538 Laidley	Glen Park 5	3.50	2	2,800	
56 Harper St	Glen Park 2	2	1	1,604	
112 Chenery St	Glen Park 3	2	1	0	
201 Mateo St	Glen Park 3	2.50	1	0	
221 Arbor St	Glen Park 4	2	2	2,113	
838 Detroit St	Glen Park 3	3	1	1,947	
44 Vista Verde Ct	Glen Park 3	3.50	2	2,780	
278 Randall St	Glen Park 2	1	2	0	
3001 Castro	Glen Park 4	3	1	2,625	
155 Arbor St	Glen Park 3	2.50	1	1,550	
24 Thor Ave	Glen Park 2	2	1	861	
8 Addison St	Glen Park 3	2.50	2	1,655	
535 Laidley St	Glen Park 2	1	1	1,591	
78 Whitney St	Glen Park 2	1	2	1,146	
333 Laidley St	Glen Park 3	2.50	1	1,986	
Address	D/S	BD	BA	PK	SQFT
135 Whitney St	Glen Park 4	3.50	1	2,600	
124 Chilton Ave	Glen Park 3	3	1	2,510	
1783 Noe St	Glen Park 2	1	2	875	
1167 Bosworth St	Glen Park 3	2	3	2,000	
53 Everson St	Glen Park 5	3	2	2,265	
48 Whitney St	Glen Park 2	1	1	1,050	
556 Chenery St	Glen Park 4	2	1	2,612	
58 Martha Ave	Glen Park 5	3	1	2,444	
1 Malta Dr	Glen Park 4	2.50	2	2,434	
235 Surrey St	Glen Park 2	2	1	0	
900 Chenery St	Glen Park 3	2	1	2,131	
57 Arbor St	Glen Park 3	3.50	2	3,400	
461 Chenery	Glen Park 5	3.50	1	0	
128 Laidley St	Glen Park 3	2	2	1,025	
1753 Noe St	Glen Park 3	3	1	1,875	
440 Laidley St	Glen Park 3	2	2	1,515	
79 Bemis St	Glen Park 3	2	1	0	
31 Sussex St	Glen Park 3	2	1	1,521	
11 Whitney St	Glen Park 2	2	1	1,756	
45 Chilton Ave	Glen Park 4	3	2	2,650	
558 Chenery St	Glen Park 4	3.50	2	2,850	
601 Chenery St	Glen Park 4	2	2	2,750	
21 Everson	Glen Park 5	3	2	3,240	
15 Surrey St	Glen Park 3	4.50	1	3,406	
645 Congo St	Glen Park 3	2	1	0	
57 Martha Ave	Glen Park 4	3	2	1,600	
67 Everson St	Glen Park 3	2.50	2	2,412	
160 Swiss Ave	Glen Park 3	2	2	1,575	
60 Laidley St	Glen Park 3	1.50	2	0	
22 Harper St	Glen Park 5	2.50	1	3,073	
86 Whitney St	Glen Park 3	2	1	0	
171 Sussex St	Glen Park 4	3	2	2,328	
2400 Diamond St	Glen Park 3	3	2	2,450	
2563 Diamorid St	Glen Park 3	2	1	1,885	
382 Surrey	Glen Park 3	2.50	2	0	
278 Randall St	Glen Park 3	2.50	2	1,945	
210 Laidley St	Glen Park 3	1.50	2	1,483	
51 Arbor St	Glen Park 4	3.50	2	4,115	
102 Conrad	Glen Park 4	4.50	2	3,611	
249 Whitney St	Glen Park 3	2.50		1,990	
32 Laidley St	Glen Park 3	2	1	2,220	
1712 Noe St	Glen Park 2	2	1	0	
149 Laidley	Glen Park 3	2	1	0	
32 Sussex St	Glen Park 3	2.50	2	1,772	
58 Surrey St	Glen Park 4	2.50	2	2,064	
285 Beacon St	Glen Park 3	2.50	2	2,613	
1821 Church St	Glen Park 3	3.50	2	0	
1888 Church St	Glen Park 3	2	1	1,800	
100 Roanoke St	Glen Park 3	3	1	1,881	

143 Laidley St	Glen Park 2	2	2	0	
380 Laidley St	Glen Park 4	3	2	2,600	
354 Arlington St	Glen Park 3	3	1	0	
18 Roanoke St	Glen Park 2	1	2	1,700	
18 Roanoke St	Glen Park 2	1	2	1,700	
183 Brompton Ave	Glen Park 4	3	2	1,860	
27 Roanoke St	Glen Park 3	3	1	2,017	
152 Fairmount St	Glen Park 3	2	1	0	
2712 Diamond St	Glen Park 4	3	1	2,467	
1223 Bosworth St	Glen Park 2	2.50	2	1,850	
30 Miguel St	Glen Park 4	4.50	2	3,035	
86 Whitney St	Glen Park 3	2	1	0	
283 Bemis St	Glen Park 4	3	1	0	
419 Baden St	Glen Park 3	3.50	2	2,790	
161 Randall St	Glen Park 3	2	1	0	
3 Mercato Ct	Glen Park 4	3	2	3,640	
56 Chilton Ave	Glen Park 4	3.50	2	2,985	
729 Congo St	Glen Park 3	3.50	2	3,100	
50 Van Buren St	Glen Park 3	2.50	2	2,236	
45 Chilton Ave	Glen Park 4	3	2	2,715	
317 Surrey St	Glen Park 3	3	1	2,131	
140 Fairmount St	Glen Park 3	2	1	2,002	
128 Burnside Ave	Glen Park 5	3.50	3	2,600	
714 Chenery St	Glen Park 4	4	1	2,414	
16 Stillings Ave	Glen Park 2	2.50	1	0	
43 Whitney St	Glen Park 5	3	1	2,040	
Address	D/S	BD	BA	PK	SQFT
763 Chenery St	Glen Park 3	2.50	1	0	
187 Brompton Ave	Glen Park 3	2.25	1	2,150	
1793 Sanchez St	Glen Park 4	4		0	
62 Sussex St	Glen Park 4	3.50	2	2,127	
146 Hamerton Ave	Glen Park 3	2.50	2	2,488	
354 Arlington St	Glen Park 3	3.50	1	1,743	
90 Laidley St	Glen Park 4	3.50	2	3,312	
181 Randall St	Glen Park 3	3	2	2,450	
43 Everson St	Glen Park 6	3.50	2	4,305	
50 Hillritas Ave	Glen Park 3	3.50	2	2,481	
41 Martha Ave	Glen Park 3	3.50	2	2,814	
57 Arbor St	Glen Park 3	3.50	2	3,400	
218 Miguel St	Glen Park 3	2	2	2,005	
51 Arbor St	Glen Park 5	4	2	3,920	
95 Nordhoff St	Glen Park 4	1.50	1	1,803	
729 Congo St	Glen Park 3	3.50	1	3,350	
1265 Bosworth St	Glen Park 4	4.50	3	3,022	
11 Whitney St	Glen Park 2	2	1	1,756	
645 Congo St	Glen Park 3	2	1	2,208	
264 Surrey St	Glen Park 4	3.50	1	2,798	
36 Laidley St	Glen Park 4	4.50	2	3,422	
79 Arbor St	Glen Park 3	3	1	2,440	
1 Miguel St	Glen Park 3	2.50	2	2,040	
221 Chenery St	Glen Park 3	2.50	1	0	
118 Whitney St	Glen Park 3	4	1	2,159	
701 Congo St	Glen Park 4	3.50	2	3,600	
533 Laidley St	Glen Park 4	3.50	2	3,249	
101 Miguel St	Glen Park 4	3.50	1	0	
1750 Noe St	Glen Park 3	3	2	2,300	
2335 Diamond St	Glen Park 4	3.50	2	3,195	
44 Everson St	Glen Park 4	4	2	2,771	
79 Arbor	Glen Park 3	3	1	2,452	
147 Laidley	Glen Park 4	3	1	3,256	
256 Chenery St	Glen Park 4	3.50	1	0	
60 Laidley St	Glen Park 3	2.25	2	0	
1871 Church St	Glen Park 4	3.50	1	0	
131 Laidley St	Glen Park 4	3	1	0	
144 Fairmount St	Glen Park 3	2.50	1	0	
30 Conrad St	Glen Park 4	3.50	2	0	
249 Randall St	Glen Park 4	3.50	1	3,072	
2397 Diamond St	Glen Park 4	4.50	2	3,037	
210 Beacon St	Glen Park 4	3.50	2	3,685	
300 Sussex St	Glen Park 4	3.50	2	3,190	
2 Everson St	Glen Park 4	5	2	5,100	
130 Randall St	Glen Park 4	4	2	3,245	
22 Harper St	Glen Park 6	5	2	3,900	

1829 Church St	Glen Park 4	4.50	3	3,400
537 Laidley St	Glen Park 4	4	1	0
233 Laidley St	Glen Park 4	3.50	2	3,400
147 Laidley St	Glen Park 4	3	1	3,256
80 Laidley St	Glen Park 5	6	3	4,410

Listing Count 500 **Averages** 1,796

Report Count 500



Average Size of homes in Glen Park based on MLS data

MLS Statistics

EXHIBIT 11

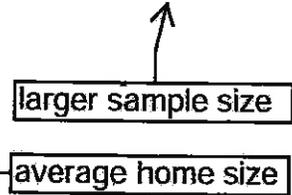
Printed by undefined, San Francisco on 1/15/2018 at 5:55 PM

Property Type Single-Family Homes District SF District 5 Subdist Glen Park Statuses Coming Soon, Active, Act Cont Show, Act Cont No Show, Pending, Sold, Leased, Expired, Withdrawn Cancel, Temp Off Market, Withdrawn Duplicate

Active: 3	Pending: 1	Sold: 1765	Other: 522	Total: 2291
-----------	------------	------------	------------	-------------

	Bedrooms	Bathrooms	Square Feet
--	----------	-----------	-------------

Average	3	1.90	1,739
---------	---	------	-------



Copyright: 2018 by San Francisco Assoc of REALTORS - All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy.

Copyright ©2018 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045

Generated: 1/15/18 5:55pm

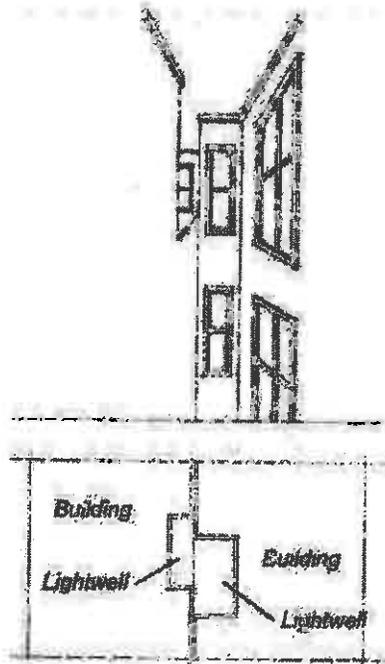
Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building
- Include a sloped roof form in the design
- Provide shared light wells to provide more light to both properties
- Incorporate open railings on decks and stairs
- Eliminate the need for parapet walls by using a fire-rated roof

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

#



Provide shared light wells to maximize light to both properties.

#

EXHIBIT 13

2016 California Building Code

SECTION 1205 LIGHTING

1205.1 General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light in accordance with Section 1205.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1206.#

#

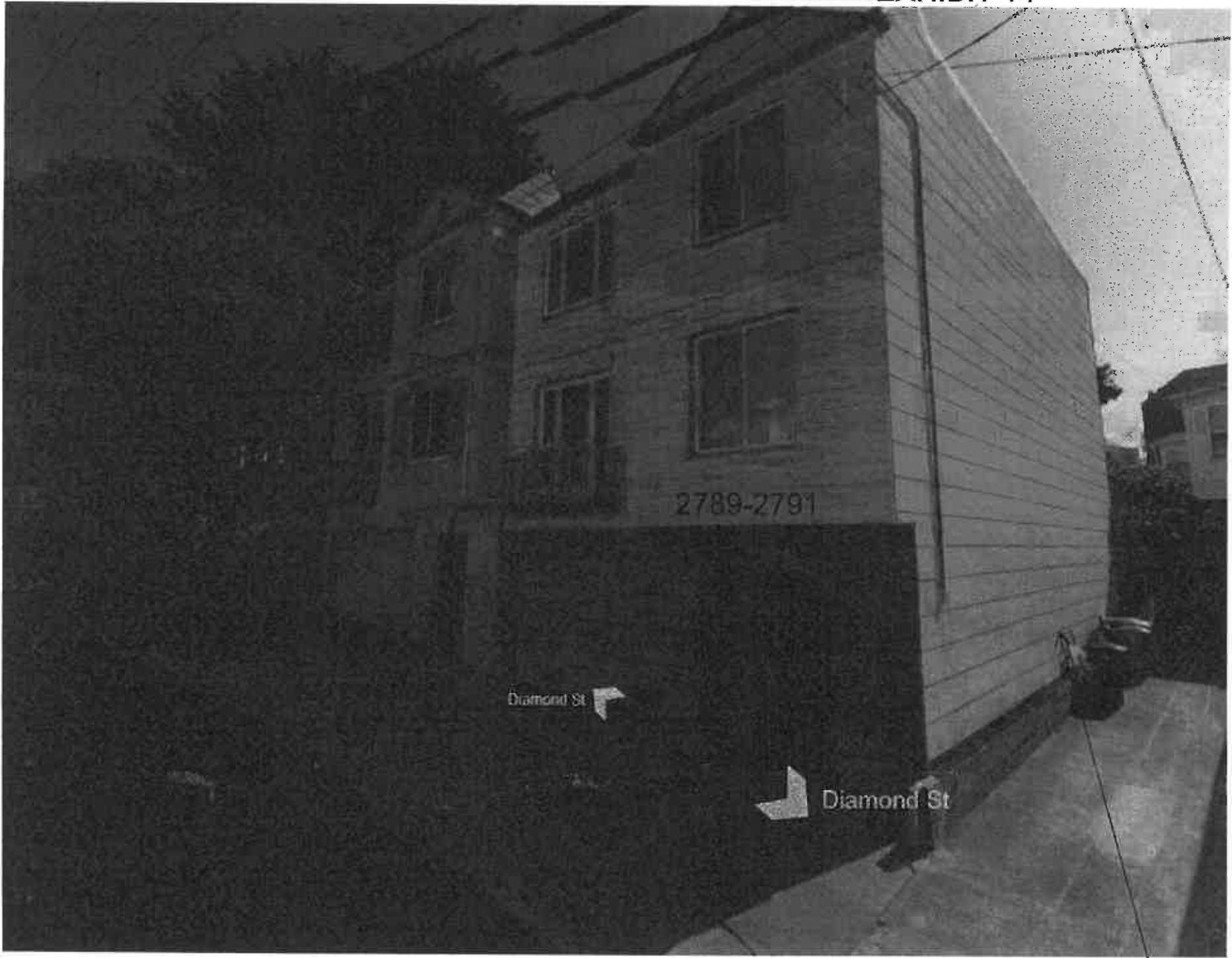
San Francisco Amendments to California Building Code

SECTION 1205 - LIGHTING

1205.1 Add an exception after the first paragraph:

Exception: Habitable rooms (excluding kitchens, home offices and media rooms) within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2.

#

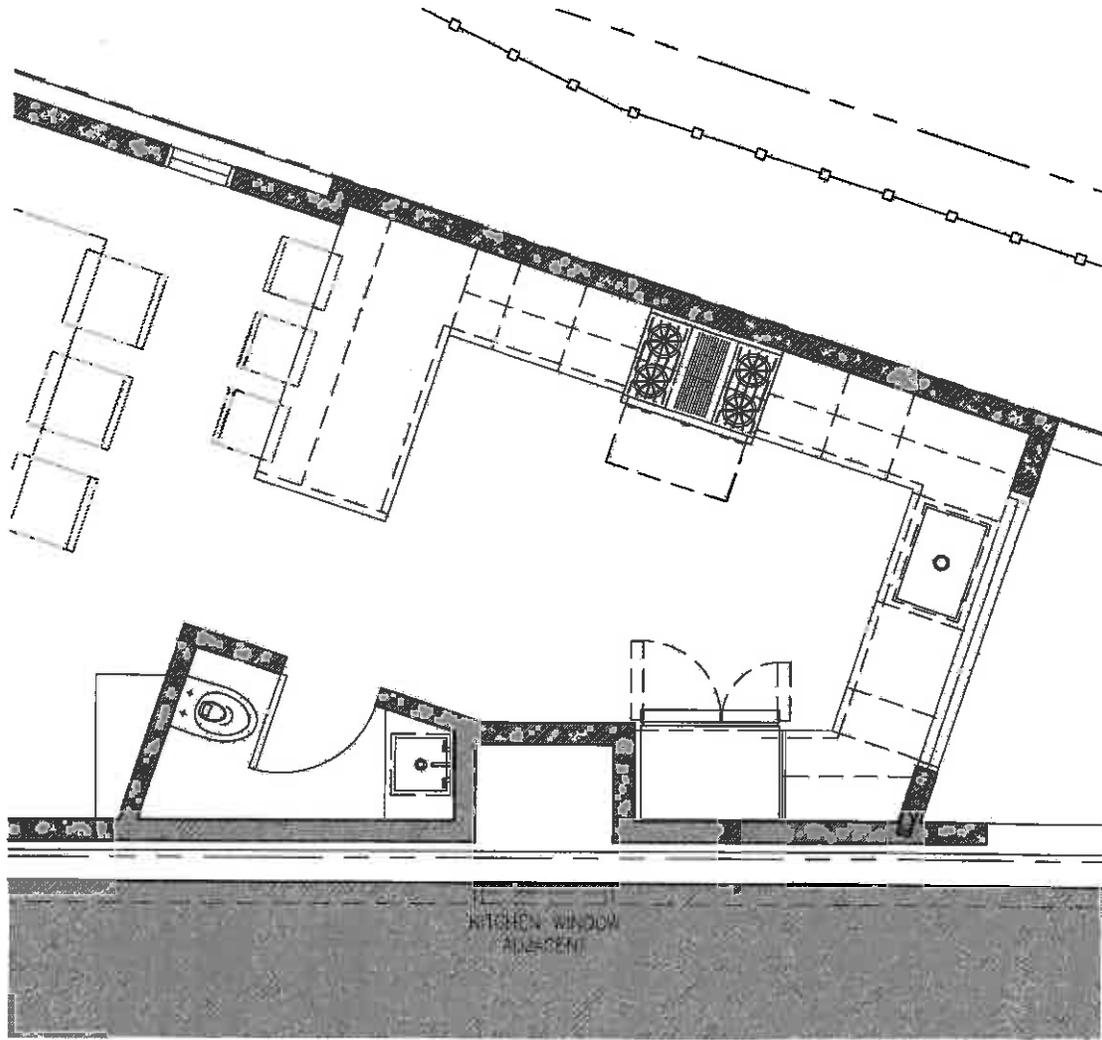


Diamond St

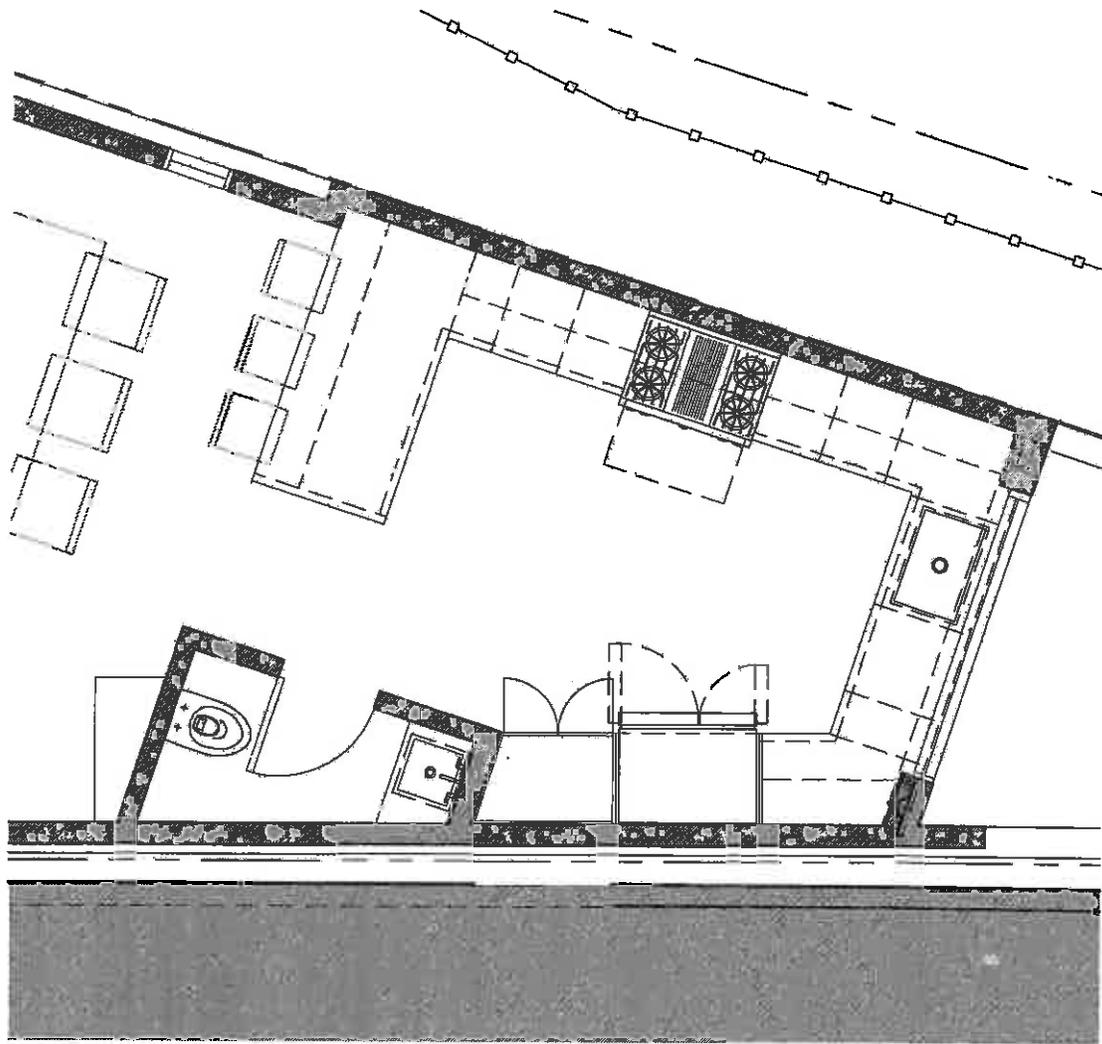
Diamond St

2789-2791

EXHIBIT 15

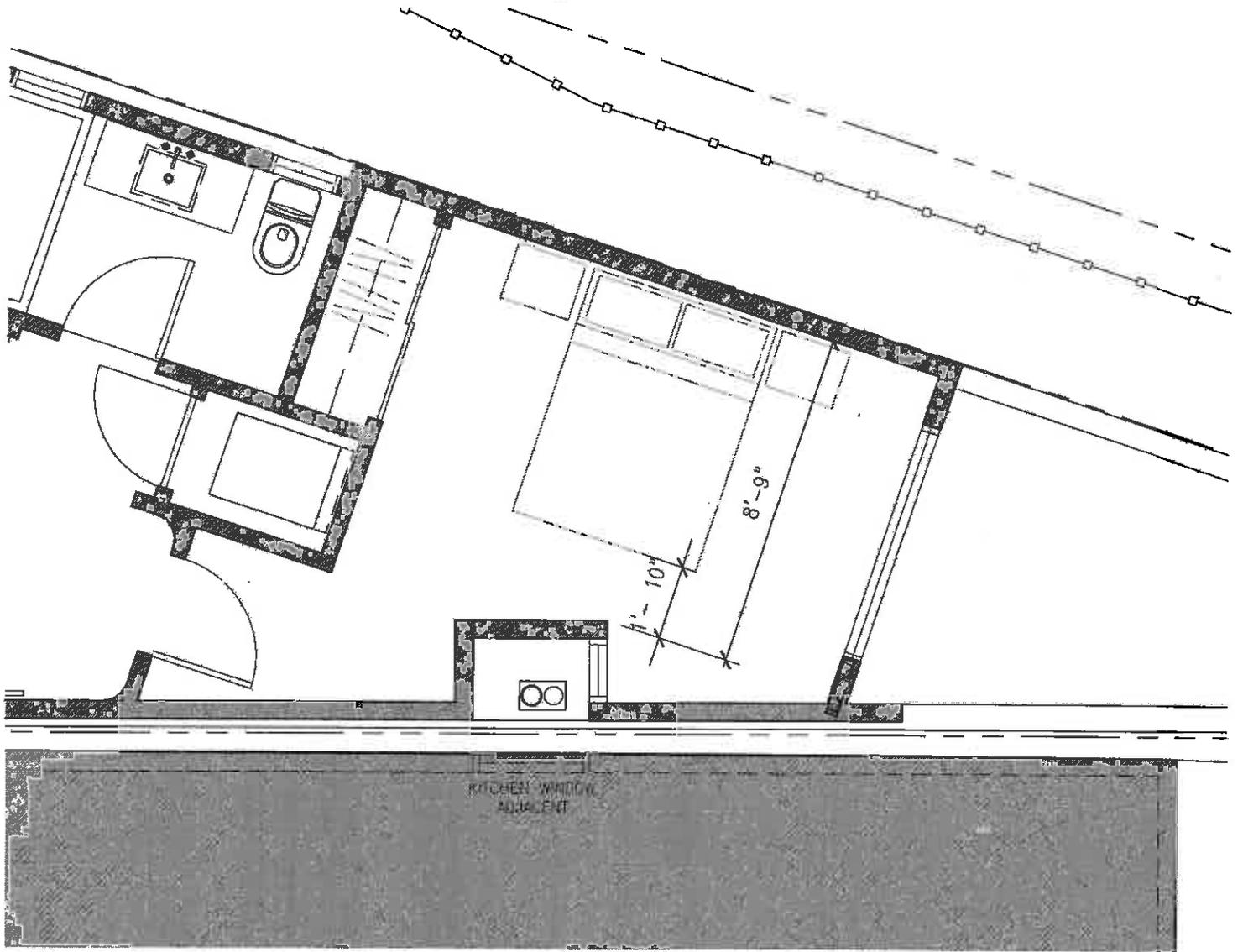


KITCHEN PLAN POST D.R. WITH LIGHTWELL

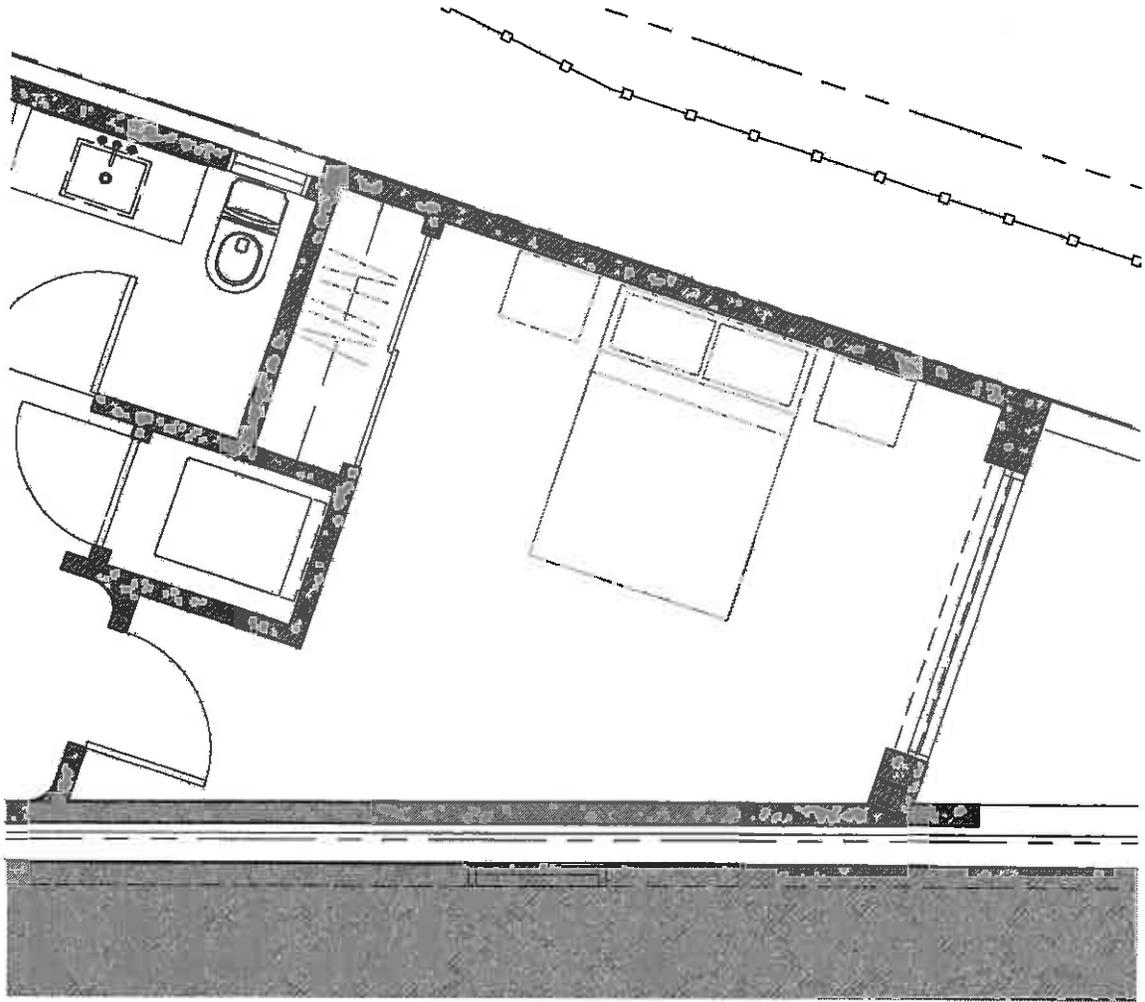


KITCHEN PLAN PRIOR TO D.R., NO NOTCH FOR LIGHTWELL

EXHIBIT 16



BEDROOM POST D.R. WITH LIGHTWELL



BEROOM PRIOR TO D.R. NO LIGHTWELL

EXHIBIT 17

Homes on a 1 block walking loop with front terraces or patios as outdoor space.

- 2721 Diamond: Terrace over garage
- 2731 Diamond: Terrace setback at top floor
- 2741 Diamond: Small Terrace at 3rd floor
- 2788 Diamond: Terrace @ 2nd floor and top floor
- 2700-2702 Diamond: Front balconies
- 2720 Diamond Terrace @ 3rd Story
- 630-652 Chennery: Small balconies fronting street
- 14 Surrey: Terrace at face of building
- 15 Surrey: Terrace at 2nd Story fronting street
- 30 Surrey: Terrace over 1st story Garage
- 38 Surrey: Terrace at 2nd Story and at 4th Story
- 40 Surrey: Terrace at 4th Story
- 52 Surrey: Terrace over 1st story garage
- 56 Surrey: Terrace over 1st story garage
- 59 Surrey: Terrace over 1 story garage
- 80 Surrey: Terrace at 2nd Story and 3rd Story
- 92 Surrey: Terrace at 2nd Story
- 134 Surrey: Wrap around projected deck



SINGLE - FAMILY RESIDENCE
2783K DIAMOND STREET, SAN FRANCISCO, CALIFORNIA 94131

DRAWING LIST table with columns for drawing code and description, including SURVEY 1, A0.1A, A0.1B, A0.2, A0.3a, A0.3b, A0.4, A1.0, A2.0, A2.1, A3.0, A3.1, A3.2, A6.0, A8.0, A8.1, A8.2, S0.0, S0.1, S0.2, S2.0, S2.1, S2.2, S2.3, and SW1.

SYMBOLS table listing various symbols and their corresponding descriptions, such as CEILING MOUNTED FIXTURE, WALL MOUNTED FIXTURE, EXTERIOR OR WATERPROOF LIGHT FIXTURE, WALL WASH LIGHT FIXTURE, RECESSED CEILING MOUNTED FIXTURE, FLORESCENT LIGHT FIXTURE, SMOKE ALARM, CARBON MONOXIDE ALARM/SMOKE ALARM, TELEPHONE, INTERCOM, DUPLEX OUTLET: 16" A.F.F., DUPLEX GFI OUTLET, DUPLEX SWITCHED OUTLET, DATA/TELEPHONE OUTLET, DOUBLE DUPLEX, COUNTER HT, DOUBLE DUPLEX OUTLET: 16" A.F.F., COUNTER HEIGHT DUPLEX OUTLET, HALF SWITCHED DUPLEX OUTLET, DIRECTIONAL EXT SIGN, FAN, THERMOSTAT, SWITCH, DIMMER SWITCH, 3-WAY SWITCH, DOOR TAG, CEILING HEIGHT TAG, ELEVATION, FIXTURE TAG, P-PLUMBING, E-EQUIPMENT, DRAWING REVISION TAG, DETAIL KEY, INTERIOR ELEVATION KEY, and SECTION/ELEVATION KEY.

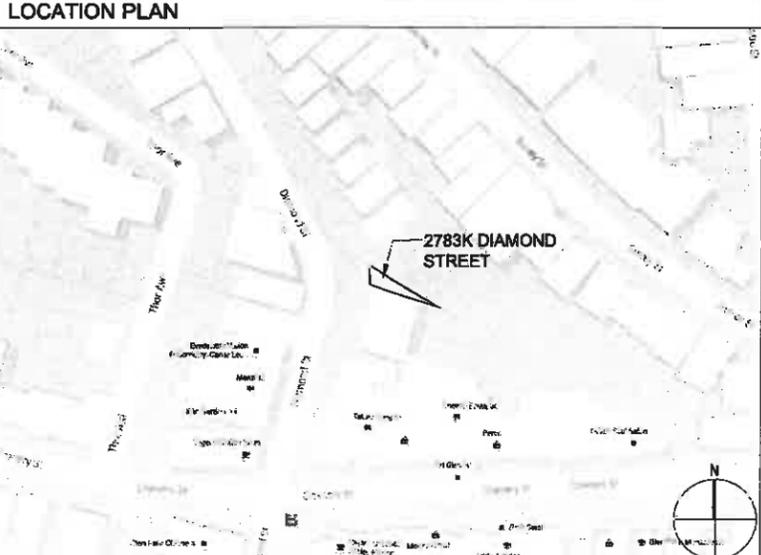
GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
6. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2010 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS /LONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2013 CBC SECTION 716.
9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.
12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING /S NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.
18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURERS FOR ACTUAL ROUGH OPENING DIMENSIONS.
19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS.
20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 16" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.
22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS, THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

ABBREVIATIONS: Table listing various abbreviations and their corresponding full names, such as A.C. AIR CONDITIONING, A.C. TILE ACCESSIBLE, ACUST. ACUSTICAL, A.D. AREA DRAIN, ADJ. ADJACENT, ADJUST. ADJUSTABLE, A.E.S. ABOVE EXISTING SLAB, A.E.S.S. ARCHITECTURAL EXPOSED STRUCTURAL STEEL, A.F.F. ABOVE FINISHED FLOOR, AGGR. AGGREGATE, AL. ALUMINUM, ALUM. ALUMINUM, APPROX. APPROXIMATELY, ARCH. ARCHITECTURAL, ASB. ASBESTOS, ASPH. ASPHALT, AT, ED. EDWARD, BITUM. BITUMINOUS, BLDG. BUILDING, BLK. BLOCK, BLK/G. BLOCKING, B.M. BEAM, B.O. BOTTOM OF, BOT. BOTTOM, CAB. CABINET, C.B. CATCH BASIN, CEM. CEMENT, CER. CERAMIC, C.I. CAST IRON, C.L. CENTER LINE, C.L.G. CEILING, CLG. CHALKING, CLO. CLOSET, CLR. CLEAR, C.M.U. CONCRETE MASONRY UNIT, C.N.R. COUNTER, CO. TRANSLUCENT CORIAN, COL. COLUMN, COM. COMPACT, CONC. CONCRETE, CONN. CONNECTION, CONSTR. CONSTRUCTION, CONT. CONTINUOUS, CORR. CORRIDOR, C.S.C.I. CONTRACTOR SUPPLIED CONTRACTOR INSTALLED, C.T. CERAMIC TILE, CTR. CENTER, CTSK. COUNTERSINK, DBL. DOUBLE, DEPT. DEPARTMENT, DET. DETAIL, D.F. DRINKING FOUNTAIN, DIA. DIAMETER, DIM. DIMENSION, DN. DOWN, D.O. DOOR OPENING, DRESS. DRESSING, DS. DOWNSPOUT, D.S.P. DRY STANDPIPE, DTL. DETAIL, DRG. DRAWING, E. EAST, (E) EXISTING, EA. EACH, E.A. EXPANSION JOINT, EL. ELEVATION, (M) NORTH, (N) NEW, ELEC. ELECTRICAL, ELEV. ELEVATOR, EMER. EMERGENCY, ENCL. ENCLOSURE, E.P. ELECTRICAL PANEL BOARD, EQ. EQUAL, EQPT. EQUIPMENT, ESC. ESCALATOR, E.N.C. ELECTRIC WATER COOLER, EXIST. EXISTING, EXP. EXPANSION, EXPO. EXPOSED, EXT. EXTERIOR, F.A. FIRE ALARM, F.B. FLAT BAR, F.D. FLOOR DRAIN, FDM. FOUNDATION, F.E.C. FIRE EXTINGUISHER CABINET, F.H.C. FIRE HOSE CABINET, FIN. FINISH, FIXT. FIXTURE, F.L. FLOW LINE, FLASH. FLASHING, FLOR. FLOURESCENT, F.O. FACE OF, F.O.C. FACE OF CONCRETE, F.O.F. FACE OF FINISH, F.O.S. FACE OF STUDS, F.P. FIRE PROOF, F.P.R.F. FIRE PROOFING, F.R. FIRE RETARDANT, F.T. FIRE TREATED, FT. FOOT/FEET, FTG. FOOTING, F.S. FULL SIZE, FURR. FURRING, FUT. FUTURE, GA. GAUGE, GALV. GALVANIZED, G.B. GRAB BAR, G.C. GENERAL CONTRACTOR, G.H. GARMENT HOOK, GL. GLASS, GND. GROUND, GR. GRADE, GSM. GALVANIZED SHEET METAL, G.W.B. GYPSUM WALLBOARD, GYP. GYPSUM, GYPBD. GYPSUM BOARD, H.B. HOSE BIBB, H.C. HOLLOW CORE, HD. HAND, H.W.D. HARDWOOD, H.M. HOLLOW METAL, HORIZ. HORIZONTAL, HR. HOUR, HT. HEIGHT, I.D. INSIDE DIAMETER, INSUL. INSULATION, INT. INTERIOR, JAN. JANITOR, JT. JOINT, KITCHEN, L. ANGLE, LAM. LAWNITE, LAW. LAUNDRY, LL. LANDLORD, LKR. LOCKER, LT. LIGHT, MANUF. MANUFACTURER, MAX. MAXIMUM, M.C. MEDICINE CABINET, MDF. MEDIUM DENSITY FIBERBOARD, MECH. MECHANICAL, MEMB. MEMBRANE, MFR. MANUFACTURER, MILL MK. MILL WORK, M.H. HANDLE, MIN. MINIMUM, MIRROR, MISCELLANEOUS, MASONRY OPENING, MTD. MOUNTED, MULL. MULLION, MWC. MULLION CONTRACTOR, N. NORTH, NEW, NOT IN CONTRACT, NUMBER, NOM. NOMINAL, NOT TO SCALE, NUMBER, OVERALL, OBSOLETE, ON CENTER, O.D. OUTSIDE DIAMETER, OFF. OFFICE, OPENING OPPOSITE, O.P.P. OPPOSITE HAND, O.S.C.I. CONTRACTOR INSTALLED, P. PAINT, P.C. PRECAST CONCRETE, P.CS. PIECES, PL. PLATE, PLAM. PLASTIC LAMINATE, PLAS. PLASTER, PLYMD. PLYWOOD, POL. POLISHED, PR. PAIR, PRECAST, POINT, PAPER TOWEL DISPENSER, PAINTED, PAPER TOWEL DISPENSER RECEPTACLE COMBINATION PARTITION, P.T.R. PAPER TOWEL RECEPTACLE, PU. POLYURETHANE, PY. POLYCARBONATE, R. RISER, RAD. RADIC, RCP. REFLECTED CEILING PLAN, R.D. ROOF DRAIN, R.W.D. REDWOOD, REF. REFERENCE, REF.R. REFERRER, REIN.F. REINFORCED, REG. REGISTER, REQ. REQUIRED, RESL. RESILIENT, RET. RETARDANT, REGISTER (CASH), RM. ROOM, R.O. ROUGH OPENING, R.W.L. RAW WATER LEADER, S. SOUTH, S.B.O. SUPPLIED BY OWNER, S.C. SOLID CORE, S.C.D. SEAT COVER DISPENSER, SCH. SCHEDULE, SCHED.(F) SCHEDULE(F), S.D. SOAP DISPENSER, SECT. SECTION, S.E.D. SEE ELECTRICAL DRAWINGS, SH. SHELF, SHR. SHOWER, SH. SHEET, SIM. SIMILAR, S.M.D. SEE MECHANICAL DRAWINGS, S.M.D. SANITARY NAPKIN DISPENSER, S.M.R. SANITARY NAPKIN RECEPTACLE, S.P.D. SEE PLUMBING DRAWINGS, SPEC. SPECIFICATION, SPEC'D SPECIFIED, SQ. SQUARE, S.S.D. SEE STRUCTURAL DRAWINGS, S.S.K. SERVICE SINK, S.S.T. STAINLESS STEEL, ST. STONE, STA. STATION, STD. STANDARD, STL. STEEL, STOR. STORAGE, STRUCT. STRUCTURAL, SUSP. SUSPENDED, SYM. SYMMETRICAL, T. TREAD, T.B. TOWEL BAR, TC. TOP OF CURB, T.C. TERRA COTTA, TEMP. TEMPERED, TERAZZO, THK. THICK, T.O. TOP OF, T.O.C. TOP OF CONCRETE, T.O.P. TOP OF PAVEMENT, T.O.S. TOP OF SLAB, T.S. TUBE STEEL, TYP. TYPICAL, UNED. UNEXPOSED, UNLESS OTHERWISE NOTED, UR. URINAL, V.F. VERIFY IN FIELD, VERT. VERTICAL, VEST. VESTIGULE, W. WEST, W/C. WATER CLOSET, WD. WOOD, W.D. WINDOW, W/O. WITHOUT, WP. WALLPAPER, WT. WEIGHT

APPLICABLE REGULATIONS & STANDARDS
• 2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.
• 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
• 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
• 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
• 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.
• ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS
• LIFE SAFETY CODE, 2013 EDITION NFPA 72
• NFPA 13, 2010 EDITION
APPLICABLE STANDARDS:
• UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2013 EDITION
• UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2013 EDITION
• SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 3RD EDITION

SCOPE OF WORK THIS PROJECT:
• CONSTRUCT NEW SINGLE FAMILY DWELLING. THE DWELLING WILL BE THREE STORIES AT THE FULL BUILDING FOOTPRINT WITH THE 4TH STORY SETBACK FROM THE STREET FACADE. THE DWELLING IS 1744 SQUARE FOOT HABITABLE AREA WITH A 208 SQUARE FOOT GARAGE. 38' BUILDING HEIGHT TO THE TOP OF ROOF. THE DWELLING WILL HAVE 3 BEDROOM PLUS A LOWER LEVEL DEN.

BUILDING & PLANNING DEPARTMENT NOTES:
ARCHITECT/OWNER: TROY KASHANIPOUR, TROY KASHANIPOUR ARCHITECTURE, 2325 3RD STREET, SUITE 401, SAN FRANCISCO CA, 94101, PHONE: 415.431.0888, EMAIL: TK@TKWORKSHOP.COM
STRUCTURAL ENGINEERING: DERRICK ROORDA, 1207 REGENT STREET, ALAMEDA CA, 94501, PHONE: 415.371.9985, EMAIL: DERRICKD.ROORDA@GMAIL.COM
BLOCK/LOT: BLOCK 6742 LOT 27A
ZONING: RH-2
LOT DIMENSIONS: 68'-0" X 26'-0" (IRREGULAR TRIANGULAR-SHAPED LOT)
LOT AREA: 849 SQUARE FEET
NEIGHBORHOOD: GLEN PARK
EXISTING USE: VACANT LOT
PROPOSED USE: SINGLE FAMILY RESIDENCE
HEIGHT/BULK DISTRICT: 40-X
USABLE OPEN SPACE SUMMARY: FRONT SETBACK: 76 SQFT, REAR 155 SQFT, TERRACE OVER 3RD FLOOR 178 SQFT
OFF STREET VEHICLE SPACES: 1 PROPOSED
CLASS 1 BICYCLE PARKING SPACES: 1 PROPOSED
NO. OF STREET TREES: 1 EXISTING MATURE (DPW OWNED) STREET TREE TO REMAIN
OCCUPANCY: R-3
NUMBER OF STORES/BASEMENTS: 4/0
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED UNDER SEPARATE PERMIT BY FIRE PROTECTION SUBCONTRACTOR: SPRINKLER SYSTEM NFPA 13D PER SBC SECTION 908.3.1.3
PROPOSED SQ.FT.
1ST STORY 300 CONDITIONED, 201 UNCONDITIONED GARAGE
2ND STORY 588
3RD STORY 588
4TH STORY 306
TOTAL 1744 CONDITIONED, 201 UNCONDITIONED



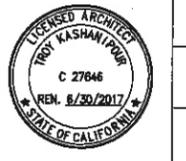
2016 0413 4699

OWNER: TROY KASHANIPOUR, 2325 3RD STREET, SUITE 401, SAN FRANCISCO, CA 94110, PHONE: 415.431.0888, TK@TKWORKSHOP.COM

ISSUE: ISSUED FOR PERMIT, DATE: 04.11.16

CONSULTANT

APPROVAL



PROJECT INFORMATION

A0.0

TROY KASHANIPOUR ARCHITECTURE, 2325 3RD STREET, SUITE 401, SF, CA 94107, PHONE/FAX 415.431.0888, 2783K DIAMOND STREET

TOPOGRAPHICAL LAND SURVEY

OF THE LANDS DESCRIBED IN THAT
CERTAIN QUIT CLAIM DEED DOC. NO. 94-F714109-00
2785 DIAMOND STREET, SAN FRANCISCO, CA
ASSESSORS PARCEL VOL. 40, BLOCK 6742, LOT 27A
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
OCTOBER 2016

CONSISTING OF ONE SHEET

American Baseline Company
897 Northrup Street, Ste 7, San Jose, CA 95128
408/394-8281, americanbaseline.com

SCALE: 1 Inch = 4 Feet

LEGEND

	PROPERTY LINE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WOOD FENCE
	AREA DRAIN
	ASSESSOR'S PARCEL NUMBER
	ASPHALT
	CATCH BASIN
	CLEANOUT
	CONCRETE
	DRIVEWAY
	ELECTRIC BOX
	ELECTRIC METER
	EDGE OF PAVEMENT
	FINISHED FLOOR
	FIRE HYDRANT
	GROUND
	GUY ANCHOR
	GAS METER
	GAS VALVE
	IRRIGATION VALVE
	JOINT POLE
	MAIL BOX
	STORM DRAIN MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	STREET LIGHT
	TREE
	WATER METER
	WATER VALVE
	WOOD POST

NOTES:

1. SITE: 2785 DIAMOND STREET, SAN FRANCISCO, CA 94131
2. OWNER: TROY KASHANIPOUR
2325 THIRD STREET, STE. 401, SAN FRANCISCO CA, 94107
3. ARCHITECT: TROY KASHANIPOUR ARCHITECTURE, 415/431-0869
4. APN: 6742-027A
5. TOTAL ACREAGE: 849.38 SQ. FT., 0.019 AC.
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS MAP, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. ALL DECKS ARE WOOD, ALL WALLS ARE WOOD, ALL FENCES ARE WOOD AND ALL STEPS ARE CONCRETE UNLESS OTHERWISE NOTED.
ALL TREE DIMENSIONS ARE THE DIAMETER AT 46" ABOVE GRADE. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
7. A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY AMERICAN BASELINE COMPANY. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
8. BSRL TO BE DETERMINED/VERIFIED BY THE CITY OF SAN FRANCISCO.
9. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING.

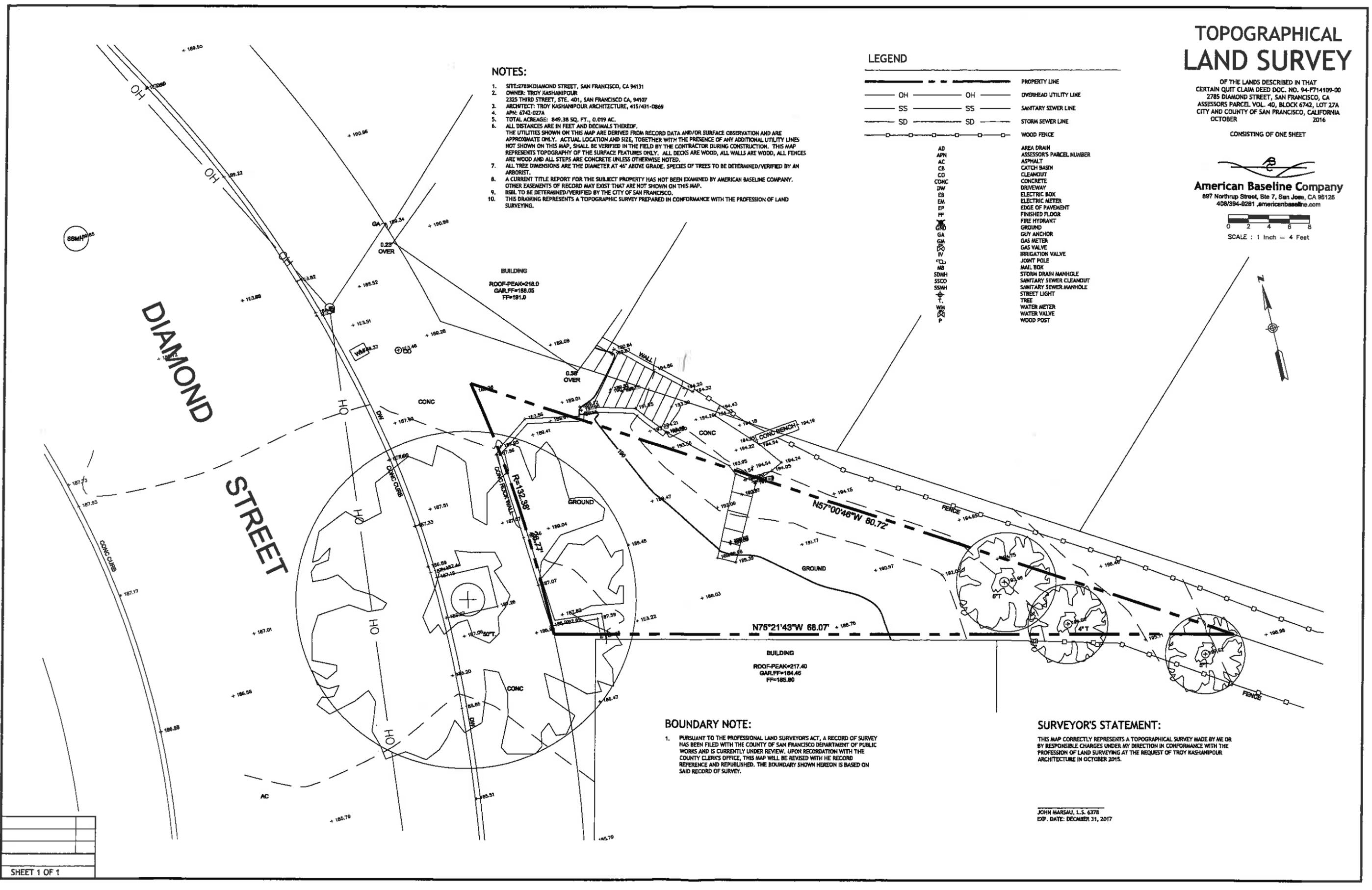
BOUNDARY NOTE:

1. PURSUANT TO THE PROFESSIONAL LAND SURVEYORS ACT, A RECORD OF SURVEY HAS BEEN FILED WITH THE COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS AND IS CURRENTLY UNDER REVIEW. UPON RECORDATION WITH THE COUNTY CLERK'S OFFICE, THIS MAP WILL BE REVISED WITH THE RECORD REFERENCE AND REPUBLISHED. THE BOUNDARY SHOWN HEREON IS BASED ON SAID RECORD OF SURVEY.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHICAL SURVEY MADE BY ME OR BY RESPONSIBLE CHARGES UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING AT THE REQUEST OF TROY KASHANIPOUR ARCHITECTURE IN OCTOBER 2015.

