

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JANE FLURRY,)
Appellant(s))
vs.)
ZONING ADMINISTRATOR,)
Respondent)

Appeal No. **21-049**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on May 24, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 15, 2020 to Golden Properties LLC, of a Variance (the proposal is to construct a four-story, two-family home at the rear of a through-lot and tenant improvements and reconfiguration of the existing five-unit building fronting Oak Street; the Planning Code requires a rear yard equivalent to 25% of the total lot depth at grade level and at each succeeding story of the building; the subject property has a required rear yard of 30 feet (the minimum required), the proposed rear yard structure will extend to the rear property line and therefore a rear yard variance is required; the Zoning Administrator granted the rear yard variance) at 265 Oak Street.

APPLICATION NO. 2017-012887VAR

FOR HEARING ON June 23, 2021

Address of Appellant(s):

Address of Other Parties:

Jane Flurry, Appellant(s)
269 Oak Street
San Francisco, CA 94102

Golden Properties LLC, Determination Holder(s)
c/o John Kevlin, Attorney for Determination Holder(s)
Reuben Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JANE FLURRY, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-038**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on April 19, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on April 8, 2021 to Golden Properties LLC, of a Site Permit (erect a new single family dwelling, four stories, no basement, type 5-b) at 168/170 Lily Street.

APPLICATION NO. 2019/06/18/3782

FOR HEARING ON June 23, 2021

Address of Appellant(s):

Address of Other Parties:

Jane Flurry, Appellant(s) 269 Oak Street San Francisco, CA 94102	Golden Properties LLC, Determination Holder(s) c/o John Kevlin, Attorney for Determination Holder(s) Reuben Junius & Rose LLP One Bush Street, Suite 600 San Francisco, CA 94104
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Date Filed: May 24, 2021

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 21-049

I / We, **Jane Flurry**, hereby appeal the following departmental action: **ISSUANCE of Variance Decision No. 2017-012887VAR** by the **Zoning Administrator** which was issued or became effective on: **June 15, 2020**, to:

Golden Properties LLC, for the property located at: **265 Oak Street**. [Note: On May 19, 2021, the Board granted Ms. Flurry's request that jurisdiction be taken beyond the 10-day appeal period for this Variance Decision (Jurisdiction Request No. 21-4)].

BRIEFING SCHEDULE:

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

Appellant's Brief is due on or before: 4:30 p.m. on **June 3, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and jkevin@reubenlaw.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **June 17, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and janefflurry@gmail.com.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

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

Hearing Date: **Wednesday, June 23, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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

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

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent (Circle One):

Signature: Via Email

Print Name: Jane Flurry

Preliminary Statement of Appeal

I wish to file appeal on Variance Decision 2017-012887VAR .

At the Planning Commission Hearing on 02/27/2020, my request for discretionary review was denied. The time allotted for that hearing was meant to cover 2 zoning variances & 2 building permits all relating to the 265 Oak property. In the time allotted I was unable to present the materials I had prepared, especially since approximately half that time was spent in moving & positioning my wheelchair, adjusting the microphone & attempting to coordinate paper shuffling with my assistant. Prior to the hearing I did ask for instruction in using the overhead projector & a walkthrough to assure full accessibility for my specific limitations, but these requests were ignored. I believe that within the appeals process I will have a fuller & more equitable chance to present my concerns regarding the proposed project for 265 Oak Street.

Jane Flurry , appellant

269 Oak Street

(415) 255-2909

janeflurry@gmail.com



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: June 15, 2020
Case No.: **2017-012887VAR**
Project Address: **265 OAK STREET**
Zoning: Hayes-Gough Neighborhood Commercial Transit District
40-X Height and Bulk District
Block/Lots: 0838/024
Applicant: John Kevlin
One Bush Street
San Francisco, CA 94014
JKevlin@reubenlaw.com
Owner: Golden Properties LLC
1115 Bosworth Street
San Francisco, CA 94131
Staff Contact: Carolyn Fahey – 415-575-9139
Carolyn.Fahey@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

DESCRIPTION OF VARIANCE – REAR YARD, OPEN SPACE, AND EXPOSURE VARIANCE SOUGHT:

The proposal is to construct a 4-story two- family home at the rear of a through-lot and tenant improvements and reconfiguration of the existing 5-unit building fronting Oak Street.

Planning Code Section 134 requires properties in the Hayes-Gough NCT Zoning District to maintain a rear yard equivalent to 25 percent of the total lot depth at grade level and at each succeeding story of the building. The subject property, with a lot depth of approximately 120 feet from Oak Avenue, has a required rear yard of 30 feet (the minimum required). The proposed rear yard structure will extend to the rear property line. Therefore, a rear yard variance is required.