JOHN MARSAU, L.S. 6378
EXP. DATE: DECEMBER 31, 2017





4 2783 DIAMOND
VIEW OF HOUSES FRONTING SURRY, NORTH OF SUBJECT PROPERTY
SCALE: NTS



3 DIAMOND STREET LOOKING EAST (2783K AT CENTER)
SCALE: NTS



1 SITE FROM 12TH STREET LOOKING SOUTH-EAST
SCALE: NTS



2 DIAMOND STREET LOOKING WEST (OPPOSITE OF SUBJECT PROPERTY)
SCALE: NTS

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0889

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0889
TK@TKWORKSHOP.COM

ISSUE: REVISED FOR PERMIT DATE: 04.11.16

CONSULTANT

APPROVAL

DRAWN: TK
CHECKED: TK
SCALE: NONE

SITE PHOTOGRAPHS

A0.1A



6 VIEW OF REAR OF 2785-77
SCALE: NTS



5 SIDEWALK @ 2783
SCALE: NTS



4 VIEW OF SITE
SCALE: NTS



3 VIEW OF EXISTING CURB CUT FROM SITE
SCALE: NTS



2 DIAMOND STREET LOOKING WEST (OPPOSITE OF SUBJECT PROPERTY)
SCALE: NTS



1 VIEWS FROM DIAMOND STREET
SCALE: NTS



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107 PHONE/FAX 415.431.0869

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE: ISSUED FOR PERMIT DATE: 04.11.16

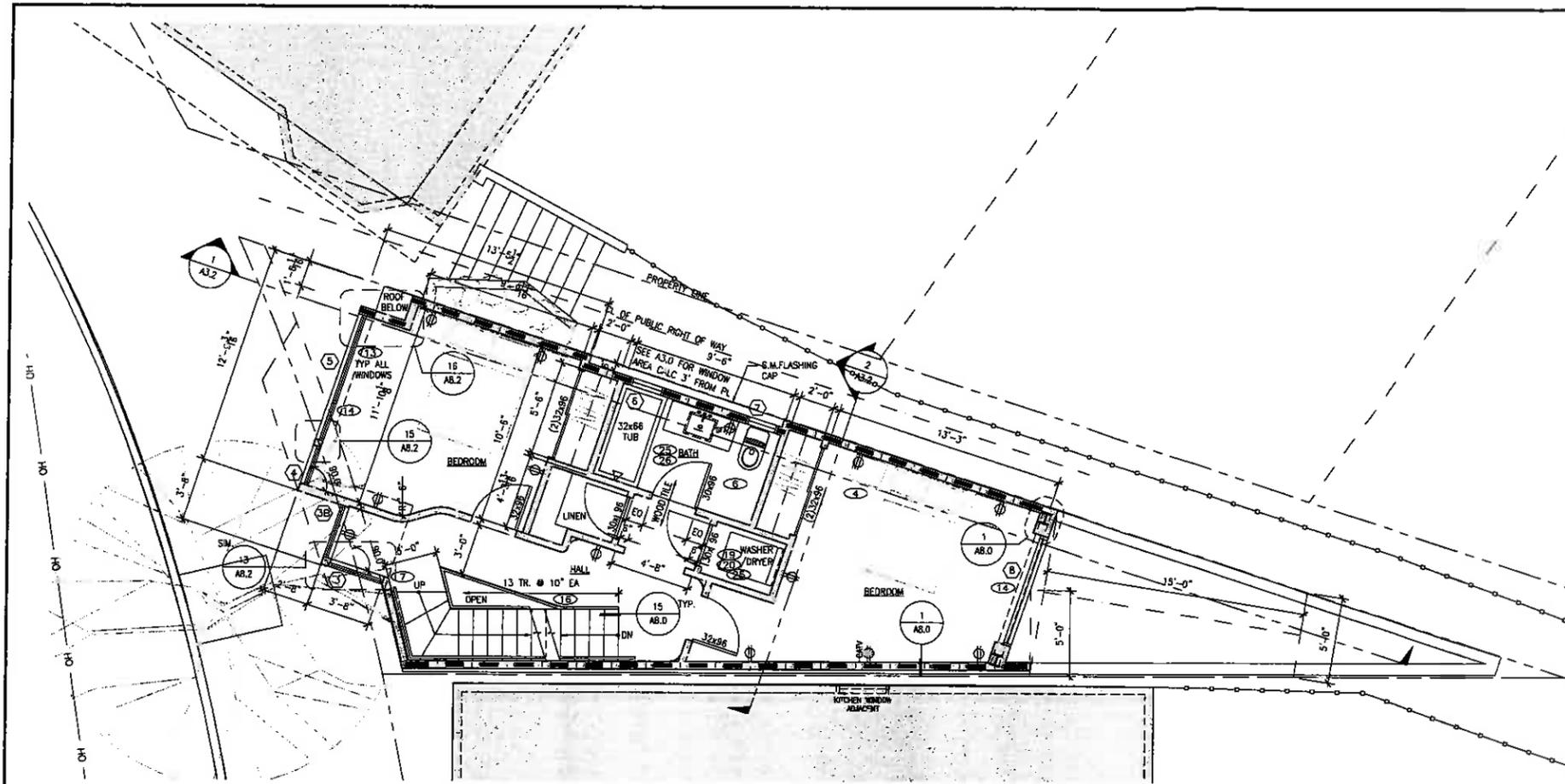
CONSULTANT

APPROVAL

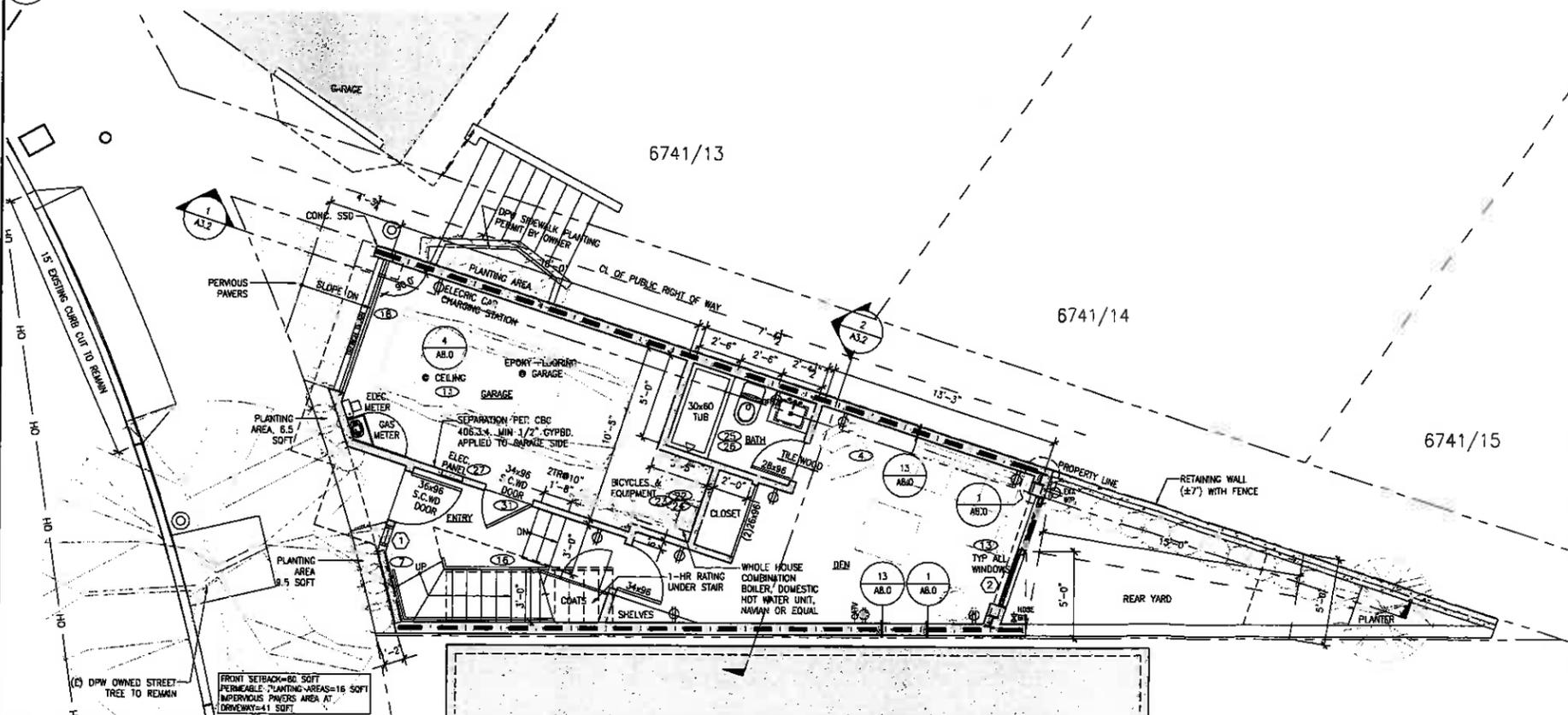
DRAWN: TK
CHECKED: TK
SCALE: NONE

SITE PHOTOGRAPHS

A0.1B



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

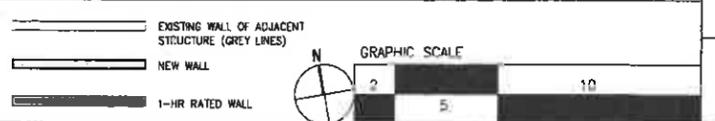


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 1 (N) KITCHEN CABINETS TO BE SELECTED BY OWNER. COORDINATE CABINETS SUBMITTAL WITH ALL ELECTRICAL AND PLUMBING WORK.
- 2 PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETS AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- 3 SMOOTH FINISH AT ALL GYPSUM WALL AND SOFFIT TYPICAL FINISH TO MATCH FINISH, NO DRUDGE PEEL, NO TEXTURE. TYP ALL FINISHES.
- 4 PROVIDE R-13 INSULATION AT 2x4 FRAMED WALLS, R-19 INSULATION AT GARAGE SOFFIT, R-38 INSULATION AT ROOF, R-10 AT NORTH CONCRETE FOUNDATION WALLS OR MINIMUM AS DESCRIBED IN 24 ENERGY CALCULATIONS SEE AD.3AAB.
- 5 PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIME AND PAINTED PER OWNER SELECTION.
- 6 HANDRAIL GRASPABILITY: RECTANGULAR WITH PERIMETER DIMENSION OF 4" MIN. AND NOT GREATER THAN 6.25" WITH MAXIMUM DIMENSION OF 2.25" PER CBC 1012.3. CONTINUITY PER 1021.4. HANDRAIL CONTINUITY PER 1012.4. HEIGHT 3'-38" ABOVE STAIR NOSING. 1.5" SPACING FROM WALL.
- 7 42" PARAPET/GUARDRAIL AT DECKS, TYPICAL COMPLY WITH CBC 1013.4. GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE AND 4 3/8" ABOVE 36"
- 8 PROVIDE (N) WATERPROOFING MEMBRANE, SLOPE 1/4" PER FOOT. PROVIDE SUBMITTAL OF MANUFACTURER'S DATA AND TYPICAL INSTALLATION DETAIL FOR OWNER/DEVELOPER REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9 PROVIDE (N) ROOF DRAIN AND OVERFLOW. OVERFLOW TO BE 2" HIGHER THAN ROOF DRAIN. SEE 14/AB.1.
- 10 AT GARAGE CEILING: PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD NAILED TO JOISTS WITH 54 COOLER OR WALLBOARD NAILS AT 6" ON CENTER. END JOINTS OF WALLBOARD CENTERED ON JOISTS.
- 11 PROVIDE TEMPERED GLASS SHOWER ENCLOSURE WITH STAINLESS STEEL CLIPS. GLAZING SHALL MEET REQUIREMENTS OF CBC CHAPTER 24. IDENTIFICATION PER 2403.1 & 2406.3 HAZARDOUS LOCATIONS.
- 12 (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS U-VALUE MAX=0.32 AND S.H.G.C. = .50 MAX.
- 13 WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
- 14 TEMPERED GLASS SKYLIGHT, 6" MIN. CLEAR ABOVE ADJACENT ROOF SURFACE. INSTALL PER MFG'S RECOMMENDATION.
- 15 PROVIDE SHOP DRAWINGS FOR ARCHITECT & ENGINEER REVIEW FOR ALL METAL FABRICATIONS. INCLUDE ATTACHMENTS BACK TO STRUCTURE. RAILINGS AND GUARDRAILS INCLUDING ATTACHMENTS TO MEET REQUIREMENTS OF CBC 1607.8.1, 1607.8.1.1, 1607.8.1.2
- 16 PROVIDE FLEXIBLE VINYL SHOWER PAN LINER FOR SHOWER STALL. TILE PER TILE COUNCIL OF NORTH AMERICA RECOMMENDED ASSEMBLY AND I.C.N.A. STANDARDS.
- 17 PROVIDE SCREENED VENT AT GARAGE DOOR OR OTHER GARAGE LOCATION TO EXTERIOR, MIN. 200 SQ.IN PER SFBC 3125.
- 18 PROVIDE MIN. 100 SQ. INCH MAKE-UP AIR GRILL OR LOWERED TYPE DOOR AT LAUNDRY CLOSET DOOR TO SERVE DRYER OR PER CMC 504.3.2.
- 19 (N) WASHER/DRYER. A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. 2007 CEC ARTICLES 210.11(C)(2) & 210.52(F). PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. PROVIDE EXHAUST VENTILATION PER TABLE 4-4 AND MAKEUP AIR AS NEEDED. DRYER MOISTURE EXHAUST TO MEET REQUIREMENTS OF: CMC 504.3.1 AND 4" Ø DUCT PER CMC 504.3.2. DRYER DUCTS PER CMC 504.3.2 AND 504.3.2.2. TERMINATION 3' FROM ANY OPENING OR PL PER CMC 504.5.
- 20 DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFG'S INSTRUCTIONS AND VENT SHALL PER PER CMC 504.2.
- 21 (N) HYDRONIC HEAT EQUIPMENT. DESIGN BUILD-ITEM BY G.C. AS SUBCONTRACTOR. HYDRONIC HEAT SYSTEM TO MEET REQUIREMENTS ALL APPLICABLE CODES INCLUDING: CEC 150(J)2: PIPING FOR HYDRONIC HEATING SYSTEM SHALL MEET REQUIREMENTS OF TABLE 123-A.
- 22 CMC CHAPTER 12 FOR METALS, PB, PEX, PEX-AL-PEX PIPE, TUBES, FITTINGS, CONNECTIONS, INSULATION, SUPPORTS, AND PROTECTION DETAILS.
- 23 CEC (RESIDENTIAL MANUAL) 4.6.1-2 REQUIREMENTS FOR HEAT EXCHANGER ON CLOSED LOOP SYSTEM. WH EFFICIENCY AS LISTED.
- 24 DIRECT VENT EQUIPMENT SHALL BE VENTED WITH THE TERMS OF THE LISTING AND THE MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CBC 802.2.5, 802.6.2(J) & 802.6.3. GAS VENT TERMINATION PER CMC 802.6.2(1)&(2) GAS VENT TERMINATION CAP PER CMC 802.6.2.5 GAS VENT SUPPORT PER MFG AND CMC 802.6.5 & 802.6.5.
- 25 PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES.
- 26 TOILET, LAUNDRY, AND KITCHEN EXHAUST TERMINATION 3'-0" MINIMUM FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 504.5.
- 27 EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF CMC 403.7 TABLE 4-4 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION.

DRAWING LEGEND:



27 AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE HABITABLE AREA WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2007 CEC SECTION 210-12(s), ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:

- THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
- THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
- THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
- OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECTED TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.

28 G.C. CONFIRM ELECTRIC & GAS METER REQUIREMENTS WITH PG&E STANDARDS. COORDINATE WITH ARCHITECT METER LOCATION AND MOUNTING DETAILS. PROVIDE CABINET FOR GAS METER AND VENTING AS REQ'D. SEE PG&E GREENBOOK FOR INSTALLATION STANDARDS.

29 PROVIDE CA STATE FIRE MARSHAL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. COMBINED SMOKE/CARBON MONOXIDE ALARM.

30 HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.

31 PROVIDE SOLID CORE WOOD DOOR 1 3/8" MIN. THICKNESS OR PROVIDE DOOR WITH 20 MIN. FIRE PROTECTION RATING. PROVIDE CLOSER. DOOR TO BE SELF-LATCHING.

PROVIDE HOSE BIBS @ LOCATIONS /S SELECTED BY OWNER

ALL PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR AND GENERAL CONTRACTOR. PROVIDE ALL MATERIALS FOR A CODE COMPLIANT INSTALLATION. SUBCONTRACTORS TO PROVIDE SUBMITTAL FOR OWNER REVIEW PRIOR TO INSTALLATION.

TILE 24 RESIDENTIAL LIGHTING REQUIREMENTS:

KITCHENS: AT LEAST 50% OF INSTALLED LUMINARIES WATTAGE MUST BE HIGH EFFICACY (HE) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON HE LIGHTING

BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOMS: ALL HIGH EFFICACY LUMINARIES OR COMPLY WITH THE EXCEPTION AS FOLLOWS:

PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLES WITH CEC SECTION 119(A) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON.

OUTDOOR LIGHTING: ALL HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.

COMMON AREAS (ENCLOSED NON DWELLING SPACES): ALL HIGH EFFICACY UNLESS CONTROLLED BY A CERTIFIED OCCUPANT SENSOR(S) - NOT REQUIRED TO BE MANUAL-ON.

ALL OTHER ROOM (BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC) SHALL BE ALL HIGH EFFICACY LUMINARIES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS:

- 1) PROVIDE DIMMER SWITCH.
- 2) PROVIDE MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLES WITH CEC SECTION 119(A) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON FLUORESCENT OR CONTROL BY DIMMER SWITCH.
- 3) CLOSETS LESS THAN 70 SQUARE FEET ARE EXEMPT FROM LIGHTING REQUIREMENTS.

RECESSED LUMINARIES IN INSULATED CEILING: MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT.

LIGHTING GENERAL NOTES:

G.C. AND ELECTRICAL SUBCONTRACTOR TO CONFIRM AND COORDINATE ALL TRANSFORMERS WITH FIXTURES SELECTION.

G.C. AND ELECTRICAL CONTRACTOR TO CONFIRM ANY ACCESS PANELS REQUIREMENTS.

PROVIDE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW PRIOR TO PURCHASE OF FIXTURES.

WHERE DEVICES/SWITCHES ARE CLUSTERED, PROVIDE MULTI-GANG COVERS.

SWITCH MOUNTING HT = 48" TO CL. A.F.F.

OUTLET/CATV/TELE MOUNTING HT = 15" TO CL. A.F.F.

SEE SHEET A6.0 FOR [S] LOCATIONS.

SEE SHEET A6.0 FOR [T] LOCATIONS.

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0899

2783K DIAMOND STREET

OWNER:
TROY KASHANIPUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0898
TK@TKWORKSHOP.COM

ISSUE: DATE:
PRE-APPLICATION MEETING 12.16.15
ISSUED FOR PERMIT 04.11.16
RTD COMMENTS 08.01.16

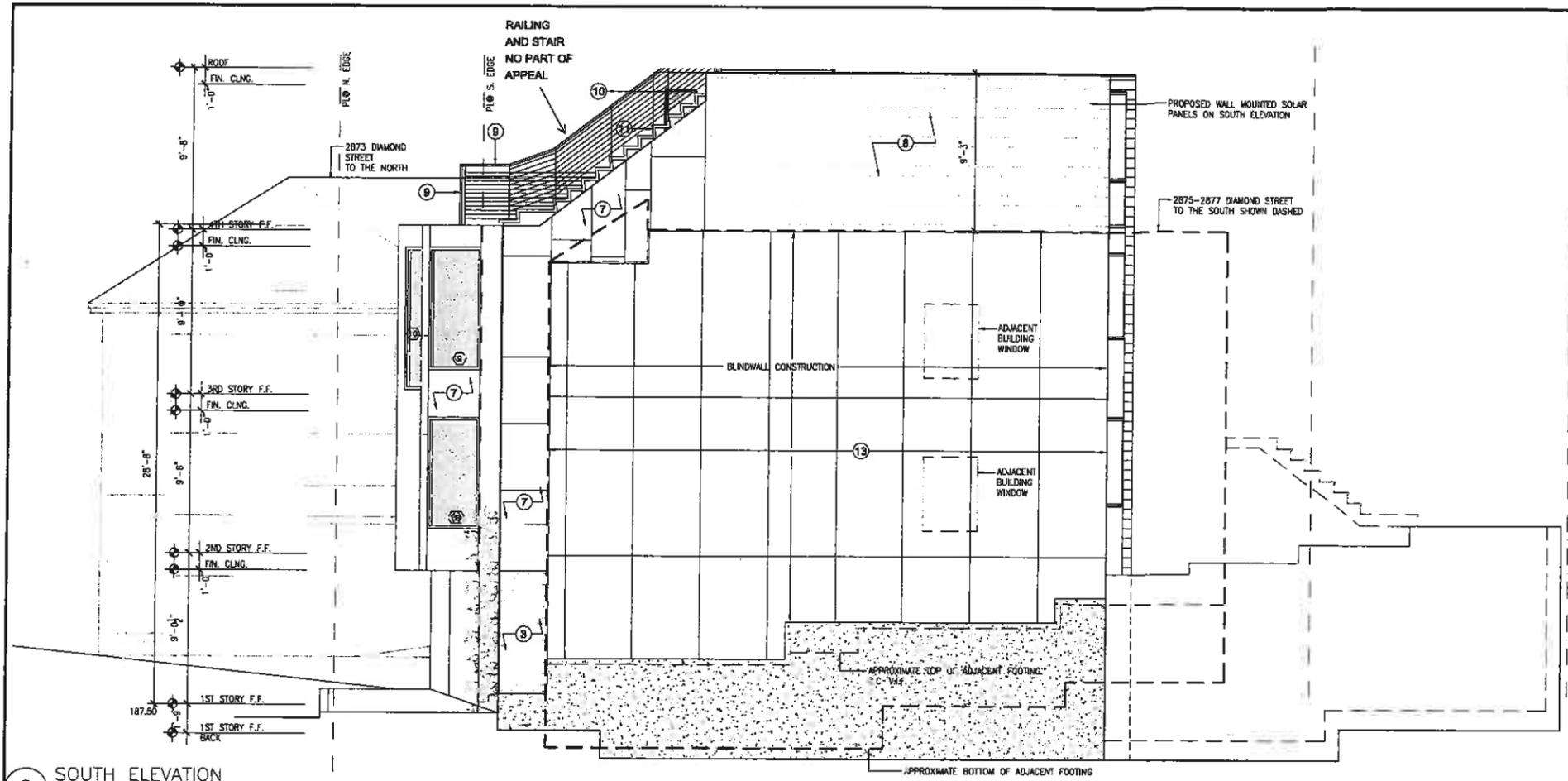
CONSULTANT

APPROVAL

DRAWN: TK
CHECKED: TK
SCALE: NONE

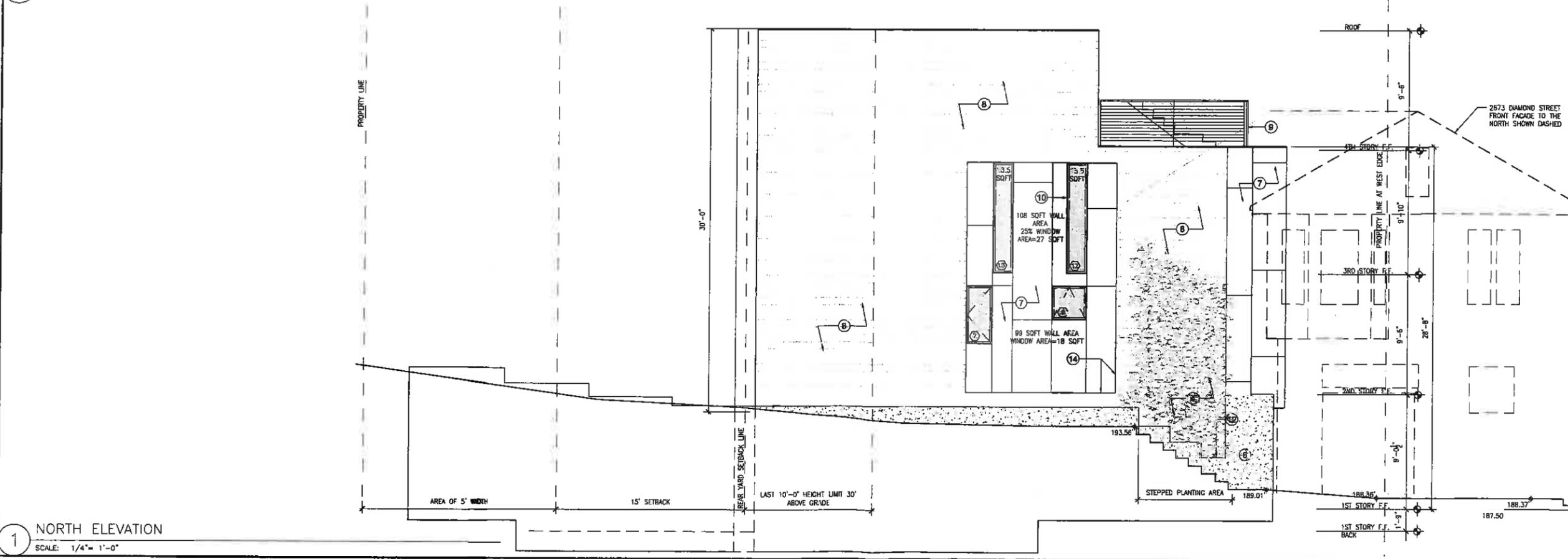
PROPOSED FLOOR PLAN

A2.0



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- ① SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
 - ② FLAT PANEL WOOD GARAGE DOOR, FINISH TO MATCH ENTRY DOOR.
 - ③ CERAMIC TILE, HEATH CERAMICS OR EQUAL
 - ④ WALL PLANTING, SUPPORTED BY GREENWALL TRELIS SYSTEM, OR EQUAL
 - ⑤ PAINTED STEEL EDGE BAN AS TRANSITION BETWEEN MATERIALS
 - ⑥ BOARD FORMED CONCRETE
 - ⑦ INTEGRALLY COLORED CEMENT PANEL, SWISS-PEARL OR EQUAL WITH OPEN JOINTS
 - ⑧ HORIZONTAL CEMENTIOUS PANEL, HARDIBOARD J.R.TISAN V-RUSTIC FLAT SKING, MITRE CORNERS TYPICAL
 - ⑨ POWDER COATED STEEL GUARDRAIL FRAME WITH STAINLESS STEEL CABLE RAILING.
 - ⑩ ANNOXIDIZED ALUMINUM WINDOW FRAMES.
 - ⑪ GALVANIZED & PAINTED PERFORATED METAL STAIR OVER STRUCTURE
 - ⑫ AT GRADE PLANTING AREA WITH DRIP IRRIGATION SERIES, SPECIES TO BE DETERMINED.
 - ⑬ PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE. PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.
 - ⑭ PAINTED METAL FACIA PANEL & SILL AT RECESSED AREA
 - ⑮ SOLAR PANEL SYSTEM, DESIGN BUILD SYSTEM UNDER SEPARATE PERMIT BY SOLAR CONTRACTOR



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

2783K DIAMOND STREET

OWNER:
TROY KASHANIPUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE:	DATE:
PFE-APPLICATION MEETING	12.16.15
ISSUED FOR PERMIT	04.11.16
RTD COMMENTS	08.01.16

CONSULTANT

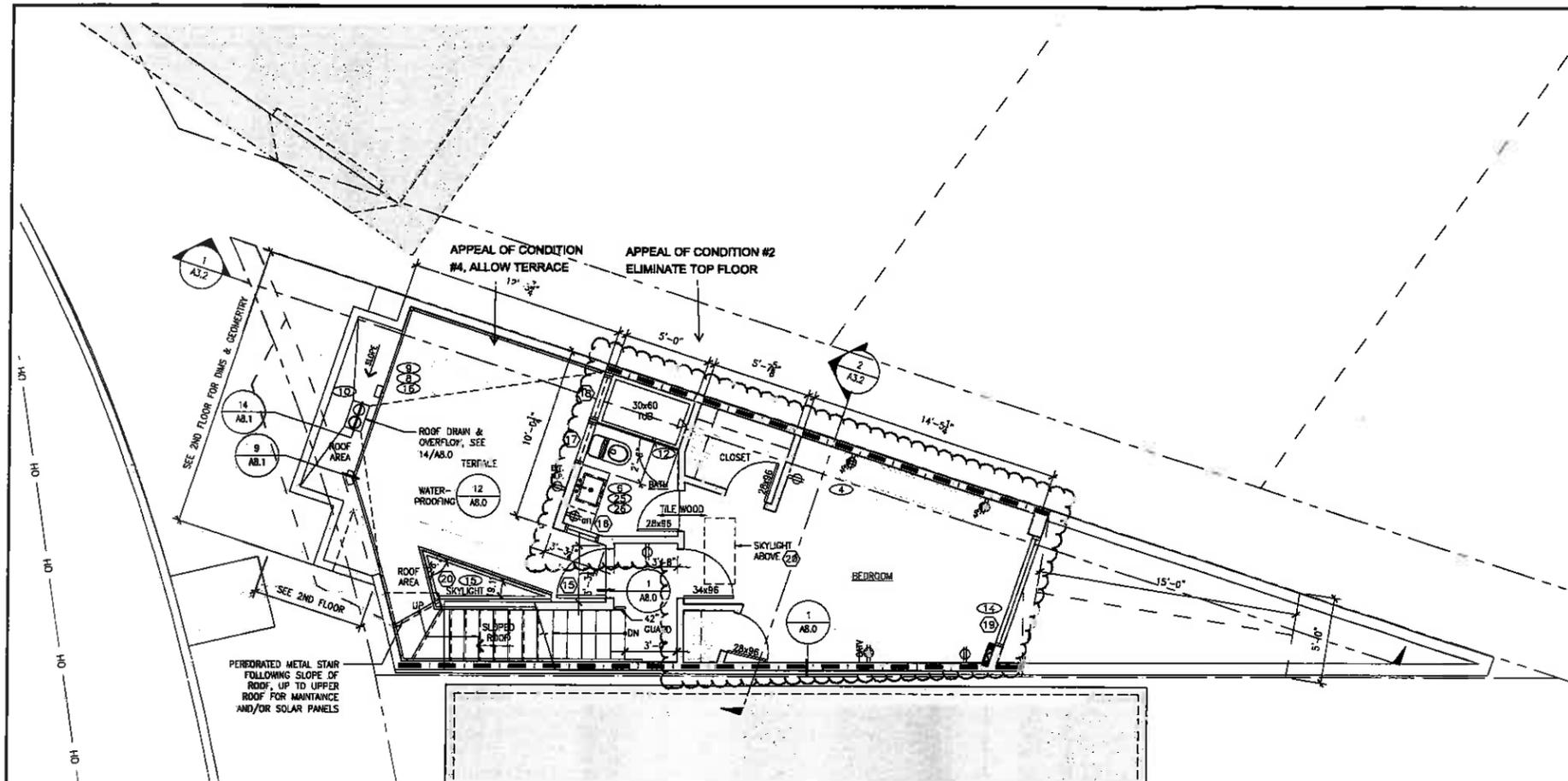
APPROVAL

LICENSED ARCHITECT
TROY KASHANIPUR
C 27646
REN. 6/30/2017
STATE OF CALIFORNIA

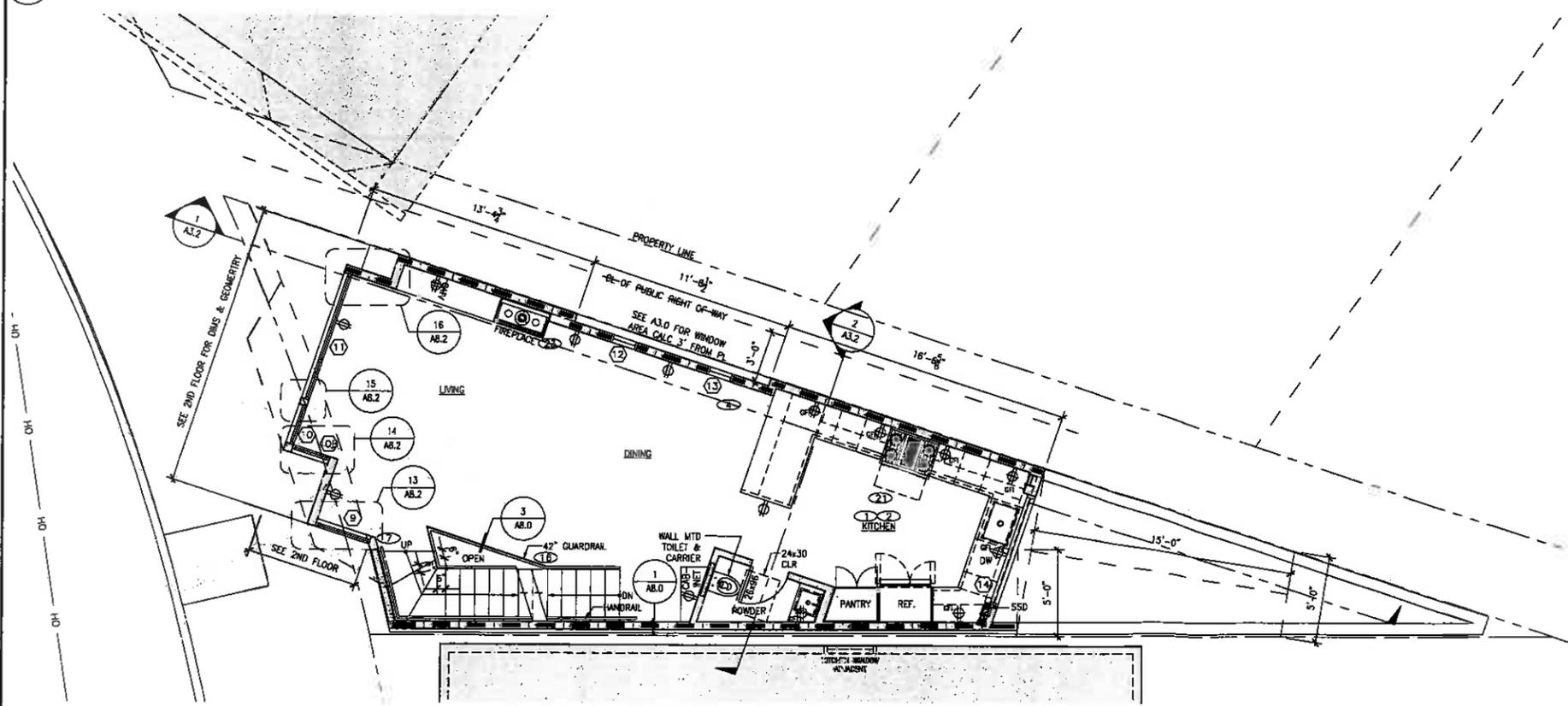
DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

PROPOSED ELEVATIONS

A3.0



2 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

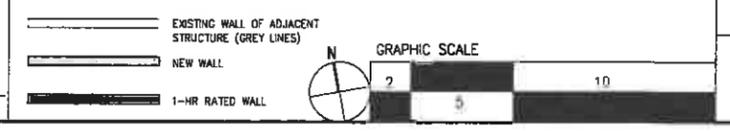


1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 1 (N) KITCHEN CABINETS, TO BE SELECTED BY OWNER. COORDINATE CABINETS SUBMITTAL WITH ALL ELECTRICAL AND PLUMBING WORK.
- 2 PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETS AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- 3 SMOOTH FINISH AT ALL GYPSUM WALL AND SOFFIT TYPICAL FINISH TO MATCH AS FINISH, NO ORANGE PEEL, NO TEXTURE, TYP ALL FINISHES.
- 4 PROVIDE R-13 INSULATION AT 2x4 FRAMED WALLS, R-19 INSULATION AT GARAGE SOFFIT, R-38 INSULATION AT ROOF, R-10 AT NORTH CONCRETE FOUNDATION WALLS OR MINIMUM AS DESCRIBED IN 24 ENERGY CALCULATIONS SEE AD.3A&B.
- 5 PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIME AND PAINTED PER OWNER SELECTION.
- 6 HANDRAIL GRASPABILITY: RECTANGULAR WITH PERIMETER DIMENSION OF 4" MIN. AND NOT GREATER THAN 6.25" WITH MAXIMUM DIMENSION OF 2.25" PER CBC 1012.3, CONTINUITY PER 1021.4, HANDRAIL CONTINUITY PER 1012.4, HEIGHT 34"-38" ABOVE STAIR NOSING, 1.5" SPACING FROM WALL.
- 7 42" PARAPET/GUARDRAIL AT DECKS, TYPICAL, COMPLY WITH CBC 1013.4 GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE AND 4 3/8" ABOVE 36"
- 8 PROVIDE (N) WATERPROOFING MEMBRANE, SLOPE 1/4" PER FOOT, PROVIDE SUBMITTAL OF MANUFACTURER'S DATA AND TYPICAL INSTALLATION DETAIL FOR OWNER/DEVELOPER REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9 PROVIDE (N) ROOF DRAIN AND OVERFLOW, OVERFLOW TO BE 2" HIGHER THAN ROOF DRAIN, SEE 14/AB.1.
- 10 AT GARAGE CEILING: PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD NAILED TO JOISTS WITH 5d COOLER OR WALLBOARD NAILS AT 6" ON CENTER, END JOINTS OF WALLBOARD CENTERED ON JOISTS.
- 11 PROVIDE TEMPERED GLASS SHOWER ENCLOSURE WITH STAINLESS STEEL CLIPS, GLAZING SHALL MEET REQUIREMENTS OF CBC CHAPTER 24, IDENTIFICATION PER 2403.1 & 2406.3 HAZARDOUS LOCATIONS.
- 12 (N) WINDOW, MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS U-VALUE MAX=0.32 AND S.H.G.C. = .50 MAX.
- 13 WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW, 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
- 14 TEMPERED GLASS SKYLIGHT, 6" MIN. CURB ABOVE ADJACENT ROOF SURFACE, INSTALL PER MFG'S RECOMMENDATION.
- 15 PROVIDE SHOP DRAWINGS FOR ARCHITECT & ENGINEER REVIEW FOR ALL METAL FABRICATIONS, INCLUDE ATTACHMENTS BACK TO STRUCTURE, RAILINGS AND GUARDRAILS INCLUDING ATTACHMENTS TO MEET REQUIREMENTS OF CBC 1607.8.1, 1607.8.1.1, 1607.8.1.2
- 16 PROVIDE FLEXIBLE VINYL SHOWER PAN LINER FOR SHOWER STALL TILE PER TILE COUNCIL OF NORTH AMERICA RECOMMENDED ASSEMBLY AND T.C.N.A. STANDARDS.
- 17 PROVIDE SCREENED VENT AT GARAGE DOOR OR OTHER GARAGE LOCATION TO EXTERIOR, MIN. 200 SQ. IN PER SFBC 3125.
- 18 PROVIDE MIN. 100 SQ. INCH MAKE-UP AIR GRILL OR LOUVERED TYPE DOOR AT LAUNDRY CLOSET DOOR TO SERVE DRYER OR PER CMC 504.3.2.
- 19 (N) WASHER/DRYER, A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET, 2007 DEC ARTICLES 210.11(C)(2) & 210.52(F). PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. PROVIDE EXHAUST VENTILATION PER TABLE 4-4 AND MAKEUP AIR AS NEEDED, DRYER MOISTURE EXHAUST TO MEET REQUIREMENTS OF: CMC 504.3.1 AND 4" Ø DUCT PER CMC 504.3.2, DRYER DUCTS PER CMC 504.3.2 AND 504.3.2.2, TERMINATION 3" FROM ANY OPENING OR PL PER CMC 504.5.
- 20 DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFG'S INSTRUCTIONS AND VENT SHALL PER CMC 504.2.
- 21 (N) HYDRONIC HEAT EQUIPMENT, DESIGN BUILD-ITEM BY G.C. AS SUBCONTRACTOR, HYDRONIC HEAT SYSTEM TO MEET REQUIREMENTS ALL APPLICABLE CODES INCLUDING:
CBC 150(J)(2) PIPING FOR HYDRONIC HEATING SYSTEM SHALL MEET REQUIREMENTS OF TABLE 123-A.
CMC CHAPTER 12 FOR METALS, PB, PEX, PEX-AL-PEX PIPE, TUBES, FITTINGS, CONNECTIONS, INSULATION, SUPPORTS, AND PROTECTION DETAILS.
CBC (RESIDENTIAL MANUAL) 4.6.1-2 REQUIREMENTS FOR HEAT EXCHANGER ON CLOSED LOOP SYSTEM, WH EFFICIENCY AS LISTED.
- 22 DIRECT VENT EQUIPMENT SHALL BE VENTED WITH THE TERMS OF THE LISTING AND THE MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CBC 802.2.5, 802.6.2(3) & 802.6.3. GAS VENT TERMINATION PER CMC 802.6.2(1)(a)(2) GAS VENT TERMINATION CAP PER CMC 802.6.2.5 GAS VENT SUPPORT PER MFG AND CMC 802.5.6 & 802.6.5.
- 23 PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES.
- 24 TOILET, LAUNDRY, AND KITCHEN EXHAUST TERMINATION 3'-0" MINIMUM FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 504.5.
- 25 EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF CMC 403.7 TABLE 4-4 AND SOURCE OF MAKE-UP AIR, MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION.
- 26 AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE HABITABLE AREA WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE AND 20-AMPERE RECEPTACLE OUTLETS, 2007 DEC SECTION 210-12(b), ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
- THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS, THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
- THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
- THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
- OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
- 27 G.C. CONFIRM ELECTRIC & GAS METER REQUIREMENTS WITH PG&E STANDARDS, COORDINATE WITH ARCHITECT METER LOCATION AND MOUNTING DETAILS, PROVIDE CABINET FOR GAS METER AND VENTING AS REQ'D, SEE PG&E GREENBOOK FOR INSTALLATION STANDARDS.
- 28 PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL, ALARMS TO BE HARDWIRED WITH BATTERY BACKUP, COMBINED SMOKE/CARBON MONOXIDE ALARM.
- 29 HARDWIRED SMOKE ALARM WITH BATTERY BACKUP, ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARDWIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
- 30 PROVIDE SOLID CORE WOOD DOOR 1 3/8" MIN. THICKNESS OR PROVIDE DOOR WITH 20 MIN. FIRE PROTECTION RATING, PROVIDE CLOSER, DOOR TO BE SELF-LATCHING.

DRAWING LEGEND:



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE: PRE-APPLICATION MEETING 12.16.15
ISSUED FOR PERMIT 04.11.16
RTD COMMENTS 08.01.16

DATE:

CONSULTANT

APPROVAL

DRAWN: TK
CHECKED: TK
SCALE: NONE

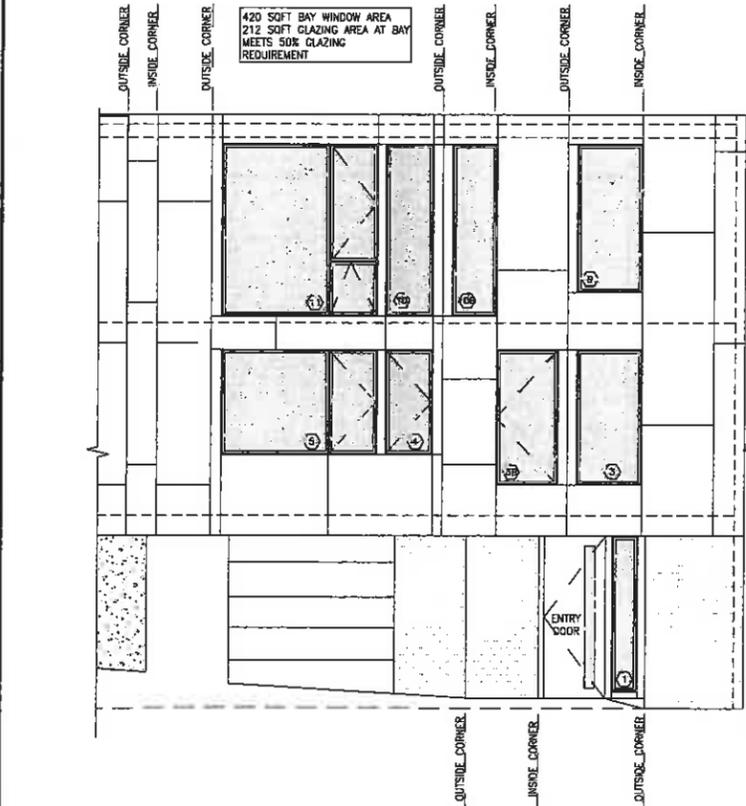
PROPOSED FLOOR PLAN

A2.1



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 UNFOLDED WEST ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- 1 SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
 - 2 FLAT PANEL WOOD GARAGE DOOR, FINISH TO MATCH ENTRY DOOR.
 - 3 CERAMIC TILE, HEATH CERAMICS OR EQUAL.
 - 4 WALL PLANTING, SUPPORTED BY GREENWALL TRELLIS SYSTEM, OR EQUAL.
 - 5 PAINTED STEEL EDGE BAN AS TRANSITION BETWEEN MATERIALS
 - 6 BOARD FORMED CONCRETE
 - 7 INTEGRALLY COLORED CEMENT PANEL, SWISS-PEARL OR EQUAL WITH OPEN JOINTS
 - 8 HORIZONTAL CEMENTITIOUS PANEL, HARDBOARD ARTISAN V-RUSTIC FLAT SIDING, MITRE CORNERS TYPICAL
 - 9 POWDER COATED STEEL GUARDRAIL FRAME WITH STAINLESS STEEL CABLE RAILING.
 - 10 ANNOIDIZED ALUMINUM WINDOW FRAMES.
 - 11 GALVANIZED & PAINTED PERFORATED METAL STAIR OVER STRUCTURE
 - 12 AT GRADE PLANTING AREA WITH DRIP IRRIGATION SERIES, SPECIES TO BE DETERMINED.
 - 13 PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE. PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATER-TIGHT INSTALLATION.
 - 14 PAINTED METAL FACIA PANEL & SILL AT RECESSED AREA
 - 15 SOLAR PANEL SYSTEM, DESIGN BUILD SYSTEM UNDER SEPARATE PERMIT BY SOLAR CONTRACTOR

- NOTES:**
1. WINDOW SUBMITAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
 2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER
 3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
 4. INSTALLATION/FLASHING: SEE DETAIL 16/18.0 FOR TYPICAL FLASHING INSTALLATION.
 5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406
 6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION.
 7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT.

WINDOWS & EXTERIOR DOORS:									
NAME	ELEV	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS)	OPENING: X=FIXED, O=OPERABLE	GLASS: CL, INS, LOW-E U.G.N.	HARDWARE	NOTES	
1	W	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM PICTURE	15" x 92"	X	TEMPERED	-	VERIFY HT: ALIGN FRAME W/FIN CLNG & T/BASEBD	
2	E	FLEETWOOD, SERIES TBD	ANNOIDIZED ALUMINUM SLIDING DOOR	80" x 108"	O,O	TEMPERED	-		
3	W	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT	35" x 62"	O	TEMPERED	-	SILL @ 18"	
4	W	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT	35" x 62"	O	TEMPERED	-	LIMIT OPENING OF CASEMENT TO 4" SILL @ 18"	
5	W	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT & PICTURE WINDOW	90" x 62" OVERALL 28" W @ CASEMENT	O,X		-	CASEMENT & PICTURE IN ONE FRAME, CASEMENT IS RESCUE WINDOW	
6	N	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM AWNING	32" x 32"	O	TEMPERED, FROSTED GLASS	-		APPROVAL
7	N	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT	32" x 32"	O	TEMPERED, FROSTED GLASS	-		
8	E	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT & PICTURE WINDOW	80" x 64" OVERALL 29.5" W @ CASEMENT	O,X		-		
9	W	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM PICTURE	35" x 86"	O	TEMPERED	-	SILL @ 18"	
10	W	FLEETWOOD, SERIES TBD	ANNOIDIZED ALUMINUM PICTURE	27" x 104"	X	TEMPERED	-		
11	W	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUM. PICTURE, CASEMENT, AWNING ASSEMBLY	80"x104" OVERALL 28"W @CASEMENT, 31.5"H AWNING	X,O,O	TEMPERED	-	CORNER WINDOW ASSEMBLY, ARCHITECT TO COORDINATE DETAILS WITH MFG'S LIMIT OPENING OF AWNING TO 4"	
12	N	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM PICTURE	21" x 104"	X	TEMPERED	-	VERIFY HEIGHT, ALIGN OVER BASEBOARD	
13	E	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM PICTURE & CASEMENT WINDOW	80" x 64" OVERALL 29.5" W @ CASEMENT	O,X		-	SILL @ 36"	
14	W	FLEETWOOD, SERIES TBD	ANNOIDIZED ALUMINUM DOOR WITH SINGLE GLASS LITE	34" x 95"	O	TEMPERED	-		
15	N	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT	24" x 48"	O	-	-		
16	N	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT	30" x 48"	O	-	-		
17	N	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUMINUM CASEMENT	30" x 48"	O	FROSTED	-		
18	E	FLEETWOOD, WESTWOOD 250	ANNOIDIZED ALUM. PICTURE, CASEMENT, PICTURE ASSEMBLY	80"x88" OVERALL 25.5"W @ CASEMENT, 34" HBLOWER RC.	X,O,X	TEMPERED @ LOWER AWNING	-	ALIGN OVER BASEBOARD	
19	ROOF	ROYALITE OR EQUAL	CURB MOUNTED FIXED SKYLIGHT	78"x30"x80 APPROX. SEE PLAN FOR GEOMETRY.	X	TEMPERED	-		
20	ROOF	ROYALITE OR EQUAL	CURB MOUNTED FIXED SKYLIGHT	24" x 48"	X	TEMPERED	-		

OWNER: TROY KASHANIPUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0868
TK@TKWORKSHOP.COM

ISSUE: PRE-APPLICATION MEETING 12.16.15
ISSUED FOR PERMIT 04.11.16
RTD COMMENTS 08.01.16

DATE:

CONSULTANT

APPROVAL

DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.1

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107. PHONE/FAX 415.431.0868

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE: ISSUED FOR ROT REVIEW DATE: 07.05.16

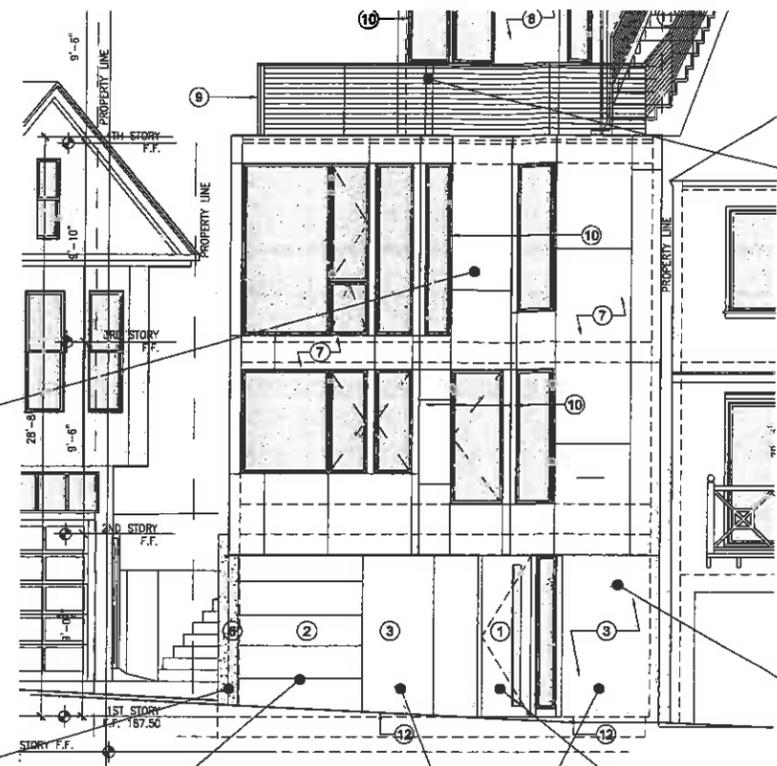
CONSULTANT

APPROVAL

DRAWN:
TK
CHECKED:
TK
SCALE:
1/4"=1'-0"

EXTERIOR MATERIALS

A3.3



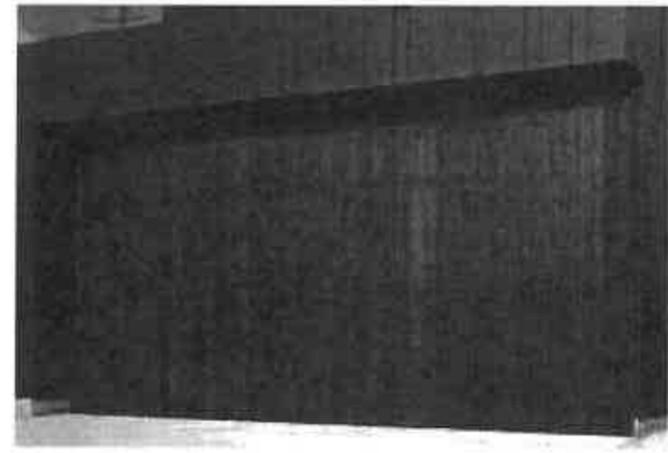
7 INTEGRALLY COLORED CEMENT PANEL, TRESPA, RICHLITE OR EQUAL WITH OPEN JOINTS
SEE SAMPLE



6 BOARD-FORMED CONCRETE



2 FLAT PANEL WOOD GARAGE DOOR
SEE WOOD SAMPLE



3 CERAMIC TILE



MATT FINISH TILE, WITH GEOMETRIC JOINT PATTERN

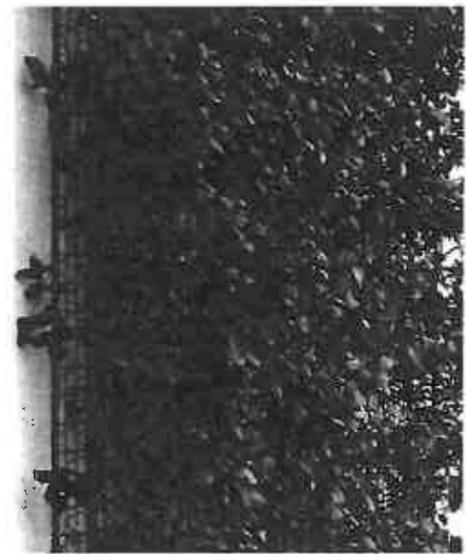
1 SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
SEE WOOD SAMPLE



9 POWDER COATED STEEL GUARDRAIL FRAME WITH STAINLESS STEEL CABLE RAILING.



4 WALL PLANTING, SUPPORTED BY GREENWALL TRELIS SYSTEM, OR EQUAL



Wall mounted, modular, three-dimensional panel with mature growth Jasmine



VIEW FROM DIAMOND STREET
(TREE NOT SHOWN FOR CLARITY)

SINGLE - FAMILY RESIDENCE

2783K DIAMOND STREET, SAN FRANCISCO, CALIFORNIA 94131

2783K DIAMOND STREET

2016 0413 4699

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107. PHONE/FAX 415.431.0869

DRAWING LIST	
A0.0	PROJECT INFORMATION
SURVEY 1	SITE SURVEY
A0.1A	SITE PHOTOGRAPHS
A0.1B	SITE PHOTOGRAPHS
A0.2	GREEN BUILDING CHECKLIST
A0.3a	ENERGY CALCULATIONS
A0.3b	ENERGY CALCULATIONS
A0.4	RESIDENTIAL INSPECTION CHECKLISTS
A1.0	PROPOSED SITE PLAN / ROOF PLAN
A2.0	PROPOSED FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS
A6.0	REFLECTED CEILING / LIGHTING PLANS
A8.0	CONSTRUCTION DETAILS
A8.1	CONSTRUCTION DETAILS
A8.2	CONSTRUCTION DETAILS
S0.0	STRUCTURAL NOTES
S0.1	TYPICAL WOOD DETAILS
S0.2	TYPICAL SHEAR WALL DETAILS
S2.0	FRAMING PLANS
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
S2.3	STRUCTURAL DETAILS
SW1	SIMPSON STRONG WALL DETAILS

APPLICABLE REGULATIONS & STANDARDS	
<ul style="list-style-type: none"> 2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS. 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS. 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS. 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS. 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS. ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS LIFE SAFETY CODE, 2013 EDITION NFPA 72 NFPA 13, 2010 EDITION 	<p>APPLICABLE STANDARDS:</p> <ul style="list-style-type: none"> UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2013 EDITION UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2013 EDITION SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 3RD EDITION

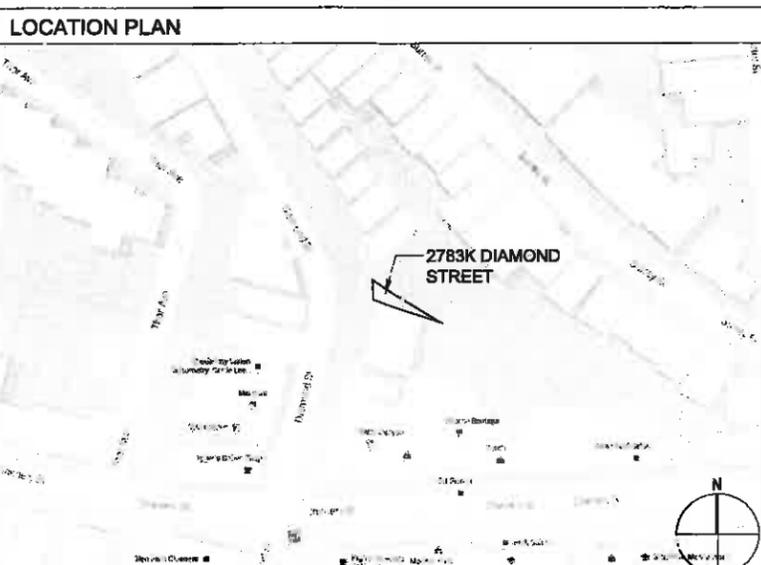
SCOPE OF WORK THIS PROJECT:	
<ul style="list-style-type: none"> CONSTRUCT NEW SINGLE FAMILY DWELLING. THE DWELLING WILL BE THREE STORIES. THE DWELLING IS 1432 SQUARE FOOT HABITABLE AREA WITH A 208 SQUARE FOOT GARAGE. 3RD BUILDING HEIGHT TO THE TOP OF STAIR PENTHOUSE ROOF. THE DWELLING WILL HAVE 2 BEDROOMS PLUS A LOWER LEVEL DEN. 	

BUILDING & PLANNING DEPARTMENT NOTES:											
<p>ARCHITECT/OWNER: TROY KASHANIPOUR, TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET, SUITE 401 SAN FRANCISCO CA, 94110 PHONE: 415.431.0869 EMAIL: TK@TKWORKSHOP.COM</p> <p>STRUCTURAL ENGINEERING: DERRICK ROORDA 1287 REGENT STREET ALAMEDA CA, 94501 PHONE: 415.351.8886 EMAIL: DERRICK.D.ROORDA@GMAIL.COM</p> <p>BLOCK/LOT: BLOCK 6742 LOT 27A ZONING: RH-2 LOT DIMENSIONS: 66'-9"x26'-6" (IRREGULAR TRIANGULAR-SHAPED LOT) LOT AREA: 849 SQUARE FEET NEIGHBORHOOD: GLEN PARK EXISTING USE: VACANT LOT PROPOSED USE: SINGLE FAMILY RESIDENCE HEIGHT/BULK DISTRICT: 40-X FRONT SETBACK: 78 SQFT, REAR 155 SQFT, TERRACE OVER 3RD FLOOR 178 SQFT USABLE OPEN SPACE SUMMARY: 1 PROPOSED OFF STREET VEHICLE SPACES: 1 PROPOSED CLASS 1 BICYCLE PARKING SPACES: 1 PROPOSED NO. OF STREET TREES: 1 EXISTING MATURE (DPW OWNED) STREET TREE TO REMAIN</p> <p>OCCUPANCY: R-3 NUMBER OF STORIES/BASEMENTS: 4/0 TYPE OF CONSTRUCTION: V-3</p> <p>AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED UNDER SEPARATE PERMIT BY FIRE PROTECTION SUBCONTRACTOR. SPRINKLER SYSTEM NFPA 13D PER SFBC SECTION 903.2.1.3</p> <p style="text-align: center;">PROPOSED SQ. FT.</p> <table border="1"> <tr> <td>1ST STORY</td> <td>300 CONDITIONED, 201 UNCONDITIONED GARAGE</td> </tr> <tr> <td>2ND STORY</td> <td>680</td> </tr> <tr> <td>3RD STORY</td> <td>580</td> </tr> <tr> <td>ROOF STAIR LANDING</td> <td>12</td> </tr> <tr> <td>TOTAL</td> <td>1432 CONDITIONED, 201 UNCONDITIONED</td> </tr> </table>	1ST STORY	300 CONDITIONED, 201 UNCONDITIONED GARAGE	2ND STORY	680	3RD STORY	580	ROOF STAIR LANDING	12	TOTAL	1432 CONDITIONED, 201 UNCONDITIONED	
1ST STORY	300 CONDITIONED, 201 UNCONDITIONED GARAGE										
2ND STORY	680										
3RD STORY	580										
ROOF STAIR LANDING	12										
TOTAL	1432 CONDITIONED, 201 UNCONDITIONED										

SYMBOLS	
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	EXTERIOR OR WATERPROOF LIGHT FIXTURE
	WALL WASH LIGHT FIXTURE
	RECESSED CEILING MOUNTED FIXTURE
	FLUORESCENT LIGHT FIXTURE
	SMOKE ALARM
	CARBON MONOXIDE ALARM/SMOKE ALARM
	TELEPHONE
	INTERCOM
	DUPLEX OUTLET: 16" A.F.F.
	DUPLEX GFI OUTLET
	DUPLEX SWITCHED OUTLET
	DATA/TELEPHONE OUTLET
	DOUBLE DUPLEX, COUNTER HT
	DOUBLE DUPLEX OUTLET: 16" A.F.F.
	COUNTER HEIGHT DUPLEX OUTLET
	HALF SWITCHED DUPLEX OUTLET
	DIRECTIONAL EXIT SIGN
	FAN
	THERMOSTAT
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	DOOR TAG
	CEILING HEIGHT TAG
	ELEVATION
	FIXTURE TAG, P-PLUMBING, E-EQUIPMENT
	DRAWING REVISION TAG
	DETAIL KEY
	INTERIOR ELEVATION KEY
	SECTION/ELEVATION KEY

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2010 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2013 CBC SECTION 719.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.
- WINDOW SIZES ON DRAWINGS ARE NOMINAL. REFER TO MANUFACTURER'S FOR ACTUAL ROUGH OPENING DIMENSIONS.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS.
- PROMISE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.
- ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
- PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS, THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.



ABBREVIATIONS:					
A.C.	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER
A.C. TILE	ACOUSTIC TILE	FINI.	FIXTURE	PLYWD.	PLYWOOD
ACCESS.	ACCESSIBLE	F.L.	FLOW LINE	POL.	POLISHED
ACOVST.	ACOUSTICAL	FLASH.	FLASHING	PR.	FAIR
A.D.	AREA DRAW	FLOOR.	FLUORESCENT	PRCST.	PRECAST
ADJ.	ADJACENT	F.O.	FACE OF	PT.	POINT
ADJST.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER
A.E.S.	ABOVE EXISTING SLAB	F.O.F.	FACE OF FINISH	PTD.	PAINTED
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE COMBINATION
A.F.F.	ABOVE FINISHED FLOOR	F.P.	FIRE PROOF	PTN.	PARTITION
AGGR.	AGGREGATE	FPBFG	FIRE PROOFING	P.T.R.	PAPER TOWEL RECEPTACLE
AL.	ALUMINUM	F.R.	FIRE RETARDANT	PU.	POLYURETHANE
ALUM.	ALUMINUM	F.T.	FIRE TREATED	PY.	POLYCARBONATE
APPROX.	APPROXIMATELY	FT.	FOOT/FEET	Q.I.	QUARRY TILE
ARCH.	ARCHITECTURAL	FTG.	FOOTING	R.	RISER
ASB.	ASBESTOS	FURR.	FURRING	RAD.	RADIUS
ASPH/IT	ASPH/IT	FUT.	FUTURE	RCP	REFLECTED CEILING PLAN
AT	AT	GA.	GAUGE	R.D.	ROOF DRAIN
BD.	BOARD	GAUZ.	GALVANIZED	R.H.W.D.	REDWOOD
BITUM.	BITUMINOUS	G.B.	GRAB BAR	REF.	REFERENCE
BLOC.	BUILDING	G.C.	GENERAL CONTRACTOR	REFR.	REFRIGERATOR
BLC.	BLOCK	G.H.	GRANITE HOOK	REINF.	REINFORCED
BLOC'G	BLOCKING	GL.	GLASS	REG.	REGISTER
BL'G	BLOCKING	GND.	GROUND	REQ.	REQUIRED
BL.	BEAM	GR.	GRADE	RESIL.	RESILIENT
B.O.	BOTTOM OF	GRN.	GRANULATED SHEET METAL	RET.	RETARDANT
BOT.	BOTTOM	GSM.	GYP/UM WALLBOARD	RGR.	REGISTER (CASH)
CAB.	CABINET	GYP.	GYP/UM	RM.	ROOM
C.B.	CATCH BASIN	GYPB.	GYP/UM BOARD	R.O.	ROUGH OPENING
CEM.	CEMENT	H.C.	HOSE END	R.W.L.	R/W WATER LEADER
CER.	CERAMIC	H.C.	HOLLOW CORE	S.	SOUTH
CL.	CAST IRON	HD.	HAND	S.B.O.	SUPPLIED BY OWNER
C.L.	CENTER LINE	H.W.D.	HARDWOOD	S.C.	SOLID CORE
C.LG.	CEILING	H.M.	HOLLOW METAL	S.C.D.	SEAT COVER DISPENSER
CLUG.	CAULKING	H.R.	HORIZONTAL	SCH.	SCHEDULE
CLO.	CLOSET	HT.	HEIGHT	SCH.D.	SCHEDULE(D)
CLR.	CLEAR	I.D.	INSIDE DIAMETER	S.E.D.	SECTION
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	S.E.D.	SEE ELECTRICAL DRAWINGS
CNTR.	COUNTER	INT.	INTERIOR	SH.	SHelf
COL.	COLUMN	JML	JAMBOUR	SHR.	SHOWER
COM.	COMPACT	JT.	JOINT	SHT.	SHEET
CONC.	CONCRETE	KIT.	KITCHEN	SHU.	SIMILAR
CONN.	CONNECTION	KIT.	KITCHEN	S.M.O.	SEE MECHANICAL DRAWINGS
CONSTR.	CONSTRUCTION	L.	ANGLE	S.M.D.	SANITARY MAPPING DISPENSER
CONT.	CONTINUOUS	LAM.	LAMINATE	S.M.R.	SANITARY MAPPING RECEPTACLE
CORR.	CORRIDOR	LAW.	LAWYER	S.P.D.	SEE PLUMBING DRAWINGS
C.S.C.L.	CONTRACTOR SUPPLIED CONTRACTOR INSTALLED	LL.	LANDLORD	SPEC.	SPECIFICATION
C.T.	CERAMIC TILE	LKR.	LOCKER	SPEC'D	SPECIFIED
CTR.	CENTER	LI.	LIGHT	SQ.	SQUARE
CTSK.	COUNTERSINK	MANUF.	MANUFACTURER	S.S.D.	SEE STRUCTURAL DRAWINGS
DBL.	DOUBLE	MAX.	MAXIMUM	S.S.K.	SERVICE SINK
DEPT.	DEPARTMENT	M.C.	MEDICINE CABINET	ST.	STAINLESS STEEL
DET.	DETAIL	MDP.	MEDIUM DENSITY FIBERBOARD	ST.	STONE
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	STA.	STATION
DN.	DIAMETER	MEMB.	MEMBRANE	STD.	STANDARD
DNA.	DIAMENSION	MFR.	MANUFACTURER	STL.	STEEL
DNL.	DOWN	MILL WC.	MILL WORK	STOR.	STORAGE
D.O.	DOOR OPENING	M.H.	MANHOLE	STRUCT.	STRUCTURAL
DRESS.	DRESSING	MIN.	MINIMUM	SUSP.	SUSPENDED
DS.	DOWNSPOUT	MIR.	MIRROR	SW.	SYMMETRICAL
D.S.P.	DRY STANDPIPE	MISC.	MISCELLANEOUS	T.	TREAD
DTL.	DETAIL	M.O.	MASONRY OPENING	T.B.	TOWEL BAR
DWG.	DRAWING	MTL.	METAL	TC.	TOP OF CURB
E.	EAST	MTD.	MOUNTED	T.C.	TERRA COTTA
EA.	EXISTING	MUL.	MULLION	TEMP.	TEMPERED
E.A.	EACH	MWC.	MILLWORK CONTRACTOR	TER.	TERRAZZO
E.J.	EXPANSION JOINT	N.	NORTH	THK.	THICK
EL.	ELEVATION	(N)	NEW	T.O.	TOP OF
ELEC.	ELECTRICAL	N.C.	NOT IN CONTRACT	T.O.C.	TOP OF CONCRETE
ELEV.	ELEVATOR	NOM.	NOMINAL	T.O.P.	TOP OF PAVEMENT
EMER.	EMERGENCY	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF SLAB
ENCL.	ENCLOSURE	#	NUMBER	T.S.	TUBE STEEL
E.P.	ELECTRICAL PANEL BOARD			TYP.	TYPICAL
EQ.	EQUIPMENT	D.A.	OVERALL	UNEQ.	UNEQUAL
EQPT.	EQUIPMENT	OSB.	OSBURE	U.O.N.	UNLESS OTHERWISE NOTED
ESC.	ESCALATOR	O.C.	ON CENTER	URN.	URN
EW.C.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER	V.F.F.	VERIFY IN FIELD
EXST.	EXISTING	OFF.	OFFICE	VERT.	VERTICAL
EXP.	EXPANSION	OPV/G	OPENING	VEST.	VESTIBULE
EXPO.	EXPOSED	OPP.	OPPOSITE	W.	WEST
EXT.	EXTERIOR	OPP. HD.	OPPOSITE HAND	W/	WITH
F.A.	FIRE ALARM	O.S.C.I.	OWNER SUPPLIED CONTRACTOR INSTALLED	W.C.	WATER CLOSET
F.B.	FLAT BAR	P.	PAINT	WD.	WOOD
F.D.	FLOOR DRAIN	P.C.	PRECAST CONCRETE	W.D.	WINDOW
FDN.	FOUNDATION	PCL.	PIECES	W/O	WITHOUT
F.E.C.	FIRE EXTINGUISHER CABINET	PL.	PLATE	WP.	WALLPAPER
F.H.C.	FIRE HOSE CABINET	PLAN.	PLASTIC LAMINATE	WT.	WEIGHT

OWNER: TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE: ISSUED FOR PERMIT 04.11.16
REVISED PER COMMISSION DR 04.25.17

CONSULTANT

APPROVAL



PROJECT INFORMATION

A0.0

DRAWN: TK
CHECKED: TK
SCALE: NONE



6 VIEW OF REAR OF 2785-77
SCALE: NTS



5 SIDEWALK @ 2783
SCALE: NTS



4 VIEW OF SITE
SCALE: NTS



3 VIEW OF EXISTING CURB CUT FROM SITE
SCALE: NTS



3 VIEW OF EXISTING CURB CUT FROM SITE
SCALE: NTS



2 DIAMOND STREET LOOKING WEST (OPPOSITE OF SUBJECT PROPERTY)
SCALE: NTS



1 VIEWS FROM DIAMOND STREET
SCALE: NTS



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107 PHONE/FAX 415.431.0869

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE: ISSUED FOR PERMIT DATE: 04.11.16

CONSULTANT

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: NONE

SITE PHOTOGRAPHS

A0.1B



4 2783 DIAMOND
VIEW OF HOUSES FRONTING SURRY, NORTH OF SUBJECT PROPERTY
SCALE: NTS



3 DIAMOND STREET LOOKING EAST (2783K AT CENTER)
SCALE: NTS



2 DIAMOND STREET LOOKING WEST (OPPOSITE OF SUBJECT PROPERTY)
SCALE: NTS



1 SITE FROM 12TH STREET LOOKING SOUTH-EAST
SCALE: NTS

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0859

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0859
TROYKASHANIPOUR.COM

ISSUE: ISSUED FOR PERMIT DATE: 04.11.16

CONSULTANT

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: NONE

SITE PHOTOGRAPHS

A0.1A

TOPOGRAPHICAL LAND SURVEY

OF THE LANDS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DOC. NO. 94-F714109-00 2785 DIAMOND STREET, SAN FRANCISCO, CA ASSESSORS PARCEL VOL. 40, BLOCK 6742, LOT 27A CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA OCTOBER 2016

CONSISTING OF ONE SHEET

American Baseline Company
897 Northrup Street, Ste 7, San Jose, CA 95128
408/394-9281 americanbaseline.com

SCALE : 1 Inch = 4 Feet

LEGEND

---	PROPERTY LINE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
---	WOOD FENCE
AD	AREA DRAIN
AC	ASSESSOR'S PARCEL NUMBER
CS	ASPHALT
CO	CATCH BASIN
CONC	CLEANOUT
DW	CONCRETE DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GRD	FIRE HYDRANT
GA	GROUND
GM	GUY ANCHOR
IV	GAS VALVE
IR	IRRIGATION VALVE
J	JOINT POLE
MB	MAIL BOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET LIGHT
T	TREE
WM	WATER METER
WV	WATER VALVE
P	WOOD POST

NOTES:

- SITE: 2785 DIAMOND STREET, SAN FRANCISCO, CA 94131
- OWNER: TROY KASHANIPOUR
2325 THIRD STREET, STE. 401, SAN FRANCISCO CA, 94107
- ARCHITECT: TROY KASHANIPOUR ARCHITECTURE, 415/431-0869
- APN: 6742-027A
- TOTAL ACREAGE: 849.38 SQ. FT., 0.019 AC.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THE UTILITIES SHOWN ON THIS MAP ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS MAP, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. ALL DECKS ARE WOOD, ALL WALLS ARE WOOD, ALL FENCES ARE WOOD AND ALL STEPS ARE CONCRETE UNLESS OTHERWISE NOTED.
- ALL TREE DIMENSIONS ARE THE DIAMETER AT 46" ABOVE GRADE. SPECIES OF TREES TO BE DETERMINED/VERIFIED BY AN ARBORIST.
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY AMERICAN BASELINE COMPANY. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- ESBL TO BE DETERMINED/VERIFIED BY THE CITY OF SAN FRANCISCO.
- THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING.

BOUNDARY NOTE:

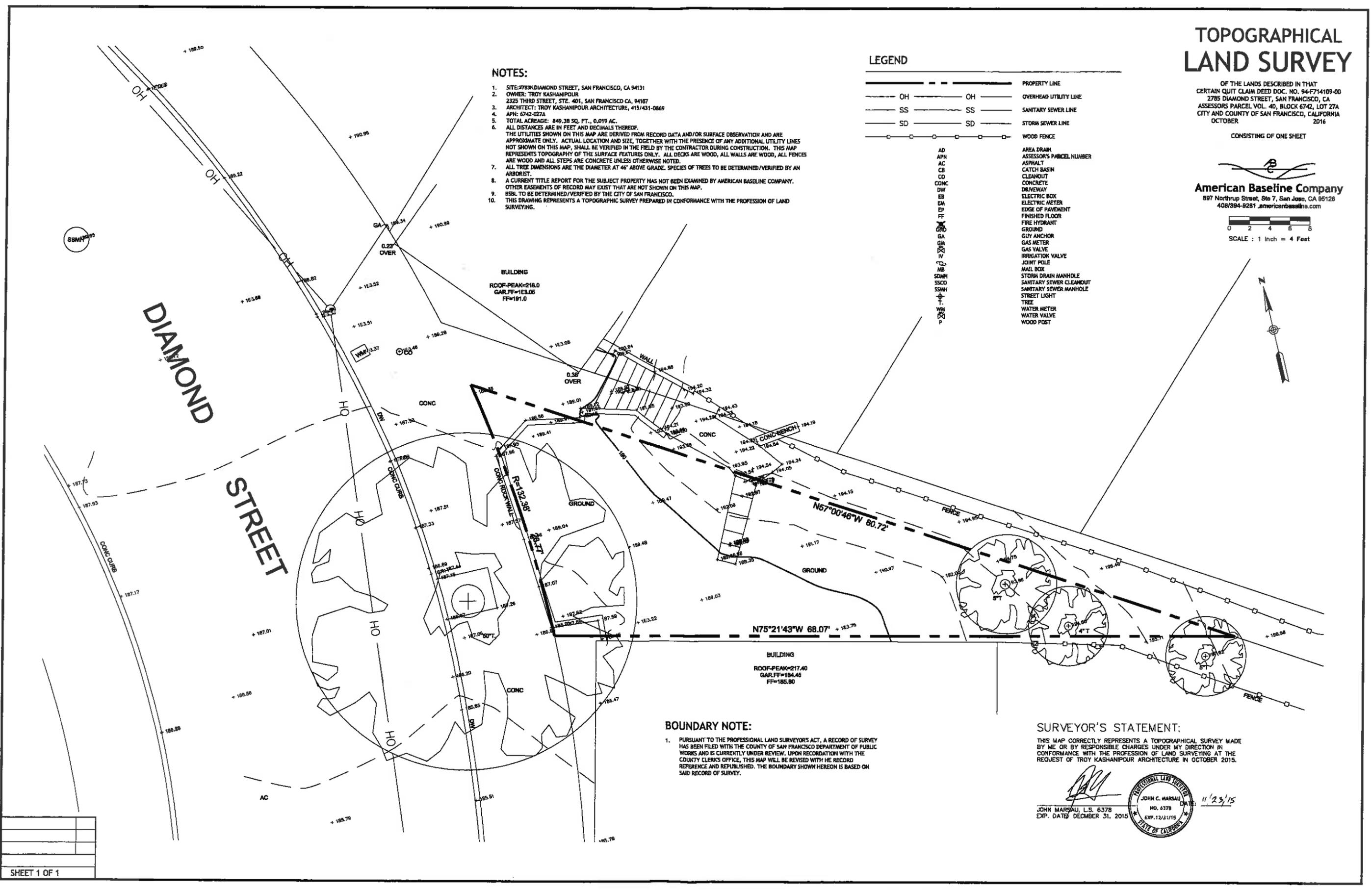
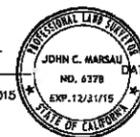
- PURSUANT TO THE PROFESSIONAL LAND SURVEYORS ACT, A RECORD OF SURVEY HAS BEEN FILED WITH THE COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS AND IS CURRENTLY UNDER REVIEW. UPON RECONCILIATION WITH THE COUNTY CLERK'S OFFICE, THIS MAP WILL BE REVISED WITH THE RECORD REFERENCE AND REPUBLISHED. THE BOUNDARY SHOWN HEREON IS BASED ON SAID RECORD OF SURVEY.

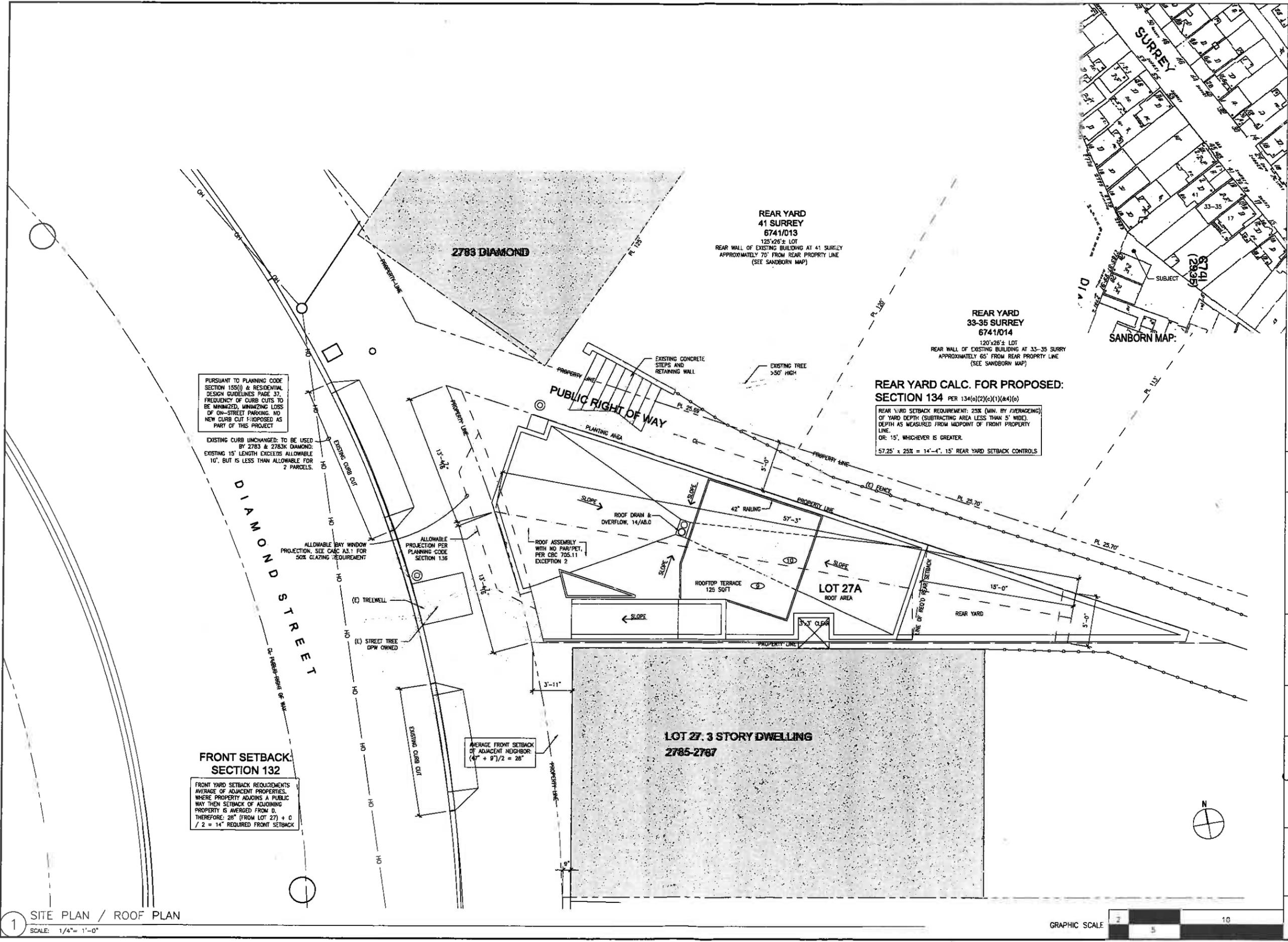
SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHICAL SURVEY MADE BY ME OR BY RESPONSIBLE CHARGES UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING AT THE REQUEST OF TROY KASHANIPOUR ARCHITECTURE IN OCTOBER 2015.

JOHN MARSAU, L.S. 6378
EXP. DATE: DECEMBER 31, 2015

DATE: 11/23/15





PURSUANT TO PLANNING CODE SECTION 155(i) & RESIDENTIAL DESIGN GUIDELINES PAGE 37, FREQUENCY OF CURB CUTS TO BE MINIMIZED, MINIMIZING LOSS OF ON-STREET PARKING. NO NEW CURB CUT PROPOSED AS PART OF THIS PROJECT.

EXISTING CURB UNCHANGED TO BE USED BY 2783 & 2783K DIAMOND. EXISTING 15' LENGTH EXCEEDS ALLOWABLE 10', BUT IS LESS THAN ALLOWABLE FOR 2 PARCELS.

ALLOWABLE BY WINDOW PROJECTION, SEE CALC A3.1 FOR 50% GLAZING REQUIREMENT

ALLOWABLE PROJECTION PER PLANNING CODE SECTION 136

AVERAGE FRONT SETBACK OF ADJACENT NEIGHBOR: $(4' + 9')/2 = 28'$

FRONT SETBACK SECTION 132

FRONT YARD SETBACK REQUIREMENTS AVERAGE OF ADJACENT PROPERTIES, WHERE PROPERTY ADJOINS A PUBLIC WAY THEN SETBACK OF ADJOINING PROPERTY IS AVERAGED FROM D, THEREFORE: $28'$ (FROM LOT 27) + 0 / 2 = 14' REQUIRED FRONT SETBACK

REAR YARD 41 SURREY 6741/013
125'x26'± LOT
REAR WALL OF EXISTING BUILDING AT 41 SURREY APPROXIMATELY 70' FROM REAR PROPERTY LINE (SEE SANBORN MAP)

REAR YARD 33-35 SURREY 6741/014
120'x26'± LOT
REAR WALL OF EXISTING BUILDING AT 33-35 SURREY APPROXIMATELY 65' FROM REAR PROPERTY LINE (SEE SANBORN MAP)

REAR YARD CALC. FOR PROPOSED SECTION 134 PER 134(a)(2)(c)(1)(4)(e)

REAR YARD SETBACK REQUIREMENT: 25% (MIN. BY AVERAGING) OF YARD DEPTH (SUBTRACTING AREA LESS THAN 5' WIDE, DEPTH AS MEASURED FROM MIDPOINT OF FRONT PROPERTY LINE, OR: 15', WHICHEVER IS GREATER.
57.25' x 25% = 14'-4", 15' REAR YARD SETBACK CONTROLS

OWNER:
TROY KASHANIPUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE:	DATE:
PRE-APPLICATION MEETING	12.16.15
ISSUED FOR PERMIT	04.11.16
RDY COMMENTS	06.01.16
REVISED PER COMMISSION D.R.	04.25.17

CONSULTANT

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

SITE PLAN

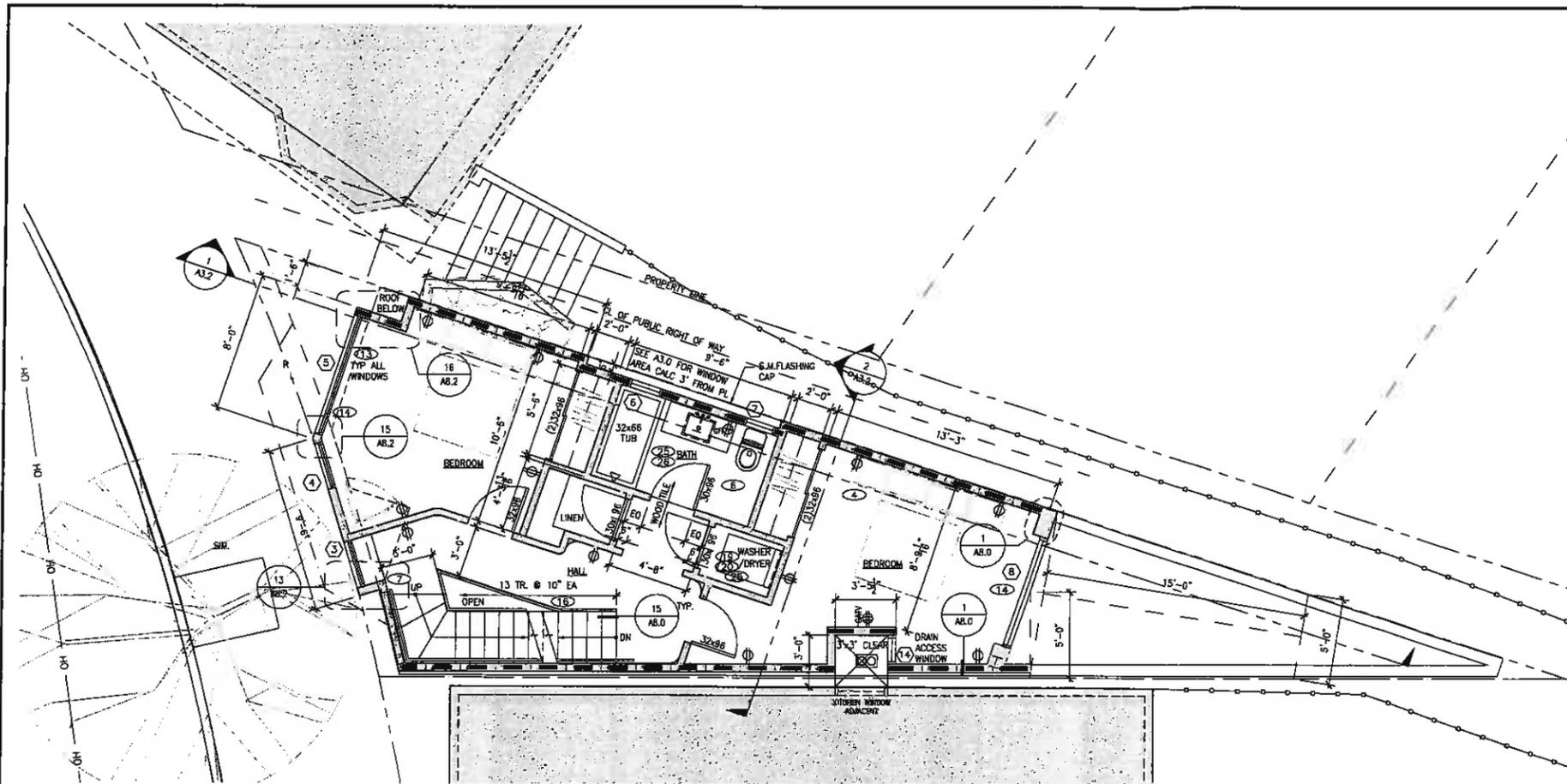
A1.0

1 SITE PLAN / ROOF PLAN
SCALE: 1/4" = 1'-0"



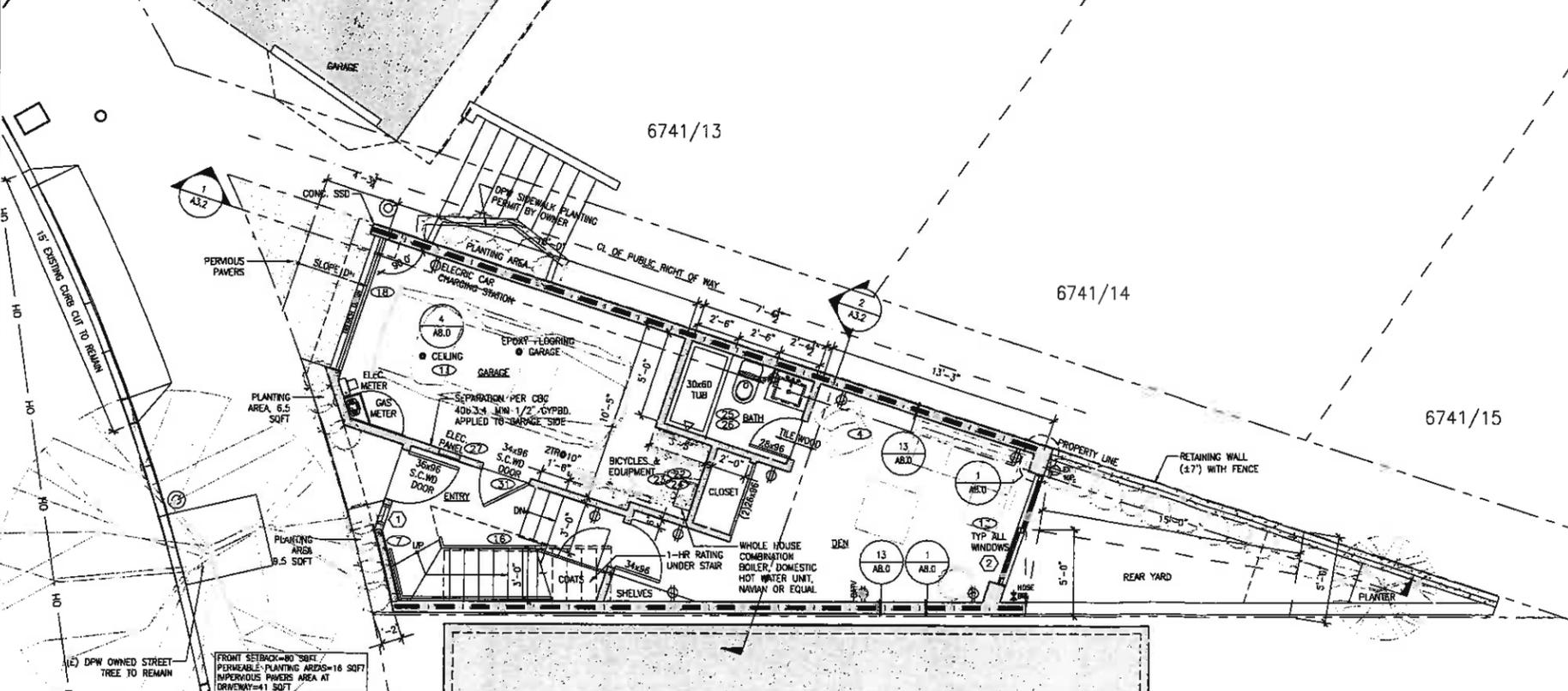
TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

2783K DIAMOND STREET



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



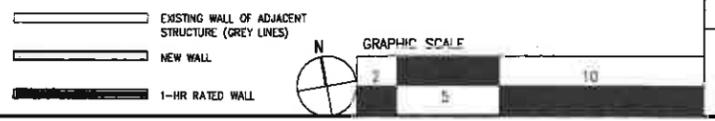
1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES:

- 1 (N) KITCHEN CABINETS TO BE SELECTED BY OWNER. COORDINATE CABINETS SUBMITTAL WITH ALL ELECTRICAL AND PLUMBING WORK.
- 2 PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETS AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- 3 SMOOTH FINISH AT ALL GYPSUM BOARD WALL AND SOFFIT TYPICAL FINISH TO MATCH #5 FINISH, NO GRANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
- 4 PROVIDE R-13 INSULATION AT 2x4 FRAMED WALLS, R-19 INSULATION AT GARAGE SOFFIT, R-38 INSULATION AT ROOF. R-10 AT NORTH CMU FOUNDATION WALLS OR MINIMUM AS DESCRIBED IN 24 ENERGY CALCULATIONS SEE AD.3A.6.B.
- 5 PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIME AND PAINTED PER OWNER SELECTION.
- 6 HANDRAIL GRASPABILITY: RECTANGULAR WITH PERIMETER DIMENSION OF 4" MIN. AND NOT GREATER THAN 6.25" WITH MAXIMUM DIMENSION OF 2.25" PER CBC 1012.3. CONTINUITY PER 1021.4. HANDRAIL CONTINUITY PER 1012.4. HEIGHT 34"-38" ABOVE STAIR NOSING. 1.5" SPACING FROM WALL.
- 7 42" PARAPET/GUARDRAIL AT DECKS, TYPICAL COMPLY WITH CBC 1013.4 GUARDS SHALL NOT ALLOW THE PASSAGE OF AT 4" SPHERE AND 4 3/8" ABOVE 36"
- 8 PROVIDE (N) WATERPROOFING MEMBRANE SLOPE 1/4" PER FOOT. PROVIDE SUBMITTAL OF MANUFACTURER'S DATA AND TYPICAL INSTALLATION DETAIL FOR OWNER/DEVELOPER REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9 PROVIDE (N) ROOF DRAIN AND OVERFLOW. OVERFLOW TO BE 2" HIGHER THAN ROOF DRAIN. SEE 14/AB.1.
- 10 AT GARAGE CEILING: PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD NAILED TO JOISTS WITH 54 COOLER OR WALLBOARD NAILS AT 6" ON CENTER. END JOINTS OF WALLBOARD CENTERED ON JOISTS.
- 11 PROVIDE TEMPERED GLASS SHOWER ENCLOSURE WITH STAINLESS STEEL CLIPS. GLAZING SHALL MEET REQUIREMENTS OF CBC CHAPTER 24, IDENTIFICATION PER 2403.1 & 2406.3 HAZARDOUS LOCATIONS.
- 12 (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS U-VALUE MAX=0.32 AND S.H.G.C. = .30 MAX.
- 13 WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
- 14 TEMPERED GLASS SKYLIGHT, 6" MIN. CURS ABOVE ADJACENT ROOF SURFACE. INSTALL PER MFG'S RECOMMENDATION.
- 15 PROVIDE SHOP DRAWINGS FOR ARCHITECT & ENGINEER REVIEW FOR ALL METAL FABRICATIONS. INCLUDE ATTACHMENTS BACK TO STRUCTURE. RAILINGS AND GUARDRAILS INCLUDING ATTACHMENTS TO MEET REQUIREMENTS OF CBC 1607.8.1, 1607.8.1.1, 1607.8.1.2
- 16 PROVIDE FLEXIBLE VINYL SHOWER PAN LINER FOR SHOWER STALL. TILE PER TILE COUNCIL OF NORTH AMERICA RECOMMENDED ASSEMBLY AND T.C.N.A. STANDARDS.
- 17 PROVIDE SCREENED VENT AT GARAGE DOOR OR OTHER GARAGE LOCATION TO EXTERIOR, MIN. 200 SQ.IN PER SFBC 3125.
- 18 PROVIDE MIN. 100 SQ. INCH MAKE-UP AIR GRILL OR LOUVERED TYPE DOOR AT LAUNDRY CLOSET DOOR TO SERVE DRYER OR PER CMC 504.3.2.
- 19 (N) WASHER/DRYER: A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. 2007 CEC ARTICLES 210.11(C)(2) & 210.52(F). PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. PROVIDE EXHAUST VENTILATION PER TABLE 4-4 AND MAKEUP AIR AS NEEDED. DRYER MOISTURE EXHAUST TO MEET REQUIREMENTS OF: CMC 504.3.1 AND 4" DUCT PER CMC 504.3.2. DRYER DUCTS PER CMC 504.3.2 AND 504.3.2.2. TERMINATION 3' FROM ANY OPENING OR PL PER CMC 504.5.
- 20 DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFG'S INSTRUCTIONS AND VENT SHALL PER PER CMC 504.2.
- 21 (N) HYDRONIC HEAT EQUIPMENT. DESIGN BUILD-ITEM BY G.C. AS SUBCONTRACTOR. HYDRONIC HEAT SYSTEM TO MEET REQUIREMENTS ALL APPLICABLE CODES INCLUDING: CEC 150.1(2); PIPING FOR HYDRONIC HEATING SYSTEM SHALL MEET REQUIREMENTS OF TABLE 123-A.
- 22 CMC CHAPTER 12 FOR METALS, PB, PEX, PEX-AL-PEX PIPE, TUBES, FITTINGS, CONNECTIONS, INSULATION, SUPPORTS, AND PROTECTION DETAILS.
- 23 CEC (RESIDENTIAL MANUAL) 4.6.1-2 REQUIREMENTS FOR HEAT EXCHANGER ON CLOSED LOOP SYSTEM. WH EFFICIENCY AS LISTED.
- 24 DIRECT VENT EQUIPMENT SHALL BE VENTED WITH THE TERMS OF THE LISTING AND THE MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CBC 802.2.5, 802.6.2(3) & 802.8.3. GAS VENT TERMINATION PER CMC 802.6.2(1)&(2) GAS VENT TERMINATION CAP PER CMC 802.6.2.5 GAS VENT SUPPORT PER MFG AND CMC 802.5.6 & 802.6.5.
- 25 PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES.
- 26 TOILET, LAUNDRY, AND KITCHEN EXHAUST TERMINATION 3'-0" MINIMUM FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 504.5.
- 27 EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF CMC 403.7 TABLE 4-4 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION.

DRAWING LEGEND:



- 27 AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE HABITABLE AREA WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2007 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
 - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
 - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
 - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
 - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
- 28 G.C. CONFIRM ELECTRIC & GAS METER REQUIREMENTS WITH PG&E STANDARDS. COORDINATE WITH ARCHITECT METER LOCATION AND MOUNTING DETAILS. PROVIDE CABINET FOR GAS METER AND VENTING AS 2020. SEE PG&E GREENBOOK FOR INSTALLATION STANDARDS.
- 29 PROVIDE CA STATE FIRE MARSHAL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. COMBINED SMOKE/CARBON MONOXIDE ALARM.
- 30 HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARDWIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
- 31 PROVIDE SOLID CORE WOOD DOOR 1 3/8" MIN. THICKNESS OR PROVIDE DOOR WITH 20 MIN. FIRE PROTECTION RATING. PROVIDE CLOSER. DOOR TO BE SELF-LATCHING

PROVIDE HOSE BIBS AT LOCATIONS AS SELECTED BY OWNER
 ALL PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR AND GENERAL CONTRACTOR. PROVIDE ALL MATERIALS FOR A CODE COMPLIANT INSTALLATION. SUBCONTRACTORS TO PROVIDE SUBMITTAL FOR OWNER REVIEW PRIOR TO INSTALLATION.

TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS:
 KITCHENS: AT LEAST 50% OF INSTALLED LUMINAIRES WATTAGE MUST BE HIGH EFFICACY (HE) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON HE LIGHTING
 BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOMS: ALL HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTION AS FOLLOWS:
 PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119(4) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON.
 OUTDOOR LIGHTING: ALL HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.

COMMON AREAS (ENCLOSED NON DWELLING SPACES): ALL HIGH EFFICACY UNLESS CONTROLLED BY A CERTIFIED OCCUPANT SENSOR(S) - NOT REQUIRED TO BE MANUAL-ON.
 ALL OTHER ROOM (BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC) SHALL BE ALL HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS:
 1) PROVIDE DIMMER SWITCH.
 2) PROVIDE MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119(4) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON FLUORESCENT OR CONTROL BY DIMMER SWITCH.
 3) CLOSETS LESS THAN 70 SQUARE FEET ARE EXEMPT FROM LIGHTING REQUIREMENTS.

RECESSED LUMINAIRES IN INSULATED CEILING. MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT.

LIGHTING GENERAL NOTES:
 G.C. AND ELECTRICAL SUBCONTRACTOR TO CONFIRM AND COORDINATE ALL TRANSFORMERS WITH FIXTURES SELECTION.
 G.C. AND ELECTRICAL CONTRACTOR TO CONFIRM ANY ACCESS PANELS REQUIREMENTS.
 PROVIDE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW PRIOR TO PURCHASE OF FIXTURES.
 WHERE DEVICES/SWITCHES ARE CLUSTERED, PROVIDE MULTI-GANG COVERS.
 SWITCH MOUNTING HT = 48" TO CL. A.F.F.
 OUTLET/CATV/TELE MOUNTING HT = 15" TO CL. A.F.F.
 SEE SHEET A6.0 FOR [] LOCATIONS.
 SEE SHEET A6.0 FOR [] LOCATIONS.

OWNER: TROY KASHANIPOUR
 2325 3RD STREET, SUITE 401
 SAN FRANCISCO, CA 94110
 PHONE: 415.431.0689
 TK@TKWORKSHOP.COM

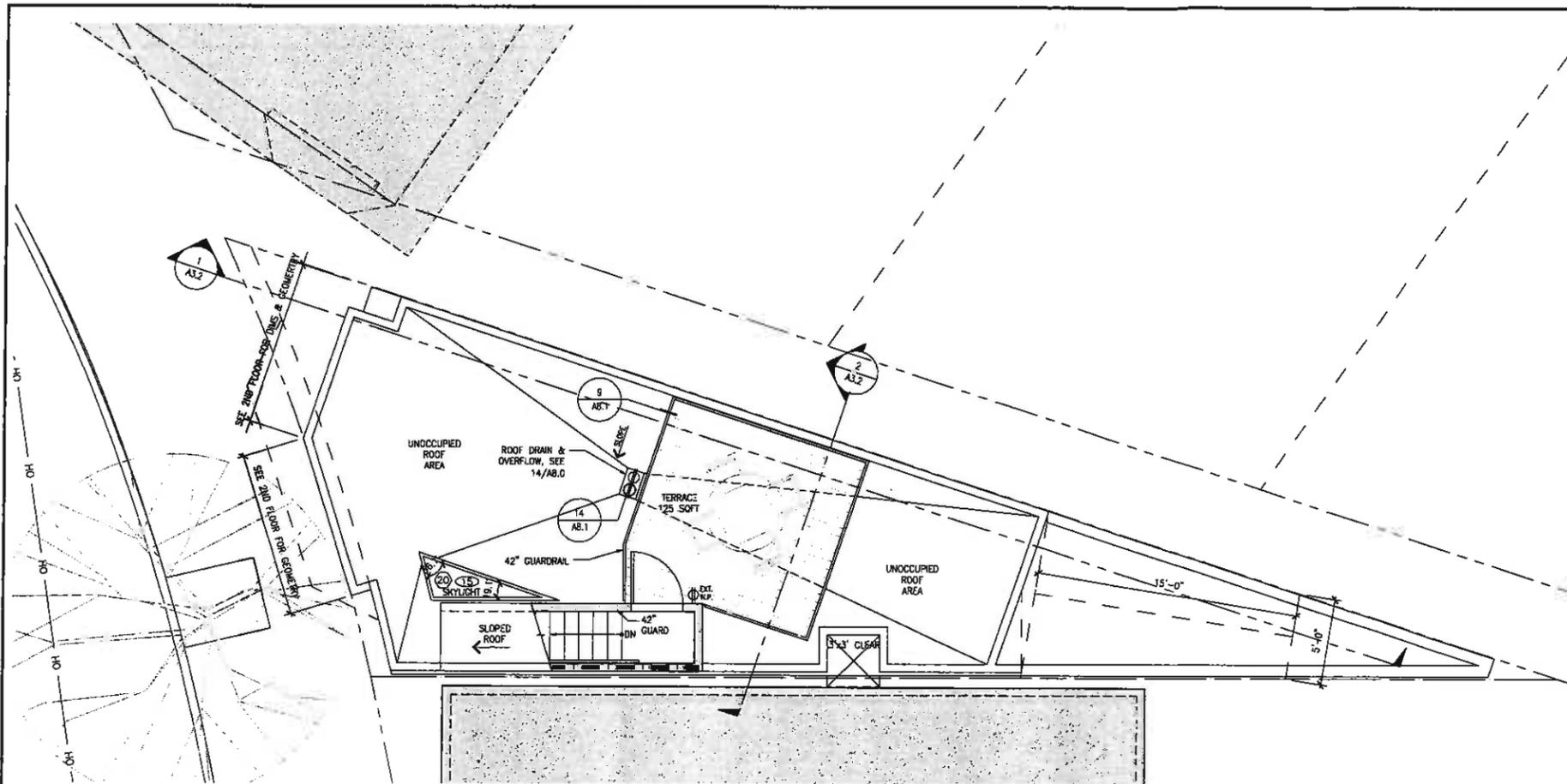
ISSUE:	DATE:
PRE-APPLICATION MEETING	12.16.15
ISSUED FOR PERMIT	04.11.16
RDT COMMENTS	08.01.16
REVISED PER COMMISSION D.R.	04.25.17

CONSULTANT
 APPROVAL

	DRAWN:	TK
	CHECKED:	TK
	SCALE:	NONE

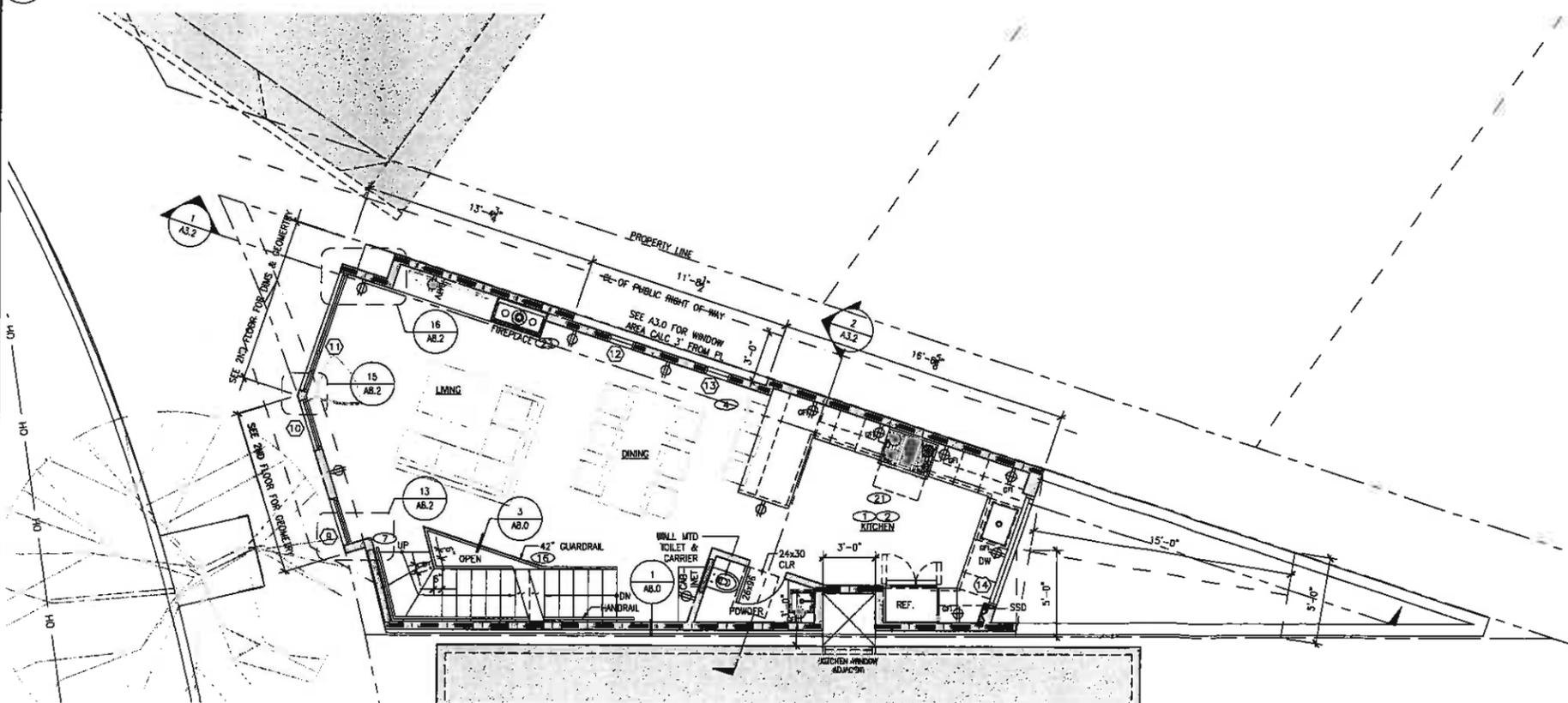
PROPOSED FLOOR PLAN
A2.0

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0689
2783K DIAMOND STREET



2 PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



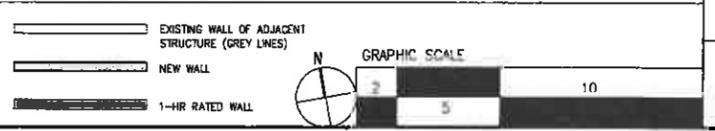
1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES:

- 1 (N) KITCHEN CABINETS TO BE SELECTED BY OWNER. COORDINATE CABINETS SUBMITTAL WITH ALL ELECTRICAL AND PLUMBING WORK.
- 2 PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETS AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- 3 SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL FINISH TO MATCH #5 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP. ALL FINISHES.
- 4 PROVIDE R-13 INSULATION AT 2x4 FRAMED WALLS, R-19 INSULATION AT GARAGE SOFFIT, R-38 INSULATION AT ROOF, R-10 AT NORTH CONC FOUNDATION WALLS OR MINIMUM AS DESCRIBED IN 24 ENERGY CALCULATIONS SEE A0.3A&B.
- 5 PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION.
- 6 HANDRAIL GRASPABILITY: RECTANGULAR WITH PERIMETER DIMENSION OF 4" MIN. AND NOT GREATER THAN 6.25" WITH MAXIMUM DIMENSION OF 2.25" PER CBC 1012.3. CONTINUITY PER 1021.4. HANDRAIL CONTINUITY PER 1012.4, HEIGHT 34"-38" ABOVE FINISH FLOOR. 1.5" SPACING FROM WALL.
- 7 42" PARAPET/GUARDRAIL AT DECKS, TYPICAL COMPLY WITH CBC 1013.4. GUARDS SHALL NOT ALLOW THE PASSAGE OF AT 4" SPHERE AND 4 3/8" ABOVE 36"
- 8 PROVIDE (N) WATERPROOFING MEMBRANE, SLOPE 1/4" PER FOOT, PROVIDE SUBMITTAL OF MANUFACTURER'S DATA AND TYPICAL INSTALLATION DETAIL FOR OWNER/DEVELOPER REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 9 PROVIDE (N) ROOF DRAIN AND OVERFLOW. OVERFLOW TO BE 2" HIGHER THAN ROOF DRAIN. SEE 14/AB.1.
- 10 AT GARAGE CEILING, PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD MAILED TO JOISTS WITH 54 COOLER OR WALLBOARD MAILED AT 6" ON CENTER. END JOINTS OF WALLBOARD CENTERED ON JOISTS.
- 11 PROVIDE TEMPERED GLASS SHOWER ENCLOSURE WITH STAINLESS STEEL CLIPS. GLAZING SHALL MEET REQUIREMENTS OF CBC CHAPTER 24. IDENTIFICATION PER 2403.1 & 2406.3 HAZARDOUS LOCATIONS.
- 12 (N) WINDOW, MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS U-VALUE MAX=0.32 AND S.H.G.C. = .50 MAX.
- 13 WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" T.F.F.
- 14 TEMPERED GLASS SKYLIGHT, 6" MIN. CURB ABOVE ADJACENT ROOF SURFACE. INSTALL PER MFG'S RECOMMENDATION.
- 15 PROVIDE SHOP DRAWINGS FOR ARCHITECT & ENGINEER REVIEW FOR ALL METAL FABRICATIONS. INCLUDE ATTACHMENTS BACK TO STRUCTURE, RAILINGS AND GUARDRAILS INCLUDING ATTACHMENTS TO MEET REQUIREMENTS OF CBC 1607.8.1, 1607.8.1.1, 1607.8.1.2
- 16 PROVIDE FLEXIBLE VINYL SHOWER PAN LINER FOR SHOWER STALL. TILE PER TILE COUNCIL OF NORTH AMERICA RECOMMENDED ASSEMBLY AND T.C.N.A. STANDARDS.
- 17 PROVIDE SCREENED VENT AT GARAGE DOOR OR OTHER GARAGE LOCATION TO EXTERIOR, MIN. 200 SQIN PER SFBC 312S.
- 18 PROVIDE MIN. 100 SQ. INCH MAKE-UP AIR GRILL OR LOWEVED TYPE DOOR AT LAUNDRY CLOSET DOOR TO SERVE DRYER OR PER CMC 504.3.2.
- 19 (N) WASHER/DRYER: A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. 2007 DEC ARTICLES 210.11(C)(2) & 210.52(7) PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. PROVIDE EXHAUST VENTILATION PER TABLE 4-4 AND MAKEUP AIR AS REQUIRED. DRYER MOISTURE EXHAUST TO MEET REQUIREMENTS OF: CMC 504.3.1 AND 4" DIA DUCT PER CMC 504.3.2. DRYER DUCTS PER CMC 504.3.2 AND 504.3.2.2. TERMINATION 3' FROM ANY OPENING OR PL PER CMC 504.5.
- 20 DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFG'S INSTRUCTIONS AND VENT SHALL PER PER CMC 504.2.
- 21 (N) HYDRONIC HEAT EQUIPMENT, DESIGN BUILD-ITEM BY G.C. AS SUBCONTRACTOR. HYDRONIC HEAT SYSTEM TO MEET REQUIREMENTS ALL APPLICABLE CODES INCLUDING:
CEC 1501.2; PIPING FOR HYDRONIC HEATING SYSTEM SHALL MEET REQUIREMENTS OF TABLE 123-A.
CMC CHAPTER 12 FOR METALS, PB, PEX, PEX-AL-PEX PIPE, TUBES, FITTINGS, CONNECTIONS, INSULATION, SUPPORTS, AND PROTECTION DETAILS.
CEC (RESIDENTIAL MANUAL) 4.6.1-2 REQUIREMENTS FOR HEAT EXCHANGER ON CLOSED LOOP SYSTEM. WH EFFICIENCY AS LISTED.
- 22 DIRECT VENT EQUIPMENT SHALL BE VENTED WITH THE TERMS OF THE LISTING AND THE MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CBC 802.2.5, 802.6.2(3) & 802.8.3. GAS VENT TERMINATION PER CMC 802.6.2(1)&(2) GAS VENT TERMINATION CAP PER CMC 802.6.2.5 GAS VENT SUPPORT PER MFG AND CMC 802.5.6 & 802.6.5.
- 23 PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES.
- 24 TOILET, LAUNDRY, AND KITCHEN EXHAUST TERMINATION 3'-0" MINIMUM FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 504.5.
- 25 EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF CMC 403.7 TABLE 4-4 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION.
- 26 AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE HABITABLE AREA WITH BRACH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2007 DEC SECTION 210-12(b), ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
• THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
• THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
• THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
• OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
- 27 G.C. CONFIRM ELECTRIC & GAS METER REQUIREMENTS WITH PG&E STANDARDS. COORDINATE WITH ARCHITECT METER LOCATION AND MOUNTING DETAILS. PROVIDE CABINET FOR GAS METER AND VENTING 'S RECD. SEE PG&E GREENBOOK FOR INSTALLATION STANDARDS.
- 28 PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. COMBINED SMOKE/CARBON MONOXIDE ALARM.
- 29 HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
- 30 PROVIDE SOLID CORE WOOD DOOR 1 3/8" MIN. THICKNESS OR PROVIDE DOOR WITH 20 MIN. FIRE PROTECTION RATING. PROVIDE CLOSER. DOOR TO BE SELF-LATCHING.