PROCEDURAL BACKGROUND:

1. The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2017-012887VAR** on **April 25, 2019** for only the rear yard variance.
3. Planning Code Section 311 notification was mailed on July 16, 2019 and expired on August 15, 2019. A Discretionary Review request—2017-012887DRP—was filed on August 8, 2019.
4. On **February 27, 2020**, the Planning Commission and Zoning Administrator held a joint hearing to consider the Discretionary Review request and variances for rear yard, open space, and

exposure. The Planning Commission did not take Discretionary Review and approved the project.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a four-story, two-unit building at the rear of a through lot that will extend into the required rear yard, will not provide sufficient open space, and will eliminate Code-complying exposure from at least one dwelling unit:

1. The authorization and rights vested by virtue of this decision letter **shall be deemed void and cancelled** if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.
2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project, if applicable.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The subject property, developed circa 1959, is a through lot with a lot depth of approximately 120 feet. As a through lot, it is typical in the neighborhood, and specifically this block. However, most other through lots on the block have a detached alley-facing building, and the subject property is one of the only the block to not have a building fronting Lily Street. This context means there is no mid-block open space on the subject block.
- B. The existing rear yard area is not currently used for open space for any of the existing 5 dwelling units on the lot.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The circumstances described above result in little to no opportunity for Code-complying structure consistent with the existing development pattern of the block. The remaining gap in the alleyway provides little benefit, and yields an underused lot currently used as surface parking. Literal enforcement of the Code in this situation would result in a practical difficulty toward a reasonable, well-designed residential project that is consistent with the double-frontage context of the area.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting this variance will allow the subject property to add two dwelling units through a well-designed, reasonable project in a manner consistent with the through lot context and overall scale of the block. This represents a substantial property right possessed by other properties in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. Granting the variance will not be materially detrimental to the public welfare or materially injurious to the neighboring properties. The proposed interior courtyard will provide approximately 400 square feet of open space, a new deck will be added to the rear of the existing building adjacent to a lightwell, and the new building will provide a modest patio area at the top floor. The proposed building will have a depth of only just over 28 feet.
- B. The Planning Department determined the project to be consistent with the Residential Design Guidelines. The Planning Department received both opposition to and support for the project. While a request for Discretionary Review was filed, the Planning Commission did not take Discretionary Review and approved the project.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal is consistent with height and massing, and has provided a setback on the fourth story as well as a stoop on the alley-facing façade to maintain consistency with existing massing, height, and façade patterns.
 - 3. The proposed project will have no effect on the City's supply of affordable housing.
 - 4. The proposed project does not adversely affect neighborhood parking or public transit. The proposal removes one existing parking space and adds 2 Class 1 bike parking spaces.
 - 5. The project will have no effect on the City's industrial and service sectors. The project is residential use.
 - 6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake. The proposed detached building will meet current seismic building standards.
 - 7. The project will have no effect on the City's landmarks or historic buildings.

8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

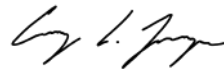
Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Corey A. Teague, AICP
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.



Date Filed: April 19, 2021

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 21-038

I / We, **Jane Flurry**, hereby appeal the following departmental action: **ISSUANCE of Site Permit No. 2019/06/18/3782** by the **Department of Building Inspection** which was issued or became effective on: **April 8, 2021**, to: **Golden Properties LLC**, for the property located at: **168/170 Lily 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: 4:30 p.m. on **May 20, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and jkevin@reubenlaw.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **June 3, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and jane.flurry@gmail.com

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

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

Hearing Date: **Wednesday, June 9, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent (Circle One):

Signature: Via Email

Print Name: Jane Flurry

Preliminary Statement of Appeal

I wish to file appeal on Building Permit #201906183782.

At the Planning Commission Hearing on 02/27/2020, my request for discretionary review was denied. The time allotted for that hearing was meant to cover 2 zoning variances & 2 building permits all relating to the 265 Oak property. In the time allotted I was unable to present the materials I had prepared, especially since approximately half that time was spent in moving & positioning my wheelchair, adjusting the microphone & attempting to coordinate paper shuffling with my assistant. Prior to the hearing I did ask for instruction in using the overhead projector & a walkthrough to assure full accessibility for my specific limitations, but these requests were ignored. I believe that within the appeals process I will have a fuller & more equitable chance to present my concerns regarding the proposed project for 265 Oak Street.