DRAWING LEGEND:



PROVIDE HOSE BIBS AT LOCATIONS AS SELECTED BY OWNER
ALL PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR AND GENERAL CONTRACTOR. PROVIDE ALL MATERIALS FOR A CODE COMPLIANT INSTALLATION. SUBCONTRACTORS TO PROVIDE SUBMITTAL FOR OWNER REVIEW PRIOR TO INSTALLATION.

TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS:

KITCHENS: AT LEAST 50% OF INSTALLED LUMINAIRES WATTAGE MUST BE HIGH EFFICACY (HE) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON HE LIGHTING

BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOMS: ALL HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTION AS FOLLOWS:
PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119(A) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON.

OUTDOOR LIGHTING: ALL HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL.

COMMON AREAS (ENCLOSED NON DWELLING SPACES): ALL HIGH EFFICACY UNLESS CONTROLLED BY A CERTIFIED OCCUPANT SENSOR(S) - NOT REQUIRED TO BE MANUAL-ON.

ALL OTHER ROOM (BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, ETC) SHALL BE ALL HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS:
1) PROVIDE DIMMER SWITCH
2) PROVIDE MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119(A) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LIGHT TO BE ALWAYS ON FLUORESCENT OR CONTROL BY DIMMER SWITCH.
3) CLOSETS LESS THAN 70 SQUARE FEET ARE EXEMPT FROM LIGHTING REQUIREMENTS.

RECESSED LUMINAIRES IN INSULATED CEILINGS: MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT.

LIGHTING GENERAL NOTES:

G.C. AND ELECTRICAL SUBCONTRACTOR TO CONFIRM AND COORDINATE ALL TRANSFORMERS WITH FIXTURES SELECTION.
G.C. AND ELECTRICAL CONTRACTOR TO CONFIRM ANY ACCESS PANELS REQUIREMENTS.
PROVIDE SUBMITTAL FOR ARCHITECT AND OWNER REVIEW PRIOR TO PURCHASE OF FIXTURES.
WHERE DEVICES/SWITCHES ARE CLUSTERED, PROVIDE MULTI-GANG COVERS.
SWITCH MOUNTING HT = 48" TO CL A.F.F.
OUTLET/CATV/TELE MOUNTING HT = 15" TO CL A.F.F.
SEE SHEET A6.0 FOR [S] LOCATIONS.
SEE SHEET A6.0 FOR [D] LOCATIONS.

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX: 415.431.0869

2783K DIAMOND STREET

OWNER:
TROY KASHANIPUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE:	DATE:
PRE-APPLICATION MEETING	12.16.15
ISSUED FOR PERMIT	04.11.16
RTD COMMENTS	08.01.16
REVISED PER COMMISSION D.R.	04.25.17

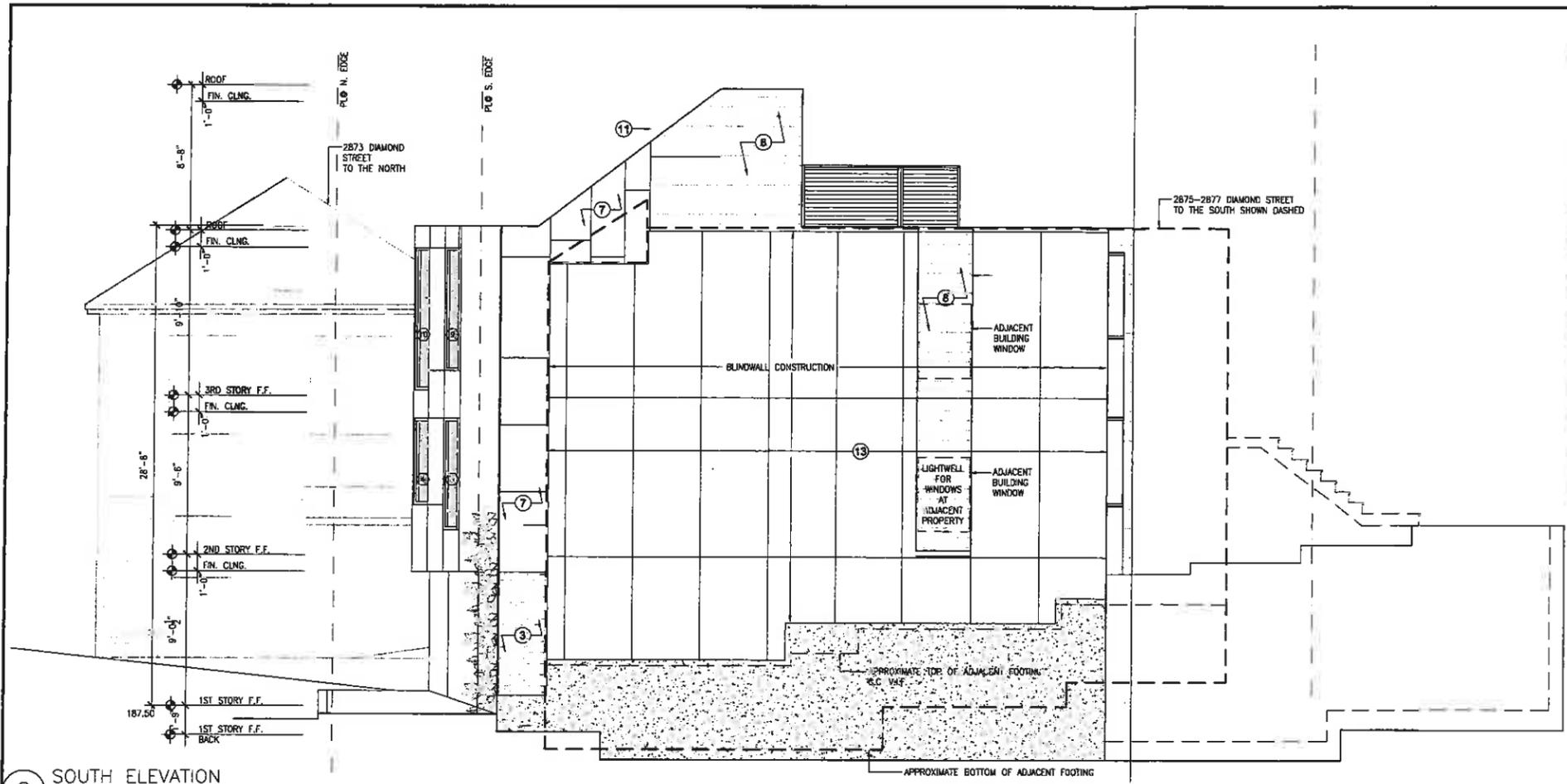
CONSULTANT

APPROVAL



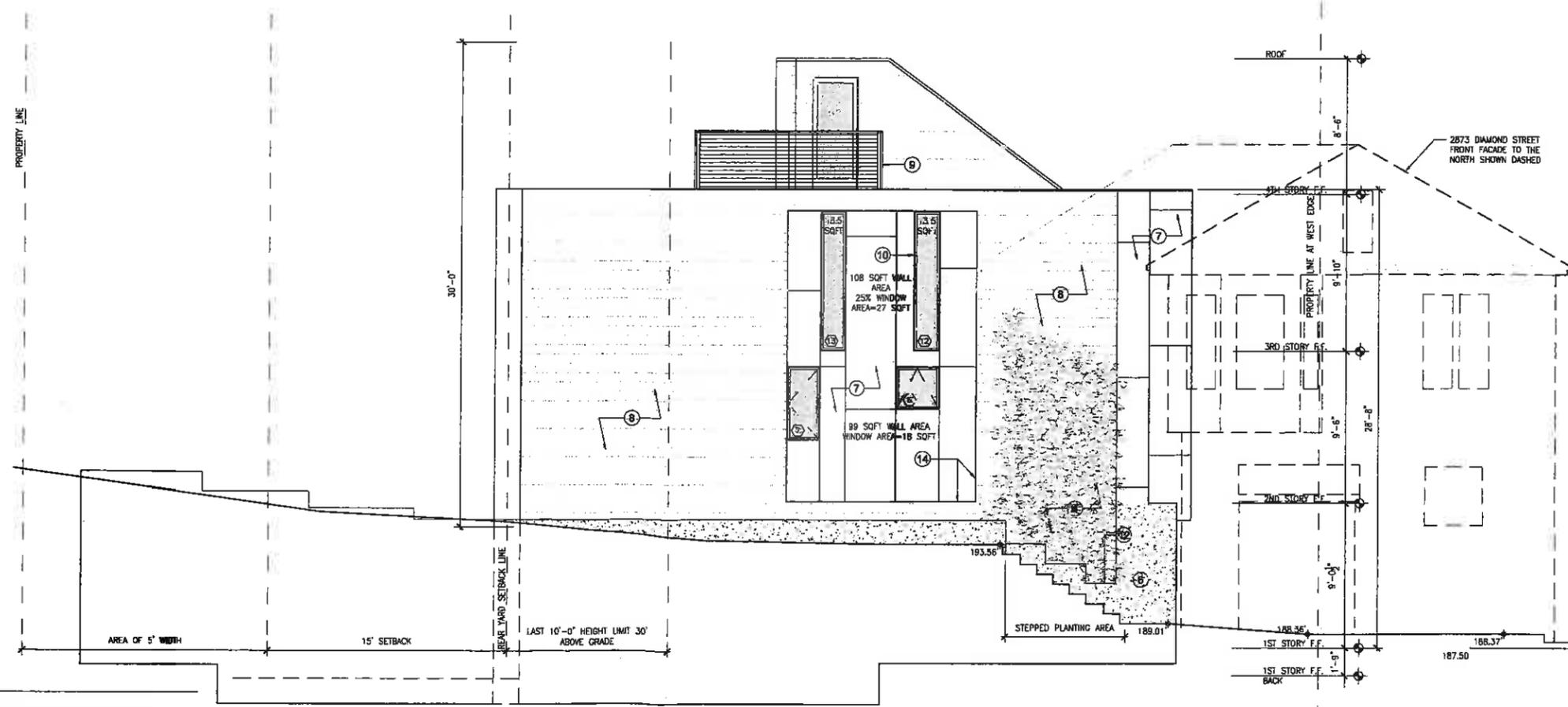
PROPOSED FLOOR PLAN

A2.1



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- 1 SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
 - 2 FLAT PANEL WOOD GARAGE DOOR, FINISH TO MATCH ENTRY DOOR.
 - 3 CERAMIC TILE, HEATH CERAMICS OR EQUAL
 - 4 WALL PLANTING, SUPPORTED BY GREENWALL TRELIS SYSTEM, OR EQUAL
 - 5 PAINTED STEEL EDGE BAN AS TRANSITION BETWEEN MATERIALS
 - 6 BOARD FORMED CONCRETE
 - 7 INTEGRALLY COLORED CEMENT PANEL, SWISS-PEARL OR EQUAL WITH OPEN JOINTS
 - 8 HORIZONTAL CEMENTIOUS PANEL, HARDBOARD ARTISAN V-RUSTIC FLAT SIDING, MITRE CORNERS TYPICAL
 - 9 POWDER COATED STEEL GUARDRAIL FRAME WITH STAINLESS STEEL CABLE RAILING.
 - 10 ANNOXIZED ALUMINUM WINDOW FRAMES.
 - 11 GALVANIZED & PAINTED PERFORATED METAL STAIR OVER STRUCTURE
 - 12 AT GRADE PLANTING AREA WITH DRIP IRRIGATION SERIES, SPECIES TO BE DETERMINED.
 - 13 PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERIGHT INSTALLATION.
 - 14 PAINTED METAL FACIA PANEL & SILL AT RECESSED AREA
 - 15 SOLAR PANEL SYSTEM, DESIGN BUILD SYSTEM UNDER SEPARATE PERMIT BY SOLAR CONTRACTOR



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94110, PHONE/FAX 415.431.0889

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0889
TK@TKWORKSHOP.COM

ISSUE:	DATE:
PRE-APPLICATION MEETING	12.16.15
ISSUED FOR PERMIT	04.11.16
RDT COMMENTS	08.01.16
REVISED PER COMMISSION D.R.	04.25.17

CONSULTANT

APPROVAL

DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.0



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

- 1 SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
- 2 FLAT PANEL WOOD GARAGE DOOR, FINISH TO MATCH ENTRY DOOR.
- 3 CERAMIC TILE, HEATH CERAMICS OR EQUAL
- 4 WALL PLANTING, SUPPORTED BY GREENWALL TRELIS SYSTEM, OR EQUAL.
- 5 PAINTED STEEL EDGE BAN AS TRANSITION BETWEEN MATERIALS
- 6 BOARD FORMED CONCRETE
- 7 INTEGRALLY COLORED CEMENT PANEL, SWISS-PEARL DR EQUAL WITH OPEN JOINTS
- 8 HORIZONTAL CEMENTIOUS PANEL, HARDBOARD ARTISAN V-RUSTIC FLAT SIDING, MITRE CORNE'S TYPICAL
- 9 POWDER COATED STEEL GUARDRAIL FRAME WITH STAINLESS STEEL CABLE RAILING.
- 10 ANNOZIZED ALUMINUM WINDOW FRAMES.
- 11 GALVANIZED & PAINTED PERFORATED METAL STAIR OVER STRUCTURE
- 12 AT GRADE PLANTING AREA WITH DRIP IRRIGATION SERIES, SPECIES TO BE DETERMINED.
- 13 PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.
- 14 PAINTED METAL FACIA PANEL & SILL AT RECESSED AREA
- 15 SOLAR PANEL SYSTEM, DESIGN BUILD SYSTEM UNDER SEPARATE PERMIT BY SOLAR CONTRACTOR

NOTES:

- 1. WINDOW SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
- 2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER
- 3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
- 4. INSTALLATION/FLASHING: SEE DETAIL 16/A8.0 FOR TYPICAL FLASHING INSTALLATION.
- 5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406
- 6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (M) FIELD CONDITIONS PRIOR TO FABRICATION.
- 7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT.

WINDOWS & EXTERIOR DOORS:

NAME	ELEV	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS)	OPENING: 1=FIXED, 0=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
1	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM PICTURE	15" x 92"	X	TEMPERED	-	VERIFY H/C: ALIGN FRAME W/FIN CLNG & T/BASEBD
2	E	FLEETWOOD, SERIES TBD	ANNOZIZED ALUMINUM SLIDING DOOR	80" x 108"	0,0	TEMPERED	-	
3	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM CASEMENT	33" x 82"	0	TEMPERED	-	SILL @ 18"
4	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM CASEMENT	33" x 62"	0	TEMPERED	-	
5	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM CASEMENT & PICTURE WINDOW	86" x 62" OVERALL 28" W @ CASEMENT	0,X		-	C'ASEMENT & PICTURE IN ONE FRAME, CASEMENT IS RESCUE WINDOW
6	N	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM AWNING	32" x 32"	0	TEMPERED, FROSTED GLASS	-	
7	N	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM CASEMENT	32" x 32"	0	TEMPERED, FROSTED GLASS	-	
8	E	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM CASEMENT & PICTURE WINDOW	80" x 64" OVERALL 28.5" W @ CASEMENT	0,X		-	
9	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM PICTURE	33" x 86"	0	TEMPERED	-	SILL @ 18"
10	W	FLEETWOOD, SERIES TBD	ANNOZIZED ALUMINUM PICTURE	33" x 104"	X	TEMPERED	-	
11	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUM. PICTURE, CASEMENT, AWNING ASSEMBLY	86" x 104" OVERALL 28" W @ CASEMENT, 31.5" H @ AWNING	X,0,0	TEMPERED	-	LIMIT OPENING OF AWNING TO 4"
12	N	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM PICTURE	21" x 104"	X	TEMPERED	-	VERIFY HEIGHT, ALIGN OVER BASEBOARD
13	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM CASEMENT	20" x 60"	0		-	
14	W	FLEETWOOD, WESTWOOD 250	ANNOZIZED ALUMINUM DOOR WITH SINGLE GLASS LITE	36" x 84"	0	TEMPERED	-	
15	ROOF	ROYALTE OR EQUAL	CURB MOUNTED FIXED SKYLIGHT	76" x 30" @ APPROX. SEE PLAN FOR GEOMETRY.	X	TEMPERED	-	

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0869
TK@TKWORKSHOP.COM

ISSUE: DATE:
PRE-APPLICATION MEETING 12.16.15
ISSUED FOR PERMIT 04.11.16
RDT COMMENTS 08.01.16
REVISED FOR COMMISSION D.R. 01.25.17

CONSULTANT

APPROVAL

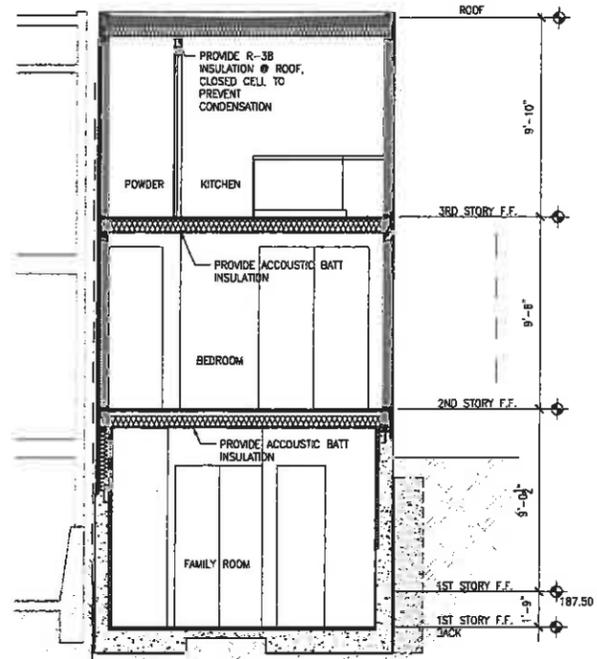
DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.1

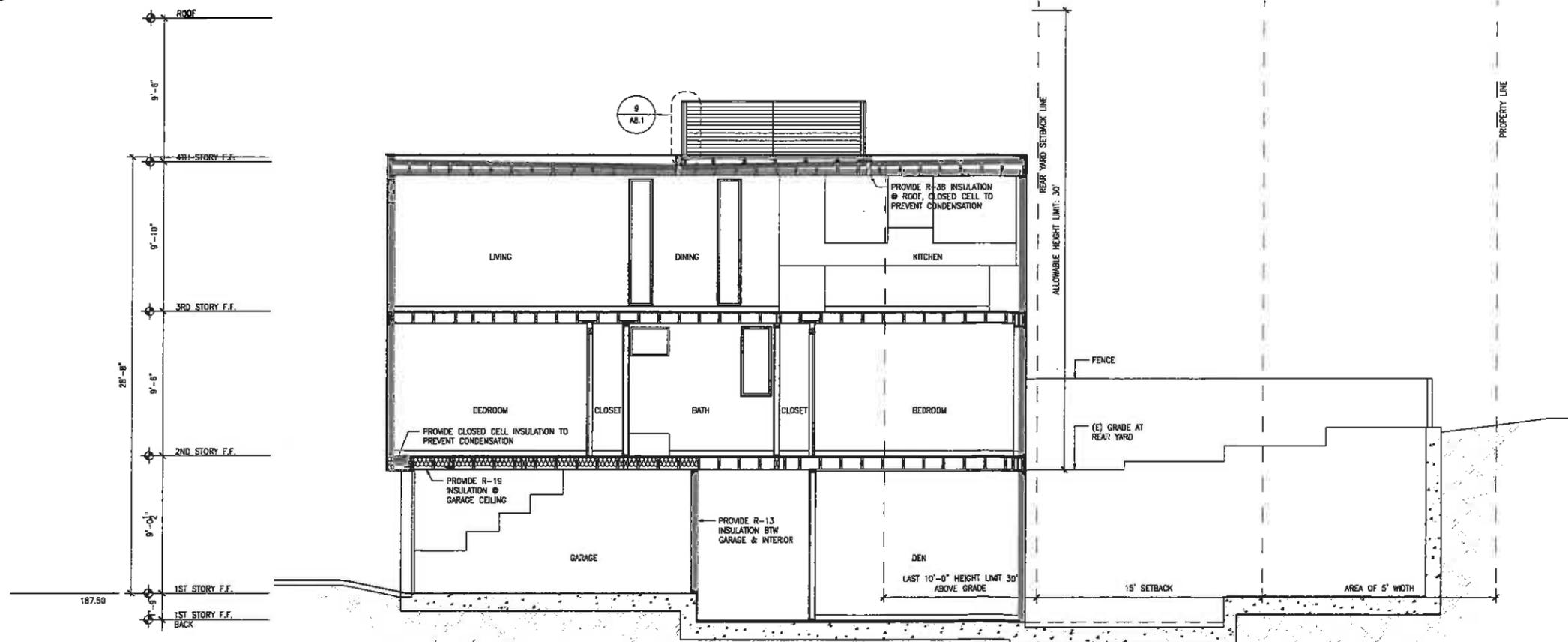
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

2783K DIAMOND STREET



2 TRANVERSE BUILDING SECTION

SCALE: 1/4" = 1'-0"



1 LONGITUDINAL BUILDING SECTION

SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0889

2783K DIAMOND STREET

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415.431.0889
TROYKASHANIPOUR.COM

ISSUE: DATE:
ISSUED FOR PERMIT 04.11.16
REVISED PER COMMISSION D.R. 04.25.17

CONSULTANT

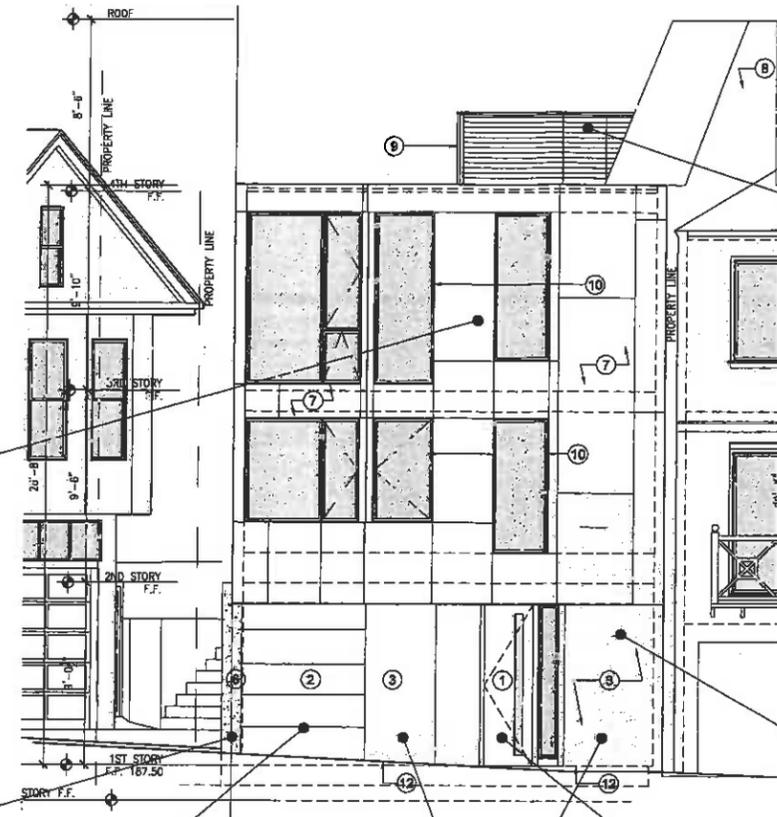
APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

A3.2



7 INTEGRALLY COLORED CEMENT PANEL, TRESPA, RICHLITE OR EQUAL WITH OPEN JOINTS

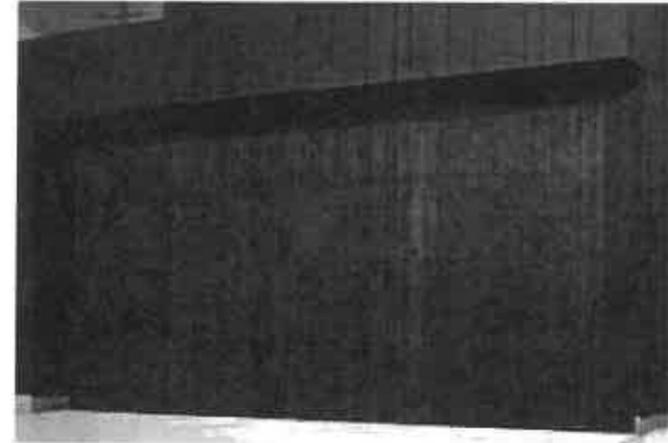
SEE SAMPLE



9 POWDER COATED STEEL GUARDRAIL FRAME WITH STAINLESS STEEL CABLE RAILING.



6 BOARD-FORMED CONCRETE



2 FLAT PANEL WOOD GARAGE DOOR
SEE WOOD SAMPLE

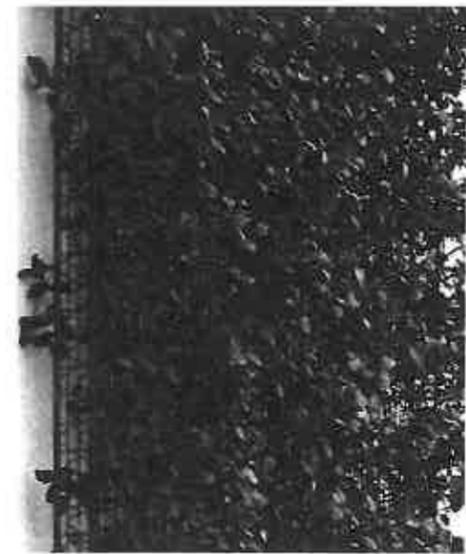


3 CERAMIC TILE

MATT FINISH TILE, WITH GEOMETRIC JOINT PATTERN



1 SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
SEE WOOD SAMPLE



4 WALL PLANTING, SUPPORTED BY GREENWALL TRELLIS SYSTEM, OR EQUAL

Wall mounted, modular, three-dimensional panel with mature growth Jasmine

OWNER:
TROY KASHANIPOUR
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94110
PHONE: 415-431-0869
TK@TKWORKSHOP.COM

ISSUE: DATE:
ISSUED FOR RDT REVIEW 07.05.16
ISSUED FOR COMMISSION D.R. 04.25.17

CONSULTANT

APPROVAL

DRAWN:
TK
CHECKED:
TK
SCALE:
1/4"=1'-0"

EXTERIOR MATERIALS

A3.3

February 23, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

RE: Appeal # 17-186, 2783K Diamond Street Appeal of Permit #201604134699

Members of the Board:

My husband and I, with the support of many nearby neighbors, filed a Discretionary Review on the proposed new single-family house at 2783K Diamond Street. The Planning Commission unanimously changed the project through a compromise which included some but not all of our requests. Our most significant request, which was to allow time for City purchase of lot -- a lot that has served as a public garden adjacent to a stepped public easement for over half a century -- was denied. It was difficult to emotionally get beyond that denial but we did feel we had our "day in court" and also believed the Commission seriously considered both our requests in the new building's massing and design equally with the sponsor's desires.

After the hearing we consulted with key neighbors and tenants, ultimately deciding that being good neighbors meant we should accept the result of a fair public hearing, drop our effort for City purchase, and not do anything that would contribute to any delay to the permit issuance and construction of the home.

Every one of us was shocked when we learned the owner had appealed the issuance of his own permit to undo all three of the most important changes imposed by the Planning Commission. This has left the immediately adjacent neighbors especially upset. Although we understand that you can make additional massing and other reductions because this will be a de novo hearing, we would like to simply oppose the appeal for the reasons described below.

Appeal Request

The sponsor requests reversal of the following three changes imposed unanimously by the Planning Commission:

- 1) Eliminate the fourth floor;
- 2) Provide lightwell around the adjacent property line windows; and
- 3) Cut back the 3rd floor deck to reduce it to the Planning Code minimum of 125 sf and move it toward the east.

If you look at the list of changes the Planning Commission made, which are shown in the Action Memo dated March 9, 2017 (Exhibit 1), you will see that what the sponsor is asking for is for *EVERY* change that reduced massing and improved privacy to be reversed.

The Subject Lot

The project site is an 849-square foot pie-shaped lot cared for by neighbors as a community garden (Exhibit 2).¹ It was essentially a scrap of land left over from the subdivision of this part of the street in the early 1940s. When the adjacent homes were developed around the same time, no one believed this little space would ever be developed. That is why the kitchen windows of the two rent controlled tenant-occupied units at 2785-87 Diamond (constructed in 1945) are located on the property line and overlook the garden – it was presumed to be undevelopable. The lot was informally cared for by my mom when I was growing up. After a period of overgrowth and disrepair, in the mid-1990s neighbors turned it into a true pocket garden for the entire neighborhood and held regular weeding and planting sessions there up until very recently (see Exhibit 3, Glen Park News History of Garden).

The other really interesting and historic feature of this tiny parcel is that it is adjacent to public steps and path (referred to as an easement) which was recently found to be an alternate route associated

¹ According to the survey submitted by the Sponsor it is 849.38 sf feet. See survey on page 53 of Appellant's brief.

with the original El Camino Real. In part because of the project and apparent loss of the community garden, our neighborhood historian, Evelyn Rose, undertook a research project looking at the history of Glen Park transportation routes. She published the first phase of her research in the Summer 2017 edition of Glen Park News (Exhibit 4: note on the first and third maps we have noted the project site for your reference). In very brief summary, it appears that the steps and path adjacent to the project site (see again Exhibit 2 for pictures of the path) may have been a “tangle,” as Evelyn calls them, of walking routes associated with the original El Camino Real. She suggests the El Camino (which itself was originally just a foot path) branched off into several alternative routes “for negotiating both a minor creek coming down the Diamond Street hill and the more significant Islais Creek, which by some accounts could be a deep and treacherous waterway” (quote from second page, Exhibit 4). “These routes,” Evelyn writes, “may represent not only the general paths of the original route of El Camino Real of the Spanish Mission system, but possibly the route followed by Anza in 1776 as well.” This is the path the Appellant refers to as a sewer easement and so overgrown and unimportant that he implies the impact of a four-story wall on it should not be of concern to anyone.

Some of the path is overgrown today and some of it is infringed on slightly by fences but the steps are still used every day as a resting spot for pedestrians and even a lunch spot for the neighborhood. Because of Evelyn’s research, there is talk right now of pursuing one of the El Camino Real curved bell markers, of pursuing historic designation of the path, and of restoring and perhaps paving the full width of the path so the important historic connections are not lost. Evelyn is continuing her research to find more detail about the pathway. The new building that removes the garden at the path steps will not benefit whatever we end up doing but we are trying to look at it another way – that the construction prompted us to understand and appreciate what we have in Glen Park and to not let another gem get away from us and our kids. The steps and alley are one of those gems.

Our Association with the Property

My husband and I own the two unit home at 2785-87 Diamond Street, directly next door to the project site. My family (my parents and my aunt and uncle) bought the building in the early 40s. My parents raised my brothers and me in the downstairs unit and my Aunt and Uncle raised my cousins in the upstairs unit. We all enjoyed growing up together in Glen Park and I have fond memories of playing with my cousins and friends in the garden where the house is being built. Sadly, I am the only one living from those generations. I was fortunate enough to have raised my son Chris in the downstairs flat. Chris and I still like to reminisce about the great times we had on Diamond Street and all the fun conversations we had looking over the beautiful garden. Never in a million years did we think that someone could put a building on the garden we have enjoyed for three generations. I am devastated, but recognize the authorities that made the decision.

Tenants Who Live Next Door Now

When the apartment became too small for our family we moved to a larger place on Guerrero Street. I never considered selling the property for even a minute. It is my family's legacy to me and I hope will become my family's legacy to my kids. The rent paid for some our current housing costs and my kids' educations. My husband and I plan on moving back in our retirement because we love Glen Park and this home.

We rent the bottom unit now to Jayant Rajan, a young physician-scientist who specializes in infectious diseases. We rent the top unit to Cory Hill, an IT engineer. Both of these young men work in San Francisco and both choose their apartments not just for the Glen Park neighborhood but also for the quiet setting on the block and the garden next door. The apartments are rent controlled and offer a tranquil housing choice.

Light well Around the Kitchen Windows

Things change. We know they do. And we fully understand the garden is going to be replaced by a home. What we asked in relation to the two kitchen windows was that a light well be built around them. The sponsor told us our windows are not protected and even the Building Department says they can be built over. On the last point the Appellant was referring to a form people sign when owners install property line windows today (and since the late 1970s). That form says the owners are aware their windows may be built over in the future. There were no such forms in the 1940s when our house was built and at that time no one believed the tiny triangular lot would ever be occupied by a house. This is why the rooms were laid out as they were and why the kitchen windows were built overlooking the garden – because the garden was never anticipated to be developed. You may have noticed the odd number the property was given – 2783K. This is because the home to the west of the lot is 2783 Diamond and our home is numbered 2785-87. When assigning street numbers even the City itself presumed this lot would never be developed.

The sponsor says there are no rules or reason why he can't just build over the windows and that planners told him he could. He was not even remotely interested in the impact this would cause to Jayant and Cory, his future neighbors. And if he had asked if the Planning Commission ever protects property line windows, he would have been told, they do, especially when the windows were built prior to the Building Department's window form and when it is obvious the windows were built with a reasonable expectation the adjacent lot would not be developed. When reviewing Planning Commission cases involving this issue, what we found is that in almost all instances the sponsors themselves voluntarily designed the proposed projects to accommodate clearly original or longstanding (pre-1970s) property line windows by incorporating light wells or side setbacks or by shortening their buildings to entirely avoid the conflict. It is rare for projects to even get to the Commission with the sponsor not favorably

responding to the older original adjacent windows (as opposed to post 1970's windows for which the window rights form had been signed). But on those rare occasions in which sponsors nonetheless pursued blocking original older property line windows the Planning Commission has taken DR and disapproved additions causing that impact or required light wells. On one case the Commission agreed with DR filers on both sides of a proposed project that their c. 1930s property line windows were a purposeful and original design feature that merited project setbacks further away from the windows. On another they denied a deck that would butt up against adjacent original property line windows.

When the Commission required the light well around our kitchen windows they indicated it was obvious there had been a reasonable expectation the windows would not be built over. It is really hard to believe the sponsor, now clearly understanding the impact of his original proposal on his presumed future neighbors, the history of the Planning Commission's protection of such windows, and their rationale for doing so, that he would appeal the decision and ask again to block the windows over. We are just stunned.

The Top Floor

The sponsor also wants part of a 4th floor. It was removed by the Planning Commission by unanimous vote. Before filing our Discretionary Review we watched hours and hours of Planning Commission hearing video. Two relevant design principals became obvious in these videos: **1) small lots require small buildings** and **2) neighborhood character, especially immediate vicinity character, influences height and massing.**

The lot is 849 square feet. This compares to a standard-sized lot of 2500 sf. In the RET hearings Planning staff noted the average single-family home in San Francisco was 1500 sf. By the same proportions, the house on the subject lot would be just over 500 sf. We did not ask for a 500 sf home. We asked for a house that would be three floors instead of four. The home at 2783 is two stories plus a gable roof. Our two-unit home is two floors over a garage (and accommodates two units not just one). The three

homes immediately across the street are two stories. Are there some taller buildings in Glen Park? Yes, of course, but not on a 849-sf triangular lot, not on a lot next door and across the street from two-story homes, and not on a lot adjacent to public steps.

The perceived massing of a 4th floor from our back yard and adjacent back yards will be overwhelming (Exhibit 6). The building will already overwhelm the public steps. A 4th floor – which will block morning sun – will turn the steps into a dark and foreboding niche instead of a light and airy one (please look at Exhibit 2 again and imagine a 4-story wall against the steps). If the sponsor believes he needs more square footage he should purchase a standard-sized lot or he can remove the garage and replace it with bike parking because this site is only a short walk to BART. The proposed garage also creates a crazy conflict in garage access/egress lanes between his new garage and the existing garage at 2783 Diamond. The two properties will be SHARING THE SAME CURBCUT but coming into and going out of their respective garages at almost a 90-degree angle to each other across the sidewalk. It is obvious this is likely to cause both vehicular and pedestrian conflicts (Exhibit 7, site plan showing single curb cut). If additional rooms are needed, what makes the most sense is for the garage to be removed and replaced with the bedroom, bathroom and closet he wants on a 4th floor.

The Appellant saying he needs the fourth floor on a 849-square foot lot is like buying a dorm-room sized mini-fridge and complaining it doesn't hold enough food for a family of four. Small lots are for small homes. This is the only way San Francisco will ever get any new affordable or moderate priced housing. This is why the lot price he paid was so much less expensive than a standard-sized lot. (He paid \$165,000² which is unheard of for any lot in San Francisco.) What he seems to ask for is to exploit the low land price even further by obtaining an approval for a house that could only be justified by a larger lot that he didn't buy.

² Page 1, Glen Park News, Winter 2015 issue.

The Appellant cites new large construction that is NOT adjacent to the project site to justify a 4-story home on this tiny lot adjacent to small homes. The Residential Design Guidelines are clear in explaining the hierarchy of determining neighborhood character – first come immediately adjacent homes, then come block-face homes, and then come the homes in the larger neighborhood. Every proposed home must be looked at in each of the three contexts, with immediately adjacent homes weighing most heavily. The sponsor seeks to just want to skip the two most important levels of the hierarchy and move on to the overall neighborhood because the first two levels do not support his project. A four-story home does not meet the test of respecting the immediate neighborhood character. That it does or does not jive with the character of the entirety of Glen Park is only relevant if it is first proven it jives with the immediate neighborhood character and the block face.

Roof Deck

The lot is so small and building so large in proportion to the lot that the ground does not provide the minimum required open space. In area, the ground does provide the total size required -- 125 sf -- but not with 10 feet minimum in each direction. We believed the sponsor should have proposed a building that left enough space on the ground to be counted for the required useable open space. He didn't. We alternatively believed that given the overbuilding of the lot he should have applied for an open space variance to allow less than the required minimum dimensions to meet the usable open space requirement on the ground. He didn't. And so we were stuck with his having to provide 125 square feet on the building. The original 3rd floor deck was vastly larger than 125 sf and there were also steps leading to another rooftop space on top of the 4th floor. The Commission removed the 4th floor and ladder on top of the fourth floor and directed staff to move the overly large 3rd floor deck "to the east" and reduce it in size to 125 square feet. From their discussion it did not seem like they wanted to approve any deck but were, like us, stuck with it because of the sponsor's promotion of a building so large for its lot that the yard

couldn't be counted as the required open space. We believe The Commission did the best they could given the inappropriate project they had before them and short amount of time they had to make a ruling.

The deck the staff subsequently, on their own, approved had open railings on the north side property line (Exhibit 8 here and also sponsor's Exhibit B, page A3.0 which is page 70 of his brief), which neither we nor the Commission ever saw and which do not meet Building Code requirements (a fire wall is needed on the property line). We believe the deck could be moved away from the north property line if the stairs leading to it were through a skylight located a little to the west. Although we are asking for the permit appeal to be denied, if you do take jurisdiction over this permit because you feel the deck placement needs to be improved, we ask that you remove the stair penthouse and move the deck railings away from the north property line so that they can remain open.

The Appellant now asks you to allow him a large street-facing deck in front of the 4th floor he also wants you to approve. This front-facing deck will be invasive to the neighbors at 2783 and to all neighbors across the street. There is a large and beautiful tree in front of the house now. The sponsor has stated he will be saving the tree but it is obvious the roots for this tree are deep into the garden that will be excavated and that most of the canopy is where the house will be located. Once the tree dies or is removed (or even initially trimmed just enough to allow construction) deck occupants will look DIRECTLY across the street into main living areas and bedrooms of every home across the street. And regardless of the tree, the deck occupants will be looking directly down onto the public steps and into the windows of our neighbors at 2783 Diamond. This is EXACTLY why the Planning Commission required the deck to be both reduced in size and moved back (which is "to the east"). Both the Planning Commission and the Board have reduced and moved decks in this way on any number of projects in the past. Again, the Appellant, who is himself a local architect, had only to ask how the Commission interprets the privacy guidelines in the Residential Design Guidelines or how they have acted on prior cases. Or better yet, he could have watched some hearings as we did to understand the rules.

Issued Plans MIA?

We do not see the city-stamped, issued plans attached to the Appellant's appeal. At the end (page 65 of 73) of his submittal is a set of plans labelled Exhibit B and "post DR" but we know that those plans cannot be the issued plans because those plans show an open deck railing on the north side property line whereas we believe the Building Department requires a fire wall at the property line. Appellants who do not submit issued plans should not be rewarded by either a successful appeal OR a continuance which requires the entire neighborhood to show up YET AGAIN for another hearing on topics already well settled. Please also deny the appeal on the grounds the sponsor has not submitted issued plans.

Summary

There are no reasons provided by the sponsor/Appellant that justify granting the appeal and restoring the building elements the Planning Commission removed by unanimous vote. *There are* still reasons to justify:

- 1) removing the stair penthouse and replacing it with walk-thru skylights;
- 2) pulling the roof deck back away from the north property line without enlarging it;
- 3) removing the garage and replacing it with a bedroom;
- 4) pulling the building further away from the public steps; and
- 5) reducing the height in the manner described on page 3 of the Appellant's brief.

We ask you to deny the sponsor's appeal and grant the permit as it is. But should you feel that the project continues to result in negative impacts regarding pedestrian safety, privacy and massing, we believe imposing the added conditions above would be appropriate and would also put future sponsors on notice that appealing their own permit carries significant risk they may want to avoid.

Sincerely,

Diane Cerf

On behalf of myself and my husband, Jeffery Cerf

Attachments

Appeal 17- 186: 2783K Diamond Street

List of Exhibits

- EXHIBIT 1: Planning Commission Action Memo
- EXHIBIT 2: Lot Picture
- EXHIBIT 3: Glen Park News History of Garden
- EXHIBIT 4: Glen Park News History of Easement/Path
- EXHIBIT 5: Two Kitchen Windows Appellant Wants to Build Over
- EXHIBIT 6: View from our Backyard Toward Project
- EXHIBIT 7: Site Plan showing curb cut serving two garages at Almost 90 Degree Angles
- EXHIBIT 8: Roof Deck Approved by Planning Staff After Commission Hearing versus the Deck
And new floor the Appellant Wants from the Board of Appeals

EXHIBIT 1



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0511

HEARING DATE: MARCH 9, 2017

Case No.: 2016-005252DRP
Project Address: 2783K DIAMOND STREET
Building Permit: 2016.0413.4699
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6742/027A
Project Sponsor: Troy Kashanipour
SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
DR Requestor: Jeff Cerf
274 Guerrero Street
San Francisco, CA 94107
Staff Contact: Chris Townes – (415) 575-9195
chris.townes@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2016-005252DRP AND THE APPROVAL OF BUILDING PERMIT 2016.0413.4699 PROPOSING CONSTRUCTION OF A NEW FOUR-STORY, 38-FOOT TALL, SINGLE FAMILY RESIDENCE WITH ONE OFF-STREET PARKING SPACE WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 13, 2016, Troy Kashanipour filed for Building Permit Application No. 2016.0413.4699 proposing construction of a new four-story, 38-foot tall, single family residence with one off-street parking space within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District..

On October 14, 2016 Jeff Cerf (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2016-005252DRP) of Building Permit Application No. 2016.0413.4699.

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15303(a).

On March 9, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-005252DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does take Discretionary Review requested in Application No. 2016-005252DRP and approves the Building Permit Application 2016.0413.4699 subject to the following conditions:

1. Redesign the façade as directed by Commissioner Moore (i.e.- the overhang of the bays over the public right-of-way shall be reexamined and more common emphasis placed on the public right-of-way and the sweeping curve being the expression of the street.).
2. Eliminate the top, fourth floor.
3. Provide a light-well around the property line windows.
4. Cut back the 3rd floor deck, which is the required open space, to reduce it to the Planning Code minimum (125 sf) and move it towards the east.
5. DPW shall review the shared curb cut for garage access (to determine if the proposed configuration meets requirements for safety and vehicular ingress/egress).
6. The exterior stair shall be eliminated.
7. Redesigned bay window overhangs shall be reviewed by Staff.

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

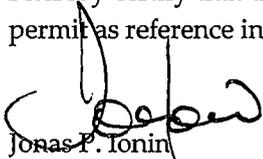
1. Based on its consideration of written materials and oral testimony presented at the March 9, 2017 Planning Commission hearing, the Commission determined that the substandard size lot, its irregular triangular-shape and its relationship to the street and neighboring properties posed extraordinary and exceptional circumstances with regard to the proposed development. These circumstances served as the basis for the Commission's recommendation that the project be approved subject to the conditions outlined above.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did take Discretionary Review and approved the building permit as reference in this action memo on March 9, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Koppel, Melgar, Moore, Richards

NAYS: None

ABSENT: Hillis, Johnson, Fong

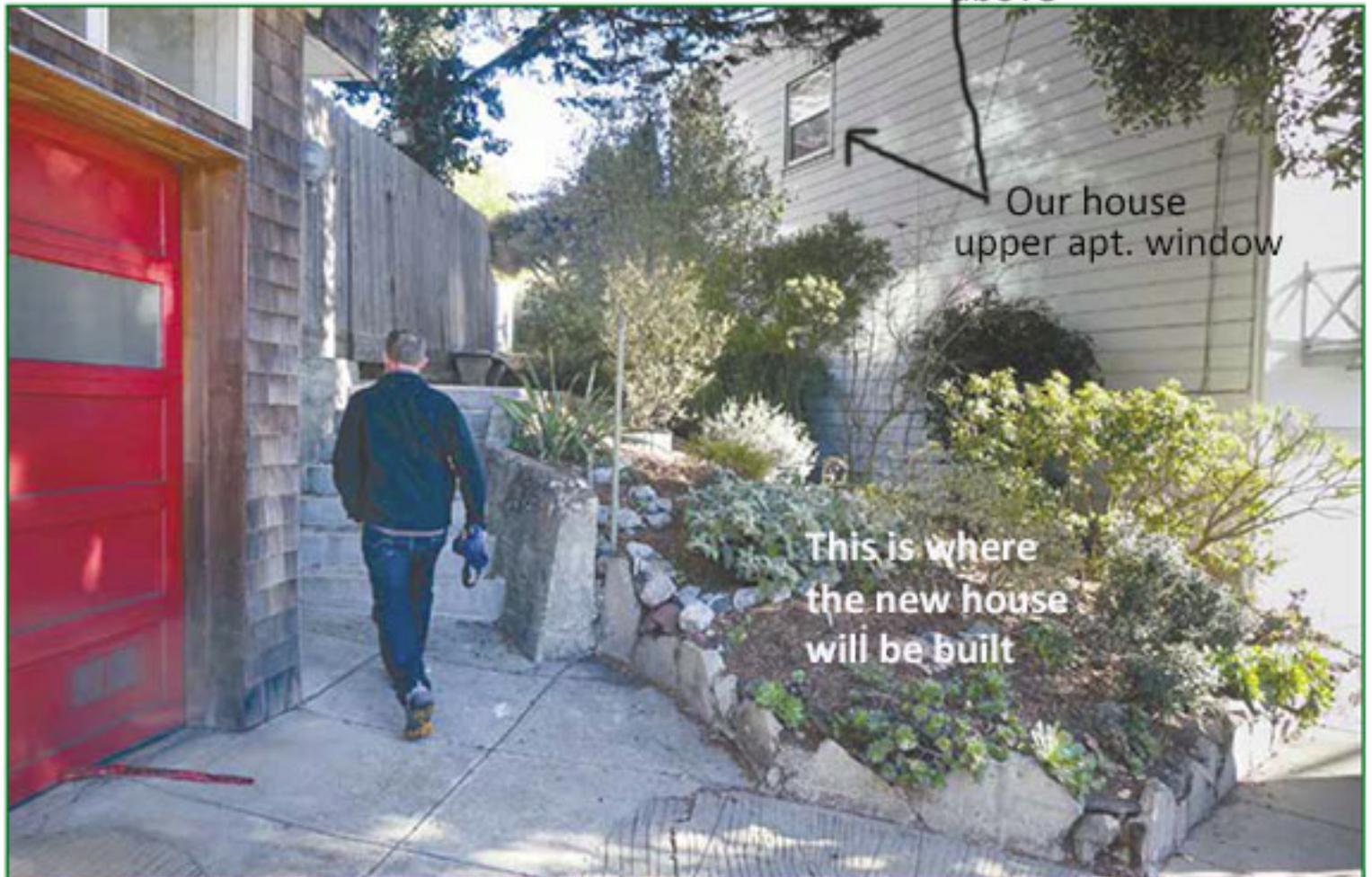
ADOPTED: March 9, 2017

EXHIBIT 2



2017 Google Earth view

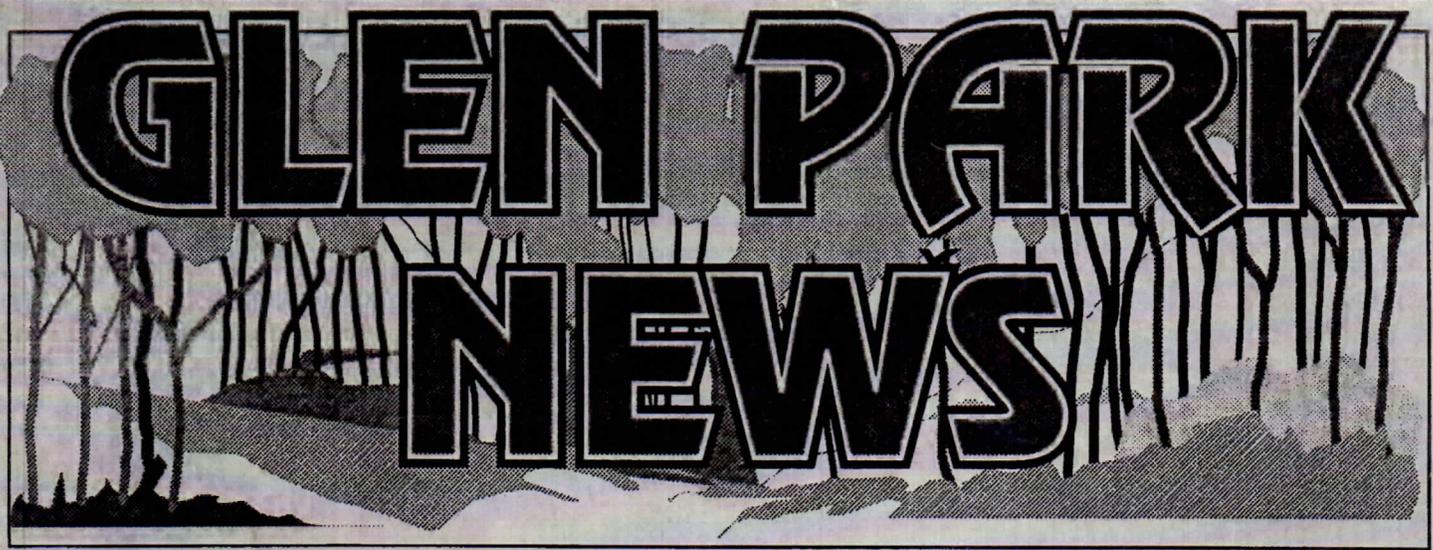
lower apt. window above



2015 picture from Glen Park News, Winter 2015 issue

EXHIBIT 3

GLEN PARK NEWS



March 1996

Weed Jungle Gives Way to Pretty Park

by Brent Bernau - *Neighborhood Improvement Committee*

Two years ago, 10-foot tall fennel towered over passersby. Cast off cans and broken bottles served as mulch. A homeless person regularly nested in the tangled undergrowth.

Today, a neatly landscaped space provides a small oasis amidst the asphalt and cement of our urban neighborhood. A cheery morning greeting at the entry to the village to those on the way down the hill at the beginning of their day, hurrying to BART or MUNI. A bright spot for workers as they begin their trudge up the hill after their day's work.

The small triangle of land bordering the city sewer right of way by itself is too small to build a house. Unwanted, unusable, almost worthless, it suffered from neglect, its owner having long ago moved from the City. The right of way is to provide access for the sewer line--not necessarily to create a pleasant public space. It goes from the curve on Diamond, following property lines to where it exits on Chenery (between the laundromat and Creighton's). Just before it hits Chenery it crosses an apartment building's property, so the gate on that end is closed and overgrown with ivy.

But that little scruff of nothing between 2783 and 2785 Diamond Street (near Chenery) eventually brought people in the neighborhood together as those concerned about it decided to pitch in and make a difference. A dozen or so got together on weekends to hack down the fennel, digging out those tenacious roots, of course, clear the garbage and prepare the patch of dirt for better things to come. They shared a sense of purpose and a positive feeling of community grew.

The effort caught the attention of local landscaper Steve Skinner, who became as a man on a mission. He organized the volunteers, directed the tasks and kept the movement going. He brought plants that his clients no longer wanted, giving them a second chance to thrive, as well as extras from his business and donations of still others that would fit especially well.

The city cooperated very well, dutifully delivering loads of mulch whenever asked. Some of the volunteers and other neighborhood residents also donated plants. Database searches were done to determine the owners of Surrey Street rental properties with backyards abutting the right of way.

Eight of the yards bordering the now cleared right of way were cleared of fennel, spurge and other weeds. Some of the owners were only too happy to participate; others required a bit of prodding; a couple wouldn't do it, but didn't object to the crew of neighborhood volunteers doing it for them. Only one declined permission to have the property cleaned up. Clearing the weeds off those abutting properties was most welcome, for otherwise, unchecked weed growth on those properties would've doomed the neighborhood effort with new seeds fueling an unending battle for control of the park.

Most of the property owners built new fences, further enhancing the budding park's appearance. And not one complained about the removal of the weeds impinging on their privacy: all apparently welcomed the improvements.

(continued on page 3)

(CONTINUED FROM FRONT PAGE)

As the heavy work of clearing and planting neared its completion, maintenance of the park necessarily fell to a few. Steve's tireless efforts kept a small core group going long after the enthusiasm and excitement of the project's beginning wore thin. A special thanks to Pat Crowe and Mark Zinky for their extra effort.

Now, months later, the fennel is beaten and only periodic weeding and watering is necessary. A resident of Surrey Street whose backyard borders the park allows his water to be used during the dry summer months.

The efforts of those working in the park regularly receive welcome reinforcement from other neighbors who pass by and comment on the positive effect the cleanup has had. Others signify their approval simply with a smile and a nod.

The park has stayed remarkably free of litter and no one has stolen or intentionally damaged the plants. It's encouraging to those who care that our neighbors and young people apparently respect the subtle beauty of this small plot of land. Neighbors are encouraged to enjoy the park but to be careful where they walk and where they allow their dogs to relieve themselves. Several plants have been damaged and some killed by apparent carelessness.

Anyone interested in helping with the weeding (it amounts to a couple hours once every couple of months) and ongoing tending is encouraged to call Brent Bernau at 337-1529.

LIBRARY NEWS

Films and Storytime for Preschoolers, every Tuesday at 10:00 am to 10:45 am.

Regular library hours:

Tuesday 10 AM - 6 PM
Wednesday 12 PM - 8 PM
Thursday 1 PM - 7 PM
Friday 1 PM - 6 PM
Saturday 1 PM - 6 PM

For more information, call 337-4740.



Calendar

MARCH

- 2nd - **Eileen Blodget Art Exhibit**
Café ?, 2885 Diamond St.,
till April 10th.
- 12th - **Glen Park Association Meeting**
- 16th - **Friends of Glen Canyon Park Native Plant Restoration***
- 20th - **Friends of Glen Canyon Park Meeting**
7:30 pm at the Recreation Center
- 23rd - **Friends of Glen Canyon Park Spring Flower Walk**
9 AM. Leader Jake Sigg. Contact Jean Conner, 584-8576, to reserve space.

APRIL

- 9th - **Glen Park Association Meeting**
- 10th - **Glen Park After School Program's "Through My Looking Glass" Art Exhibit Reception**
7 - 8:30 PM at Café ?,
Exhibit till April 30th.
See Page 5 for more info.
- 17th - **Friends of Glen Canyon Park Meeting,**
7:30 pm at the Recreation Center
- 20th - **Friends of Glen Canyon Park Native Plant Restoration***

MAY

- 14th - **Glen Park Association Meeting**
- 15th - **Friends of Glen Canyon Park Meeting,**
7:30 pm at the Recreation Center.
- 18th - **Friends of Glen Canyon Park Native Plant Restoration***
Emily Bratt, Watercolors Art Exhibit
Café ?, Call for date and time.

JUNE

- 11th - **Glen Park Association Meeting**
- 15th - **Friends of Glen Canyon Park Native Plant Restoration***
- 19th - **Friends of Glen Canyon Park Meeting,**
7:30 pm at the Recreation Center

* Friends of Glen Canyon Park work parties are held the 3rd Saturday of the month, from 9:00 am to 12:00 PM. Wear work clothes and gloves. Meet behind the Rec Center where the stream goes underground. Heavy rain cancels. Contact Jean Conner at 584-8576.

EXHIBIT 4

On the Road to Glen Park History

The concept of Glen Park as a transit hub may seem a modern development. Yet, based on preliminary research, our transportation history may be surprisingly older than we ever believed.

In 1776, Capt. Juan Bautista de Anza led the expedition that selected the locations for the Presidio and Mission Dolores. Afterward, they marched "... three leagues south, southwest and west, rounded the hills and came to a little arroyo [Father] Palóu had named Arroyo de San Bruno." A league equals approximately three miles.

Anza's expedition is the first recorded European passage through the Bernal Gap, a natural dip or saddle between Fairmount and Bernal hills. Today's Bernal Cut, where San Jose Avenue runs between Randall and Natick streets, was first carved out of the gap in the early 1860s, during construction of the San Francisco-San Jose Railroad. The description "south, southwest and west, rounded the hills" could also describe the transit corridor we know today: south from Mission Dolores along Guerrero Street to San Jose Avenue, then continuing through the Bernal Cut before crossing under Interstate 280. San Jose Avenue then angles southwesterly toward Daly City, Colma, San Bruno and beyond, to San Jose.

By general consensus, this is the approximate route of El Camino Real (the King's Road). Also referred to as the Mission Road or San Jose Road, it follows California State Road 82 through San Mateo and Santa Clara counties. Today it is still called El Camino Real. Initially, the road was a footpath connecting the 21 Spanish missions from San Diego to Sonoma.

After examining several vintage maps of San Francisco and comparing them to today's street system, we believe we have made a discovery that adds significantly more detail to the route of El Camino Real through the Bernal Gap.

An 1856 survey map of the Rancho San Miguel for landowner José de Jesús Noé shows a road extending from upper right to lower left. Near the upper right, the road separates into the "San Jose Road Used in 1850-52" and "San Jose Road." The two roads then merge before entering a tangle of alternate routes at a "Branch of Islais Creek" near a "Large

Rock." Islais Creek now runs underground through the village of Glen Park just north of Bosworth Street; the large rock appears to have been in the area of today's Muni J-Church stop on San Jose Avenue near the Glen Park BART station.

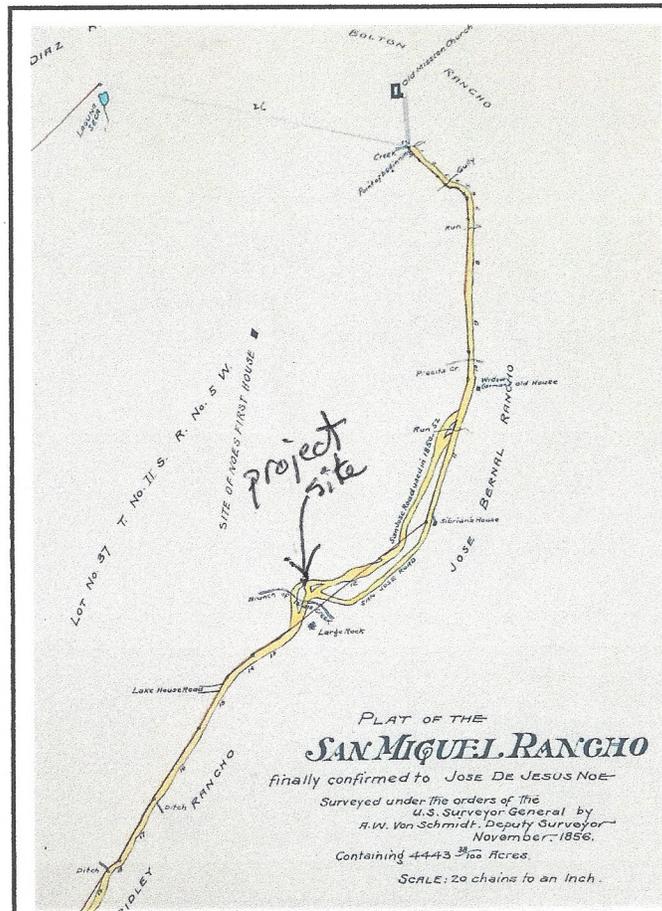
Four years later, in 1860, real estate auctioneers H.A. Cobb and R.A. Sinton issued a map for lands sold for the trustees of the Islais and Salinas Water Works Company. We again see large rocks near Islais Creek, now surrounded by several structures. Above this complex, we see a dogleg-shaped route labeled "Old San Jose Road" that splits from the "New San Jose Road or Telegraph Road," the latter being today's Mission Street. It was this map that began to reveal the pieces of the puzzle.

First, we superimposed the 1856 Noé survey map over a topographic map, which shows the contours of the landscape, the rolling hills and dales in our region before development. From the flatter lands south of Mission Dolores, the roads in the Noé map pass along what appear to be the contours of least resistance on the western (Glen Park) side of the Bernal Gap.

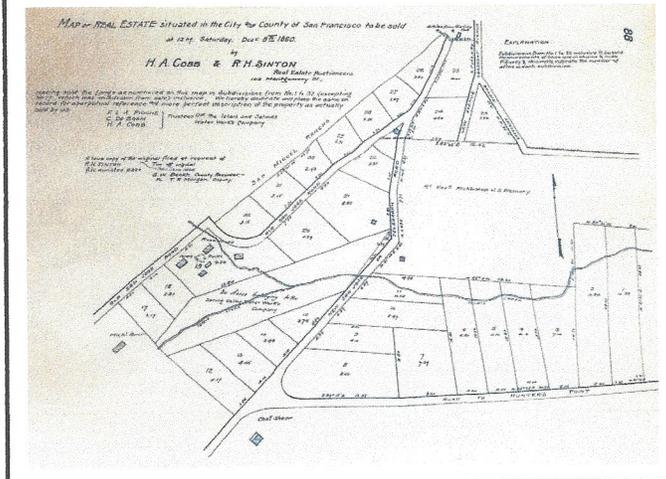
Next, we overlaid the 1856 Noé survey map over a modern OpenStreet Map. The result was thrilling! The "San Jose Road Used in 1850-52" on the Noé map splits off where today's Guerrero Street and San Jose Avenue merge near 28th and Day streets. The 1850-52 road then crosses Dolores Street diagonally near 30th Street, then to Chenery near Randall Street. It next curves between Chenery and Arlington before rounding the bend to the southwest toward Diamond, much like Chenery does today between Roanoke and Carrie Streets. Therefore, Chenery and Arlington appear to have first arisen from the "San Jose Road Used in 1850-52" on the Noé map—and likely earlier.

The other road that continues past this split is today's San Jose Avenue, labeled on the Noé map as "San Jose Road." This road turns southwest along a route that directly overlays today's Wilder Street.

As both Old and New San Jose Roads turn to the southwest, they mix up in the "tangle." When laid over a modern street map, the top route of the tangle follows an overgrown alley that begins at Chenery near Carrie Street and exits at Diamond near today's Glen Park Community Garden. This old route continues across Diamond, arcs over to what

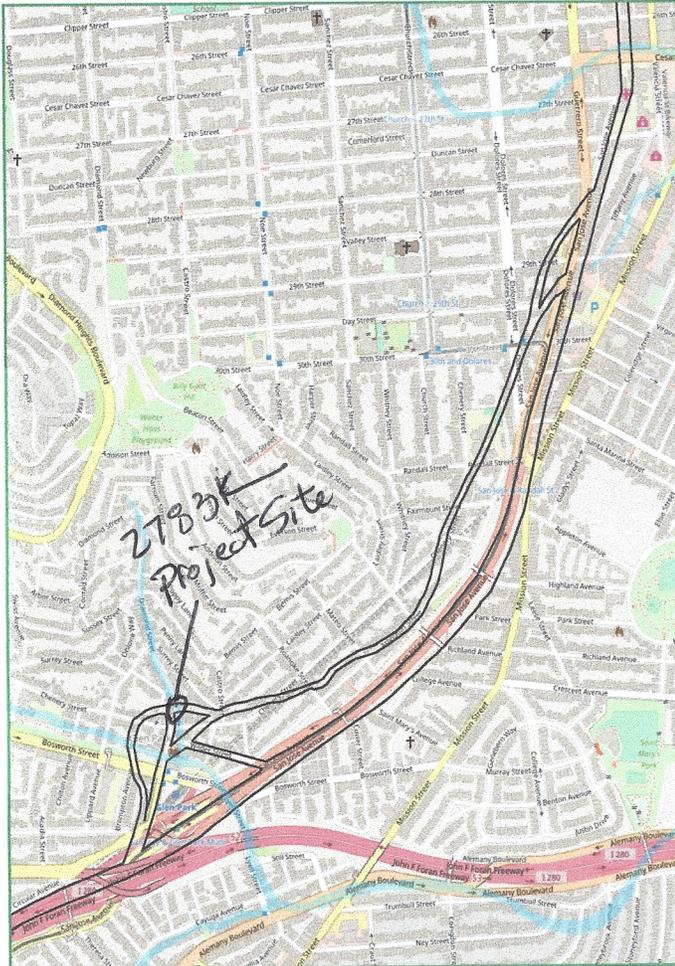


Above Survey map is of the San Miguel Rancho owned by José de Jesús Noé, 1856, showing the Mission Road (El Camino Real) extending from Mission Dolores through the Rancho. The "tangle" is just left of center. Below is the map of land to be sold at auction by H.A. Cobb and R.H. Sinton, 1860. Note the "dog-leg" road near Islais Creek and the large rocks just to the left of center. Maps from the San Francisco Homestead Books, San Francisco History Center, San Francisco Public Library.



CONTINUED ON NEXT PAGE

Glen Park History Revealed in Maps



Overlay of the 1856 Noé Survey Map (Map I, outlined in black) over a modern OpenStreetMap (© OpenStreetMap contributors, 2017). Aqua blue lines added to identify creeks. The route of the “San Jose Road in 1850–52” curves between Chenery and Arlington, then turns to the “tangle” at Chenery and Diamond streets and Brompton Avenue; the “San Jose Road” follows today’s San Jose Avenue through the Bernal Cut before turning sharply onto Wilder Street. Noé map from the San Francisco Homestead Books, San Francisco History Center, San Francisco Public Library.

CONTINUED FROM PREVIOUS PAGE

would become Brompton Avenue, then back to Diamond Street near the modern San Jose Avenue onramp to Interstate 280. The route immediately below the alley closely matches the modern alignment of today’s Chenery and Diamond intersection—first represented as the dog-leg in the 1860 Cobb and Sinton map.

Why the tangle? Travelers likely needed alternate routes for negotiating both a minor creek coming down the Diamond Street hill and the more significant Islais Creek, which by some accounts could be a deep and treacherous waterway.

These routes—particularly the “Old San Jose Road in 1850–52”—may represent not only the general paths of the original route of El Camino Real of the Spanish mission system, but possibly the route followed by Anza in 1776 as well.

As years passed, the origins of these routes were largely forgotten. Our neighborhood has a long history of being dismissed as a cow pasture populated with blue-collar workers, or as a “bucolic backwater,” as one

of the Gum Tree Girls who helped save Glen Canyon Park from freeways, Joan Seiwald, likes to relate. In 1859, an anonymous writer in *Hutchings’s California Magazine* described the route in an article entitled, “A Jaunt of Recreation: Between the Mission Dolores and the Ocean House,” [including the Fairmount Heights, Glen Park and Sunnyside districts] there are no objects of striking interest, except, perhaps the San Francisco Industrial School [site of today’s San Francisco City College], recently erected for the benefit of depraved juveniles ...”

To consider that Glen Park’s oldest streets—Chenery, Arlington, Diamond and Wilder—have origins as far back as the first years of the United States, forming part of the earliest route for travelers between the missions, is mind-boggling indeed. The Glen Park Neighborhoods History Project will continue this research in an effort to confirm this exciting discovery, and will keep you apprised of the results. ❖



vision wellness & eyewear

Dr. Carrie Lee, O.D.
Optometrist

2786 Diamond Street
San Francisco, CA 94131

(415) 334-2020
www.eyedentityvision.com

- Comprehensive adult and pediatric eye exams
- Contact lens fittings • Screenings for glaucoma, cataracts, and macular degeneration • Emergency appointments • LASIK surgery evaluation and co-management • Customized eyeglasses and sunglasses
- Eyeglass repairs and adjustments

vsp Vision Service Plan accepted

REVIVE YOUR HEALTH!

Schedule an appointment with your
Glen Park Nutritionist Ashley Hathaway

Call 415-823-9333

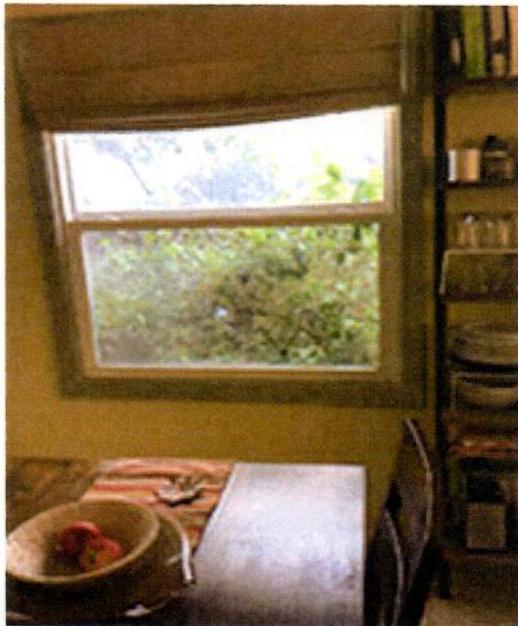
Mention this ad for \$25 off your first consultation

San Francisco Nutritional Therapy
ashleycntsf@gmail.com • www.sfnutritionaltherapy.com
661 Chenery Street, Glen Park

EXHIBIT 5



Kitchen windows
from the outside



kitchen windows from the inside looking out

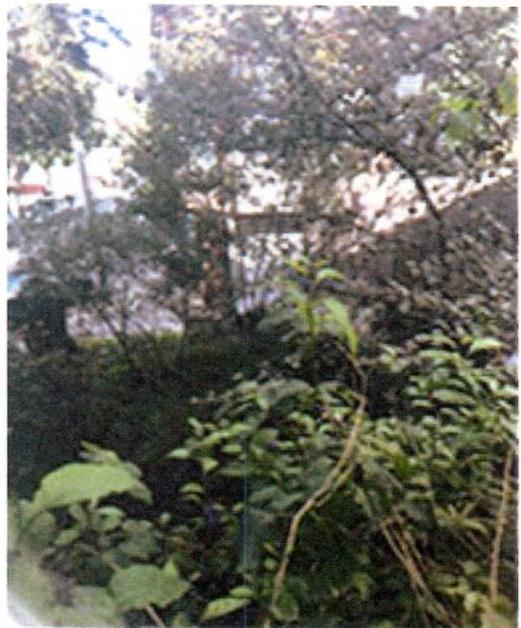
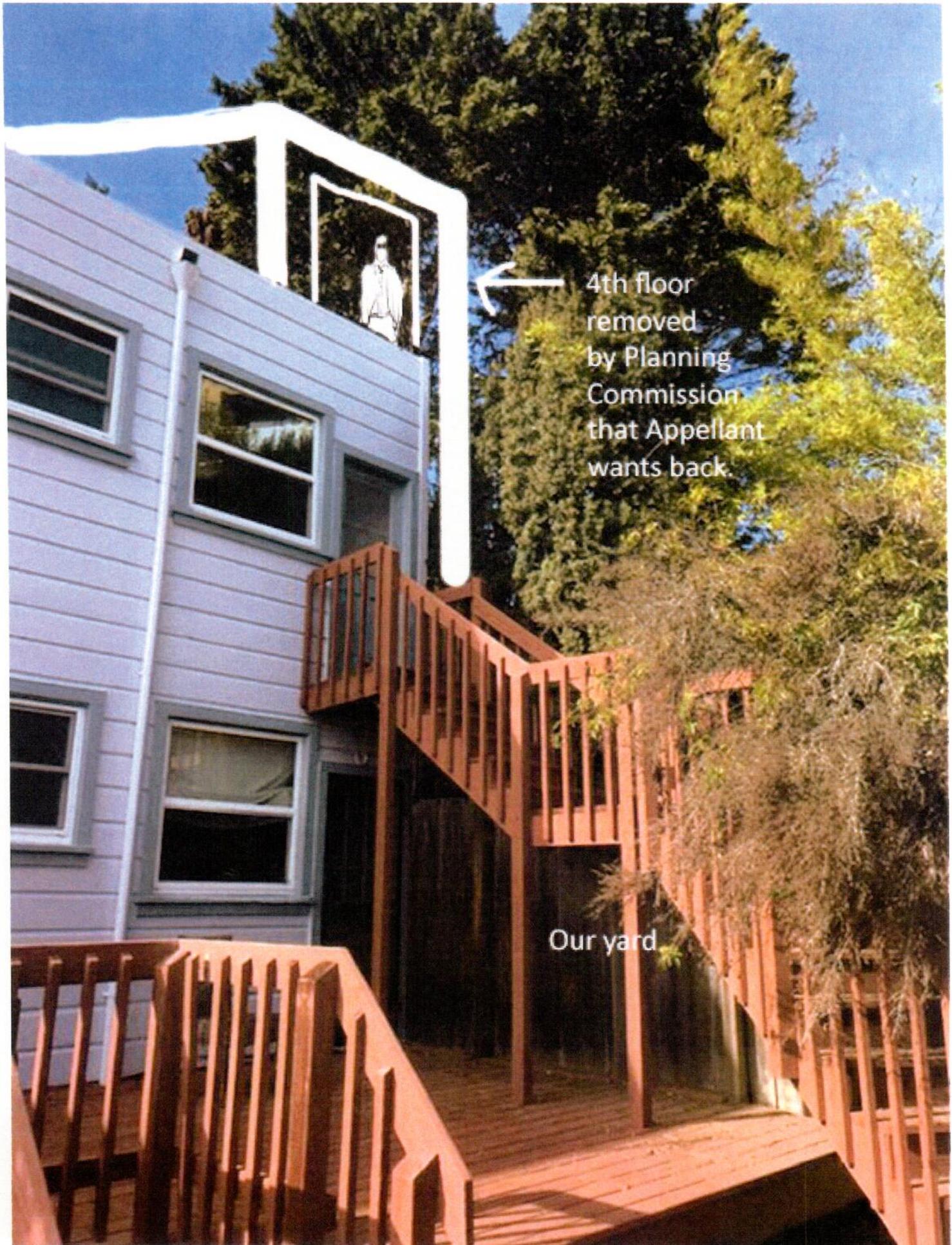


EXHIBIT 6



← 4th floor removed by Planning Commission that Appellant wants back.

Our yard

EXHIBIT 7

REAR Y
41 SURS
6741/0
120'±±±±
REAR WALL OF EXISTING BUN
APPROXIMATELY 10' FROM
SITE CENTER

2783 DIAMOND

PUBLIC RIGHT OF WAY

DIAMOND STREET

KEEPING CLEAR AND WASTES TO BE USED
BY 2783 & 2783K CHIMNEY
NEEDING 15' LENGTH (EXCESS ALLOWABLE
10' BUT 5' LESS THAN ALLOWABLE FOR
2 PARCELS)

ALLOWABLE EYE HINDER
PROJECTION. SEE CALC. A3.1 FOR
SOL. GLAZING REQUIREMENT

ALLOWABLE
PROJECTION FOR
PLANNING CODE
SECTION 136

ROOF ACCESSIBLE
WITH NO PARAPETS,
PER ENG. P15.11
EXCEPTION 2

ROOF TOP STORAGE
125 SOFT

AVERAGE FRONT SETBACK
OF ADJACENT NEIGHBOR
(5' + 8')/2 = 6'

LOT 27: 3 STORY DWEL
2785-2787

Vehicle path
from existing
home at 2783
Diamond

Vehicle path
from new home
at 2783K, creating
a conflict with 2783
and exacerbating
pedestrian-vehicle
conflicts

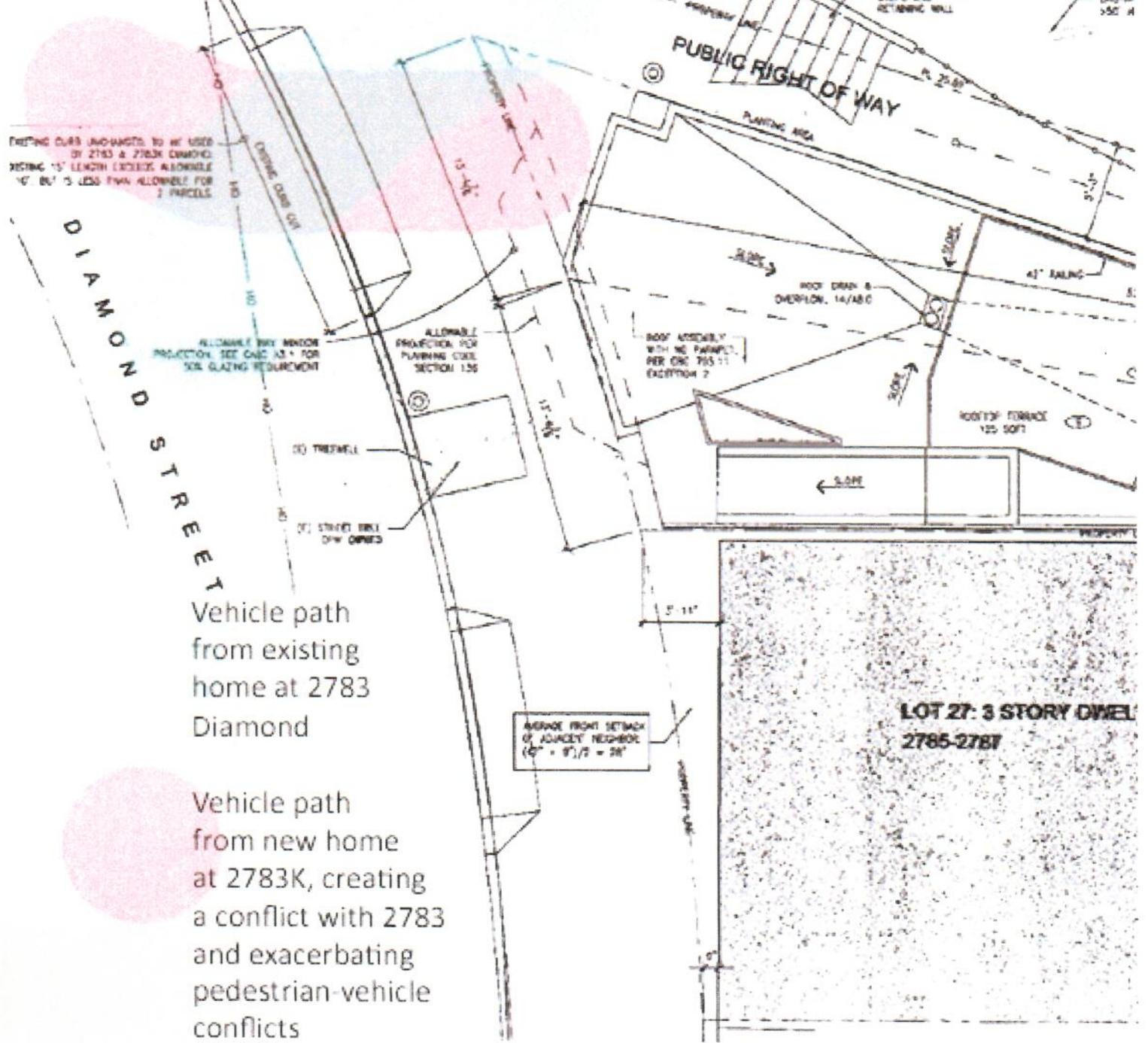


EXHIBIT 8

Mejia, Xiomara (BOA)

From: Chris Reyes <chrisreyes77@gmail.com>
Sent: Thursday, February 22, 2018 12:32 PM
To: BoardofAppeals (PAB)
Cc: Jeffrey Cerf
Subject: Appeal # 17-186, 2783K Diamond Street Appeal of Permit #201604134699

February 22, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

BOARD OF APPEALS
FEB 22 2018
APPEAL # 17-186

RE: Appeal # 17-186, 2783K Diamond Street Appeal of Permit #201604134699

Members of the Board:

My name is Chris Reyes. I am the son of Diane Cerf but was not a party to the DR and do not live with my mother.

I did, however, grow up in the small apartment at 2785 Diamond Street.

I am really not sure why this appeal is happening. We had a fair hearing before the Planning Commission. A large group of people – people who actually live in the immediate neighborhood – as in on this street who will be affected by this project – testified against the project. The owner, an architect who is acting as his own developer, brought a few people who live blocks away and sounded as though they may have been from the YIMBY groups that are financially supported by developers. They said, essentially, “we don’t care the project blocks over the windows of rent-controlled apartments,” “we don’t care about the history of the garden or the easement,” “we don’t care how many neighbors homes will be looked into by deck occupants,” and “we don’t care how large this building is compared to its small lot size or the size of adjacent units.” In other words: “Let this guy build whatever he wants.”

Neither they nor the owner seemed to understand any of the concepts associated contextual design nor the well-established policies of protecting privacy and light and air. Fortunately, the Commissioners did.

What I guess will happen at the appeal hearing is that the owner will find even more people who don’t live in an affected nearby building – probably including some people who don’t even live in Glen Park – and they will say some of the same things. I am hoping you will ask some of them, “Would you like your kitchen window blocked over?” “Would you like a new deck next door that looks right into every one of your street-facing windows?” Because if they say “Yes” then we know where the owner can move and build an equally obnoxious project.

Please deny the appeal or deny the Appellant’s three requests and remove the garage (which can be legally replaced by just a bike stall) so he can have a wonderful ground-floor bedroom.

Sincerely,

Chris Reyes



**SAN FRANCISCO
PLANNING DEPARTMENT**

HD 2/7/18

FILE

APPEAL #17-186

Discretionary Review Action DRA-0511

HEARING DATE: MARCH 9, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2016-005252DRP
Project Address: 2783K DIAMOND STREET
Building Permit: 2016.0413.4699
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6742/027A
Project Sponsor: Troy Kashanipour
SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
DR Requestor: Jeff Cerf
274 Guerrero Street
San Francisco, CA 94107
Staff Contact: Chris Townes - (415) 575-9195
chris.townes@sfgov.org

BOARD OF APPEALS

JAN 12 2018

APPEAL #17-186

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2016-005252DRP AND THE APPROVAL OF BUILDING PERMIT 2016.0413.4699 PROPOSING CONSTRUCTION OF A NEW FOUR-STORY, 38-FOOT TALL, SINGLE FAMILY RESIDENCE WITH ONE OFF-STREET PARKING SPACE WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 13, 2016, Troy Kashanipour filed for Building Permit Application No. 2016.0413.4699 proposing construction of a new four-story, 38-foot tall, single family residence with one off-street parking space within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On October 14, 2016 Jeff Cerf (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2016-005252DRP) of Building Permit Application No. 2016.0413.4699.

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15303(a).

On March 9, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-005252DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does take Discretionary Review requested in Application No. 2016-005252DRP and approves the Building Permit Application 2016.0413.4699 subject to the following conditions:

1. Redesign the façade as directed by Commissioner Moore (i.e.- the overhang of the bays over the public right-of-way shall be reexamined and more common emphasis placed on the public right-of-way and the sweeping curve being the expression of the street.).
2. Eliminate the top, fourth floor.
3. Provide a light-well around the property line windows.
4. Cut back the 3rd floor deck, which is the required open space, to reduce it to the Planning Code minimum (125 sf) and move it towards the east.
5. DPW shall review the shared curb cut for garage access (to determine if the proposed configuration meets requirements for safety and vehicular ingress/egress).
6. The exterior stair shall be eliminated.
7. Redesigned bay window overhangs shall be reviewed by Staff.

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

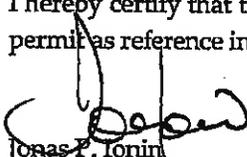
1. Based on its consideration of written materials and oral testimony presented at the March 9, 2017 Planning Commission hearing, the Commission determined that the substandard size lot, its irregular triangular-shape and its relationship to the street and neighboring properties posed extraordinary and exceptional circumstances with regard to the proposed development. These circumstances served as the basis for the Commission's recommendation that the project be approved subject to the conditions outlined above.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did take Discretionary Review and approved the building permit as reference in this action memo on March 9, 2017.


Jonas P. Iorini
Commission Secretary

AYES: Koppel, Melgar, Moore, Richards

NAYS: None

ABSENT: Hillis, Johnson, Fong

ADOPTED: March 9, 2017

HO 2/7/18

FILE

APPEAL # 17-186



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis HEARING DATE MARCH 9, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 2, 2017
Case No.: 2016-005252DRP
Project Address: 2783K DIAMOND STREET
Permit Application: 2016.0413.4699
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 6742/027A
Project Sponsor: Troy Kashanipour
 SIA Consulting Corp.
 1256 Howard St.
 San Francisco, CA 94103
Staff Contact: Chris Townes - (415) 558-6620
chris.townes@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

BOARD OF APPEALS

JAN 12 2018

APPEAL # 17-186

PROJECT DESCRIPTION

The request is for a Discretionary Review of Building Permit Application No. 2016.0413.4699, which proposes the construction of a new four-story, 38-foot tall, three-bedroom (with den), three-and-a-half-bath, single family residence. The triangular-shaped building reflects its unique triangular-shaped property and would contain one at-grade, off-street parking space within a front garage that is accessed via a 15-foot wide curb cut and driveway shared with the adjacent property located at 2783 Diamond Street. All floor levels of the building occupy the same building footprint, with the exception of the uppermost fourth floor level which is recessed 12 feet 3 inches from the front façade to articulate the massing while allowing for a 144 square foot front deck that provides additional usable open space for the dwelling. A 308 square foot roof deck atop the fourth floor is for solar equipment use only and is accessed from the third floor via an exterior stair at the front. The proposed building is Contemporary in design and utilizes a palate of quality materials including geometric-patterned ceramic tile, natural-stained wood garage/entry doors and board-formed concrete at the base, integrally-colored Trespa cement panels on the second and third floor façades and horizontal Hardiboard siding on the fourth floor. The typical windows are anodized aluminum-framed windows and the deck at the fourth floor is enclosed by powder-coated steel guardrail frames with horizontal stainless steel cables.

SITE DESCRIPTION AND PRESENT USE

The project site is located on an undeveloped, approximately 914 square foot, upsloping lot with approximately 10.5-feet of grade differential (from front to rear) within the Glen Park neighborhood. The triangular-shaped vacant parcel is located on the east side of Diamond Street, between Chenery and

Surrey Streets. The project site has approximately 27 linear feet of frontage along Diamond Street and approximately 81 linear feet of frontage along its northern side property line which abuts an existing 5-foot wide publicly-accessible walk alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site and the majority of the surrounding properties are located within the RH-2 (Residential House, Two-Family) Zoning District; however properties nearest Chenery Street are zoned NCT (Glen Park Neighborhood Commerical Transit) which extends southward along Diamond Street towards the Glen Park Bart Station. Diamond Street is a curved street between Chenery and Surrey Streets and the project site is uniquely located at the elbow of the street which is the reason for the irregular triangular-shaped parcel. Buildings in the surrounding neighborhood are predominantly residential and composed of mostly single family residences but also include some duplex and four-dwelling unit buildings. Architecturally, the block is mixed with buildings ranging in height from two- to four-stories and include a variety of flat and pitched-roof structures. A number of one- to two-story neighborhood-serving commercial businesses occur at the corner of Diamond Street and Chenery Street and continue along Diamond Street. There is a 5-foot wide publicly-accessible walk alley that abuts the subject property along its north side property line.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 12, 2016 – October 12, 2016	September 12, 2016	March 9, 2017	178 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 27, 2017	February 27, 2017	10 days
Mailed Notice	10 days	February 27, 2017	February 20, 2017	17 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor(s)		3	
Other Neighbors on the block or directly across the street		1	
Other Neighbors	4	8	
Neighborhood Groups			0

Neighbors in support of the project have indicated that the design is compatible with the neighborhood and they consider to project to be a positive addition given the high quality architecture.

Neighbors in opposition to the project have indicated that the project is too large for the small lot and out of scale with the adjacent properties and surrounding neighborhood. Some oppose the project because it will displace the existing communal garden which occupies the site and is viewed as an open space amenity for the neighborhood. Additional concerns, include the projects' negative impact to light and air in relation to adjacent properties and the additional congestion that further development will bring to what is considered an already overly dense neighborhood.

To date, all public correspondence received regarding the Project has been included in the Commission packet.

DR REQUESTORS

DR Requestor: Mr. Jeff Cerf who resides at 274 Guerrero Street and is the owner of the adjacent property located at 2785-87 Diamond Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor alleges that the project is a "monster-home" that is out of scale with the surrounding neighborhood and does not enhance or conserve the neighborhood character nor does it adequately balance the impact on nearby properties and occupants with the right to develop the property. As a result of the scale, the project would also create shadows that negatively affect the natural light upon neighboring residents, including the residents and owners of 2785-2787 Diamond Street and owners of 2783 Diamond Street.

Issue #2: The DR Requestor alleges that the project would negatively impact the public realm. Specifically, the DR Requestor is concerned the project will encroach into the adjacent 5-foot wide alley walkway, a valued public right-of-way that abuts the property along its north side property line. The Project Sponsor's Survey is in conflict with a separate Survey conducted for a nearby property.

Issue #3: The DR Requestor alleges that the project would result in the loss of neighborhood green space. Specifically, the DR Requestor is concerned regarding the loss of green space used by neighbors for community gardening that provides for a place of interaction and serenity for the neighborhood.

Issue #4: The DR Requestor alleges the project would negatively impact the existing mature street tree at the front and trees in neighboring yards.

Issue #5: The DR Requestor alleges that the project poses environmental concerns with regard to the displacement of native plant and animal life habitat, including butterflies, roosting birds and bats.

Reference the *Discretionary Review Application* for additional information and supplemental exhibits. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issue #1: The house is consistent in height at the block face with those of adjacent houses. The three-story street face is compatible with houses adjacent and across the street. The top floor is significantly set back from the front façade and the profile of the house follows the upsloping lot and is appropriately embedded into the topography. In terms of size, the proposed home is 1,744 square feet with a 201 square foot garage, while the DR Requestor's building, as well as other buildings across Diamond Street, range from 2,024 square feet to 5,100 square feet per Assessor's records. The term "monster home" was first used in a flyer that went up in the neighborhood prior to any presentation of the plans. This flyer mischaracterized the size and scale of the proposed home to the neighborhood.

Issue #2: A Survey for the project has been provided by a licensed Surveyor with American Baseline Company that accurately establishes the subject property lines and adjacent public right-of-way alley walkway. The project will not encroach beyond its own property lines into any public right of way. American Baseline Company has reaffirmed the accuracy of their Survey in light of the encroachment concerns. A Survey referenced by a neighbor alleging the encroachment was conducted for a separate property whose Survey company confirmed was not for the purpose of surveying boundaries on any other adjacent properties and only provides accuracy for that separate property (41 Surrey Street).

Issue #3: Many of the existing plantings on-site have been relocated by Glen Park Garden Club to alternate locations in the public right-of-way. The plants were sensitively transplanted during the dormant winter months when transfer is more desirable. The project will offer a planting strip at the front setback area, as well as, two locations for vertical trellises. The Glen Park Greenway project is in the advanced Planning stages which will provide ample additional public natural resources within the vicinity.

Issue #4: The existing street tree at the front was discussed with the Department of Public Works Bureau of Urban Forestry (BPWBUF) staff, who suggested specific options for pruning the DPW-owned tree. The architect will coordinate with DPWBUF during DPW review period and during construction.

Issue #5: These issues are not addressed in the Planning Code or Residential Design Guidelines, but to address the DR Requestor's point, I too share concern for wildlife. I intend to remove plants on site during the winter months when there would not be nesting birds in the planted area. However, should birds or small mammals be disturbed, I would involve an organization I have utilized before called "Wildcare" to assist with extraction.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

Department staff has reviewed the DR Requestor's concerns with the proposed project and presents the following comments:

Issue #1: The Department finds the project scale and massing, as proposed, are compatible with the dominant 3-story massing of the block context and surrounding buildings within the vicinity and relates

well to the upsloping topography of the site. The project does not significantly reduce the mid-block open space and it is anticipated that any shadow impacts would also not be substantial due to the project's massing, volume, or scale.

Issue #2: The Department has researched the encroachment (into the 5-foot wide public right-of-way walk alley) claim by the concerned parties and has posed the issue to the original Survey authors for verification. The Survey company (Moran Engineering) who prepared the Survey, used as evidence of encroachment, for the nearby property located at Surrey Street, has confirmed in writing that their Survey was only intended to provide accuracy for that property (41 Surrey Street) and does not provide accuracy for any off-site property lines or public right-of-way boundaries. The Surveyor (with American Baseline Company) who prepared the Survey for the proposed project located at 2783K Diamond Street has confirmed in writing that their Survey of 2783K Diamond Street accurately establishes the subject property lines, the placement and configuration of the adjacent public right-of-way walk alley along the north property line, the property lines and existing fence improvements of the properties across the shared walk alley. Given the assurance provided in writing by the relevant Surveyors and their respective companies involved, the Department does not have any evidence of a valid discrepancy concern.

Issue #3: The Department has researched the claim of the site as community green space and determined that the property is a privately-owned parcel and not a public park. As such, the project proposal is a valid land use application for new development and has been evaluated for conformance with the General Plan and Planning Code by the Planning Department. Since the property is located within the RH-2 Zoning District, the proposed single family residence is a permitted land use.

Issue #4: The Project Sponsor has confirmed to Planning Department staff that the existing street tree at the front was discussed with the Department of Public Works Bureau of Urban Forestry (BPWBUF) staff, who suggested specific options for pruning the DPW-owned tree. The architect will coordinate with DPWBUF during DPW review period and during construction. Pursuant to Planning Code Section 138.1, street trees are the purview of the Department of Public Works.

Issue #5: The project was determined to be exempt from CEQA under Class 3. There is no reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3- Construction and location of limited number of new, small facilities or structures; In urbanized areas, up to three single family residences may be constructed under this exemption.)

RESIDENTIAL DESIGN TEAM REVIEW

Department staff held a meeting with the Residential Design Team (RDT) on December 8, 2016 to re-evaluate the project in relation to the applicable design guidelines and in light of the DR Requestor stated concerns. The RDT determined that the design issues raised by the DR Requestor are neither exceptional

nor extraordinary in nature. The RDT reaffirmed its previous stance that the proposed building design, mass and scale is consistent with all applicable design guidelines and that modifications to the project are not warranted. With regard to scale and massing, the RDT cited that the project is compatible with the neighborhood context, does not significantly reduce the mid-block open space and that any potential shadow impacts would not be substantial due to the project's massing, volume and scale.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

- The Project is consistent with the objectives and policies of the General Plan.
- The Project is located in a zoning district, RH-2 (Residential House, Two-Family), which permits residential use.
- The Project is consistent with and respects the varied neighborhood character, and provides an appropriate massing and scale within the neighborhood context.
- No extraordinary or exceptional circumstances were identified by the Residential Design Team.
- The Project would replace the currently vacant, underutilized lot with a new single family home within a predominantly single family residential neighborhood to contribute to the City's housing stock.
- The subject property, although publicly-accessible with landscaping, is not a public park; therefore, the project does not displace a public park or other public neighborhood amenity.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Section 311 Notice
DR Application
Response to DR Application
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The neighborhood architectural character is mixed with buildings that are typically two- to four-stories in height. Surrounding properties generally consist of single family residences; however, there are also a number of multi-family residential buildings.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The placement of the building on its site responds to the topography, its position on the block, and to the placement of the surrounding buildings. The project respects the topography of the surrounding area by stepping down the building height in relation to the sloped parcel. For example the building is only three-stories (28'-8") at the street with a fourth floor (approximately 38'-0" tall) that is recessed 12'-3" from the front façade. The site is located towards the middle of a curved street and is

uniquely located at the elbow of the street resulting in the parcels irregular triangular shape. The building responds to this unique placement within the block by angling its front façade and bay window system in a manner that better addresses the street frontage while providing a smooth transition between adjacent buildings. Like most other buildings on the block, the proposed building is placed on its site in a manner that maintains a strong street wall at the front with a three-story height that relates well to its adjacent buildings.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The project scale is compatible with the height and depth of surrounding buildings within the neighborhood. Although the project is located within the 40-X Height and Bulk District, the proposed building height ranges from approximately 29'-0" to 38'-0". The flat-roof, rectangular-form is compatible with many other the flat-roofed, rectangular formed surrounding properties along Diamond Street.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		

Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The building entrance successfully enhances the connection between the public realm of the street and the sidewalk and the private realm of the building through the use of setbacks, architectural projections in the form of bay windows and by providing landscaping to accentuate their presence to the public realm. To further enhance the public realm, the garage door widths and associated curb cuts have been minimized. The roof decks have been sensitively designed to provide roof access without the use of stair penthouses that project above the roof line. The use of metal frame cable railings at the upper levels protect the visual transparency of sightlines through the project from surrounding properties.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		

Are the building's materials properly detailed and appropriately applied?	X		
---	---	--	--

Comments: In order to contribute to the architectural character of the neighborhood, the proportion and size of the proposed windows relate to that of the existing buildings in the neighborhood. The project incorporates quality materials and finishes that relate to the surrounding neighborhood, including horizontal/vertical wood siding, cement board paneling, board-formed concrete, natural-stained wood garage and entry doors, ceramic tile, metal railings, and anodized aluminum-framed windows.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The neighborhood architectural character is mixed with buildings that are typically two- to four-stories in height. Surrounding properties generally consist of single family residences; however, there are also a number of multi-family residential buildings.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?	X		
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The placement of the building on its site responds to the topography, its position on the block, and to the placement of the surrounding buildings. The project respects the topography of the surrounding area by stepping down the building height in relation to the sloped parcel. For example the building is only three-stories (28'-8") at the street with a fourth floor (approximately 38'-0" tall) that is recessed 12'-3" from the front façade. The site is located towards the middle of a curved street and is

uniquely located at the elbow of the street resulting in the parcels irregular triangular shape. The building responds to this unique placement within the block by angling its front façade and bay window system in a manner that better addresses the street frontage while providing a smooth transition between adjacent buildings. Like most other buildings on the block, the proposed building is placed on its site in a manner that maintains a strong street wall at the front with a three-story height that relates well to its adjacent buildings.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The project scale is compatible with the height and depth of surrounding buildings within the neighborhood. Although the project is located within the 40-X Height and Bulk District, the proposed building height ranges from approximately 29'-0" to 38'-0". The flat-roof, rectangular-form is compatible with many other the flat-roofed, rectangular formed surrounding properties along Diamond Street.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		

Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The building entrance successfully enhances the connection between the public realm of the street and the sidewalk and the private realm of the building through the use of setbacks, architectural projections in the form of bay windows and by providing landscaping to accentuate their presence to the public realm. To further enhance the public realm, the garage door widths and associated curb cuts have been minimized. The roof decks have been sensitively designed to provide roof access without the use of stair penthouses that project above the roof line. The use of metal frame cable railings at the upper levels protect the visual transparency of sightlines through the project from surrounding properties.

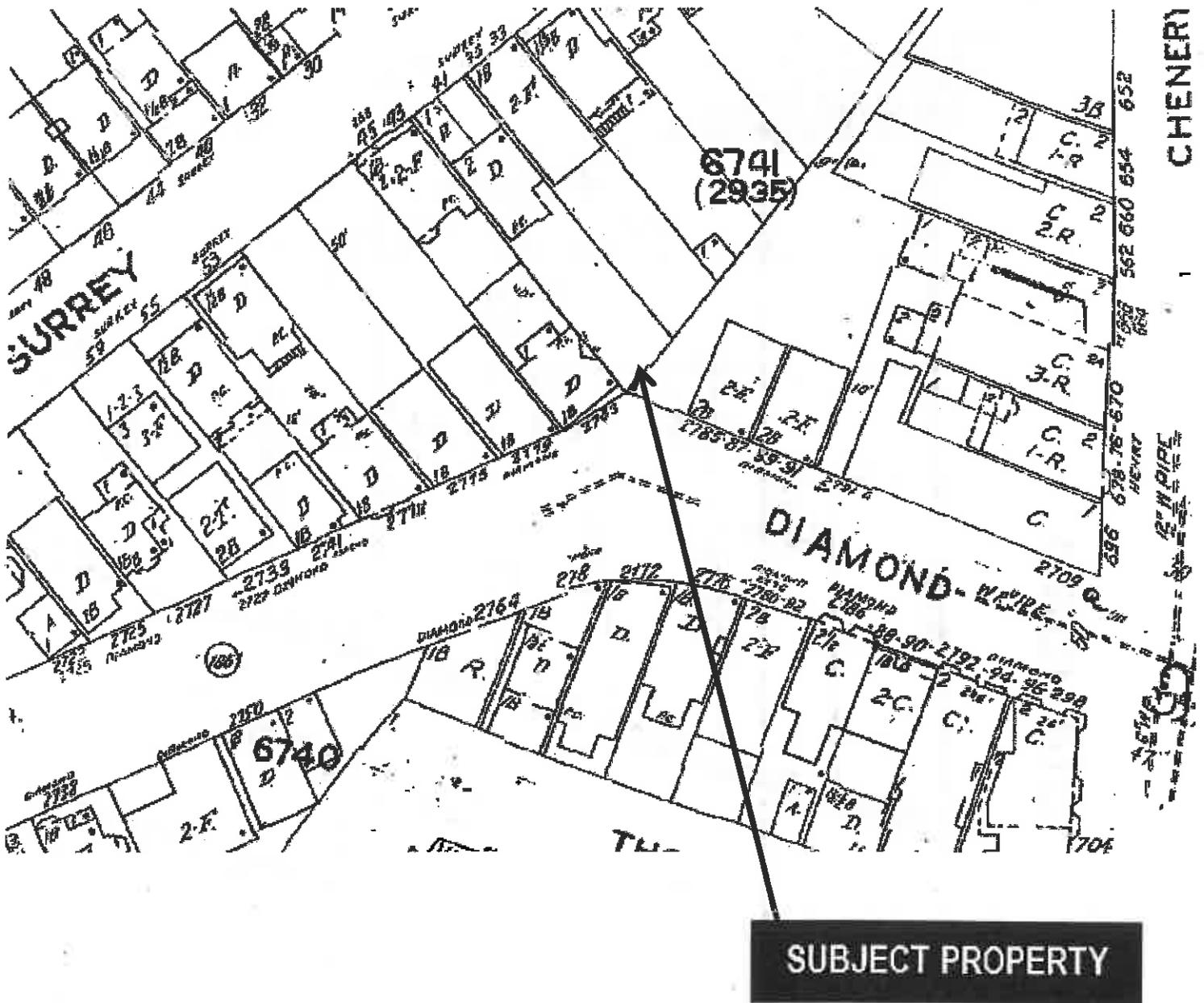
BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		

Are the building's materials properly detailed and appropriately applied?	X		
---	---	--	--

Comments: In order to contribute to the architectural character of the neighborhood, the proportion and size of the proposed windows relate to that of the existing buildings in the neighborhood. The project incorporates quality materials and finishes that relate to the surrounding neighborhood, including horizontal/vertical wood siding, cement board paneling, board-formed concrete, natural-stained wood garage and entry doors, ceramic tile, metal railings, and anodized aluminum-framed windows.

Sanborn Map*



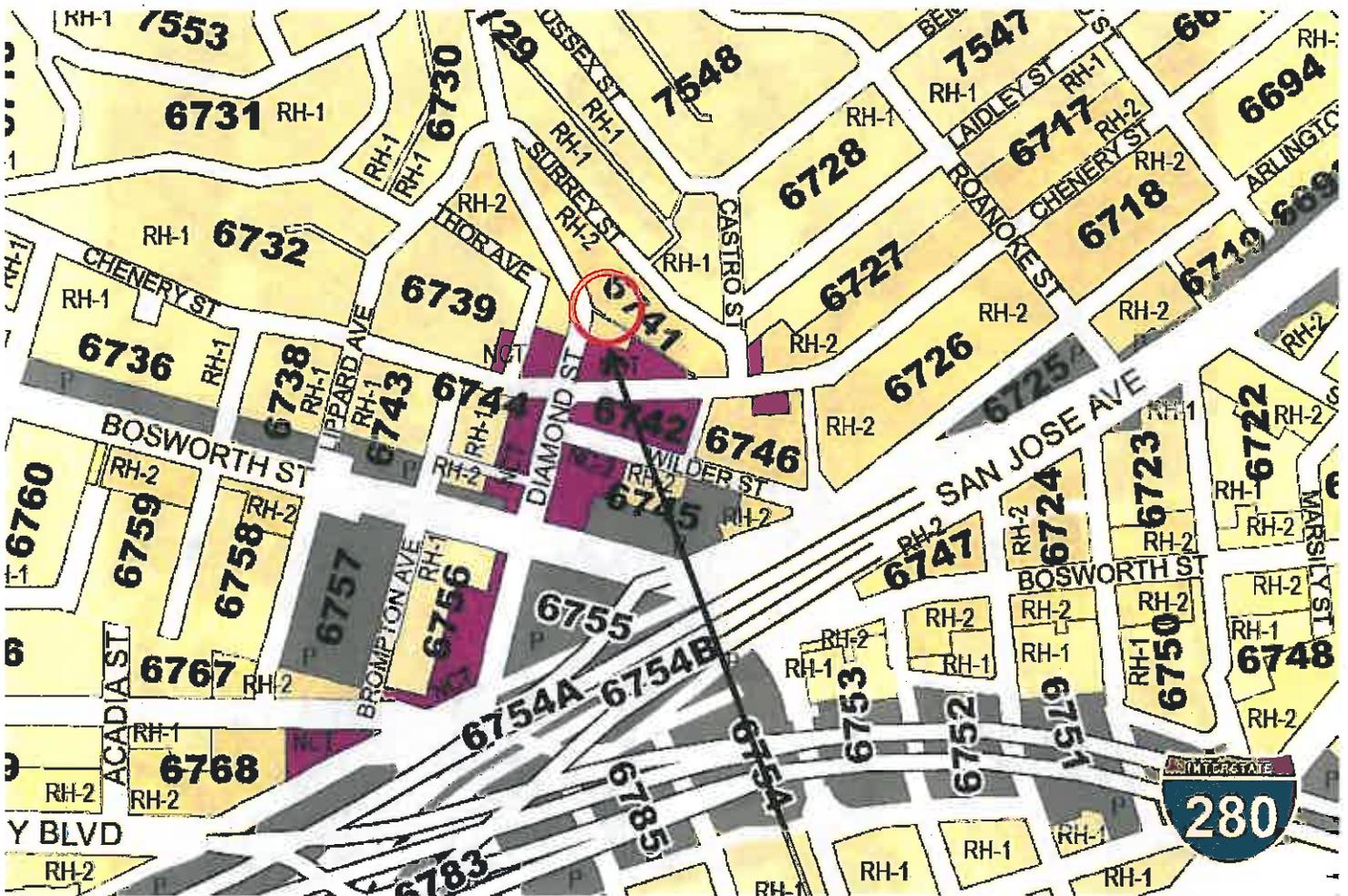
SUBJECT PROPERTY

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



Discretionary Review Hearing
Case Number 2016-005252DRP
New 4-story Single Family Residence
2783K Diamond Street

Zoning Map

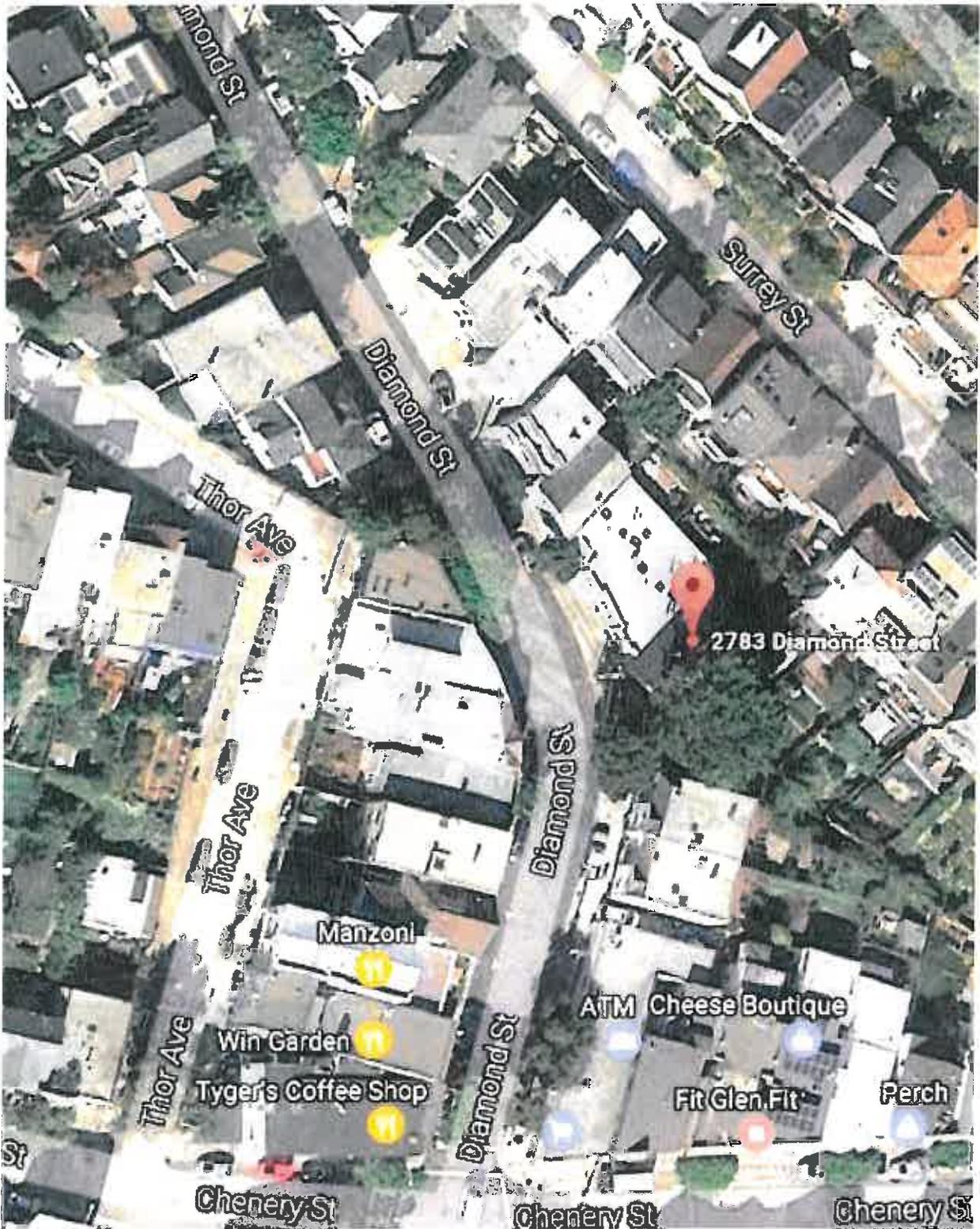


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-005252DRP
New 4-story Single Family Residence
2783K Diamond Street

Aerial Photo



Discretionary Review Hearing
Case Number 2016-005252DRP
New 4-story Single Family Residence
2783K Diamond Street

Site Photos



Site Photos





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On April 13, 2016 the Applicant named below filed Building Permit Application No. 2016.0413.4699 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2783K Diamond Street	Applicant:	Troy Kashanipour
Cross Street(s):	Between Chenery St. & Surrey St.	Address:	2325 Third Street, Suite 401
Block/Lot No.:	6742/027A	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-2/ 40-X	Telephone:	(415) 431-0869

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Vacant	Residential (single family dwelling)
Front Setback	N/A	1'-2"
Side Setbacks	N/A	Abuts property line
Building Depth	N/A	41'-6"
Rear Yard	N/A	15'-0"
Building Height	N/A	37'-10"
Number of Stories	N/A	4
Number of Dwelling Units	0	1 (single family dwelling)
Number of Parking Spaces	0	1
PROJECT DESCRIPTION		
New construction of a single-family dwelling on a triangular-shaped vacant lot. The new structure is a 4-story building up to 37'-10" in height with a 1-car garage and includes a 144 square foot deck at the fourth floor and a 308 square foot roof deck for solar equipment. The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Chris Townes
 Telephone: (415) 575-9195
 E-mail: chris.townes@sfgov.org

Notice Date:
 Expiration Date:

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2783K Diamond Street		6742/027A	
Case No.	Permit No.	Plans Dated	
2016-005252DRP	2016.0413.4699	3/1/17	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Construction of a new four-story, 1,945 square foot, approximately 38-foot tall, single family residence on an existing vacant parcel.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input checked="" type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.				
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1" style="width: 100%;"> <tr> <td style="width: 40%;"> Planner Name: Chris Townes </td> <td style="width: 60%;"> Signature or Stamp: </td> </tr> <tr> <td> Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small> </td> <td></td> </tr> </table>		Planner Name: Chris Townes	Signature or Stamp:	Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
Planner Name: Chris Townes	Signature or Stamp:				
Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>					
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

From: [Mark Walls](#)
To: [Townes, Chris \(CPC\)](#)
Cc: [Troy Kashanipour](#)
Subject: 2783 Diamond St.
Date: Friday, February 24, 2017 7:45:00 AM

Dear Mr. Townes,

I am a resident of Glen Park and would like to voice my support for the proposed house at 2783K Diamond Street. While some neighbors have concerns about the removal of some planted space, it seems inappropriate to block construction of a new home on a privately held lot.