Jane Flurry , appellant

269 Oak Street

(415) 255-2909

jane.flurry@gmail.com

Please redact ALL personal contact information. It is not intended for public disclosure.

City and County of San Francisco

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Welcome to our Permit / Complaint Tracking System! Permit Details Report

Report Date: 4/13/2021 8:48:49 AM

Application Number: 201906183782

Form Number: 2

Address(es): 0838 / 024 / 1 168 LILY ST
0838 / 024 / 1 170 LILY ST

Description: ERECT A NEW SINGLE FAMILY DWELLING, 4 STORIES,NO BASEMENT, TYPE 5-B

Cost: \$550,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/18/2019	TRIAGE	
6/18/2019	FILING	
6/18/2019	FILED	
4/8/2021	APPROVED	
4/8/2021	ISSUED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	6/19/19	6/19/19			6/19/19	GUTIERREZ NANCY	
2	CP-ZOC	6/19/19	7/20/20			7/20/20	FAHEY CAROLYN	Approved for tentant improvements to existing 5 dwelling unit building - Carolyn Fahey 7/20/2020
3	CP-NP	7/20/20	7/20/20	7/1/19	7/8/19	7/20/20	FAHEY CAROLYN	Emailed cover letter 7/1/2019 (Theresa) Mailed 311 notice 7/16/2019; expire 8/15/2019 (Theresa)
4	CP-DR	8/15/19	7/20/20			7/20/20	FAHEY CAROLYN	Approved - Carolyn Fahey 7/20/2020
5	BLDG	7/21/20	9/2/20	9/4/20		2/8/21	CHEUNG JIMMY	RECHECKED, APPROVED, ROUTE TO NEXT STATION. SF PLANNING NEEDS TO RESTAMP. WKP999
6	SFFD	9/9/20	12/16/20	12/16/20	3/11/21	3/11/21	SAMSON BRUCE	comments issued, fwd to bldg 2-24-21. assigned to Samson. placed on desk. po
7	SFFD	3/11/21	3/11/21			3/11/21	SAMSON BRUCE	approved; no insp fees; fwd to PUC bruce.samson@sfgov.org
8	DPW-BSM	12/16/20	12/18/20	12/18/20	3/22/21	3/22/21	GONZAGA JANALEE	03/22/21 Approved SITE Permit only. ADDENDUM requirement(s) for sign off: Street Improvement & Bureau of Urban Forestry New Tree Planting. Download sidewalk application(s) at http://www.sfpublishworks.org/services/permits/application-forms and submit via email to BSMPermitDivision@sfdpw.org. Only new trees can be applied ONLINE and UPLOAD plans through http://bsm.sfdpw.org/buftrees2/treeplanting.aspx . Your building permit addenda will be ON-HOLD until all necessary permit(s) are approved or the assigned BSM



									plan checker(s) may recommend sign off to the satellite office via email. Please visit https://www.sfpdw.org/services/permits or email BSMPermitDivision@sfdpw.org for further information. - JG 12/18/20 Approve after BLDG. ADDENDUM requirement(s) for sign off: Street Improvement & Bureau of Urban Forestry New Tree Planting. -JG
9	SFPUC	12/21/20	1/5/21	1/5/21	1/11/21	1/11/21	TOM BILL		RELEASED HOLD - Reviewed and assessed capacity charges. ON HOLD - Pending clarification of the drawings. The drawings show 2 units, units 6 and 7, instead of a single-family residence. Please have Planning and Building confirm the number of units and determine whether the drawings need to be revised to show only one unit. Route to PPC. Otherwise, it is NA since there were not enough changes for capacity charges. If the owner decides to install a separate meter for the rear building, then capacity charges will apply. Please have the owner confirm to SFPUC if a new meter is required or the existing meter will service both buildings. For front 5 unit - building refer permit 201906183775
10	CP-ZOC	3/23/21	3/25/21			3/25/21	OROPEZA EDGAR		Restamp ok'd by Delvin Washington
11	DFCU	3/29/21	3/30/21			3/30/21	BLACKSHEAR JOHN		3/30/21: Planning entered a Market & Octavia Affordable Housing fee on this permit. DPW-BUF entered a Street Tree in lieu fee. These fees will be collected at the issuance of addenda #1. An impact fee report can be obtained by contacting john.blackshear@sfgov.org
12	PPC	3/30/21	3/30/21			3/30/21	LUA NATALIE		3/30/21: To CPB; NL 3/29/21: QC'd to DFCU; NL 03/23/21: To planning; me 3/12/21: To BSM for sign off; NL 02/08/21: TO SFFD for restamp then to BSM, PUC, planning, and dfcu Sign OFF; ME 01/13/2021: In HOLD bin pending approval from BLDG, SFFD, BSM; NL 12/21/20: to PUC; EC. 12/16/20: to BSM; EC. 9/9/20: to SFFD; am 7/21/20: to BLDG; EC. 6/19/19: to DCP; am
13	CPB	3/30/21	3/31/21			4/8/21	CHEUNG DEREK		

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

BRIEF SUBMITTED BY THE APPELLANT FOR APPEAL NO. 21-049

Appellant's brief for appeal of Variance Decision 2017-012887VA

The proposed project is located at the rear of the building at 265 Oak, on Lily Street, an east-west alley, between Oak & Page, crossed by the two heavily trafficked thoroughfares of Octavia and Gough. The block lies within the Hayes Valley Residential Historic District of the Market Octavia Plan. The block pattern shows an irregular mid-block open space pattern with relatively little open space remaining, aside from the alley itself. However the space that does remain is well arranged for solar penetration and air circulation. (See exhibits A & C)

The project would fully occupy one of 2 adjacent backyard areas which create mid-block open space allowing south, & southeast or southwest exposure to six other buildings. The proposed 40 foot structure will block air circulation as well as sunlight. A similar pattern also existed on the east end of Lily where there were two adjacent rear yards until 124 Lily was built ten years ago. The loss of that relatively large rear yard significantly interrupted the pattern of open space & drastically changed the character of that end of the block. Nevertheless, some open space does still remain on the north side of the east end of the block. The middle of the north side of the block is dominated by two larger apartment buildings which are balanced by the lower height and open rear parking lot of the building housing Nick's Supermarket (facing Page Street) on the south side. (See exhibit B)

The area immediately surrounding the site of the project is characterized by buildings of two & three flats which are typically occupied by owners with their tenants living in the same building. Around this occupancy pattern there has developed a diverse, stable, & cohesive community in which landlords and tenants are also neighbors, with it's own unique self organizing local culture. The cultural characteristics of the block are strongly supported by the sense of freedom & relative expansiveness afforded by the mid-block open space.

From the residential Guidelines:

Neighborhood patterns that are important to the character of the neighborhood include:

The block pattern: Most buildings are one piece of a larger block where buildings define the main streets, leaving the center of the block open for rear yards and open space. Some blocks are bisected by mid-block alleys where service functions that detract from the public pedestrian environment, such as garage entries, trash collection, and utilities, are located.

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.

I disagree with all 5 of the Zoning administrators findings & will ask the Board to overturn the decision.

Jane Flurry, appellant

269 oak Street

415 255-2909

janeflurry@gmail.com



269-273 OAK

172-173 LILY

265 OAK

10 Blocked Windows

170 LILY

EAST

SERVICE GATE
ADA ACCESS

MIDBLOCK OPEN SPACES SHOWN SHADED

265 OAK STREET



PROJECT:
265 OAK STREET



Market & Octavia Area Plan Level Survey Identified Historic Districts

MAP 4

- Locally Significant District
- California Register District
- National Register District

BRIEF SUBMITTED BY THE APPELLANT FOR APPEAL NO. 21-038

Apellant's Brief for

Appeal # 21-038

I am appealing the issuance of building permit #
2019/06/18/3782.

I strongly disagree with the sponsor's contention that this project will have no adverse effect on the

surrounding property and that it will enhance the quality & safety of the neighborhood. On the

contrary, the permitted building would obstruct penetration of light and the circulation

of air to 4 or 5 of the surrounding buildings, adversely affecting both the present occupants and those

who may occupy these buildings in the future. Please see Exhibit A for an overview of the site

and affected buildings.

I wish to present here, my 2 major concerns about how this project will affect me personally, The first

concerns the effects of the process of the construction itself, the second with the effects of the final

product:

The main problem during construction, besides dust, fumes & especially noise, is access:

The only way my flat is independently accessible to me is via the service entrance on Lily Street.

Please see Exhibits B & C, 2 video clips showing how I manage to get in & out. I do not

believe it possible to erect this 4 story building without blocking the service entrance for extended

periods. It is absolutely necessary & non-negotiable that I have access in & out of my home 24/7,

both for the ordinary matters of living as they may come up & for the extraordinary possibilities of

emergency situations involving such things as fire, gas leaks, carbon monoxide or even earthquake.

An electronic door-opener will not solve this problem. Such gadgets, by their very nature, malfunction

chronically & in emergency situations, like elevators, are useless.