The design of the home is contemporary, without inappropriate historic details. It's scale at the facade well matches the height of the adjacent houses. The top story with a substantial setback. The home is not a "monster home" as was posted on flyers in the neighborhood.

Neighborhood businesses benefit from additional density and the neighborhood benefits with the addition of a well-designed home on this vacant lot.

I welcome the proposed house on this vacant parcel and encourage the Planning Commission to approve the project.

Mark Walls
2601 Diamond Street
San Francisco, CA 94131

From: [Christian Manson](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783K Diamond Street
Date: Thursday, February 23, 2017 12:53:45 PM

Chris,

Just wanted to send you a quick email regarding my support for Troy Kashanipour's Diamond St. project as I live in the Glen Park neighborhood.

From what I understand about the project, I'm encouraged by it as it looks to be a planned high quality build, will add to the diverse housing character of Glen Park, and perhaps most importantly, provides overall needed housing density to the City.

Best,
Chris Manson

From: [Shields RPM](#)
To: [Townes, Chris \(CPC\)](#)
Cc: tk@tkworkshop.com
Subject: March 9 Planning Review: Diamond Street, New Building
Date: Monday, February 13, 2017 4:46:50 PM
Attachments: [Tony, Diamond St new building.pdf](#)

Dear Chris,

Troy's attached drawing is an ingenious use of land space that will add to the vitality of Glen Park.

I am an owner and property manager on Chenery St around the corner from the proposed project, and I am familiar with the pulse of the neighborhood for over 25 years.

I have seen the neighborhood evolve from a good community into a better community with stronger architectural and neighborhood diversity and offerings.

I fully support the above project on the small lot on Diamond Street. It is a creative use of space, much like the creative use of design seen in Japan and other international communities.

I appreciate some are sad to see the garden go, however, perhaps the plaque onsite currently can be resituated to the Glen Park Library for archival purposes.

Perhaps Troy will integrate some feature such as a small vertical plant wall piece that harkens to the previous use, would be a suggested tribute.

Something walkers and regulars in the neighborhood can walk by and remember the past. San Francisco is always changing and growing, and it is good and natural to make use of precious open space, particularly small lots such as this one that can result in unique architecture.

Certainly, this project should be approved and move forward as an addition to Glen Park.

I walk many days on Surrey St, Chenery St, Diamond, into Glen Park Canyon.

It is a special neighborhood and this project should be part of that evolving experience of a truly San Franciscan one of a kind residence.

As you may know, there are multiple modern residences interspersed in this neighborhood, I think it adds to the vitality and charm.

Please feel free to contact me should you have any concerns.

Sincerely,

Susan Shields
1288 Columbus Ave, PMB 440
San Francisco, CA 94131
415 246 0618 cell

RE: MARCH 9 Review

Troy Kashanipour Architecture. LEED AP
2325 Third Street Suite 401
San Francisco CA, 94107
phone/fax: 415.431.0869
cell: 415.290.8844
email: tk@tkworkshop.com

Chris Townes, Current Planning- SW Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
T| 415.575.9195 E| Chris.Townes@sfgov.org

From: [Paul Alsdorf](#)
To: [Townes, Chris \(CPC\)](#)
Subject: Support for Glen Park (Diamond St.) House
Date: Thursday, March 02, 2017 10:28:01 AM

Mr. Townes,

I walk by the empty lot on Diamond St. at Chenery every day. I attach a picture - it seems that local NIMBYs are throwing a fit just because someone wants to build a house on private property. I want to express my extreme support for these project (I'm not affiliated with it) and my disgust at anyone that would try to stop us from building housing during the crisis.

This project is exactly what the city needs. It will displace nobody. It does not block light, views, or anything else. It's on a tiny, private lot in a built up area so will be completely in character with the neighborhood (which, by the way, is not exactly an architectural treasure trove).

I cannot overstate how dissgusted I am by these people who vandalize signs (see attached pic), put up flyers, and are throwing a tantrum over a small, shaded, vacant lot that they don't even own. Please do not listen to them. They are abhorrent. Their opposition to development is the very reason why san francisco is so unaffordable.

There are many of us who support building. There are many who want to live in SF but can't because crybaby NIMBYs torpedo every project they can. Please listen to our voices and approve sorely needed housing. Reject this baseless, whiny, tantrum of a challenge.

If they want to control that lot, they can buy it. If not, they should shut up and get out of the way. We need housing.

Thank you,
Paul Alsdorf

From: [Christine Paterson](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783 Diamond Street
Date: Monday, February 27, 2017 4:16:11 PM

Dear Mr. Townes,

I am writing this note for my good friends, Francesca Sampognaro and William Persh. William and Francesca love their neighborhood and their house. Who would have thought someone would propose to build a huge building in a tiny garden that the neighborhood loved. Yes, the city encourages for new building, but at the expense of a neighborhood. San Francisco is loved because of their quaint neighborhoods and accessible to shopping in the neighborhood. Also, there is so much car and bus traffic on their little street, why would planners even allow another car or cars.

What about more cars, more garbage cans with more people living on this little street? I believe that the city needs to think of the neighborhood and the people who live there, pay their taxes and take care of each other. To build a huge building interferes with the neighbors light & air, that I thought the city protects communities from losing. Not only Francesca and William be directly affected from their air & light if this building goes in, but other neighbors as well. I don't believe anyone would want to share their driveway with another person unless they bought their property knowing this.

It is so difficult to get in and out of their driveway now because of traffic and your considering adding more cars? This whole thing doesn't make sense. I hope you do the right thing & protect the people of this neighborhood.

Thank You,
Christine Paterson
1124 Clay St.
San Francisco, CA 94108

From: [Ron Fago](#)
To: [Townes, Chris \(CPC\)](#)
Cc: [Ron Fago](#); [Michael Dunlap](#)
Subject: 2783 Diamond Street
Date: Monday, February 27, 2017 10:54:35 AM

Dear Mr. Townes,

We are opposed to the proposed building construction at 2783 Diamond Street in San Francisco. We have been residing next door to the site for nine years. Below are our concerns:

- This space is ridiculously small to accommodate any building, let alone a four-story residential unit;
- Diamond Street is a busy, heavily traveled artery with access to both Highway 101 and Interstate 280;
- We regularly have vehicles double parked, blocking our garage access, on average of 10-20 cars and trucks daily;
- Although we have been told construction trucks will not utilize the space in front of our building, if the project moves forward, we all recognize they will; and
- The regular utilization by heavy delivery trucks and vehicles parked illegally in front of our unit has directly compromised the sidewalk in front of our unit, then in turn the plumbing underneath the sidewalk, leading to multiple plumbing issues and flooding in our garage, requiring extensive and time consuming repair and disruption to our services.

Additionally, if the project were to be completed, we believe the insanity demonstrated by building a "piece of pie" shaped home, nestled inappropriately where it clearly does not belong, will draw tourists and others who otherwise would not stop by our little corner of the City, further congesting traffic and adding to the already troublesome double parking in front of our unit we already endure.

Lastly: why remove a tiny, quaint little garden in an urban area where so few have survived? It makes no sense.

Thank you for listening to our concerns. We welcome and questions or comments you may have.

Ron Fago & Michael Dunlap
2789 Diamond Street
San Francisco 94131

From: [judith_guilfoyle](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783 K Diamond St.
Date: Sunday, February 26, 2017 8:23:37 PM

I am writing to oppose the project at 2783 K Diamond St. I can't believe that a building of this size is being considered on such a small area of land and lack of respect for the public pathway.

I live on Diamond and each time I walk by the property I try to visualize the monstrosity that is being considered and hope that you will consider all the concerns presented to you .

Judith Guilfoyle

From: [KSAM](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783k Diamond St.
Date: Monday, February 27, 2017 7:46:54 PM

To: Attention of the City Planner

Subject: The 2783k Diamond Street, Glen Park, San Francisco proposed construction project

Dear Mr. Townes,

I'm weighing in on the side of the homeowner's in the surrounding area on Diamond Street. This project, if the city passes it, is yet another example of an over-built lot in an area that is already overcrowded. In this already congested area it will add further insult to the neighborhood by placing an increased burden on the existing traffic flow which includes public transit and city service vehicles. This lot is in such close proximity to the intersection that it presents a further safety issue for curbside vehicle parking and impacts the line of site for on-coming traffic traveling up hill; as well as infringing upon the rights of the adjacent neighbors; by impacting their public and private access to their residence.

Sincerely,

Kathy Sampognaro

From: navglo@aol.com
To: [Townes, Chris \(CPC\)](#)
Subject: 2783k Diamond St
Date: Friday, February 24, 2017 5:25:10 PM

Sent from Mobile's

Please be advised that I strongly oppose the project at 2783k Diamond St. The proposed building is too huge and much over powering for a lot that size. The little garden that is currently on that property adds charm to the neighborhood. The proposed building in that space would be an eyesore. Please let us keep our little greenspace treasure.

Thank you.

Gloria Navarra

(Native San Franciscan raised in Glen Park.

From: [Evelyn Rose](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783K Diamond Street
Date: Monday, February 27, 2017 8:13:14 PM

Dear Mr. Townes,

For 20 years, the residents of Glen Park have been enjoying the community garden at the above address. The location of the garden is the entry to a public path that has been in place since 1905. Construction of a two to three-story home on this 915 sq ft lot just doesn't make sense. It will not only destroy the community garden and obstruct the path, but will impact the character of our neighborhood.

We urge you to oppose this project.

Many thanks,

Evelyn

Evelyn Rose, PharmD
Chair and Founder, Glen Park Neighborhoods History Project
Email: GlenParkHistory@gmail.com
Web: www.GlenParkHistory.org
Twitter: [@GlenParkHistory](https://twitter.com/GlenParkHistory)

From: hmduffy@comcast.net
To: [Townes, Chris \(CPC\)](#)
Subject: 2783K Diamond Street
Date: Monday, February 27, 2017 12:41:20 PM

Dear Mr. Townes,

I am writing to oppose a proposed building project in Glen Park located at 2783K Diamond Street.

The proposed building project would site a four-story house (with a roof deck on the top floor) on a very small, triangular parcel that is currently being used as a community garden. The drawings we have seen show a house that is much too large for such a small site. First, the 4-story building design is out of character with the rest of the 2- and 3-story homes in the neighborhood. Second, because the proposed project is located on such a small parcel, the design also fails to include requisite open space. (I don't think a roof-top deck was what planners had in mind when they decided to require open space as part of a building's design.) Third, the site is bordered by a public walkway that currently includes a bench overlooking the small garden. The new building would make it difficult to access that public walkway.

As a long-time resident of the area, I am therefore requesting that this building project, as currently designed, be denied.

Thank you for your consideration.

Best,

Helen Duffy

From: [maralyn tabatsky](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783K Diamond Street
Date: Tuesday, February 28, 2017 8:42:20 AM

Hi, Chris,

We are writing to express our concerns about the proposed project at 2783K Diamond Street. Our backyard borders this property. The proposed house is much taller than almost anything else in the neighborhood. It leaves minimal room for the public access which has been there for longer than we have lived in Glen Park, which is over 32 years.

In addition, we have grave misgivings about the health of our trees, which contribute to the greenery of the neighborhood; the amount of trimming that would be called for may compromise the health of the trees, resulting in their loss.

Thank you for your consideration.

Sincerely,

Maralyn Tabatsky and Ken Schwer
41 Surrey Street

From: [Francesca Sampognaro](#)
To: [Townes, Chris \(CPC\)](#)
Subject: 2783K
Date: Sunday, February 26, 2017 2:47:46 PM

With regards to changes that Troy K is asking , we find them outrageous and inconsiderate.

As it stands today, homes on Diamond Street are cramped together and built at a time when population and traffic were far less than today. Just backing out my car onto the street is difficult-- buses coming up and down every twenty minutes take up a great deal of space. I feel additional vehicles sharing space is dangerous at best

Asking to take my address and add a letter to it tells me that this home space that Troy K wants isn't large enough to build on its own and further asking us to change the deed to share the driveway further implies the folly of his request. (my husband has owned this property for 29 yrs)

Also, allowing 9 garbage cans every Monday in front of MY garage would hinder movement of my car and create a possible health hazard

I respectfully ask you to reject this project and let us live in peace, we are both 70 plus yrs old

Sincerely, Francesca Sampognaro
William J Persh

From: [Nicholas Barrett](#)
To: [Townes, Chris \(CPC\)](#)
Subject: Fwd: Diamond street construction
Date: Monday, September 19, 2016 3:48:56 PM

Chris -

I am a home owner in the Glen Park neighborhood, at 62 Surrey Street. I live just up the hill from a proposed new construction. I have no issue with new construction on private property, but the proposal for this very small lot (which is currently a local garden) is insane. Images attached show roughly how high they owners/builders are proposing. I do not know the exact dimensions of the lot, but it's very small and irregular.

I want to log this as at least one formal complaint. The structure will be extremely out of character for the neighborhood.

Thank you,
Nick Barrett
62 Surrey St
415-509-9990

From: [Jayant Rajan](#)
To: [Townes, Chris \(CPC\)](#)
Subject: house project in Glen Park
Date: Wednesday, March 01, 2017 6:44:24 AM

Dear Mr Townes,

I have lived at 2785 Diamond Street for the last 4.5 years and just wanted to state my strong opposition to the proposed housing project next to my residence.

The project would take away the window in my kitchen, building within 2 inches of it, destroy a green space in the neighborhood and, in doing all of the above, harm the character of the neighborhood. Should it go through, it would likely compel me to move.

Thank you for your consideration.

Sincerely,

Jay Rajan, MD/PhD

Sent from my iPhone. Please excuse any typographical or semantic errors in both cases almost certainly attributable to Autocorrect.

DIAMOND STREET Property Owner

William Pershi &
Francesca Sampognaro
2783 Diamond Street
San Francisco, CA 94131

DATE: September 27, 2016

TO: Planning Commission City of San Francisco

ATTN: Planner Chris Townes

RE: Proposed Development 2783K, Building Permit Application No. 2016.0413.4699.

SUBJECT: Our Property Line is wrong on drawing A2.0.

We are the owners of the property that adjoin the building site known as 2783K Diamond Street.

The owner/architect of the 2783K property has submitted drawing A2.0 to the planning department that shows our Southern property line was moved 1 foot 2 inches North. The owner/architect has also moved the property and fence lines of my neighbors (properties 6741/13, 6741/14, etc.). This cannot be allowed.

I recently hired the services of Peter Rockwell, of the Firm Lemanski & Rockwell Architects, Inc, 1898 Hyde Street, San Francisco, CA 93109, Tel: (415) 776-1220. Mr. Rockwells site plan shows the property line for our property at 2783 Diamond Street to be in line with our neighbors property line at the (SW side) corner. We also have a survey taken in May, 2014 by Morgan Engineering, 1930 Shattuck Avenue, Berkeley, CA 94704, Tel: (510) 848-1930 showing the same property line of our house and property 6741/13 and 6741/14 with their property line and fences as one and on the same line.

It is my understanding that without the 1 foot 2 inches that Mr. Kashanipour has taken from my property on drawing A2.0 he submitted, his property line is infringing on, or in, the 5 foot Alley/Public Right of Way. The property owner of 2783K has changed the property lines of 2783 Diamond St, and properties 6741/13, 6741/14, etc. to his/her advantage and must be reviewed and corrected before permit approval.

Notes:

1. I have a site plan for the 2783 Diamond Street address for a building addition issued for permit dated June 15, 1983 and permit was given.
2. I have a site plan with my bath addition and permitted by the planning department on June 28, 2016.
3. I have a Survey site plan for my 2783 Diamond Street property, the Surry Street properties 6741/13, 6741/14, etc. showing the property and fence lines are one and the same dated May, 2014.
4. Our property is over 100 years old and in accordance to San Francisco City Records and our title insurance. I have maintained the City sidewalk and driveway in front of my house for 29 years and do not want to share my 7 foot driveway and agree about repairs and money.

From: [Betty Wong](#)
To: [Townes, Chris \(CPC\)](#)
Subject: Project 2783K Diamond St, Glen Park
Date: Monday, February 27, 2017 2:35:04 PM

Dear Mr. Townes,

I am writing to state my opposition to the project at 2783K Diamond Street in Glen Park. I think that the proposed project is too large for the small triangular site and too tall given that homes in the adjacent area and throughout the neighborhood are 2 to 3 stories tall. In addition, the project does not recognize the public path currently on the site.

Thank you for your consideration.

Betty Wong

From: [Camerlo, Camille VBAOAKI](#)
To: [Townes, Chris \(CPC\)](#)
Subject: Proposed home on 2783K Diamond St
Date: Monday, February 27, 2017 9:51:16 AM

Good morning,

I am writing to object to the home proposed to be built at 2783 K Diamond St. When I first learned of this project I couldn't even imagine that there was any space on Diamond to build a house. And when I thought about it - there isn't! Currently there is a tiny garden in that space because truly that is all that will fit.

This proposed home is much too large for the site. It is also too large for the neighborhood. This proposed home leaves only a few feet of space between the new house and existing windows in certain homes. It would block out natural light in many homes. In addition, the owner of the property would require the use of someone else's property to exit and enter - and those homeowners object to this proposed home!

Please reject this proposed home as it is inappropriate for this space and represents a burden to the neighbors and the neighborhood.

Thank you for your consideration

Camille Camerlo

From: Townes, Chris (CPC)
To: "maralyn tabatsky"
Cc: Troy Kashanipour; ken schwer; ken schwer schwer
Subject: RE: 2783K Diamond Street
Date: Tuesday, September 20, 2016 3:34:00 PM

Maralyn,

Your comments have been received; however, the issues raised don't fall within the Planning Department's purview. The tree on your private property and its potential conflict with the adjacent neighbor is a civil matter that the Planning Code does not address. Regarding the stair at the side, the Site Plan indicates that the stair is bisected by your property line as you state; however, the portion of stair beyond is within a public right of way per the Survey; therefore, this is Department of Public Works (DPW) jurisdiction not Mr. Kashanipour's. With regard to access requirements during construction, you may contact DPW directly.

Thx,

CHRIS TOWNES, CURRENT PLANNING- SW QUADRANT
T| 415.575.9195 E| CHRIS.TOWNES@SFGOV.ORG

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103

WEBSITE: WWW.SFPLANNING.ORG
PLANNING FRONT DESK: (415) 575-9121
PLANNING INFORMATION CENTER (PIC): (415) 558-6377 OR PIC@SFGOV.ORG
PROPERTY INFORMATION MAP (PIM): [HTTP://PROPERTYMAP.SFPLANNING.ORG](http://PROPERTYMAP.SFPLANNING.ORG)

-----Original Message-----

From: maralyn tabatsky [<mailto:maralyn@haveyourcake.org>]
Sent: Wednesday, September 14, 2016 10:00 AM
To: Townes, Chris (CPC)
Cc: Troy Kashanipour; ken schwer; ken schwer schwer
Subject: 2783K Diamond Street

Dear Mr. Townes,

I am writing regarding the Notice of Building Permit Application that we just saw posted on the proposed site at 2783K Diamond Street, SF, Block #6742, Lot #027A.

My husband (Ken Schwer) and I own the adjacent property at 41 Surrey Street. We have two major concerns regarding this building, which we have discussed with Mr. Kashanipour:

1. At least one tree (Leyland cypress) at the back of our property will have to be trimmed considerably in order to accommodate this building. We are gravely concerned about the safety issue, should the tree(s) be compromised in any way. It is very large, and we certainly would not want it to be falling in any direction. We would also prefer not to lose the tree to begin with! But the safety issue is of utmost importance.

We have set up a meeting with a consulting arborist, and plan to let you know of any conclusions he has. Meanwhile, please consider this issue as you go forward.

2. The steps leading from our backyard to Diamond Street are the SOLE access our tenant has to and from his apartment. The property line is approximately midway between these steps, i.e. they are owned by us and by Mr. Kashanipour. Since we have lived here, for nearly 32 years, these steps have been part of a public easement/implicit dedication/right of way; not sure of the proper legal term, but there has been public access throughout this time. It is crucial that our tenant have uninterrupted total use of these steps throughout construction, without exception. We would like this assurance in writing, and information regarding what recourse we have should there be a problem.

Thank you for your attention.

Sincerely,

Maralyn Tabatsky
owner, 41 Surrey Street

RESPONSE TO
**DISCRETIONARY
REVIEW (DRP)**



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 2783K Diamond Street

Zip Code: 94131

Building Permit Application(s): 2016.0413.4699

Record Number: 2016-005252DRP

Assigned Planner: Chris Townes

Project Sponsor

Name: Troy Kashanipour

Phone: 415.431.0869

Email: tk@tkworkshop.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached

-
2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached

-
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		1
Occupied Stories (all levels with habitable rooms)		4
Basement Levels (may include garage or windowless storage rooms)		0
Parking Spaces (Off-Street)		1
Bedrooms		3
Height		37'-10"
Building Depth		41'-6"
Rental Value (monthly)		unknown
Property Value		unknown

I attest that the above information is true to the best of my knowledge.

Signature:	Date:
Printed Name: Troy Kashanipour	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.





DPR Attachment – Response to DR

Preliminary:

Under section 3 Project Description: The DR requestor incorrectly lists the Present Use at “Community Garden”. The property is private property and not a Community Garden. A number of years ago, neighbors removed the metal fencing surrounding the property, and appropriated the space as a planting area. This was done without the knowledge or authorization of the property Owner. After learning that I purchased the property, Kay Hamilton Estey President, Glen Park Garden Club, contacted me to check about voluntary removal of the plantings on site to re-use at other neighborhood locations such as landscaping on Penny and Poppy lanes. Members relocated some of the plantings over the winter months. I was personally able to offer assistance in this effort.

Outreach:

A pre-application meeting was held on December 16, 2015. About 40 people were in attendance. In follow-up to that meeting, additional meetings were held with parties who requested an individual meeting. On August 26th, I sent an email to each person who provided an email address, offering to meet with them individually. The DR requestor did not respond to the offer of a meeting to present the project, nor did he contact me at any point with questions or concerns about the project prior to DR filing. A meeting with the DR requestor is scheduled for March 1st.

Required Questions:

1. Why should project be approved?

The project is fully code compliant, despite the limitations of the lot. The project has been modified with mass reductions at the front and side based upon RDT recommendations. The project has been modified with a more typical bay window form for neighborhood compatibility.

Based on RDT comments, the already small footprint has been reduced at the front in a 2.5' in length x 10' in width on the 2nd and 3rd levels. See attached drawings, Exhibit A, showing mass reduction in red.

“Monster” House Allegation

The DR requestor states that the project is a “Monster” house. The street face of the house is compatible in size with that of adjacent houses and across the street with dwellings of 3 stories. See drawings provided.

The top floor is set back from the front façade significantly as recommended in the Residential Design Guidelines. The lot is upward sloping. The profile of the house follows the upward sloping lot with the ground floor below grade at the rear of the property.

The house is 3 bedroom.

The dwelling is 1744 square feet, with a 201 square foot garage. The DR requestor’s building as well as other buildings across Diamond are range from 2024 square feet to 5100 square feet per assessor’s records, not counting expansive garage levels.

The term “Monster Home” was first used in a flyer that went up in the neighborhood prior to any presentation of the plans (Exhibit B) at the announcement the pre-application meeting. The term “monster” house is being used as a rhetorical device by the DR requestor and mischaracterizes the size and scale of the house.

The house is consistent in height at the block face with those of adjacent houses. Floor to floor heights are minimized with a ground floor ceiling height of 8’, a 2nd floor ceiling height of 8’-6”, and a 3rd floor ceiling height of 8’-8”. These are the minimum ceiling heights appropriate to the size of the rooms.

Impact on Street Tree:

The Street Tree was discussed with DPW Bureau of Urban Forestry, Stephen Keller, who suggested specific options for pruning the DPW owned Tree. The Architect will coordinate with DPW/BUF during DPW review period and during construction.

Loss of Green Space:

These are issues not addressed in the Planning Code or Residential Design Guidelines, but to address the DR requestor's point:

As stated above, many of the plantings have been relocated by Glen Park Garden Club to alternate locations in the public right-of-way. The plants have been transplanted during the dormant winter months when transplant is more desirable. I will volunteer my time to assist with relocation and transplantation of any additional plants that are able to be successfully transplanted.

The project will provide a planting strip at the front setback area as well as two locations for vertical trellis. We will work with local nursery on the selection of appropriate plantings. Additionally there is a space created between the building and the existing steps at the 5' right-of-way that will be provided as a planted area.

The Glen Park Greenway project is in the advanced Planning Stage which will provide ample additional public natural areas and is within 1 ½ blocks of the subject property. Penny and Poppy Lanes are being landscaped as community landscaping projects. See Exhibit E

Allegation of Encroachment of the Property on to the Public Right of Way:

A survey has been provided by a Professional Surveyor. A "Record of Survey" document has been provided to the San Francisco County Surveyor. American Baseline Company stands behind the accuracy of their survey which bears their professional stamp. The DR requestor has not provided a professional boundary survey which provides evidence to back up their allegation. The allegation is unfounded and not based on evidence. The Project Planner contacted the company who provided a survey of 41 Surrey. The Surveyor specifically told the project planner that his survey was not for the purpose of surveying boundaries on any adjacent parcel and should be used only for the purpose for which it was created.

Environmental Concern: Native Plants, Butterflies, Roosting Birds, and Bats:

These are issues not addressed in the Planning Code or Residential Design Guidelines, but to address the DR requestor's point:

I too share a concern about wildlife. It is our hope and intention to remove plants on site during the winter months when there would not be nesting birds in the

planting area. Should birds or small mammals be disturbed or in distress, in the past we have involved an organization called "Wildcare" for birds attacked by cats or fallen from nests. (<http://www.wildcarebayarea.org/>). See Exhibit C.

The footprint of the lot is very small by comparison to the open space created by collective rear yards. The DR requestor, although he does not live at the property, has opportunity to improve habitat at his own rear yard which is over 400 square feet larger in area than the footprint of the 2873K property.

We would like to voluntarily provide a bat-house on the property. I have consulted with a bat habitat expert and will provide bat housing at the rear of the property per the guidelines recommended by the Humane Society of the United States. See Exhibit D.

2. What alternatives or changes to the project are you willing to make to address the DR requestors concerns? If you have changed the project to meet neighborhood concerns, please explain and indicate whether they were made before or after filing the permit application.

Some of the mitigating measures are as described above.

DR requestor's comments as presented in the Pre-application meeting are shown in the attached Exhibit F. Verbally the DR requestor conveyed that he believed the lot to be un-buildable and wished for it to remain in the current unbuilt condition. Verbally and in the document provided he indicated that they would not be supportive of any project at this location. After the pre-application meeting he pledged to oppose the project at every opportunity. Exhibit E lists the objections prepared by the DR filer prior to the pre-application meeting.

No specifics have been provided by the DR filer. It can be surmised that desired objective is delay or make the construction infeasible. _____

Given the appropriate and significant front and rear setbacks suggested by the RDT during plan review, I can offer no further reduction in building envelope. Any further reductions will make spaces unusually small and greatly diminish functionality with no public benefit. An examination of the design shows that rooms and spaces are of minimal dimensions.

In email discussions during the design period with neighbors, planted walls were encouraged. Trellises are provided as part of the project to soften the building.

These were incorporated as part of the design prior to project submittal. Neighbors expressed concerns about quality materials and details which are provided as part of the project. See permit material indicated at Drawing A3.3.

The Project was designed from the beginning to be of minimal impact based on the context of the adjacent houses, curb cuts, street trees, in addition to being code compliant. Given the small footprint any further reduction of the envelope will have a big impact on the interior function and program.

3. If you are not willing to change the project or pursue alternatives state why you feel the project will not have any adverse effect on the surrounding properties. Explain the needs for space or other personal requirements that prevent you from making changes requested by the DR requestor.

The project will not create shadows on the DR requestor's rental property because it is located to the north of this property. The sun travels through the southern sky so shadows are not created:

The project will block property line windows of uncertain history. There is no permit history for window construction although they have been replaced with new vinyl windows with a permit. Building Department regulations for property line window require an Administrative Bulletin AB-009. This bulletin requires that the property owner file a "Declaration of Use Limitation" which states that they will close property line windows should a building be built at the adjacent property.

http://sfdbi.org/sites/default/files/AB-009_0.pdf

Furthermore, it is the precedent of the Planning Department not to protect property line windows.

The DR filer's building was not constructed adjacent to a park or public right-of-way. It was constructed next to an undeveloped lot.

The house immediately adjacent to his property at 2789-2791 Diamond, built at the same time, with a matching floor plan as the DR filer's property, does not have property line windows on to the vacant yard of the adjacent building. To my knowledge property line windows open on to kitchen areas, which are not required to be provided with windows per SFBC 1205. There would be no building code prohibition on the owner of installing skylights and solatubes.

The houses to the north of the subject property, fronting Surrey Street are significantly uphill and set back from their rear property line 65'-70'. The new construction will not diminish light to these dwellings.

The project provides significant relief at the front for 2783 Diamond, the house to the north. The full exposure of the front facade fronting Diamond Street is uninterrupted.

A family sized home is proposed with 3 bedrooms and a small living space near the back yard. A tightly designed three-bedroom house is perfectly appropriate as a family home in this location, which when completed, will minimal effect adjacent properties.

I will work with the general contractor to minimize construction time and neighborhood disruption during construction. I will provide my contact information to neighbors who have concerns and do my best to make sure that the contractor follows all city regulations with appropriate permits.

Urban infill housing at this vacant parcel is necessary for my needs and also desirable for adding to the existing stock of family-sized housing in a region which has a housing shortage. Urban infill housing, near public transportation, employment, and public amenities is the least impactful in terms of environmental costs and well acknowledged to be the most appropriate.

When completed the home will fit well with the context, character, and fabric of the neighborhood of Diamond Street and Glen Park. We look forward to presenting our case to the Planning Commission.

Pre-application meeting 2783 ½ Diamond Street

December 16, 2015, 6:45-8pm

Agenda:

Introduction: Owner/Project Sponsors: Troy Kashanipour and Anna Rose

Previous Garden on Site: Kay Etsey

Planning Basics:

Planning Code compliant: Front and Rear Yard setbacks. Compliant with Residential Design Guidelines

Matching overall heights along the street frontage

Top story set back from the street, minimal visibility from street view

3 story follows slope: approximately 10' difference between front and rear yards.

No new curb cut, street tree by DPW (Diamond city maintained)

3 bedroom plus den at the lower level opening on to triangular rear yard

Base of the building clad in more natural material, stone or more natural looking earthy tile

Planting strip at the face of building, pervious pavers at driveway area

Upper floors window pattern to be determined

Intent to preserve and interested in collaboration on 5' right of way – interested in hearing community ideas

Sustainability Features:

- Solar panel ready

- Rainwater harvesting

- Energy Efficiency

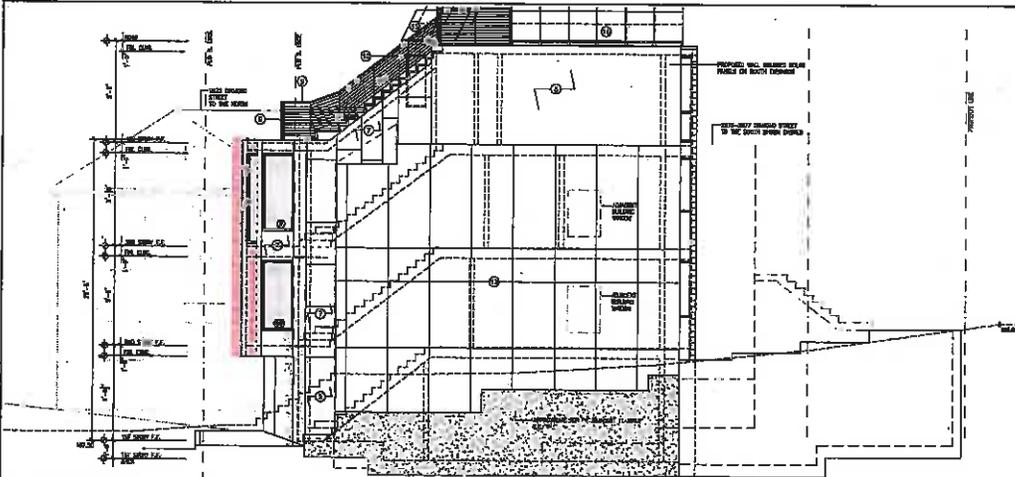
- Advance Structural Framing System: Either FSC certified lumber, salvaged or recycled blocking materials. or Light Gage Metal Framing

- Recycled material in concrete mix, fly ash

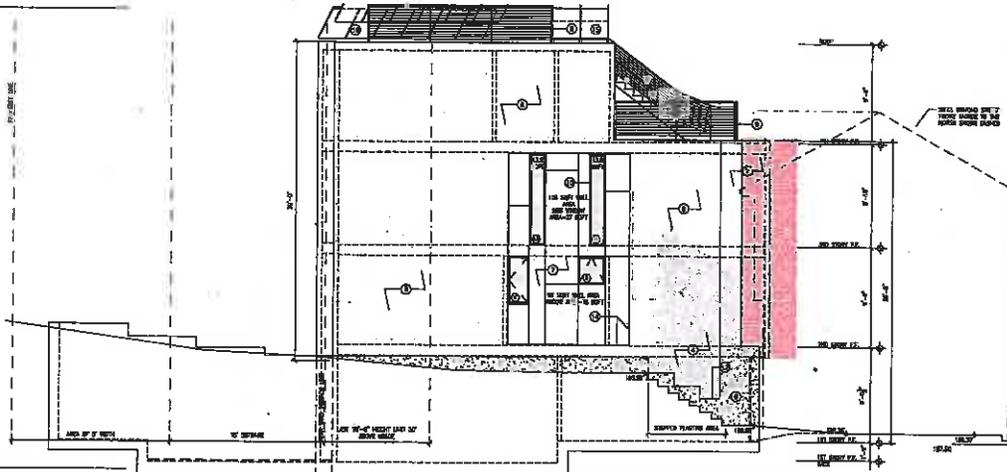
- No use of tropical hardwoods/FSC certified or locally sourced interior finishes

- No/Low VOC paints & sealants/Formaldehyde Free

- Plug-in vehicle charging station



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- INTERIOR-FINISHES**
- 1 BARE BRICK WORK EXPOSED WITH BRICK GROUT LINE
 - 2 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 3 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 4 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 5 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 6 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 7 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 8 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 9 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 10 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 11 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING
 - 12 1/2" PLANK WOOD TRIM, DOOR, FLOOR TO MATCH EXISTING

IRBY KASTANIRPOUR ARCHITECTURE 1000 27TH STREET, SUITE 101, SAN FRANCISCO, CALIFORNIA 94114
2783K DIAMOND STREET

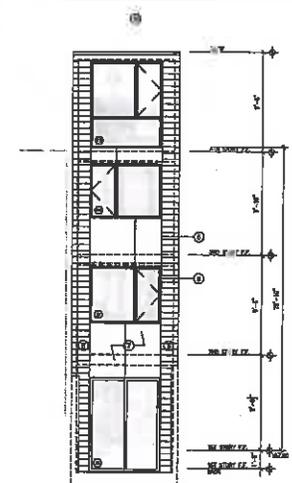
PROJECT: 2783K DIAMOND STREET
 DATE: 11/18/18
 DRAWING NO.: A3.0
 SCALE: 1/4" = 1'-0"
 SHEET NO.: 1 OF 1

PREPARED BY: IRBY KASTANIRPOUR
 CHECKED BY: IRBY KASTANIRPOUR
 DATE: 11/18/18

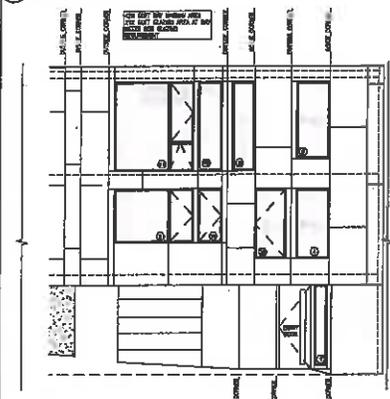
PROPOSED ELEVATIONS
A3.0



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 UNFOLDED WEST ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
1. SLAB EDGE AND ENTRY DOOR WITH SPECIFIC GRADE LITE
 2. RAMP PANEL WITH SPECIFIC GRADE LITE WITH 1/2" RAMP DOOR
 3. CONCRETE R.I.C. WITH COLORED GROUT
 4. WALL FINISH, APPROVED BY ARCHITECTURAL REVIEW BOARD, OR EQUAL
 5. FINISHED FLOOR, SEE PLAN TO DETERMINE FINISH MATERIALS
 6. FINISH FLOOR FINISH
 7. EXTERIOR CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 8. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 9. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 10. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 11. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 12. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 13. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 14. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 15. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 16. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 17. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 18. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 19. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL
 20. FINISH CEILING FINISH, APPROVED ARCHITECTURAL REVIEW BOARD, OR EQUAL

NOTES:
 1. THESE FINISHES REFERRED TO ARE TO BE USED FOR EXTERIOR FINISHES.
 2. FINISHES TO BE USED FOR INTERIOR FINISHES.
 3. FINISHES TO BE USED FOR INTERIOR FINISHES.
 4. FINISHES TO BE USED FOR INTERIOR FINISHES.
 5. FINISHES TO BE USED FOR INTERIOR FINISHES.
 6. FINISHES TO BE USED FOR INTERIOR FINISHES.
 7. FINISHES TO BE USED FOR INTERIOR FINISHES.
 8. FINISHES TO BE USED FOR INTERIOR FINISHES.
 9. FINISHES TO BE USED FOR INTERIOR FINISHES.
 10. FINISHES TO BE USED FOR INTERIOR FINISHES.
 11. FINISHES TO BE USED FOR INTERIOR FINISHES.
 12. FINISHES TO BE USED FOR INTERIOR FINISHES.
 13. FINISHES TO BE USED FOR INTERIOR FINISHES.
 14. FINISHES TO BE USED FOR INTERIOR FINISHES.
 15. FINISHES TO BE USED FOR INTERIOR FINISHES.
 16. FINISHES TO BE USED FOR INTERIOR FINISHES.
 17. FINISHES TO BE USED FOR INTERIOR FINISHES.
 18. FINISHES TO BE USED FOR INTERIOR FINISHES.
 19. FINISHES TO BE USED FOR INTERIOR FINISHES.
 20. FINISHES TO BE USED FOR INTERIOR FINISHES.

NO.	QTY	UNIT	PRODUCT	SIZE (H x W)	FINISH	MARKS (H, W, L, etc.)	FINISHES	NOTES
1	1	W	ALUMINUM WINDOW 300	30" x 36"	2	FINISHED	---	---
2	1	W	ALUMINUM WINDOW 300	30" x 36"	2	FINISHED	---	---
3	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
4	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
5	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
6	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
7	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
8	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
9	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
10	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
11	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
12	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
13	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
14	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
15	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
16	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
17	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
18	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
19	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---
20	1	W	ALUMINUM WINDOW 225	22 1/2" x 36"	2	FINISHED	---	---

Scale: 1/4" = 1'-0"

DATE: 12/15/15
 DRAWN BY: T.K.
 CHECKED BY: T.K.
 IN CHARGE: T.K.

PROPOSED ELEVATIONS

A3.1

**Our neighborhood garden is
at risk of being destroyed
and replaced by a 4 story
"monster" house.**

Please join your
neighbors in telling the
recent purchaser of this
property

"No you wont!!!"

at the **pre-application
meeting** to be held on

Wednesday Dec 16 at

**6:45PM in the Glen Park
Library Meeting Room**

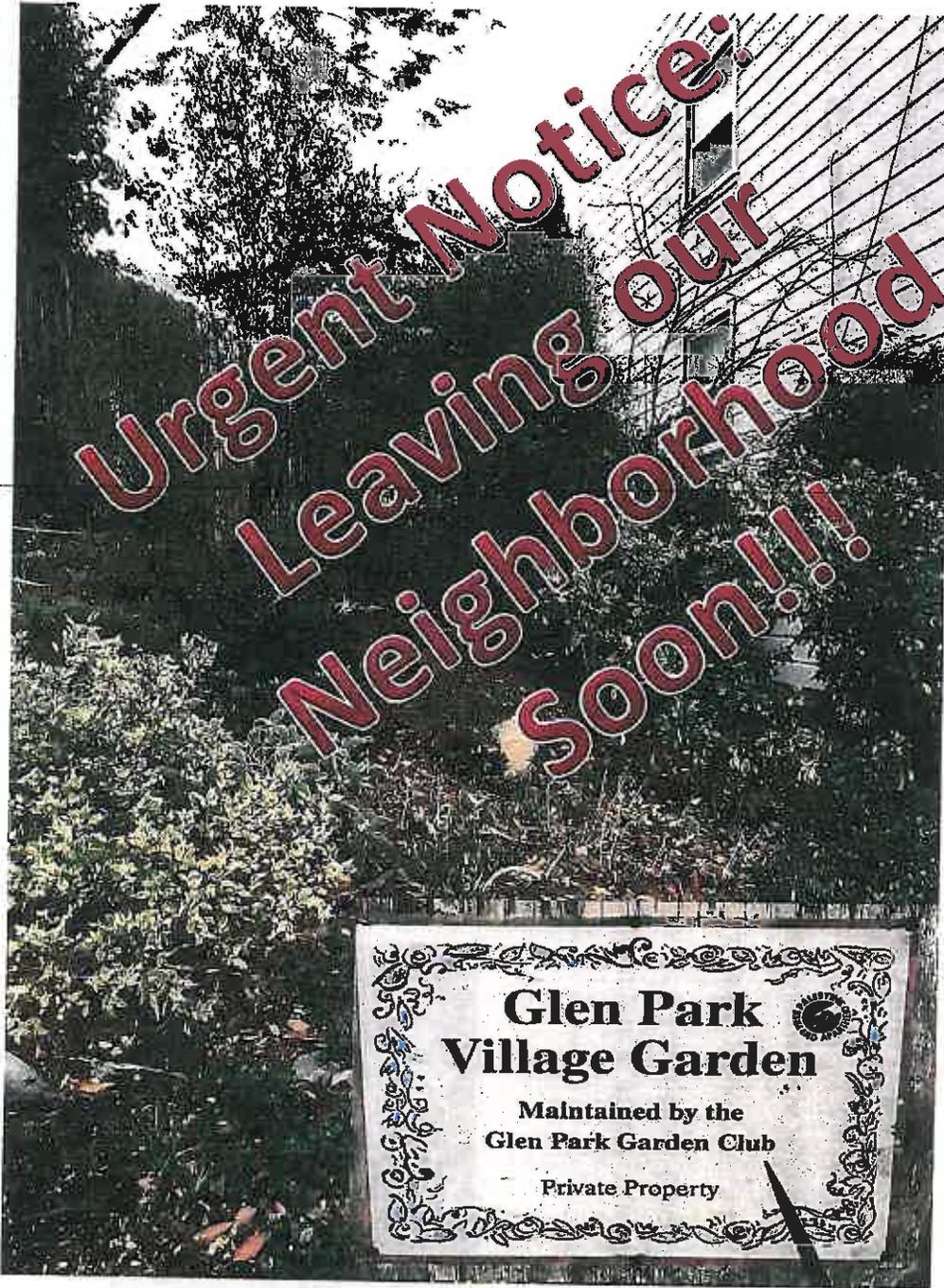
Notes provided @ Pre-app meeting by Jeff Cerf

We as owners of the adjacent property have many concerns and oppose the building as it will:

- Exacerbate the already difficult traffic and parking situation during construction
- Impact the right of our tenants for "quiet enjoyment" during construction
- will have an environmental impact on GP
 - a. Loss of Green space and peace of mind
 - b. Pollution and dust from project
 - c. Gardens help fight pollution
- take away a precious neighborhood resource
 - a. Garden Club
 - b. Sitting on the bench
- possibly destroy a heritage tree (removal or damage from building)
- impact our tenants who may consider moving out – financial impact to us
- damage to our house especially the foundation
- create a loss of light as kitchen windows will be blocked and garden may have a shadow over it
- create a Fire hazard as the garden acts as a natural fire break
- start the migration to mega houses in the neighborhood (already is one on Surrey)

We want to go on the record that we don't want to see the garden destroyed and the building built... we will not be supportive of any variances that will be required.

EXHIBIT F: NOTES FROM D.R. FILER PROVIDED AT PRE-APP MEETING, PREPARED PRIOR TO MEETING



Our neighborhood garden is at risk of being destroyed and replaced by a 4 story "monster" house.

Please join your neighbors in telling the recent purchaser of this property

"No you wont!!!"

at the pre-application meeting to be held on **Wednesday Dec 16 at 6:45PM** in the **Glen Park Library Meeting Room**

EXHIBIT C

"WILDCARE"

Found an Animal?

Found an ill, injured or orphaned animal? Call 415-456-SAVE

Please note: WildCare is located in San Rafael, California

Whenever you find an injured or orphaned wild animal, call WildCare (415-456-SAVE (7283)) or your local wildlife hospital to determine whether the animal needs help!

Touching a baby animal will NOT cause its parents to reject it. This is a myth!

Some young animals may not need rescuing – please call first to determine if an animal needs to be rescued. Please don't "kidnap" a healthy animal!



Call WildCare at **415-456-SAVE(7283)**

Operators are available from 9am to 5pm, 365 days a year.

After 5pm PST (Pacific Standard Time), for **wildlife emergencies only**, call our 24-hour Nightline at **415-300-6359**.

In a situation with an animal in distress, please call our Hotline or Nightline (after 5pm) for advice and then do the following:

1. See **temporary care instructions** for all animals below. Then, bring the animal to WildCare (or your **local wildlife hospital**) when we open at

Providing Habitat for Bats: Natural Spaces and Bat Houses

Make sure bats have a place to call home that isn't inside *your* home
Adapted from the book Wild Neighbors



EXHIBIT D: BAT HOUSES

Bats are very particular about their digs, so when you erect a bat house follow the instructions provided by bat professionals.
John Griffin/The HSUS

Once you've humanely removed a bat from inside your house or evicted them from your attic, how can you keep bats from coming back indoors? Make sure they have plenty of places to live outdoors.

Bats are gaining appreciation for their ecological contributions as pollinators, seed dispersers, and insect predators. They're also fascinating animals to watch. Sadly, though, bats are suffering from habitat loss and other hazards.

Protect natural habitats

Give bats places to stay by protecting and planting native vegetation, and leave dead trees standing as shelter, when it's safe to do so. Those with caves or abandoned mines on their property can provide fencing and signs to keep people from disturbing hibernating bats.

To the bat house!

Put up a bat house to reap the benefits of having bats nearby. Whether you buy one or build your own, here are a few suggestions:

Bat house size and features:

- More than 24" tall with 1 to 4 chambers, at least 20" tall and 14" wide
- Chambers 3/4" - 1" deep
- Horizontal grooves inside chambers, 1/4" - 1/2" apart
- Landing plate with grooves
- Shingled roof
- Open bottom
- Painted or stained surfaces and sealed seams

Placement:

- Mount on a building or metal pole.
- Do not place above a window, door, walkway, or deck.

Mount with a 2" - 4" spacer and a long backboard.

Place a shallow tray below for droppings.

Choose a spot with at least 7 morning hours of sun, except in particularly hot regions.

Mount houses on poles back-to-back, facing north and south.

Choose a spot near water and diverse habitat, 20' from the nearest tree branch or other potential perch for aerial predators.

Avoid spots near air conditioner units, air vents, or burn barrels.

If vandalism is likely, choose a safer location.

Maintenance:

Monitor for predators, hornets, and overheating in summer.

Clean out any wasp or mud dauber nests each winter.

Caulk, paint, and stain every 3 to 5 years.

Move or modify the house if no bats occupy it for 2 years.

Prevent bats from entering your home

Look for loose-fitting doors or windows, unscreened chimneys, or gaps in walls. Bats only need a gap of 3/4" to 1" to enter. Plug any gaps with door draft guards, hardware cloth, steel wool, or caulking.

If you need to evict bats from your home, do so in early spring or in fall, when flightless young will not be present. Install a bat house as part of the project.

Worried about disease?

Don't let the threat of rabies prevent you from protecting bats. Bats are rarely rabid—and they are unlikely to be aggressive. Bats who do contract rabies die quickly, so they don't cause an ongoing threat. Follow normal safety practices: Do not handle bats with bare hands, warn children not to handle bats, and vaccinate dogs and cats for rabies.

More resources

- » Purchase a copy of Wild Neighbors, the go-to guide for useful, humane solutions to conflicts with wildlife.
- » If you are located within the D.C. Metro Area, take advantage of our wildlife conflict resolution service.
- » Bat Conservation International has a Bat House Builder's Handbook and a Building Homes for Bats DVD, as well as ready-made boxes and kits, in their online catalog.



**EXHIBIT E:
GREEN SPACES ADJACENT**

Glen Park Community Plan

Protect Glen Park's Grace

A proposed MONSTER HOUSE plans to replace the Community Garden at 2783K Diamond Street



Current Site



Proposed Construction

REASONS TO OPPOSE A MONSTER HOUSE

- Jeopardizes the area's light
- Jeopardizes green space
- Jeopardizes infrastructure and fire safety
- Stands to devalue adjacent properties
- Does not improve a property, but takes every possible dollar out of a lot at the expense of nearby residents

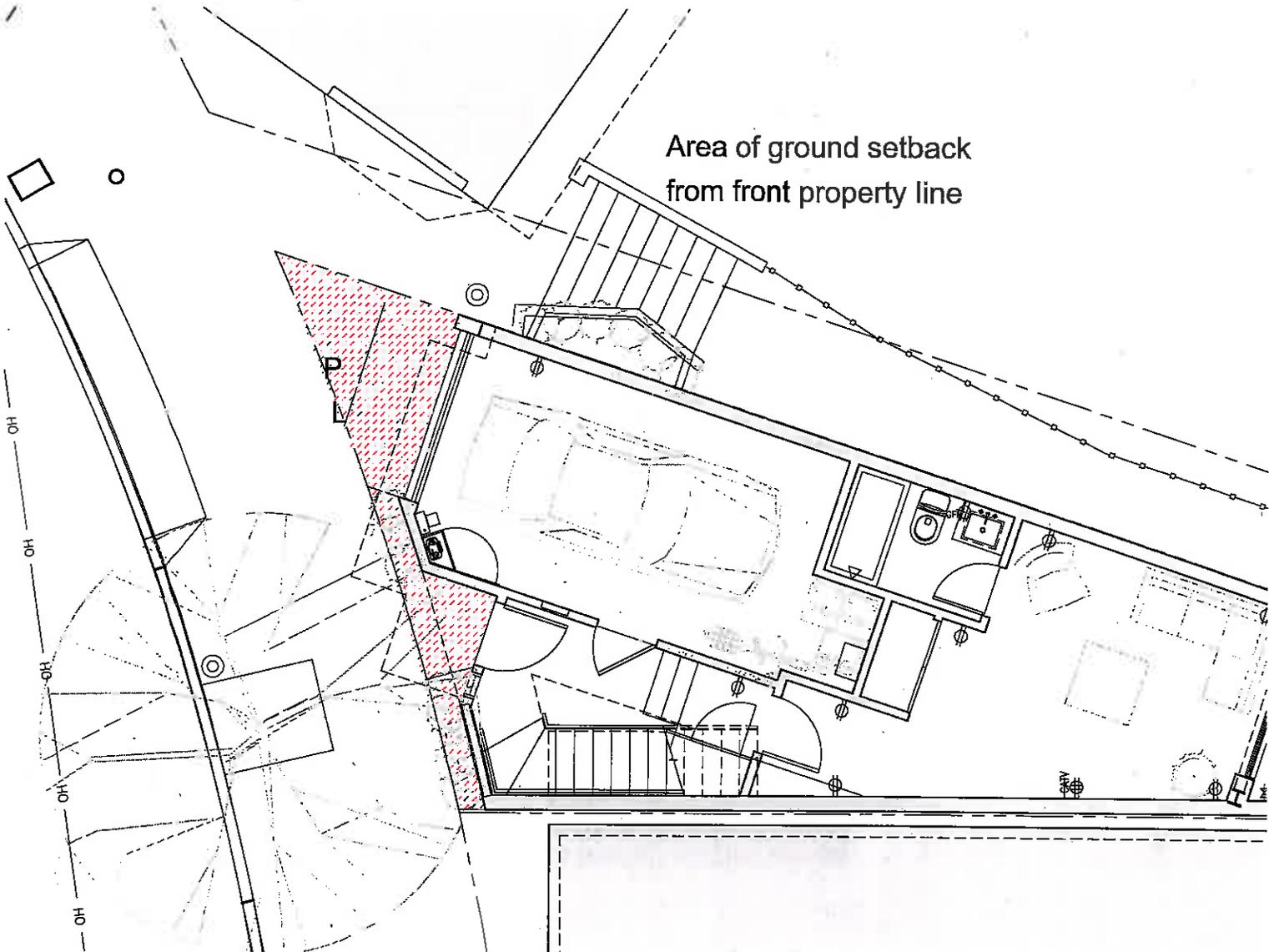
Photographs may not be exactly like what you see on-site.

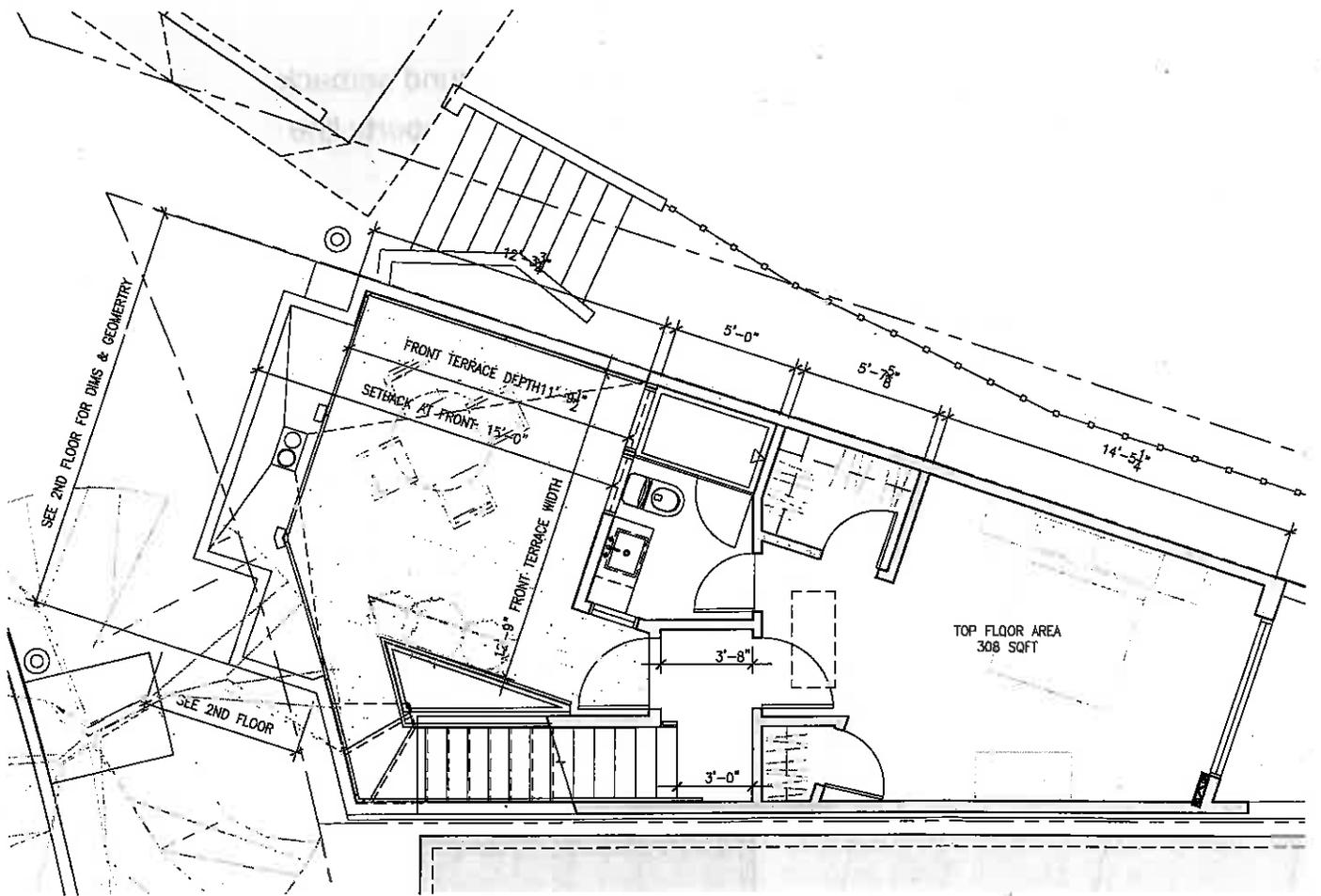
HERE IS WHAT YOU CAN DO

- Come and speak at the Planning Commission Meeting
Thursday, October 20, 2011 at 10:00 AM
1 Dr. Carlton B. Goodlett Pl., Rm. 400 NCCIN
- Join the group of concerned neighbors by signing our petition at www.pccn.org/lets/lets.html
- Talk to your neighbors and/or distribute this flyer
- Contact our supervisor Jeff Sheehan at jsheehan@pccn.org to enlist his help

Posting by Anonymous found on-site 2/18

Area of ground setback
from front property line





4th floor plan showing setback



subject

open space
surrounding
proposed
home

2785 Diamond Street

Eyedentity Vision
Optometry: Carrie Lee...

Marsden

Win Garden

Tyger's Coffee Shop

Buddie's Super Market

ATM

Cheese Boutique

Critter Fritters Pet Foods

Fit Glen Fit

Sandra Cadavid

Perch

Urban Soul salon

Centered Body Glen Park



+ 1

Castro St

Castro St

Castro St

Castro St

Castro St



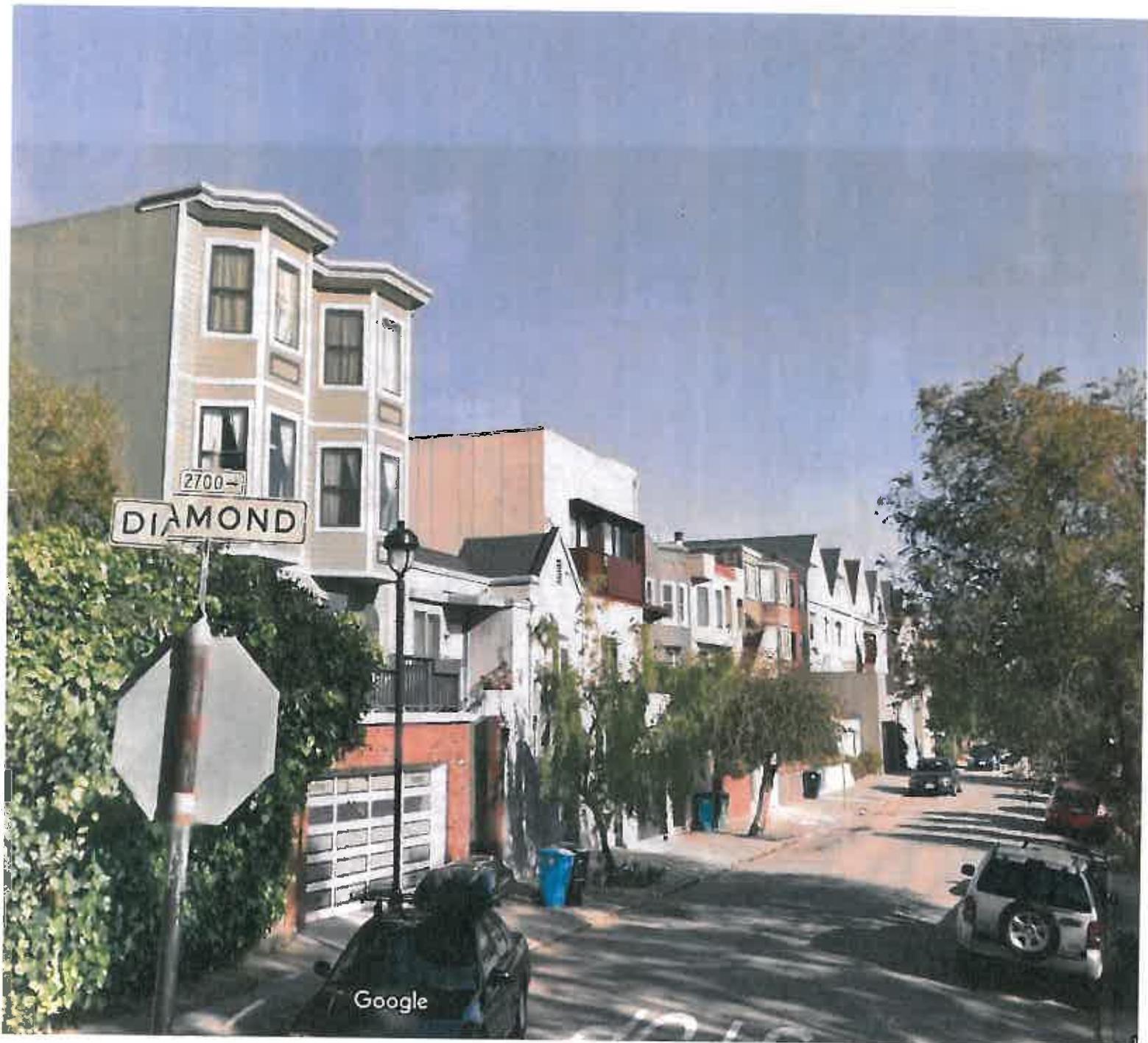


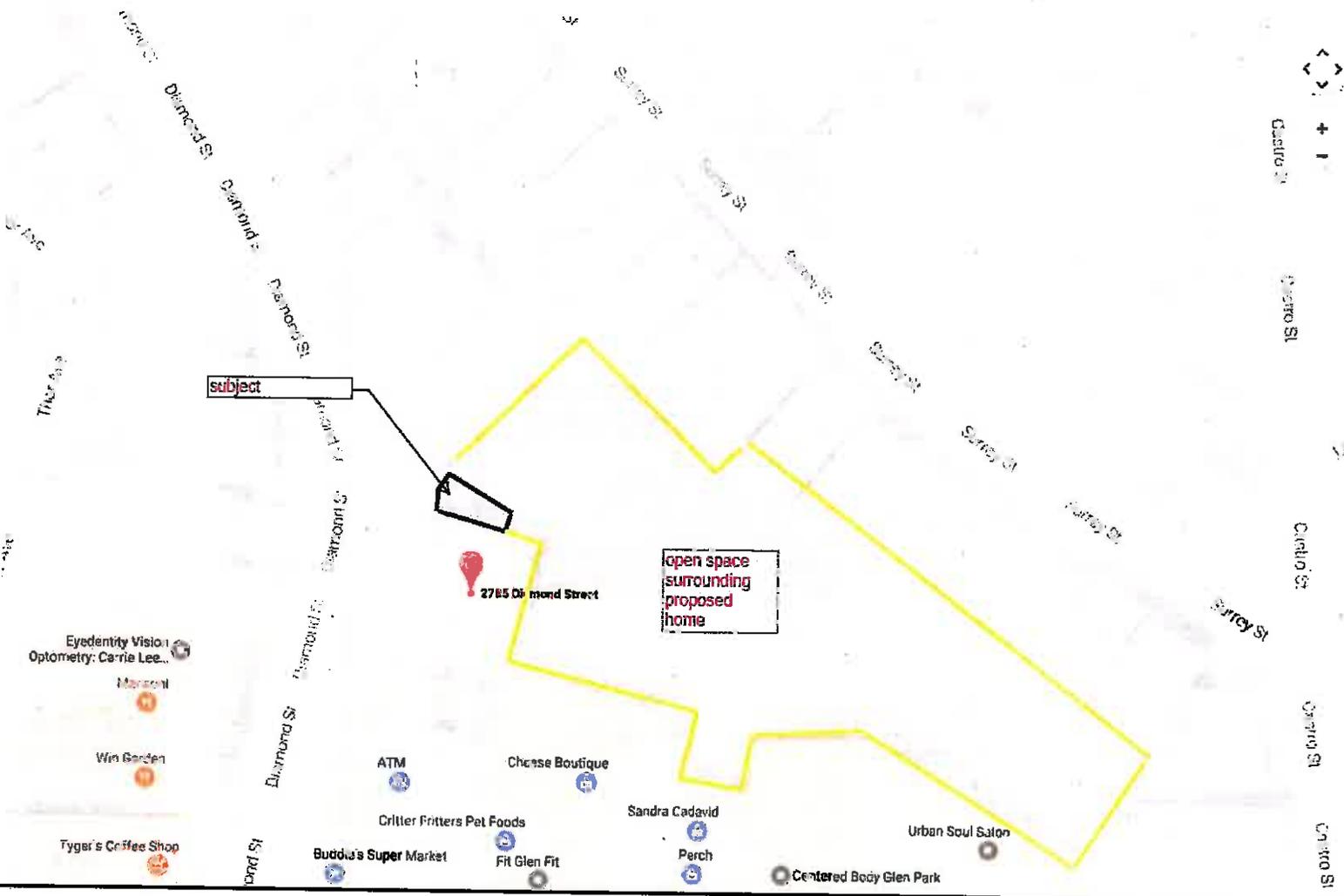
Google











subject

2785 Diamond Street

open space surrounding proposed home

Eyedentity Vision Optometry: Carrie Lee...

Marsoni

Win Garden

Tyger's Coffee Shop

Budd's Super Market

Critter Fritters Pet Foods

ATM

Cheese Boutique

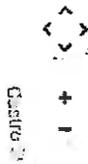
Sandra Cadavid

Perch

Fit Glen Fit

Urban Soul Salon

Centered Body Glen Park



Castro St

Castro St

Castro St

Castro St

Castro St

Diamond St

Surry St

15th St

16th St

17th St

18th St

19th St

20th St

21st St

22nd St

23rd St

24th St

25th St

26th St

27th St

28th St

29th St

30th St

31st St

32nd St

33rd St

34th St

35th St

36th St

37th St

38th St

39th St

40th St

41st St

42nd St

43rd St

44th St

45th St

46th St

47th St

48th St

49th St

50th St

51st St

52nd St

53rd St

54th St

55th St

56th St

57th St

58th St

59th St

60th St

61st St

62nd St

63rd St

64th St

65th St

66th St

67th St

68th St

69th St

70th St

71st St

72nd St

73rd St

74th St

75th St

76th St

77th St

78th St

79th St

80th St

81st St

82nd St

83rd St

84th St

85th St

86th St

87th St

88th St

89th St

90th St

91st St

92nd St

93rd St

94th St

95th St

96th St

97th St

98th St

99th St

100th St

101st St

102nd St

103rd St

104th St

105th St

106th St

107th St

108th St

109th St

110th St

111th St

112nd St

113rd St

114th St

115th St

116th St

117th St

118th St

119th St

120th St

121st St

122nd St

123rd St

124th St

125th St

126th St

127th St

128th St

129th St

130th St

131st St

132nd St

133rd St

134th St

135th St

136th St

137th St

138th St

139th St

140th St

141st St

142nd St

143rd St

144th St

145th St

146th St

147th St

148th St

149th St

150th St

151st St

152nd St

153rd St

154th St

155th St

156th St

157th St

158th St

159th St

160th St

161st St

162nd St

163rd St

164th St

165th St

166th St

167th St

168th St

169th St

170th St

171st St

172nd St

173rd St

174th St

175th St

176th St

177th St

178th St

179th St

180th St

181st St

182nd St

183rd St

184th St

185th St

186th St

187th St

188th St

189th St

190th St

191st St

192nd St

193rd St

194th St

195th St

196th St

197th St

198th St

199th St

200th St

201st St

202nd St

203rd St

204th St

205th St

206th St

207th St

208th St

209th St

210th St

211st St

212nd St

213rd St

214th St

215th St

216th St

217th St

218th St

219th St

220th St

221st St

222nd St

223rd St

224th St

225th St

226th St

227th St

228th St

229th St

230th St

231st St

232nd St

233rd St

234th St

235th St

236th St

237th St

238th St

239th St

240th St

241st St

242nd St

243rd St

244th St

245th St

246th St

247th St

248th St

249th St

250th St

251st St

252nd St

253rd St

254th St

255th St

256th St

257th St

258th St

259th St

260th St

261st St

262nd St

263rd St

264th St

265th St

266th St



6 VIEW OF REAR OF 2785-77
SCALE: N/A

5 SIDEWALK @ 2783
SCALE: N/A

4 VIEW OF SITE
SCALE: N/A

3 VIEW OF EXISTING CURB OUT FROM SITE
SCALE: N/A

2 VIEW OF REAR OF 2785-77
SCALE: N/A



2 DIAMOND STREET LOOKING WEST (OPPOSITE OF SUBJECT PROPERTY)
SCALE: N/A



1 VIEWS FROM DIAMOND STREET
SCALE: N/A



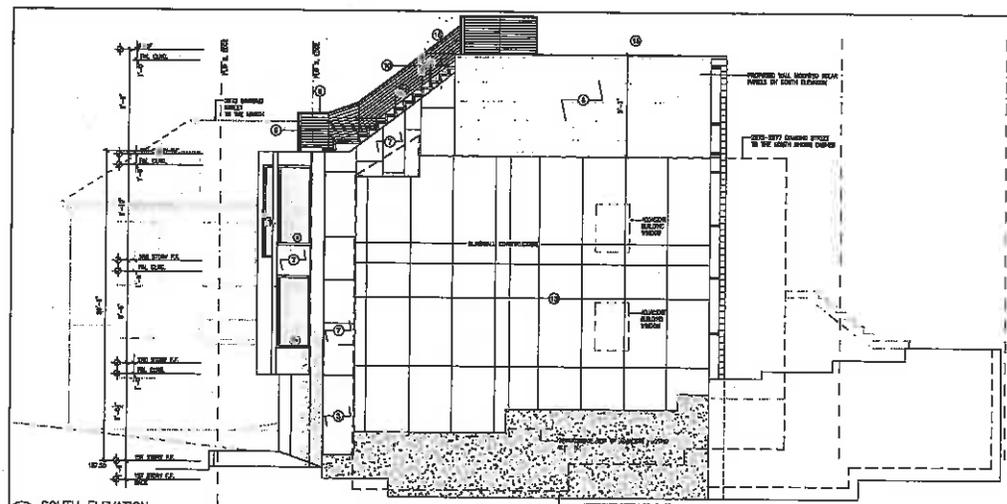
TRUY KASHANIPOUR ARCHITECTURE 2785-77 2783-77 2785-77 2783-77 2785-77 2783-77

2783K DIAMOND STREET

DATE: 08/12/16	SCALE: 1/8" = 1'-0"
PROJECT: 2783K DIAMOND STREET	DATE: 08/12/16
DESIGNED BY: TRUY KASHANIPOUR	SCALE: 1/8" = 1'-0"
DRAWN BY: TRUY KASHANIPOUR	DATE: 08/12/16
CHECKED BY: TRUY KASHANIPOUR	SCALE: 1/8" = 1'-0"
DATE: 08/12/16	SCALE: 1/8" = 1'-0"

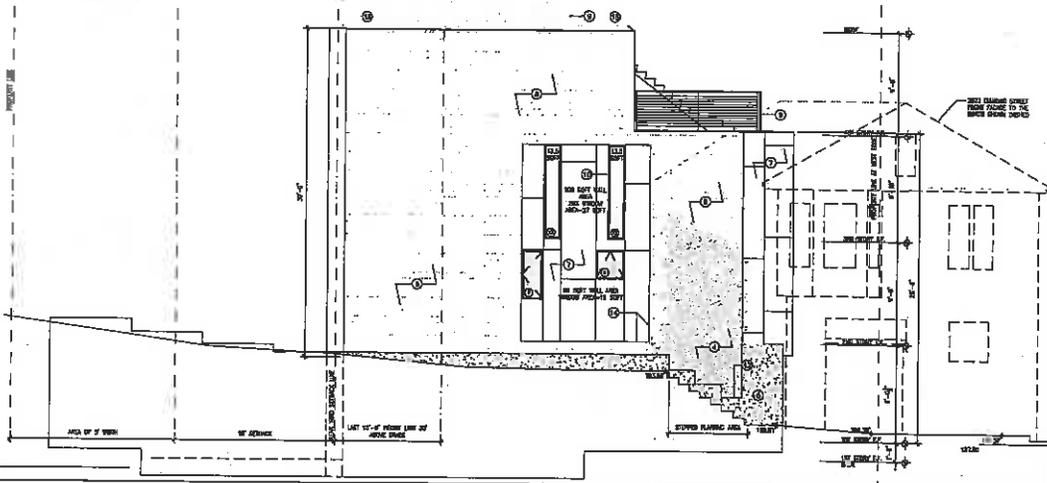
SITE PHOTOGRAPHS

A0.1B



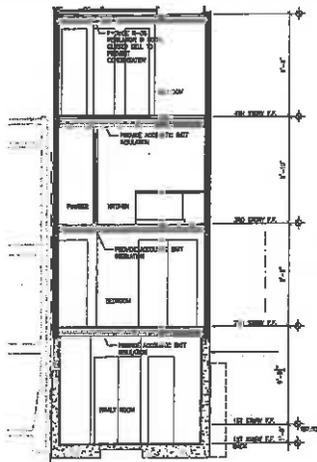
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- 1 BRICK CORNER MASS FINISH OVER 2000 GRADE GLASS LIN.
 - 2 PLAY PANEL, HOOD FINISH, BRICK, FINISH TO MATCH EXIST. BRICK.
 - 3 EXISTING T&G BRICK, FINISH TO MATCH EXIST. BRICK.
 - 4 WALL FINISH, SUPPORTED BY BRICKWORK, FINISH TO MATCH EXIST. BRICK.
 - 5 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 6 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 7 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 8 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 9 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 10 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 11 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 12 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 13 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.
 - 14 BRICK FINISH, EXIST. BRICK AT TRANSITION BETWEEN MATERIALS.

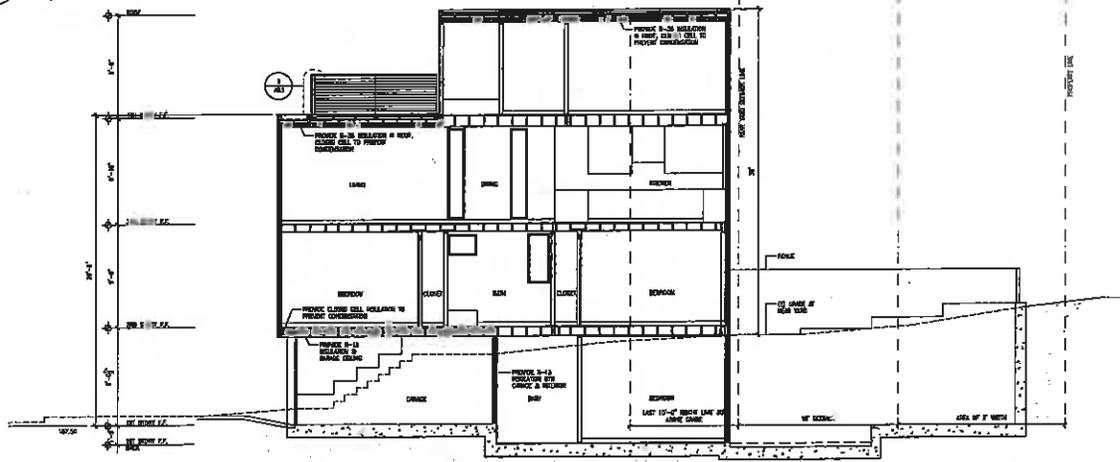


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

<p>NAME: TROY KASHMIPUR ARCHITECTURE 2783K DIAMOND STREET, SUITE 100 TROY, MI 48063-1000 TEL: 248.363.1111 WWW.TROYKASHMIPUR.COM</p>	
<p>DATE: 08/14/2019 TIME: 10:00 AM DRAWN BY: TROY KASHMIPUR CHECKED BY: TROY KASHMIPUR SCALE: 1/4" = 1'-0"</p>	<p>DATE: 08/14/2019 TIME: 10:00 AM DRAWN BY: TROY KASHMIPUR CHECKED BY: TROY KASHMIPUR SCALE: 1/4" = 1'-0"</p>
<p>PROPOSED ELEVATIONS</p> <p style="font-size: 24pt; font-weight: bold;">A3.0</p>	



② TRANVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"



① LONGITUDINAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2555 2ND STREET SUITE 401 OF 42, HOUSTON, TEXAS 77002 (713) 441-1111
2783K DIAMOND STREET

OWNER: TROY KASHANIPOUR ARCHITECTURE 2555 2ND STREET SUITE 401 OF 42 HOUSTON, TEXAS 77002 (713) 441-1111		DATE: 04/11/2014
SHEET: BUILDING SECTIONS	TITLE: A3.2	DRAWN BY: TKA
CHECKED BY: TKA	APPROVED BY: TKA	SCALE: 1/4" = 1'-0"
BUILDING SECTIONS		A3.2

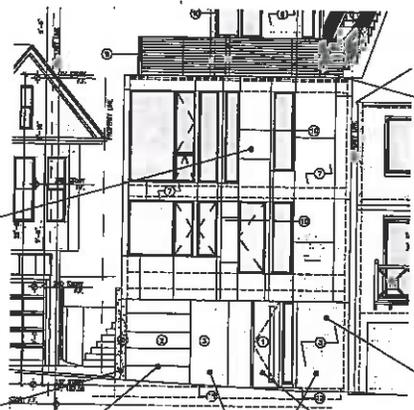
DATE: 05/08/18
 DRAWN BY: TKA
 CHECKED BY: TKA
 PROJECT: 2783K DIAMOND STREET
 SHEET: EX-01

CONTRACTOR:

APPROVAL:

DATE:	IN:
REVISION:	IN:
TITLE:	IN:
DATE:	IN:

EXTERIOR MATERIALS
 A3.3



⑦ INTERLOCKING CONCRETE PANELS, PERFORATED OR SOLID WITH OPEN JOINTS
 SEE SAMPLE

⑧ POWDER COATED STEEL CURTAIN FRAME WITH STAINLESS STEEL CABLE RAILING



⑥ BOARD-FORMED CONCRETE

② FLAT PANEL WOOD GRINSE DOOR
 SEE WOOD SAMPLE



③ CERAMIC TILE



MATT FINISH TILE, WITH GEOMETRIC JOINT PATTERN

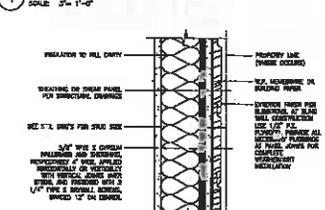
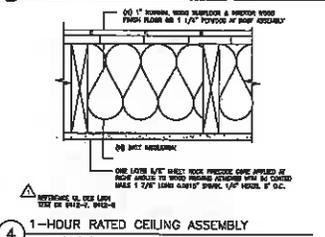
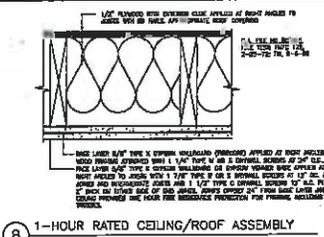
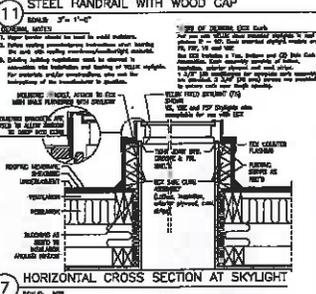
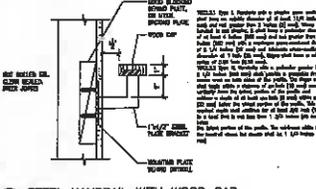
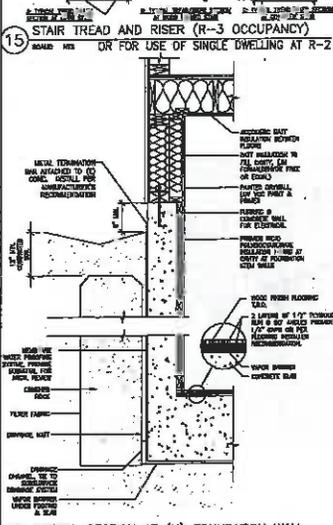
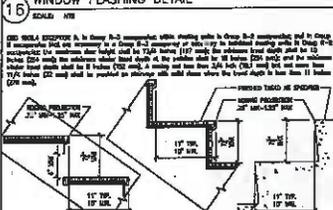
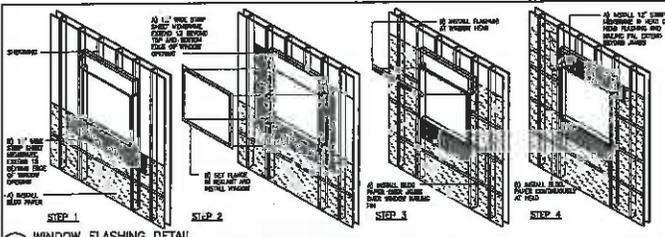
① SOLID CORE WOOD ENTRY DOOR WITH SINGLE GLASS LITE
 SEE WOOD SAMPLE



④ WALL PLANTING, SUPPORTED BY GREENWALL TRELLIS SYSTEM, OR EQUAL



Wall mounted, modular, three-dimensional panels with mature growth Jasmine



16 WINDOW FLASHING DETAIL
 SCALE: 3/4" = 1'-0"

15 STAIR TREAD AND RISER (R-3 OCCUPANCY)
 SCALE: 3/4" = 1'-0"

13 TYPICAL SECTION AT (N) FOUNDATION WALL
 SCALE: 3/4" = 1'-0"

11 STEEL HANDRAIL WITH WOOD CAP
 SCALE: 3/4" = 1'-0"

7 HORIZONTAL CROSS SECTION AT SKYLIGHT
 SCALE: 3/4" = 1'-0"

Construction Detail	Description	Test Number	Comments	Reference Index
	3.4 in s.f. fire-rated diamond mesh metal lath wrapped around column 2" x 2" x 1/2" gypsum-sand plaster	EM45-92	Structural member tested: W10 x 49	E-1
	2 layers 1/2" Sheetrock-Fibrocex C core panels 1-5/8" 25 gauge steel studs No. 28 MSG 1-1/4" leg corner bead fastened to wallboard with No. 6x1" screws Joints finished	UL Item X528	Structural member tested: W4 x 13 W6 x 15.5	E-2
	1 layer 1/2" Sheetrock-Fibrocex C core panels 1-5/8" 25 gauge steel studs No. 28 MSG 1-1/4" leg corner bead fastened to wallboard with No. 6x1" screws Joints finished	UL Item X528	Structural member tested: W10 x 49	E-3

1 HOUR FIRE PROOFING AT STEEL COLUMNS
 SCALE: 3/4" = 1'-0"
 EXCERPTED FROM USC FIRE RESISTANT ASSEMBLY USERS GUIDE 2013

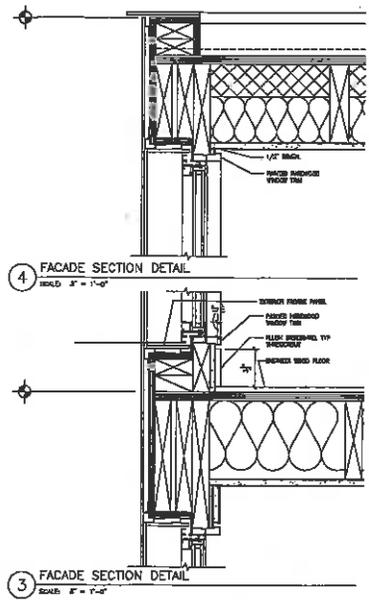
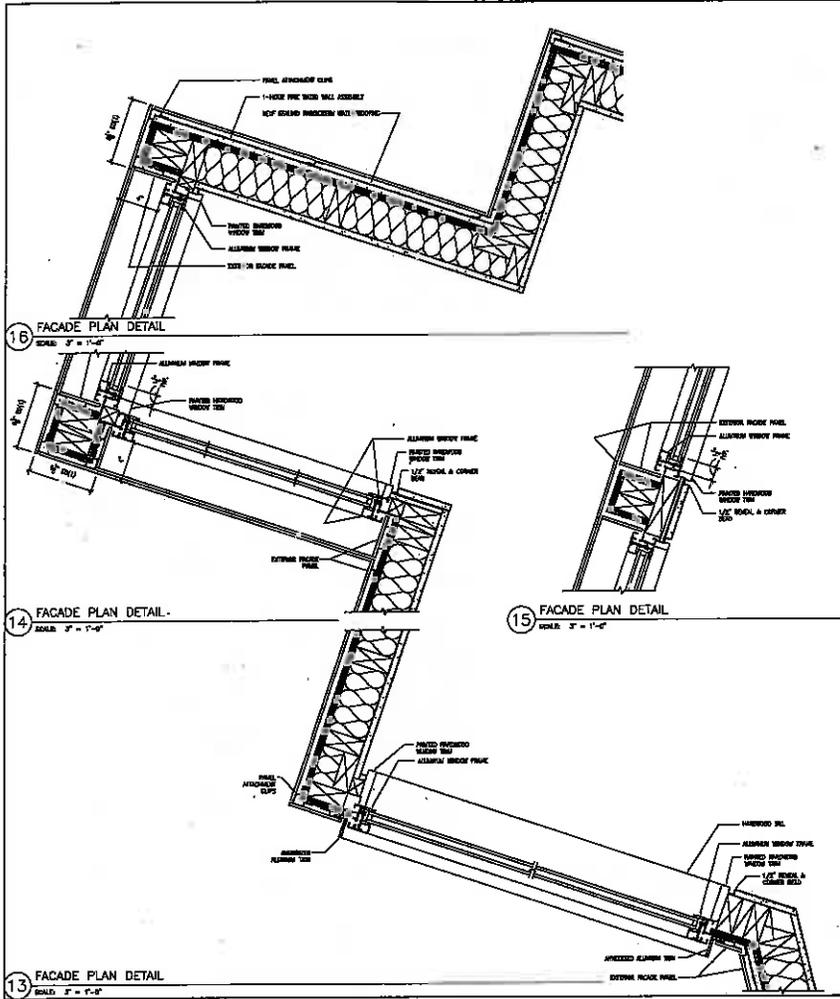
TROY KASHIHOOR ARCHITECTURE 2783K DIAMOND STREET

OWNER: TROY KASHIHOOR ARCHITECTURE
 PROJECT: 2783K DIAMOND STREET
 DATE: 04/11/18

SCALE: 3/4" = 1'-0"

CONSTRUCTION DETAILS

A8.0



TROY KASHANIPOUR ARCHITECTURE 2005 AND 2006 400 4th ST. W. IN WASH. STATE (206) 465-1111
2783K DIAMOND STREET

PROJECT	2783K DIAMOND STREET, SEATTLE, WA
DATE	06/12/06
SCALE	AS SHOWN
DESIGNER	TROY KASHANIPOUR ARCHITECTURE
DATE	06/12/06
SCALE	AS SHOWN
PROJECT	2783K DIAMOND STREET, SEATTLE, WA
DATE	06/12/06
SCALE	AS SHOWN
DESIGNER	TROY KASHANIPOUR ARCHITECTURE
DATE	06/12/06
SCALE	AS SHOWN

CONSTRUCTION DETAILS

A8.2



VIEW FROM DIAMOND STREET EAST SIDEWALK
(SHOWN WITHOUT STREET TREE FOR CLARITY)



VIEW FROM DIAMOND STREET EAST SIDEWALK

VIEW FROM DIAMOND STREET
EAST SIDEWALK





VIEW FROM EAST DIAMOND STREET NEAR CHENNERY
(SHOWN WITHOUT STREET TREE FOR CLARITY)



VIEW FROM EAST DIAMOND STREET NEAR CHENNERY



VIEW LOOKING NORTH FROM MIDDLE OF DIAMOND STREET

FRONT ELEVATION FLAT PROJECTION





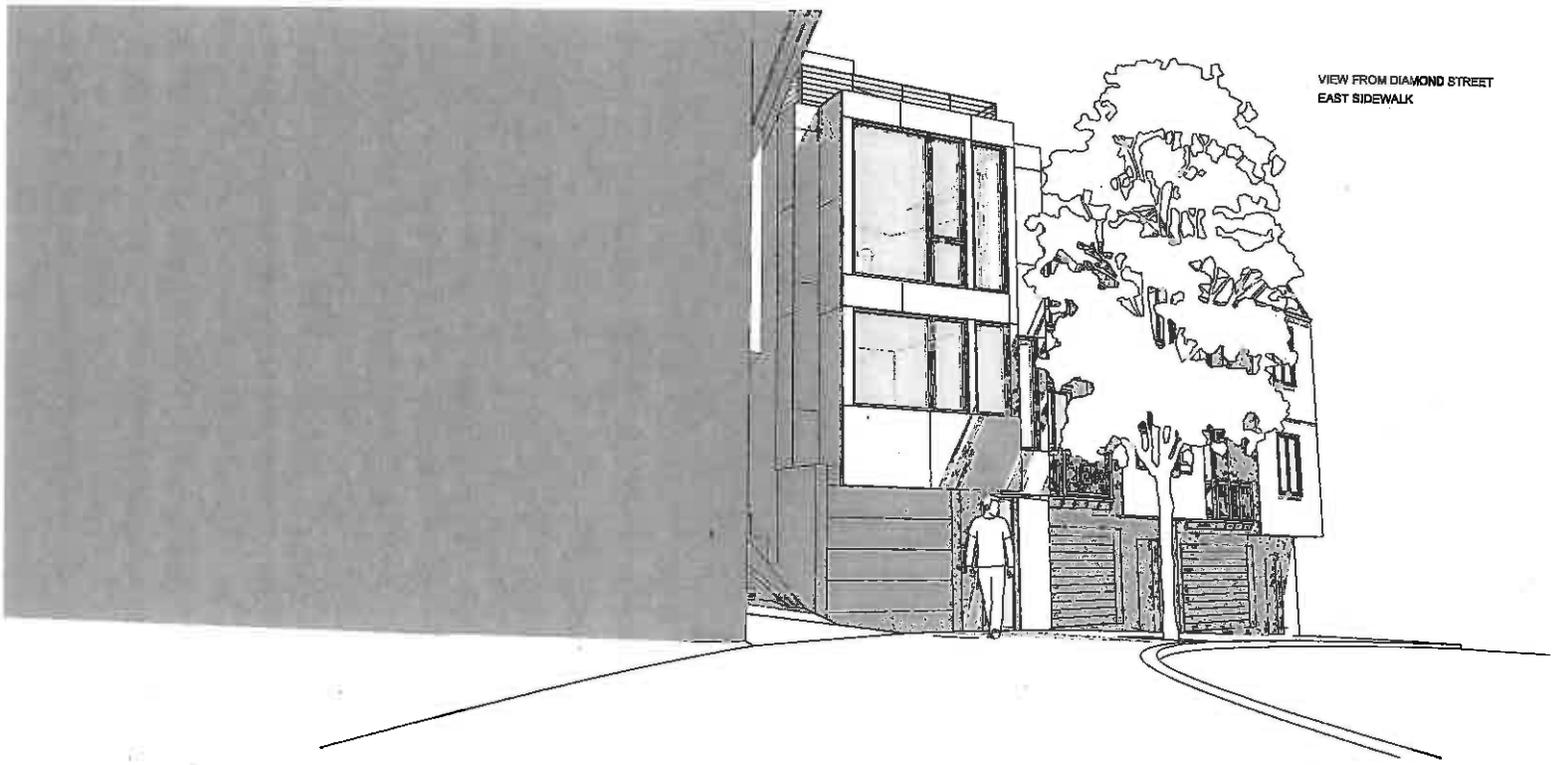
VIEW FROM DIAMOND STREET



VIEW FROM DIAMOND STREET
(TREE NOT SHOWN FOR CLARITY)

VIEW FROM DIAMOND STREET





VIEW FROM DIAMOND STREET
EAST SIDEWALK



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1423 POLK STREET
RECORD NO.: 20NN-000000XXX

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	NET NEW	TOTALS
GROSS SQUARE FOOTAGE (GSF)			
Lot Area			
Residential			
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate			
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces			
Loading Spaces			
Car Share Spaces			
Bicycle Spaces - Class 1			
Bicycle Spaces - Class 2			
Number of Buildings			
Number of Stories			
Height of Building(s)			
Other ()			



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1423 POLK STREET
RECORD NO.: 20NN-000000XXX

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	NET NEW	TOTALS
GROSS SQUARE FOOTAGE (GSF)			
Lot Area			
Residential			
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate			
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces			
Loading Spaces			
Car Share Spaces			
Bicycle Spaces - Class 1			
Bicycle Spaces - Class 2			
Number of Buildings			
Number of Stories			
Height of Building(s)			
Other ()			



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1423 POLK STREET
RECORD NO.: 20NN-000000XXX

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	NET NEW	TOTALS
GROSS SQUARE FOOTAGE (GSF)			
Lot Area			
Residential			
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate			
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces			
Loading Spaces			
Car Share Spaces			
Bicycle Spaces - Class 1			
Bicycle Spaces - Class 2			
Number of Buildings			
Number of Stories			
Height of Building(s)			
Other ()			



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1423 POLK STREET
RECORD NO.: 20NN-000000XXX

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	NET NEW	TOTALS
GROSS SQUARE FOOTAGE (GSF)			
Lot Area			
Residential			
Commercial/Retail			
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate			
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces			
Loading Spaces			
Car Share Spaces			
Bicycle Spaces - Class 1			
Bicycle Spaces - Class 2			
Number of Buildings			
Number of Stories			
Height of Building(s)			
Other ()			

Appeal No. 17-186

Public Comment

Supporting the Appeal

Mejia, Xiomara (BOA)

From: Heidi Liebes <liebes.heidi@gmail.com>
Sent: Wednesday, February 21, 2018 6:03 PM
To: BoardofAppeals (PAB)
Cc: tk@tkworkshop.com
Subject: 2783K Diamond - Case number is 17-185

BOARD OF APPEALS
FEB 22 2018
APPEALS 17-186

Dear Board of Appeals,

I am an architect in SF and have been working here for over 22 years. I want to express my support for the project at 2783K Diamond. This project exemplifies exactly the type of housing we need in this city, especially that it is close to transit. It is beautiful and well thought out, and utilizes an awkwardly shaped lot brilliantly to obtain a nice modest single family home near transit lines.

It angers me that the Planning Commission ruled so negatively on a project that followed the Planning Code and Design Guidelines. Here is a local architect taking a huge financial risk to add something great to this city so he can actually live in it. This is not a greedy out of state developer taking advantage of a hot real estate market. Even if it was, we clearly need more housing, (though I understand that angers neighbors).

I don't understand why the Planning Commission would knock off a third bedroom on this project as the last time I went up to the Planning Commission a few months ago, I was told that all of my new units for my project had to have 3 bedrooms or they wouldn't approve it. We eventually agreed to 2 two-bedroom units in my small renovation. I would think that the Planning Commission would need to be consistent in their rulings.

Troy is correct in that property line windows are not allowed to count toward the light and ventilation requirements of a building. He is not harming the adjacent neighbor by building along the property line. Each property owner understands, or should understand, that there is always a risk of a building going up along a property line window. I have had clients offer to pay for a skylight in lieu of covering up their neighbor's window but that was a very wealthy client who wanted to be friendly. And the neighbor declined the offer. The lightwells that the Planning Commission forced him to draw make his bedroom unusable. I don't think the Planning Commission always understands the outcome of their words.

San Francisco has a wonderful, well educated Planning Department and sometimes the Planning Commission, while wise, but maybe not always well versed in design and architecture, fall for neighbors who play the victim when they are merely afraid of change. Change is hard for sure. It seems that the Planning Commission sometimes disrespects the Planning Code, Residential Design Guidelines, and recommendations of an entire Planning Department because some neighbors are afraid of change. This is extremely challenging and frustrating for architects and builders. I understand sometimes a project requires a second look but in this particular case, the project as originally designed, with the top floor Master bedroom is a very reasonable addition to the neighborhood.

Thank you,

Heidi Liebes
LiebesArchitects.com

FILE

HD 2/28/18

Mejia, Xiomara (BOA)

From: Kevin O'Connor <kevin@sonic.net>
Sent: Monday, February 19, 2018 12:40 PM
To: BoardofAppeals (PAB)
Subject: RE: Case # 17-186

Kevin O'Connor
3160 Edison Street
Graton, CA 95444
February 19, 2018

BOARD OF APPEALS
FEB 20 2018
APPEAL # 17-186

To the members of the Board of Appeals,

I am writing to urge you to allow Troy Kashanipour's project to maintain the top floor and have a terrace in front (Case 17-186, 2783K Diamond Street). Disallowing the top floor and terrace would effectively ruin the home's livability – which I assert is the goal of the neighborhood group opposing the project. This is a small piece of affordable housing which San Francisco needs. The neighbors in opposition have used every argument and avenue, both reasonable and unreasonable, fair and unfair, to oppose this project from the outset. The appeal by Troy that is before you represents a request for a livable affordable home in San Francisco.

I have very strong feelings about this case as I am both a friend of Troy Kashanipour's, as well as a displaced fifth-generation San Franciscan. As was my great-grandmother, Rose Stack, I was born and raised in the City. My family lived in Glen Park for many decades. I went to public schools, City College of San Francisco, eventually got an advanced degree at UC Berkeley; and when I was in my early thirties I looked around and saw that I could no longer afford to live in San Francisco. This project that Troy puts forward is precisely the kind of housing that would have allowed a guy like me to remain in San Francisco. More to the point, it is the kind of project that will allow Troy to own his own house in San Francisco.

Please don't listen to the opposition's hyperbole about a towering McMansion that is out of step with the surrounding houses. Please instead look at the architect's rendering of how his project will fit into the houses that are next to it. His project fails if it is made to be a squat, cramped home (that actually would be out of step with the houses next to it). This is a very small parcel, and as we don't want urban sprawl, and we recognize that we need to "go up", this project does this in a necessary and elegant way.

When I studied psychology at City College of San Francisco I remember learning about "group think". Members of a group who are subject to this phenomenon not only cease to rely on factual information and not only cease to reason in a logical fashion, but inasmuch as any facts or reasoning could threaten group cohesiveness, such facts or reasoning are urgently rejected.

You, as planning commissioners, know as well as anyone that opposition to a project can run the gamut from an expression of well-founded concerns by those most affected by a project to unreasonable, fact-rejecting hostility on the part of neighbors. The opposition to this project is solidly in the latter category. I cannot imagine a more modest, well thought-out, and elegantly designed project in San Francisco than the one you have before you. The tenor of the opposition to this project is appalling.

From my studies of psychology I also know that we can all be persuaded by the emotionality of arguments, and by the volume of arguments. It was painful and embarrassing to listen to the opposition's arguments at last year's hearing. Describing Troy as a "developer", the curled upper lip as speakers described what Troy paid for the plot of land, the false characterization of zoning rules. I urge you to please not look at quantity of arguments, nor their vehemence, but rather at the quality of arguments. I would hasten to point out that your job is not to find a supposed middle ground of a squat cramped, unattractive and less livable house in order to appease the anger of those in opposition.

I have described a bit of negativity in this letter. I want to end it with a positive image that I have. You, as commissioners look at the big picture - that San Francisco needs more affordable housing, which, of course, means going up – and you approve the project as designed. Then, fast forward five years, I see one of the opponents of this remarkably modest project walking by with his dog on the opposite side of the street. He glances at the house as he has many times before. He remembers the meetings and the vehemence of

this current time, but his memory of the “facts” he relied on, and of his “reasoning” has faded. And he says to himself, with only his dog to overhear him, “You know, that’s actually a very nice-looking small house.”

Thank you for your time. Please feel free to contact me.

Sincerely,

Kevin O’Connor

HD 2/28/18

FILE

David Cumby
1951 Taylor Street
San Francisco, CA 94133

February 22, 2018

BOARD OF APPEALS
FEB 22 2018
APPEAL: 17-186

Frank Fung, President
San Francisco Board of Appeals
1650 Mission Street
San Francisco, CA 94103

RE: Appeal No. 17-186
2783K Diamond Street
Support of Appeal

President Fung and Members of the Board,

I am an architect with more than 15 years of experience working in San Francisco and i am writing in support of the appeal regarding the proposed new single family house at 2783K Diamond Street.

1-Top Floor: The Planning Commission voted to remove the proposed top floor bedroom and bath. The proposed top floor design is consistent with the planning department guidelines, was reviewed and approved by the residential design team, and has no significant impact on neighboring properties. The commission noted FAR (floor area ratio) as a factor in their decision, but FAR is not applicable in this residential zoning district. The proposed top floor is within the prescribed building envelope, has the setback from the street facade typically requested in this type of project, and should be included in this code compliant project.

2-Light well: The commission required a light well to maintain light to a property line window on the adjacent property. In my experience property line windows are not accommodated when a new building is constructed on the adjacent lot. The residential design guidelines mandate light wells to match existing light wells on adjacent properties but not for property line windows. If the adjacent property were an SRO with property line windows providing the only natural light to a living unit, I would agree a light well is necessary. In this case my understanding is the window is in a kitchen, and the kitchen has another window to the rear yard, so there is no requirement for the light well and it should be allowable to remove it from the proposed project.

3-Roof Deck: Regarding the proposed roof deck at the proposed top floor level, the commission elected to reduce the size of the deck to the code minimum provision for open space. The proposed reduction appears to have little significance in terms of impact on neighboring properties, but would have significance for the future occupants of the proposed house. A modest deck of approximately 12 feet x 14 feet, just a little above the code minimum, should be a reasonable allowable open space for a single family house.

At the planning commission it was suggested this a “scrap” or “throwaway” parcel. There is a long history of building in dense cities on unique shaped/sized lots. This project makes efficient use of the parcel without significant adverse impacts. The restoration of the proposed top floor with original roof deck dimensions and removal of the light well will permit the construction of a well designed, livable, code compliant single family home.

Sincerely,

David Cumby

Appeal No. 17-186

Public Comment

Opposing the Appeal

HD 2/7/18

FILE

Mejia, Xiomara (BOA)

From: Francesca Sampognaro <fsampognaro@yahoo.com>
Sent: Saturday, January 20, 2018 6:14 PM
To: BoardofAppeals (PAB)
Subject: Appeal No. 17-186; 2783k Diamond Street.

BOARD OF APPEALS

JAN 22 2018 088

APPEAL # 17-186

This is a letter of opposition. We within 150 feet of the subject property need final drawings after the March 9, 2017 Discretionary Review of the subject building proposed at 2783k. Changes were requested by the commission. We only have the old (unrevised) drawings mailed to us.

Please sent all property owners up to date drawings prior to your scheduled February 7, 2018 meeting.

There are many questions to be discussed.

William Persh
2783 Diamond St
San Francisco, CA 94131

HD 2/28/18

FILE

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyvale, Fairmount Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

February 20, 2018

Board of Appeals, City and County of San Francisco
1650 Mission Street, Suite 304
San Francisco, CA 94103

BOARD OF APPEALS

FEB 21 2018

APPEAL # 17-186

oob

Re: Case 17-186, 2783K Diamond Street, Glen Park, San Francisco

Honorable Members of the Board,

The mission of the Glen Park Neighborhoods History Project (www.GlenParkHistory.org) is to "Rediscover our forgotten histories, document our living histories, and share our histories with others." Over time, significant histories of this charming, sylvan residential district immediately south of Twin Peaks had largely been forgotten because of the passage of time and generations. The results of our research have been quite surprising, with rediscoveries of such noteworthy events as Glen Canyon being the location of the first dynamite factory in the United States (a venture that was personally licensed by inventor Alfred Nobel), and how a Glen Park resident in 1908, Johanna Pinther, became a leading suffragist in San Francisco and played a key role in the first march for suffrage in the United States.

A third significant history that we are currently tracking in our district includes the address of 2783K Diamond Street and the so-called alleyway that extends from its entrance on Diamond to the southeast entrance at Chenery Street near Carrie Street. We believe both the address and the alleyway are potentially historic as part of the first road in San Francisco, The *El Camino Real* (the King's Road), that served to connect the original 21 Spanish missions, and later served as the Old Mission Road for travelers from San Francisco to San Jose and beyond.

It was the party of Captain Juan Bautista de Anza that established both the Presidio of San Francisco and Mission Dolores in 1776. According to Father Zephyrin Engelhardt, a mission historian who wrote an account entitled, *San Francisco or Mission Dolores* in 1924, "The expedition then marched three leagues south, southwest and west, rounded the hills and came to a little

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

*Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyside, Fairmount Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel*

arroyo Fr. Palóu had named Arroyo de San Bruno." [Note: 1 league is approximately equal to 3 miles.]

de Anza's expedition is the first recorded European passage through what would later become the district of Glen Park. The description "... south, southwest and west, rounded the hills ..." also describes today's route starting a little east of Mission Dolores then south down Guerrero Street or San Jose Avenue as it passes through the Bernal Gap (between Fairmount and Bernal Hills beginning at Randall Street). After merging with today's Interstate 280, the route soon turns south towards the city of San Bruno.

We believe we can substantiate this finding by comparing several maps and creating an overlay of old maps over new. The first is a survey map of the Plat of the Rancho San Miguel ordered by the United States Surveyor General in 1856 for landowner José de Jesús Noé (Attachment A). A road is shown extending from upper right to the lower left. Near the upper right, the road separates into the "San Jose Road Used in 1850-52" and "San Jose Road" before merging together again in a "tangle" of 4 alternate routes at a "Branch of Islais Creek" near a "Large Rock." The tangle, roughly resembling a dogleg shape, then continues to the southwest at the lower left.

After beginning near Portola Drive and the eastern slopes of Mt. Davidson, Islais Creek today runs above ground in Glen Canyon then flows underground beginning just north of the Glen Canyon Park Recreation Center. It continues through Glen Park just north of, and parallel to, Bosworth, before crossing to Alemany Boulevard where it continues east to flow into San Francisco Bay. We have determined the large rock was near today's SFMTA J-Church stop on San Jose Avenue near the Glen Park BART station and the intersection of Lyell and Bosworth Streets.

We again see the large rock, now surrounded by several buildings, near Islais Creek in the survey map of real estate auctioneers H.A. Cobb and R.A. Sinton, who were selling lands for the trustees of the Islais and Salinas Water Works Company (F.L.A. Pioche, C. de Boom, and H.A. Cobb) in 1860 (Attachment B). Above the complex, we see a pronounced dogleg-shaped route labeled "Old San

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunjocde, Falmouth Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

Jose Road” that splits from the “New San Jose Road or Telegraph Road” (today’s Mission Street). We found the dogleg appeared similar to that found in the Noé survey map.

Next, we overlaid the Noé survey map over a modern OpenStreet Map (Attachment C). As shown in the image, the double-pronged fork in the road occurring in the upper left of the 1856 map of Rancho San Miguel occurs near where today’s Guerrero Street and San Jose Avenue merge near 28th and Day Streets. The 1850-52 road then crosses Dolores Street diagonally near 30th Street, then to Chenery near Randall Street. Following the topography of least resistance, it next curves between Chenery and Arlington before rounding the bend to the southwest toward Diamond, much like Chenery does today between Roanoke and Carrie Streets. Therefore, Chenery and Arlington appear to have first arisen from the “San Jose Road Used in 1850-52” on the Noé map (and likely earlier).

The other road that continues past this split is today’s San Jose Avenue, labeled on the Noé map as “San Jose Road.” Surprisingly, this road turns westerly along a route that directly overlays today’s Wilder Street.

As both Old and New San Jose Roads turn to the southwest, they mix up in the “tangle.” When laid over a modern street map, the top route of the tangle follows the alley that begins at Chenery near Carrie Street and exits at Diamond near today’s Glen Park Community Garden. This old route continues across Diamond, arcs over to what would become Brompton Avenue, then back to Diamond Street near the modern San Jose Avenue onramp to Interstate 280. The route immediately closely matches the modern alignment of today’s Chenery and Diamond intersection – first represented as the dogleg in the 1860 Cobb and Sinton map. The tangle likely represents the need for people on foot, horses, wagons, and stagecoaches to have alternate routes for negotiating both a minor creek coming down the Diamond Street hill and the more significant Islais Creek, the largest in San Francisco, which by some accounts could be a deep and treacherous waterway.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhood Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Berryessa, Forest Hill Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

The “dogleg” appears again in a map of Glen Park streets from the Water Department which notes the “alleyway” was “old” Chenery Street, closed in 1917 (Attachment D). The alleyway likely originated as the upper arc of the “jumble” in Jose Noe’s survey map of 1856.

We also have two images that appear to show the “old Chenery” route. The first is from the *Street Railway Journal*, July 1893 (Attachment E). The arrows point to what was likely “old Chenery” arcing above the rail line, the latter which is today’s Chenery Street route. The second image is from the *San Francisco Call*, June 1908. (Attachment F) A building that stood adjacent to today’s Tyger’s Restaurant at 2798 Diamond at Chenery suddenly exploded in the middle of the night. The image shows the complete destruction of the building in which the explosion occurred, with extensive damage to what was then Dissmeyer’s Steam Beer Saloon (now Tyger’s Restaurant) that still stands today, minus its third floor. The image is from the perspective of a person standing on “old Chenery Street” looking to the west. Compared to the horse standing on the road, it appears “old Chenery” was a good-sized route until it was closed in 1917.