The flat which I occupy at 269 Oak Street is the street level flat in a 3 story 3-flat building. Please see

exhibits, numbered D,E & F, for photos of the sun which would be blocked from my east & south

facing windows. As can be seen from these photos, taken the first week in August, light penetration

is already minimal. I do have one smaller light well on the west side. Unfortunately the north-facing

windows in my front room look onto the busy Oak street sidewalk at eye level. I have top-down

blinds, but for privacy reasons, keep the bottom three quarters of those windows covered.

Please note also that this building will occupy a portion of the space currently occupied by the ground

floor unit of the existing building. Please see Exhibit G for

reference. The permit for changes to the

existing structure has, as of this writing, (5/24/2021) not been issued.

Jane Flurry, appellant
269 Oak Street
415 255 2909
janeflurry@gmail.com



269-273 OAK

172-173 LILY

265 OAK

10 Blocked Windows

170 LILY

EAST

SERVICE GATE
ADA ACCESS

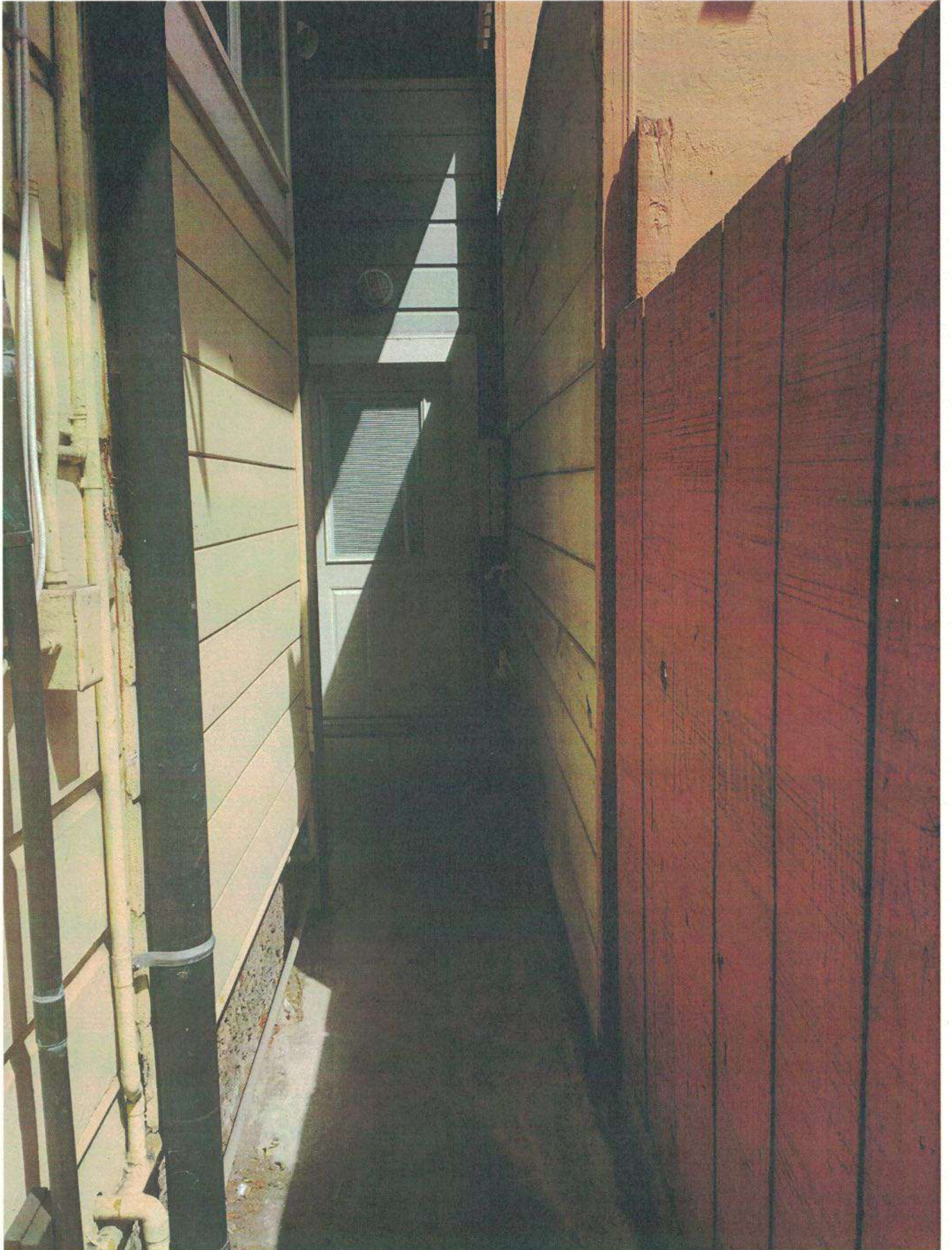
<https://youtu.be/8ZckUCe9h18>

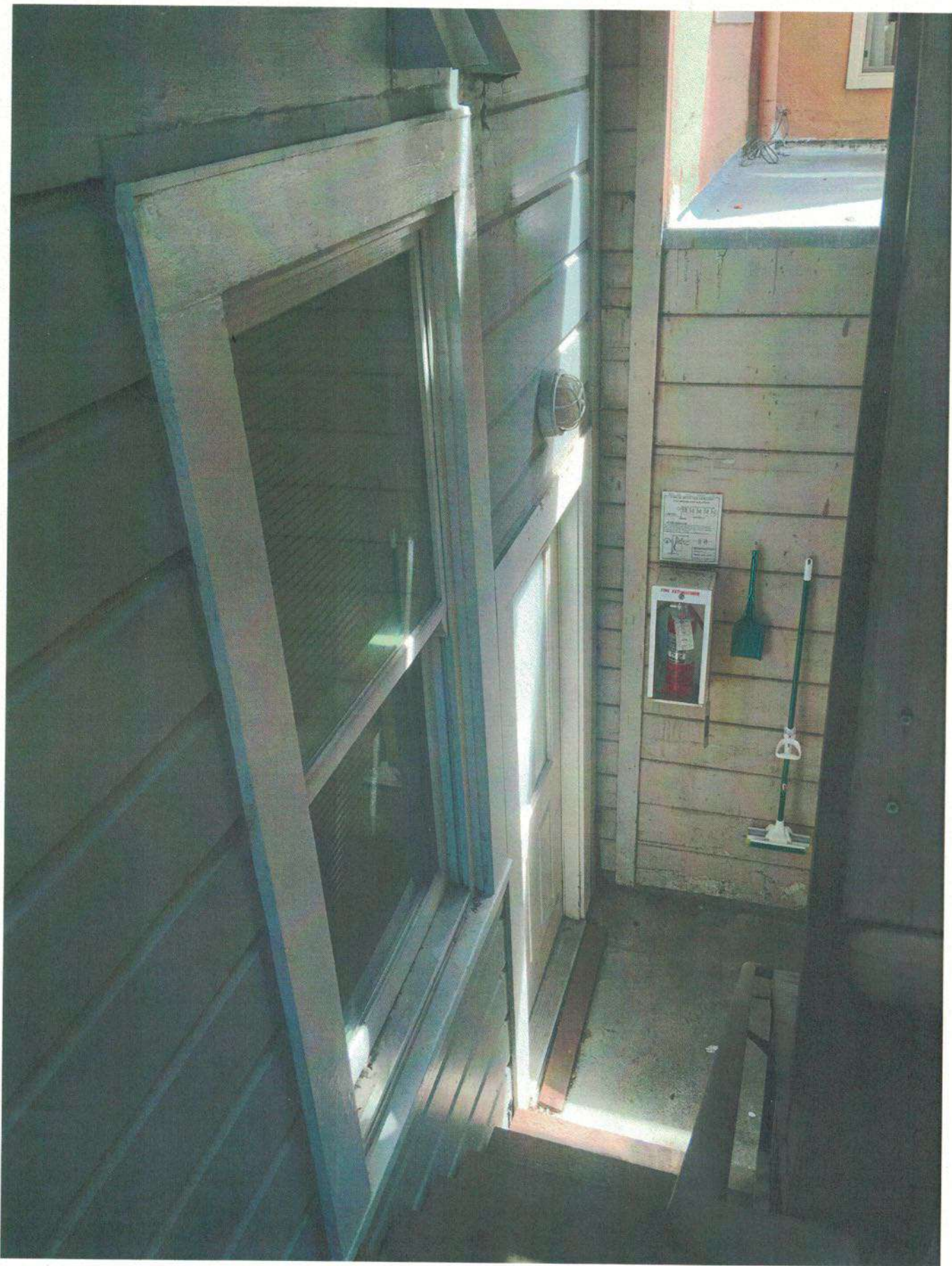
EXHIBIT B

<https://youtu.be/BgXY5JmIS-E>

EXHIBIT C

PROJECT: 265 OAK





8/8/2019, 1:57 P

LILY STREET
35'-0" wide

LILY STREET
35'-0" wide

DAY ABOVE

PROPERTY LINE
(E) WALL TO REMAIN

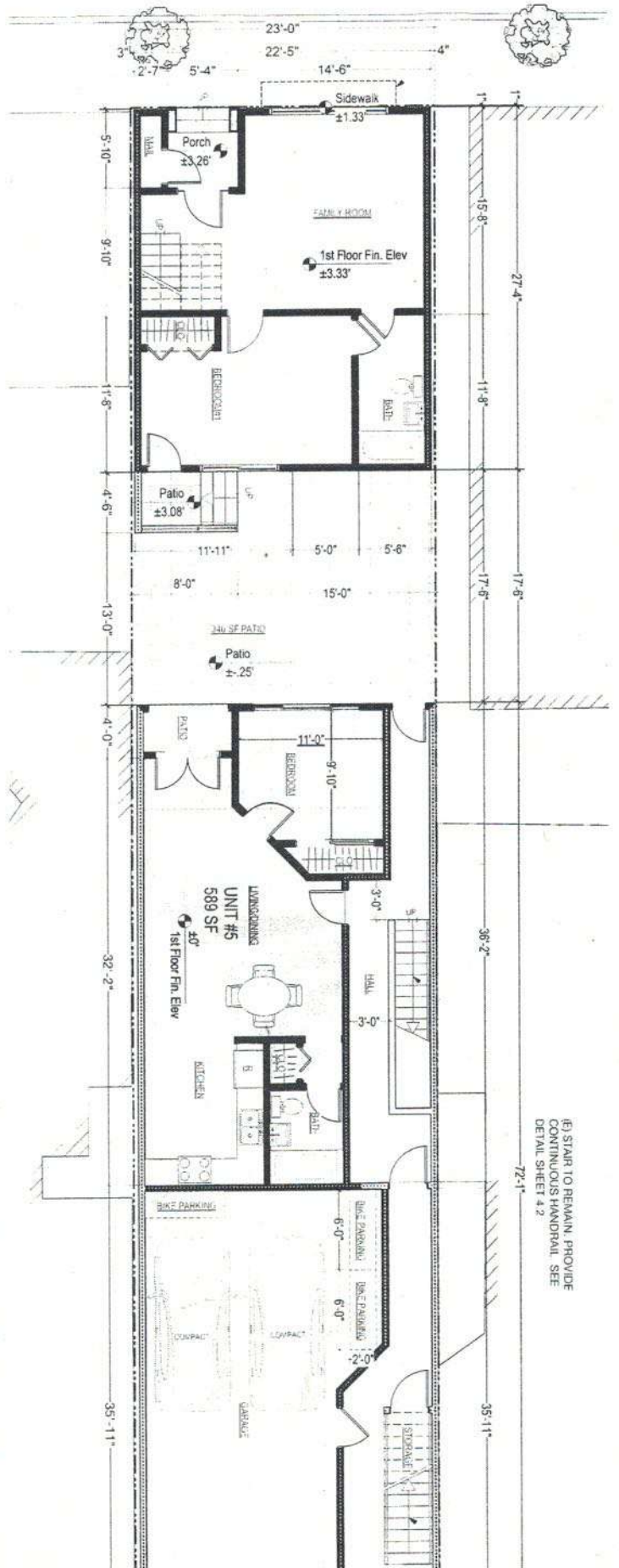
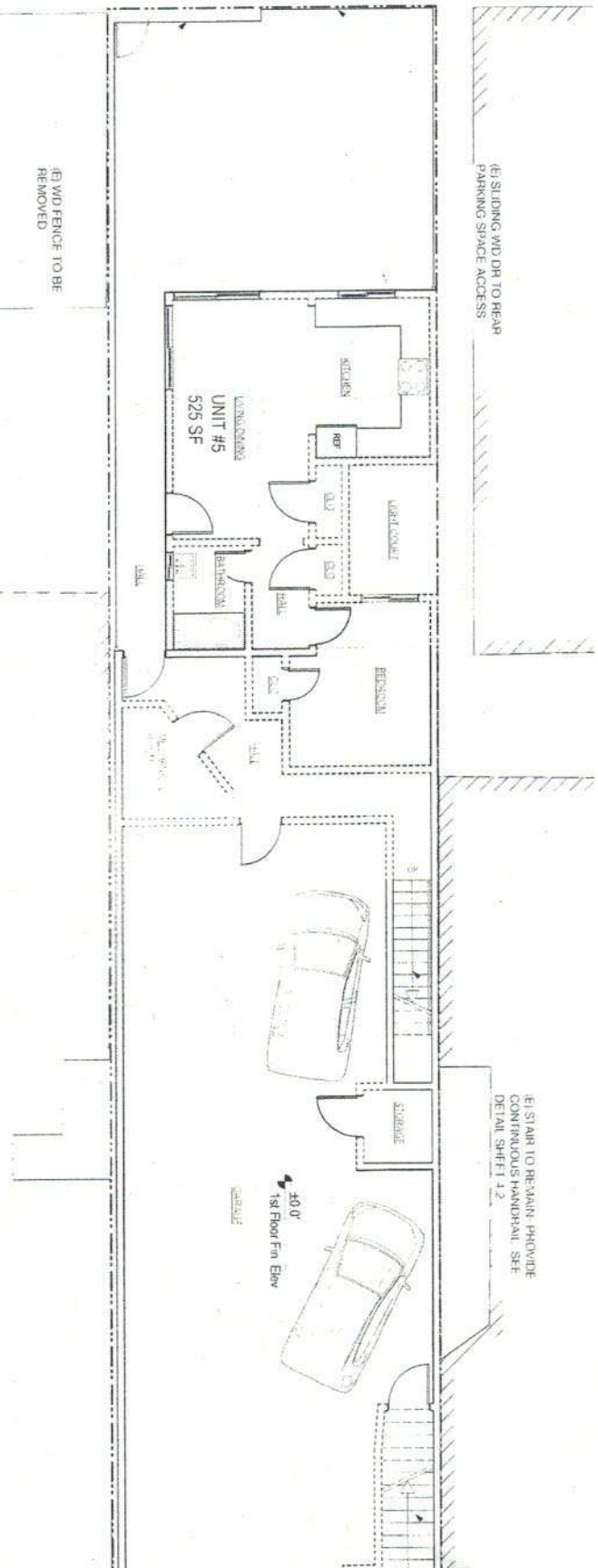
(E) W/D FENCE TO BE
REMOVED