We published this preliminary research in the *Glen Park News*, Summer 2017. We are continuing work to confirm our results. However, at this stage, we have a good deal of confidence that the routes of the Chenery Street, Arlington Street, Wilder Street, Diamond Street, and the 2783K Diamond alleyway are significant because they are likely among the oldest streets in San Francisco, with roots dating back to 1776. We believe the site of 2783K Diamond is deserving not only of landmark status, but also through commemoration with a California Mission Bell that marks the route of the original El Camino Real from Sonoma to San Diego. The community garden currently at the site is ideal for providing context to this significant history and opportunities for reflection.

We urge the commission to reconsider the breadth of the above noted case number.

Thank you in advance for your kind consideration.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyside, Farmwood Heights, and Diamond Heights in San Francisco and Old Ranchos San Mateo

Sincerely,

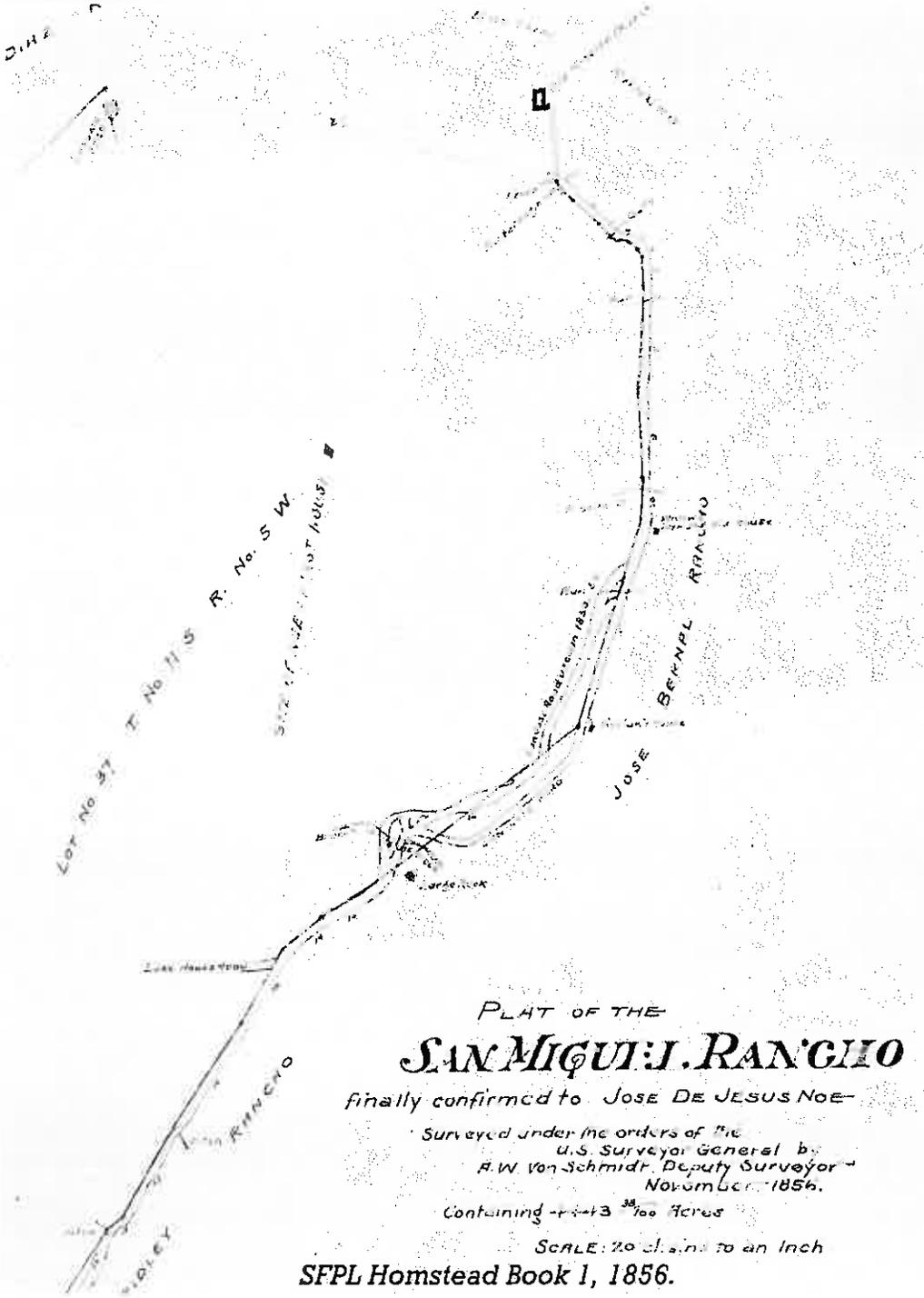


Evelyn Rose, PharmD
Project Director and Founder
Glen Park Neighborhoods History Project
31 Mizpah Street
San Francisco, CA 94131
Email: GlenParkHistory@gmail.com
Cell: 415-215-8499
www.GlenParkHistory.org

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
 Glen Canyon, San Geronimo Park, Glendale, Falmouth Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

Attachment A.



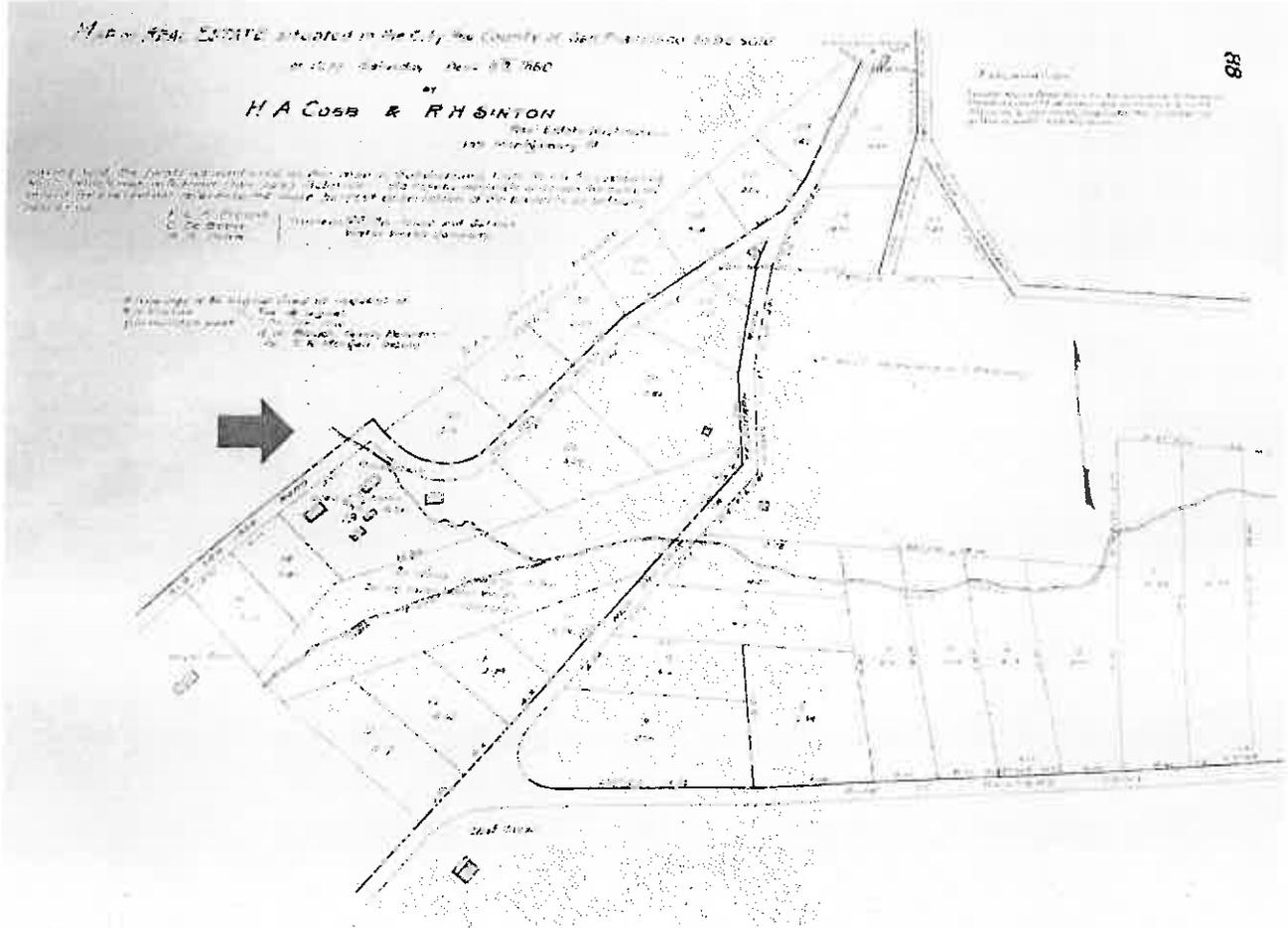
Survey map of the Plat of the Rancho San Miguel ordered by the United States Surveyor General in 1856 for landowner José de Jesús Noé (Attachment A). A road is shown extending from upper right to the lower left. Near the upper right, the road separates into the "San Jose Road Used in 1850-52" and "San Jose Road" before merging together again in a "tangle" of 4 alternate routes at a "Branch of Islais Creek" near a "Large Rock" that roughly resembles a dogleg shape, then continues to the southwest at the lower left. Map from the San Francisco History Center, San Francisco Public Library.

PLAT OF THE
SAN MIGUEL RANCHO
 finally confirmed to JOSE DE JESUS NOE
 Surveyed under the orders of the
 U.S. Surveyor General by
 A.W. von Schmidt, Deputy Surveyor
 November 1856.
 Containing 4443 ³⁸/₁₀₀ Acres
 SCALE: 20 chains to an Inch
SFPL Homstead Book 1, 1856.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyside, Falmouth Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

Attachment B.

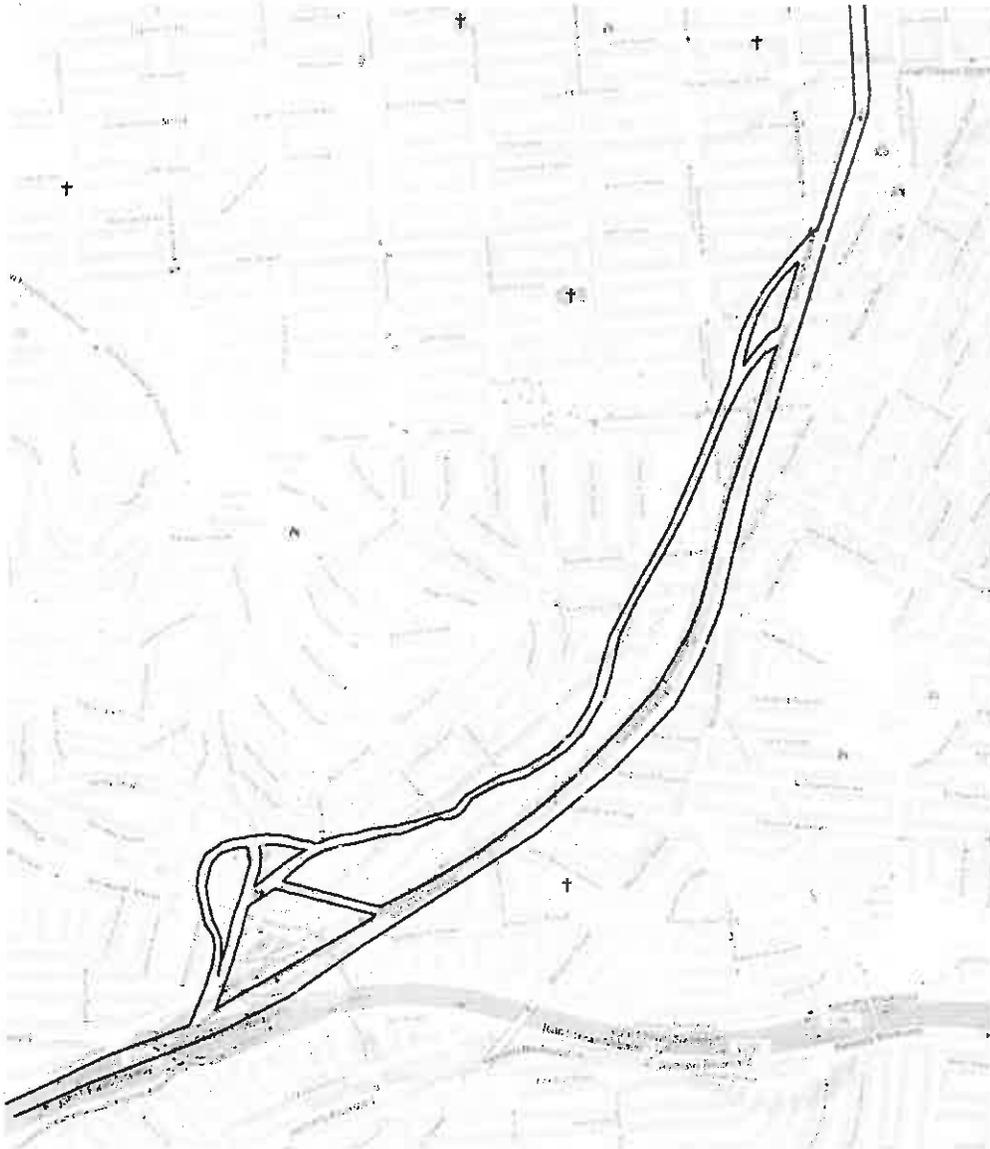


Survey map of real estate auctioneers H.A. Cobb and R.A. Sinton, who were selling lands for the trustees of the Islais and Salinas Water Works Company (F.L.A. Pioche, C. de Boom, and H.A. Cobb) in 1860. Above the complex, we see a pronounced dogleg-shaped route (red arrow) labeled “Old San Jose Road” that splits from the “New San Jose Road or Telegraph Road” (today’s Mission Street). Map from the San Francisco History Center, San Francisco Public Library.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon Park, Sunnyside, Fairmount Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

Attachment C.

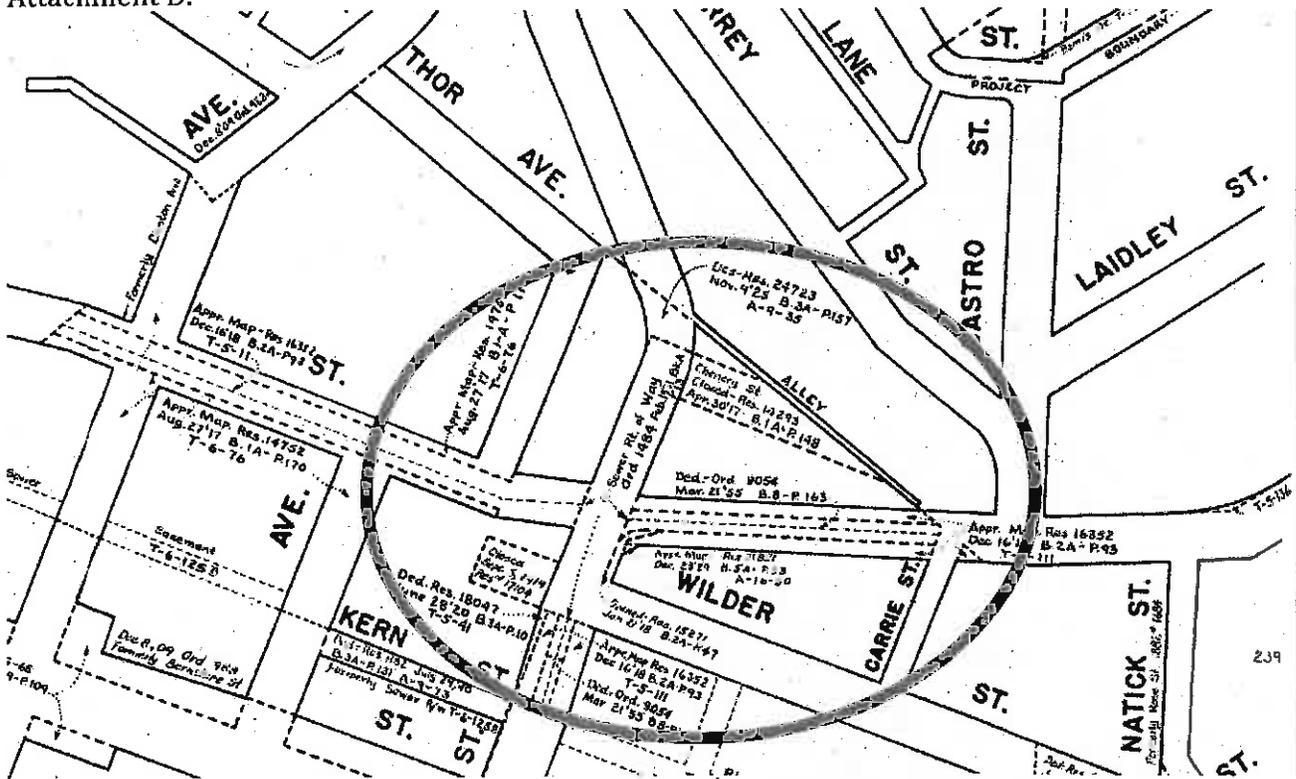


Overlay of the 1856 Noé survey map over a modern OpenStreet Map. Following the topography of least resistance, it curves between Chenery and Arlington before rounding the bend to the southwest toward Diamond, much like Chenery does today between Roanoke and Carrie Streets. Therefore, Chenery and Arlington appear to have first arisen from the "San Jose Road Used in 1850-52" on the Noé map (and likely earlier). The other road that continues past this split is today's San Jose Avenue, labeled on the Noé map as "San Jose Road." Surprisingly, this road turns to the southwest along a route that directly overlays today's Wilder Street. As both Old and New San Jose Roads turn to the southwest, they mix up in the "tangle." When laid over a modern street map, the top route of the tangle follows the alley that begins at Chenery near Carrie Street and exits at Diamond near today's Glen Park Community Garden. This old route continues across Diamond, arcs over to what would become Brompton Avenue, then back to Diamond Street near the modern San Jose Avenue onramp to Interstate 280. Noé map from the San Francisco History Center, San Francisco Public Library. OpenStreet Map 2017.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
 Glen Canyon, Glen Canyon Park, Sunnyvale, Fairmount Heights, and Diamond Heights in San Francisco & Old Rancho San Miguel

Attachment D.

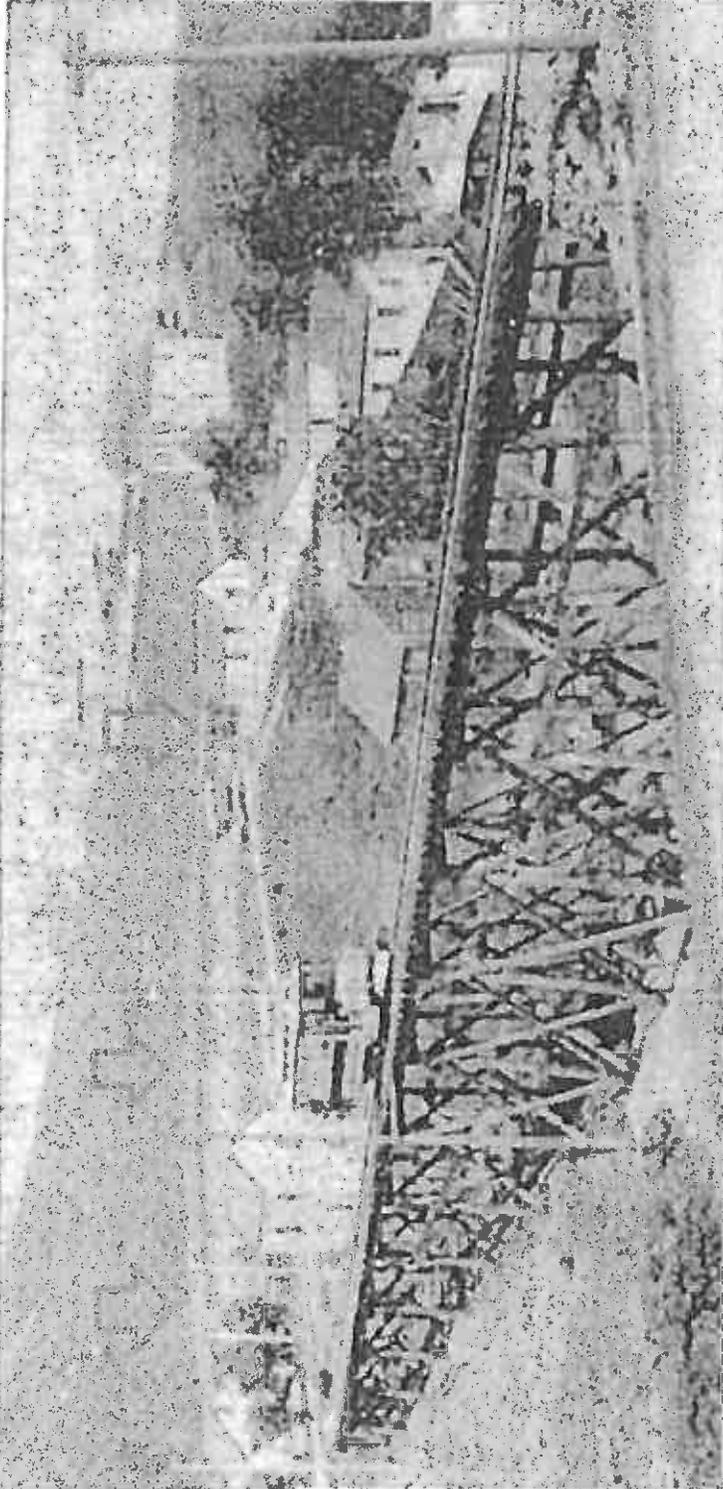


The “dogleg” appears again in a map of San Francisco streets which notes the “alleyway” was “old” Chenery Street, closed in 1917. The alleyway likely originated as the upper arc of the “jumble” in Jose Noe’s survey map of 1856. The alley also follows the line of milch rancher Henry Wilson’s homestead (late 1850s, not shown here), which would also later inform the northern portion of Thor Avenue. From the San Francisco Water Department.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyside, Fountaine Heights, and Diamond Heights in San Francisco's Old Rancho San Miguel

Attachment E.

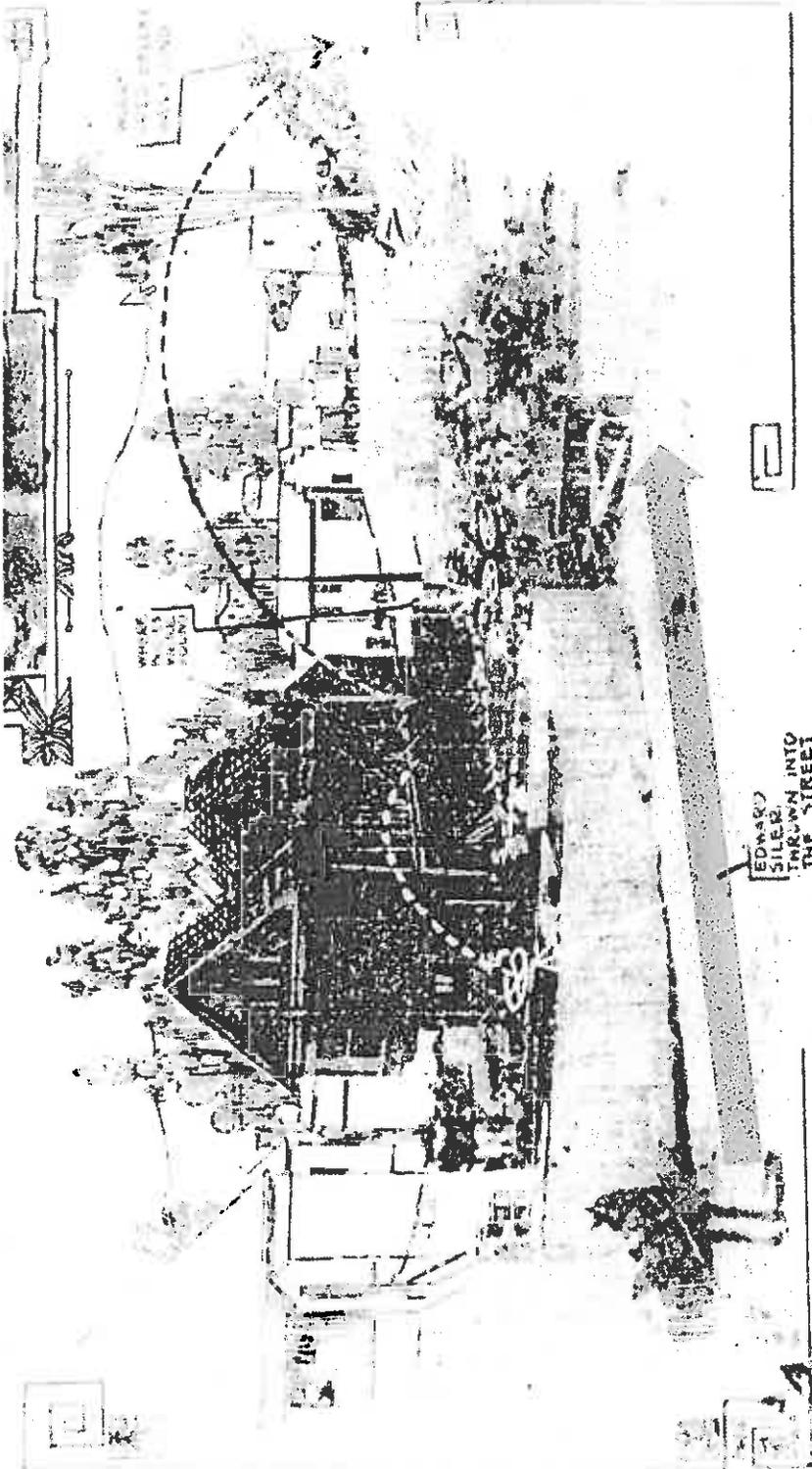


The arrows point to what likely was "Old Chenery" arcing above the rail line, the latter which is today's Chenery Street route.
From the *Street Railway Journal*, July 1893.

GLEN PARK NEIGHBORHOODS HISTORY PROJECT

Rediscovering our Neighborhoods' Histories — Documenting our Living Histories — Sharing Our Histories with Others
Glen Canyon, Glen Canyon Park, Sunnyvale, Fairmount Heights, and District Heights in San Francisco's Old Rancho San Miguel

Attachment F.



A building that stood adjacent to today's Tyger's Restaurant at 2798 Diamond at Chenery suddenly exploded in the middle of the night in June 1908. The image shows the complete destruction of the building in which the explosion occurred, with extensive damage to what was then Dissmeyer's Steam Beer Saloon (now Tyger's Restaurant) that still stands today, minus its third floor. The image is from the perspective of a person standing on "old Chenery Street" looking to the west. It appears "old Chenery," where the horse is standing and indicated by the arrow, was a good-sized road until it was closed in 1917. Image from the *San Francisco Call*, June 30, 1908.

FILE

BOARD OF APPEALS

FEB 21 2018

APPEAL #17-186 *oef*

February 22, 2018

To: Board of Appeals

RE: Appeal 17-186 2783K Diamond Street

We live next door to the project site - a wonderful community garden. We wish we had known the garden was privately owned and for sale. We would have alerted other neighbors and together could have purchased it and thereby ensured it would forever be kept an open-space resource to our Glen Park Community. Now knowing how important the public steps and easement/path are because of Evelyn Rose's research we all feel like we have let future generations down in not stopping the garden's unfortunate replacement with a house. We would still be willing, with other neighbors, to buy back the lot from the developer/architect who purchased it for a mere \$165,000.

We understand, however, the owner found an inside track and wants to turn a small outlay in funds on this community gem into an expensive new home for himself. Not everyone shares the same set of community values and we hold no grudge, even now, understanding he has appealed his own permit to get back an overly aggressive initial proposal for this postage-stamp-sized lot.

We do, however, take issue with the three requests he makes of you in this appeal and would also like you to revisit the terrible mistake the City will be making by approving a garage in the new house that will create an obvious new conflict in vehicular egress and that will exacerbate existing conflicts with the well-used pedestrian sidewalk in front of both our properties.

1. The 4th Floor

The Commission removed the fourth floor because it would have been too much for this tiny, 849-sf lot and because it was too tall at the rear relative to the homes around it. From our yard and the two tenants' homes at 2785 and 2787 Diamond the 4th floor would present an immense vertical mass blocking air, light and landscaping views. A 4th floor on a lot *that is less than half the size of a standard-sized lot* but yet with the square footage of substantially more than most homes around it that are on standard-sized lots not only conflicts with the Residential Design Guideline for context at the immediately adjacent and block-face levels but also conflicts the principals of proportionality and affordability.

2. The roof deck

The sponsor sought to create a deck for himself at the expense of many. The Commission moved the proposed deck and made it smaller because it was invasive to many neighbors and looked right down on the steps. The proposed deck would place occupants looking directly into my windows and the windows of neighbors across the street. I would also like to understand how in all drawings the sponsor shows open railings on the property line. His decks - in both his Exhibit A and Exhibit B drawings -- require a fire wall, don't they? In this case, even the approved deck should be pushed back 3 feet from the property line. This can be accomplished by removing the stair penthouse and installing walk-thru skylights just in front of the approved and smaller mid-lot deck.

3. Blocking over the kitchen windows of rent-controlled tenants.

This really takes the cake, doesn't it? Our neighbor Jayant, who lives in the downstairs apartment at 2785 Diamond, is a young doctor who specializes in infectious diseases, teaches at UCSF and has also had associations with Zuckerman San Francisco General Hospital. Jayant was a Global Health Scholarship Fellow in Brazil studying chronic and infectious diseases affecting vulnerable and poor urban communities. Jayant is someone who is going to change the world. The sponsor would like to build his house over Jayant's kitchen window because he thinks creating a light well around Jayant's and upstairs tenant Corey Hill's windows, will spoil the open floor plan he had in mind. I can't tell you how upset everyone in the neighborhood is about this.

4. What you should do instead of reversing the Planning Commission's reasonable actions.

(A) Remove the garage. One of the requests I made at the Planning Commission was to remove the proposed garage. You see, the site is at an angle on Diamond Street and also too narrow to provide its own curb cut for vehicular access. See the Exhibit attached. And so the sponsor proposes to just use my existing garage curb cut. We will be backing our cars out at almost 90 degree angles into the same curb cut while also looking out for pedestrians on the sidewalk and pedestrians turning from the sidewalk onto the public steps.

Many, many people walk on our sidewalk because it provides a direct route to and from BART into this part of our neighborhood. The Commission was clearly worried about this conflict but didn't know what to do about it. In the end they settled on a condition that required a consultation with DPW. The DR filers, on both

their and our behest, made a written, explicit request to be involved and kept apprised during this consultation. We were all ignored and were not provided with any information whatsoever. I seriously doubt the consult was done in any way other than to promote the project because this was clearly the assigned planner's goal all along. Had the Planning Department asked the question, "Will the shared curb cut be more likely to cause vehicular and pedestrian conflicts?" I am quite sure the answer would have been: "Yes."

The sponsor wants another bedroom and bath. He can have another bedroom and bath where the garage is proposed now. This is the obvious solution to both the garage and 4th floor problems.

We ask you grant the appeal, deny the three requests of the Appellant, remove the stair penthouse and replace it with walkthrough skylights, move the roof deck three feet away from the wall next to the easement and REMOVE THE GARAGE (allowing replacement with a bedroom and garage).

Sincerely,

William and Francesca Persh

2783 Diamond Street



Bring back **FACTS**
Climate change is real
Trust me,
I'm an actual
SCIENTIST

UNIVERSITY
EMCA

TRUTH
SHALL
OUT

THANK YOU
THANK YOU



Bring the FACTS
Climate change is real
Trust science
I am not a scientist

EIMC

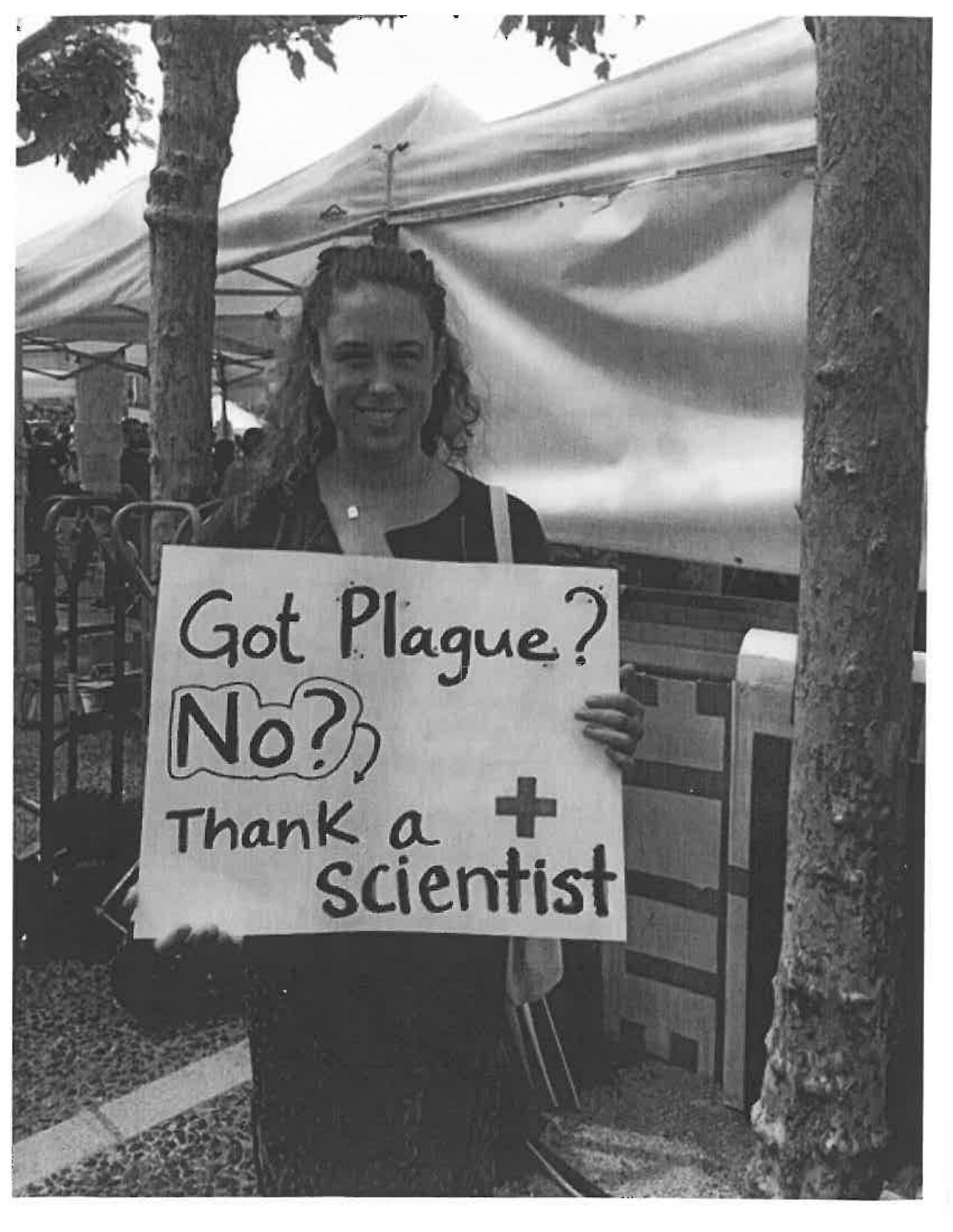
FACTS WILL OUT

I am not a scientist



"Nothing in life is
to be feared, it is
only to be
understood.
Now is the time to
understand more,
so that we may
fear less."

MARTIN LUTHER KING, JR.

A black and white photograph of a woman with curly hair, smiling, holding a large white sign. She is standing outdoors at what appears to be a festival or fair, with a large tent and trees in the background. The sign has handwritten text in black marker.

Got Plague?
No?
Thank a +
Scientist



HD 2/28/18

FILE

BOARD OF APPEALS

FEB 22 2018

APPEAL # 17-186

February 24, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

Appeal # 17-186 2783K Diamond

President Fung and Commissioners:

If every sponsor who has a project changed at the Planning Commission files an appeal to you, your calendar will soon double in length.

If every sponsor who appeals his own permit has no risk of additional project changes he may not wish, your calendar will soon double in length.

Appeals, it seems to me, should be filed for injustices proving a high bar. If a sponsor who truly believes there are no justifications to a Planning Commission action then he will risk additional changes he may not wish to have his case heard.

This is not an appeal with any injustices, at least as affecting the sponsor.

The sponsor states in his appeal the design guideline that shows a drawing of a setback top floor above adjacent buildings proves he can have a 4th floor. That drawing demonstrates one guideline – the policy that focuses on street-facing impact. Several guidelines focus on impact at the rear and at general context. On this site, a 4th floor will impact yards adjacent on Diamond. That 4th floor will rise above both of the neighboring homes. The massing will rise above 2785-87 Diamond and create an oppressive wall made even worse by the fact anyone standing in the huge back window will peer right down into that yard, the yard of 2789-91 and all the adjacent Surrey Street yards. And worse of all, it will create a four-story vertical wall on the alley. The sponsor keeps calling the alley a “sewer easement” even though through Evelyn Rose’s research we now know this was one of several alternate paths associated with the original El Camino Real. If you haven’t read her article, which is in Jeff and Diane’s brief, we hope you do. Just imagine -- Juan de Battista de Anza may have trekked down that path 250 years ago. We may have lost our community garden but we aren’t going to lose that alley.

The guidelines calling for light and air preservation address the sponsor’s blocking over of Jayant’s and Cory’s windows. The privacy guidelines address the front-facing deck on which occupants would look into Bill and Francesca’s windows and down onto the alley steps.

If there is an injustice, it is that the garage was not removed by the Commission. They expressed concern but were unable to make a definitive ruling because the Planning Department had not required a report from an independent traffic consultant nor had they even asked an opinion of traffic planners with the City. The Commission therefore directed the staff to consult with DPW. We are guessing that resulted in a question something like, “This meets all required quantitative standards, right?” We had hoped for a more in-depth opinion as to whether the garage location

would cause additional vehicular-pedestrian conflict. If it does (and anyone can see it will), then the garage should be removed.

If you do not want your calendar to double in length because sponsor's feel they have nothing to lose by appealing the issuance of their own permits, please remove the garage from the proposed project and deny the reversal of the Planning Commission's conditions.

The removal of the garage will give the sponsor the additional bedroom and bath he wants on this little 849-square-foot lot.

Sincerely,

Genece Blackwell

AD 2/28/18

FILE

February 22, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

BOARD OF APPEALS

FEB 22 2018

APPEAL # 17-186

Re: 2783K Diamond Street, Appeal # 17-186

Board Commissioners:

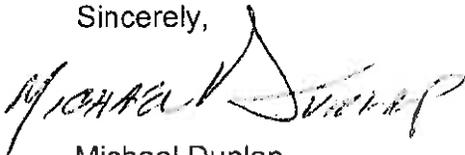
We live at 2789 Diamond Street. Like the tenants who live at 2783 and 2785 Diamond (our neighbors Jayant and Cory), the proposed 4th floor at 2783K Diamond Street will be a massive intrusion visible from our back yard. The rear top floor windows will allow the 4th floor occupants to look down on us when we are enjoying our deck or in the back yard.

We ask you to deny the appeal. The changes the Commission made:

- Removing the 4th floor
- Reducing the roof deck and pushing it away from the front (where occupants will look right into Bill and Francesca's windows)
- Installing a small lightwell around Jayant's and Cory's windows

Were all reasonable, and supported by well-established policies having to do with massing, privacy and light and air.

Sincerely,



Michael Dunlap



Ron Fago

AD 2/28/18

Mejia, Xiomara (BOA)

From: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Wednesday, February 21, 2018 11:54 PM
To: BoardofAppeals (PAB)
Cc: Cantara, Gary (BOA)
Subject: Appeal of Permit No. 201604134699 for 2783K Diamond St. - BoA Case No. 17-186

FILE

Feb 21, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

BOARD OF APPEALS

FEB 22 2018

APPEAL # 17-186

RE: Appeal of Permit No. 201604134699 for 2783K Diamond St
Board of Appeals Case No. 17-186

Honorable President Honda and Members of the Appeal Board:

On behalf of Noe Neighborhood Council, I am writing to oppose the appeal of the Permit No. 201604134699 for the following reasons:

- The Planning Commission's imposed changes, which are in response to the DR filed by the neighbors are completely justified given that the addition of a 4th floor, expanding a 3rd floor deck, and building over two neighbors' kitchen windows are not reasonable.
- The lot is only 914 square feet, which is less than half the size of the surrounding lots in the neighborhood and as such, should not accommodate a huge 4-story structure three times its size.
- The Commission specifically found the proposed 4th floor to create an imposing and unreasonable wall against the adjacent neighbor's yard.

We ask for you to uphold the Planning Commission's action and reject the appeal of the Permit No. 201604134699 for 2783K Diamond Street

Sincerely,

Ozzie Rohm

HD 2/28/18

FILE

2791 Diamond St
San Francisco, CA 94131

February 21, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

BOARD OF APPEALS

FEB 22 2018

APPEAL # 17-186

RE: 2783K Diamond Street, Appeal # 17-186

Board Commissioners:

We live two houses down from the project at 2791 Diamond. Like the tenants (our neighbors Jayant and Cory) who live at 2785 and 2787 Diamond, the proposed 4th floor - the same 4th floor that was already removed by the Planning Commission - will be a massive intrusion visible from our back yard. The rear top floor windows will allow the 4th floor occupants to look down on us in a particularly invasive way. This invasion of privacy is even more concerning as we are pregnant, due on March 26, 2018.

The same 4th floor will have an even worse appearance from the front windows and back yard at 2783 Diamond, and will result in a 4-floor vertical wall over our treasured public steps and seating area. Please notice that the concrete bench just past the top of the stairs is shown in the survey attached to the plans but was omitted from the site plans. I hope this does not mean the owner, while he is building over Jayant's and Cory's windows, also plans to remove the bench - which is not his to remove.

We ask you to deny the appeal. The changes the Commission made - removing the 4th floor, reducing the roof deck and pushing it away from the front (where occupants will look right into Bill and Francesca's windows), and installing a small lightwell around Jayant's and Cory's windows were all reasonable and supported by well-established policies having to do with massing, privacy and light and air.

Sincerely,

Abigail Hough and Gregory Golphin

FILE HD 2/28/18

Mejia, Xiomara (BOA)

From: Robert Heagy <robh2265@yahoo.com>
Sent: Thursday, February 22, 2018 11:45 AM
To: BoardofAppeals (PAB)
Subject: Building Permit for 2783 Diamond Street

BOARD OF APPEALS
FEB 22 2018
APPEAL: 17-186 *OH*

February 22, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103
RE: 2783K Diamond Street, Permit Appeal # 17-186

Dear Commissioners:

I own the house across the street from the project and was very surprised to hear the sponsor was appealing his own permit, especially because he has now had so many opportunities to hear about the impacts of his project, first from neighbors and then from Planning Commissioners.

One of our major concerns was never met:

The new home will have a garage door opening right next to a large street tree and at a bend in the road, and which will share a curb cut with 2783 Diamond. All this on a sidewalk which in the morning and evening commute hours is populated with a number of pedestrians walking to and from BART and in front of a street with substantial traffic. Add to this people stopping on the steps and bench. What you are left with is a vehicular and pedestrian conflict that may injure or kill someone.

The new house should not block the original kitchen windows of two very nice young families – rent control tenants both. The new house should not create a deck whose occupants will look directly into neighbors' front windows; worst affected will be 2783 Diamond and later, when the street tree dies from the ridiculous amount of canopy and root trimming that will have to occur for construction, to our home and other homes across the street. The new house should not have a 4th floor that will create a vertical wall on the steps and bench area and that will have occupants peering down into the yards of 2785-87 and 2789-91 Diamond. We hope this is a given, as it was to all the Planning Commissioners.

But now that the sponsor has appealed his own permit, essentially telling every adjacent neighbor he does not care about their concerns, we ask that you remove the garage. In doing so you will avoid creating a situation that is going to cause near-accidents and actual accidents between vehicles and between a vehicle and pedestrians. The sponsor wants another bedroom. Please give it to him in the place of the garage.

Sincerely,

Robert W Heagy Jr.

HD 2/28/18

FILE

BOARD OF APPEALS
FEB 22 2018
APPEAL # 17-186 *CSJ*

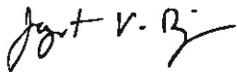
February 21, 2018
Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103
Appeal # 17-186 2783K Diamond

President Fung and Commissioners:

My Name is Jayant Rajan and I live at 2785 Diamond Street (the building directly next to 2783K). I am writing you urging you to deny all aspects of the appeal filed by the owner/architect/sponsor for the following reasons.

- The issued permit conforms to the reasonable changes imposed unanimously by the Planning Commission whereas the sponsor asks to overturn the Commission by adding a 4th floor, expanding a 3rd floor deck, and building over my and my upstairs neighbors' kitchen windows.
- The immediately surrounding homes are two and three stories and not four.
- The lot is less than half the size of surrounding lots (it is only 849 sf compared to a standard lot which is 2500 sf) but will be larger than most neighboring homes.
- With four floors the building will make the public stairs and historic El Camino path a scary place.
- Blocking over our kitchen windows instead of having a small light well is inhumane and uncivil.

Thank you for your consideration,



Jayant Rajan, MD/PhD

FILE

AD 2/28/18

Mejia, Xiomara (BOA)

From: Gloria Navarra <navglo@aol.com>
Sent: Thursday, February 22, 2018 3:11 PM
To: BoardofAppeals (PAB)
Cc: Cantara, Gary (BOA)
Subject: Deny Appeal of permit for 2783K Diamond Street

BOARD OF APPEALS

FEB 22 2018

APPEAL # 17-186

cyff

February 22, 2018
Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103
Appeal of permit for 2783K Diamond for hearing February 28, 2018

President Fung and Commissioners:

Please deny all aspects of the appeal for 2783K Diamond Street.

This is a proposal for a new house on a 849-square-foot garden mound next to a footpath. Although partially overgrown and with fences impinging on 1-foot of the 5-foot right-of-way, it does now have paved stairs and walkway with a concrete bench used every day by neighborhood residents and kids.

It is a shame any house will be built there, but now that a permit has been issued, we should make sure the house is proportional in size to its lot size, not overwhelming to the steps and alley (which it would be with a 4th story), not providing a deck that looks down on the steps and require a light well so the existing windows (70+ years in existence) are not blocked off.

Thank you for your consideration.

Sincerely

Gloria Navarra

AD 2/28/18

FILE

February 22, 2018

Board of Appeals
1650 Mission Street, Suite 304
San Francisco, CA 94103

BOARD OF APPEALS
FEB 22 2018
APPEAL # 17-186 *copy*

Appeal # 17-186 for the proposed house at 2783K Diamond

Commissioners:

Please deny the appeal for 2783K Diamond, an appeal brought by the sponsor of the project.

First, a bit of context: The lot in question is a triangular 849 square foot piece that was left over when a development company subdivided a large swath of land in the 1940's. Because of its size and odd shape, no one thought the property would ever be built on. This is why the two-family home at 2785-87 was designed in 1945 with its kitchen windows on the property line. They were built that way on purpose and are original to the building, to allow residents to look out on the small greenspace left over from the development. Neither the development company nor the City of San Francisco saw the potential development of this small lot as possible. This is evidenced by the fact that the developer at the time left the lot as open green space. In addition, when the City assigned street numbers to the newly developed homes, they gave the lot to south the numbers 2785-87 and the lot to the north 2783. Sandwiched in between the two lots is this small piece of land with the number 2783K.

Because the lot was abandoned, neighbors pitched in and, for years, maintained a small community garden – which we now realize was a mistake. However, the new owner, an architect who bought the lot for half the price of a normal lot, saw only a financial opportunity. By the time we recognized what was happening, we had a newly appointed Supervisor who did not fully understand the issues at play. And yet, we began to explore the public purchase of the land to preserve the garden for future generations.

The sponsor of this project has repeatedly disregarded concerns raised by neighbors. His blatant disregard for neighbors was evident from the earliest interactions during the required pre-application meeting he held which ended in a shouting match. The latest example of this is the fact that in filing this appeal, the project sponsor failed to disclose that there had been a discretionary review (DR) of his project. Doing so would have alerted Jeff and Diane Cerf to the appeal. As an architect who undoubtedly has regular interactions with those who handle building permits in the City, it seems as though the project sponsor should have been well aware of the requirement that he disclose that the DR was held so that interested parties could be notified of the appeal. It is just another example of the fact that the project sponsor has been neither cooperative nor transparent.

During the DR review, the Planning Commission heard presentations from both sides. Based upon the size of the lot and the character of the neighborhood, the Board directed the sponsor to scale back the building's design and allow for light wells for the adjacent property. After the hearing, neighbors agreed that it was best to honor the compromise and abandon attempts to pursue a public purchase of the lot, claim for a public easement, or seek additional

modifications such as the removal of the garage, stair penthouse and deck railing from the ally-side wall.

The project sponsor now is asking for you to over-turn the findings of the Planning Commission. We remain firm in our belief that because this is such a small lot, a 4th floor on an 849-square-foot lot is too much and is out of character with the rest of the neighborhood. A front-and side-facing deck that will have occupants looking right into Bill and Francesca's windows and down onto the steps is too much. And building right over the kitchen windows on the adjacent property without even a small light well is flat out uncivil.

Please deny the appeal.

Sincerely,

Helen Duffy
Glen Park Resident

AD 2/28/18

FILE

February 21, 2018

Board of Appeals

1650 Mission Street, Suite 304

San Francisco, CA 94103

BOARD OF APPEALS
FEB 22 2018
APPEAL # 17-186

RE: Appeal # 17-186, 2783K Diamond Street Appeal

Board of Appeals Commissioners:

We live on Surrey Street, north of the project and looking down on it. Like many neighbors, we were disappointed to learn the community garden wasn't owned by the City. We still don't understand how land abandoned by previous out-of-town owners and used regularly by many members of the neighborhood has not, through prescriptive easement, become public land. But we understand this is not your area of authority, so we will focus our comments on the topic at hand.

First, we want to tell you that the lot size is 849.38 sf. This is declared as note 5 on the survey submitted by the sponsor. A standard lot is 2500 sf. On this block of Diamond, lot sizes do tend to be smaller than the standard size, but nothing like the lot proposed for development.

Home and apartment unit sizes in the immediate neighborhood run from 680 sf to 1860 sf, but these unit sizes are on much larger lots. The FAR of all the nearby buildings, which is a better indicator of how much occupied footage is on a lot relative to its lot size, ranges from .66 to 1.26. The larger FARs, including the 1.26 FAR, are for two-unit buildings. The average FAR of all immediately nearby buildings, even those with two units, is .93.

COMPARISON OF NEIGHBORHOOD UNIT, BUILDING AND LOT SIZE TO PROJECT

Address of Adjacent Residential Properties Closest to the Project	No. of Units	Habitable Area (Square Footage per unit)	Lot Size	FAR (ratio of habitable space on lot to lot size)
2785-87 Diamond St.	2	1012 sf	2308 sf	.88
2789-91 Diamond St.	2	1012 sf	2495 sf	.81
2779 Diamond St.	1	1278 sf	1460 sf	.88
2775 Diamond St.	1	889 sf	1280 sf	.69
2771 Diamond St.	1	872 sf	1325 sf	.66
2741 Diamond St.	1	1190 sf	1132 sf	1.05
2764 Diamond St.	1	680 sf	932 sf	.73
2768 Diamond St.	1	1631 sf	1367 sf	1.19
2772 Diamond St.	1	1433 sf	1764 sf	.81
2776 Diamond St.	1	1862 sf	1903 sf	.98
2780 Diamond St.	2	1225 sf	1942 sf	1.26
2784-86 Diamond St.	2	1195 sf	1950 sf	1.23
NEIGHBORHOOD AVERAGE	1	1189 sf	1654 sf	.93
PROPOSED PROJECT	1	1744 sf	849 sf	2.05
APPROVED and APPEALED PROJECT	1	1432 sf conditioned 1633 sf all space	849 sf	1.69 1.92

source: Tax Assessor and Sponsor plans submitted as Exhibits A and B with brief

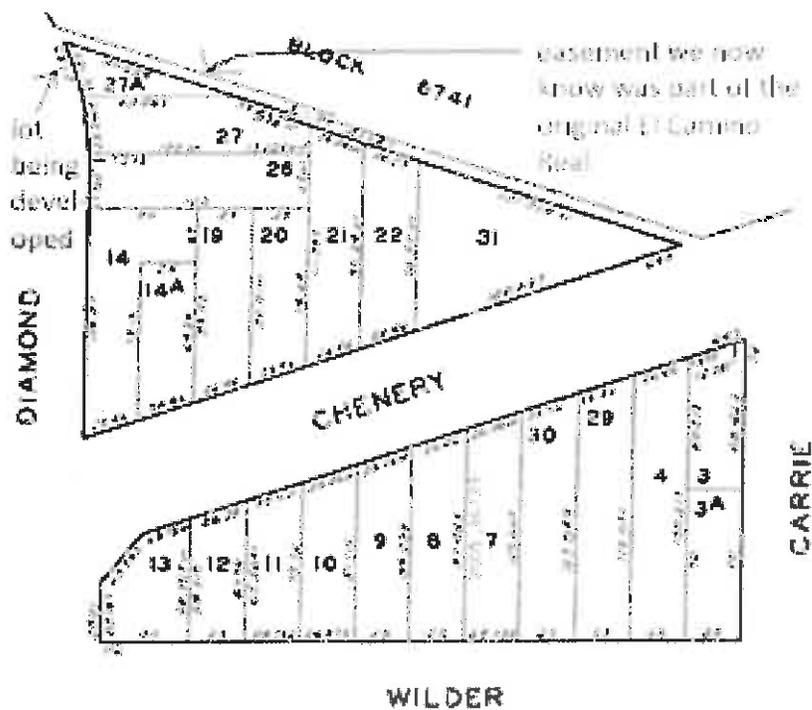
The proposed project was going to be 1744 sf, which was a FAR of 2. This would have produced one of the largest units on the block, on a lot less than half the size of nearby lots.

Please note the sponsor has submitted areas of buildings on lots MUCH, MUCH larger than his lot.

Here is the best fact: If the sponsor removes the garage, he can get back almost all the space he lost on the 4th floor. His occupied floor area would go up to over 1633 sf, and his FAR would be more

than double the neighborhood average. This would also eliminate the proposed sharing of the driveway cut.

Second, please read Diane and Jeff's EXHIBIT 4. This is Evelyn Rose's article on the history of how El Camino Real passes thru Glen Park, and specifically includes the Alley shown on the Tax Assessor's Map below. We were amazed and excited to learn that it appears this alley was part of the original El Camino Real. Until we read the article, we had no idea that El Camino itself was originally a walking path which included a number of alternative routes to navigate long-submerged or tamed creeks. And we certainly had no idea it passed right thru our block.



As you can imagine, this has neighbors very interested in finding out more and putting time and energy into the recognition and restoration of the alley, which was begun by the Glen Park Garden Association. The sponsor says that this "sewer right-of-way" is covered by fences, but even his own

survey shows the infringement is very minor. Though the back portion of this easement is overgrown, the path is used by at least three houses. As he states, the steps at the beginning are our tenant's only access to their unit. His exhibit 4 does not show that just past our back gate is a bench, used almost daily by neighborhood residents and/or employees of nearby businesses, for lunch or simply a few quiet moments.

Third, we ask you consider the privacy implications of enlarging the deck and moving it forward. Deck occupants would look into Bill and Francesca's house next door (which is at an angle to and set back from the proposed house) and down on the alley steps, which is the most used part of the alley today. A large front-facing deck would also look directly into street-facing windows across the street.

Fourth, we are concerned about the future health of our trees. As it happens, the healthiest parts of our cypress trees (which we planted 32 years ago) are the branches that would have to be cut to accommodate the new house, according to three different arborists with whom we consulted. With three stories instead of four, that pruning would decrease, thus increasing the likelihood our trees will survive. The tree in front, on Diamond, that the sponsor says he will keep, may not survive the incredible amount of both canopy and root trimming that will have to be done to build the house.

Fifth, we ask you to consider the sponsor's plan to block over two tenants' kitchen windows. This has everyone very upset. As the Planning Commission said, when that house was built in the 1940s, there was reasonable expectation that a house would never be built on the adjacent triangle of land.

We understand you can deny the appeal and it would still allow the sponsor to come back with another permit to remove the garage and replace it with the additional bedroom he wants. And so we ask you to uphold the permit and deny the appeal.

Thank you for your time.

Sincerely,

Maralyn Tabatsky and Ken Schwer
41 Surrey Street