(E) SLIDING W/D DR TO REAR
PARKING SPACE ACCESS

(E) STAIR TO REMAIN PROVIDE
CONTINUOUS HANDRAIL SEE
DETAIL SHEET 1.2

(E) STAIR TO REMAIN PROVIDE
CONTINUOUS HANDRAIL SEE
DETAIL SHEET 4.2

Proposed First Floor Plan
3/16" = 1'-0"



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

REUBEN, JUNIUS & ROSE, LLP

June 17, 2021

Delivered Via E-mail

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

**Re: 265 Oak Street
Permitholder's Brief in Opposition to Appeal
Building Permit Number: 2019.06.18.3782
Appeal Nos. 21-038, 21-049**

Dear President Honda and Commissioners:

We represent the sponsor of the project at 265 Oak Street, which seeks to construct two new dwelling units in a new building on the rear of the through-lot (the "**Project**"). The Project would result in a 4-story residential building with two dwelling units, including an affordable-by-design studio on the ground floor. The existing building is also undergoing a seismic upgrade and installation of a full sprinkler system. The Project creates new open space at the middle of the lot that will serve both the existing and new dwelling units. The Project will be compatible in scale with the overall district character and the buildings on the block.

On February 27, 2020, the Planning Commission and Zoning Administrator sat together to consider a discretionary review request by the Appellant and a variance. The Planning Commission found no extraordinary or exceptional circumstances and denied the DR request, and the Zoning Administrator indicated his intention to approve the variance, which he did via a decision letter dated June 15, 2020. The approved plans are attached as **Exhibit A**.

A. Existing Site and Project Description

The Project site is a 2,757 square foot, 23-foot-wide, through-lot currently improved with a three-story, five-unit residential building that occupies roughly 85% of the site depth. The rear of the building consists of a single-story, occupied by one of the units. The undeveloped portion of the Project site is currently used for vehicle parking. The Property is located within the Hayes-Gough Neighborhood Commercial Transit zoning district and the 40-X height and bulk district.

The Project proposes to demolish the single-story portion of the existing building, relocate the existing dwelling unit into the garage space on the ground floor at Oak Street, and construct a two-unit, four-story building along the Lily Street frontage. The buildings along this block of Lily Street are generally three and four stories tall. The Project's new structure along Lily Street will be three-stories, where an 8-foot setback is provided before the building rises to a fourth story. The two new units created will be modest-sized at 500 and 1,538 square feet.

The Project will create a 17.5 foot deep open space at the center of the lot, to be accessed by both existing and proposed dwelling units. A new private deck serving the rear second floor unit of the existing building will be created on the remaining single story portion of the building. The front setback at the fourth floor of the new building will provide private open space for that unit. The resulting Project will provide significantly improved open space to the units on-site.

B. Appellant's Concerns

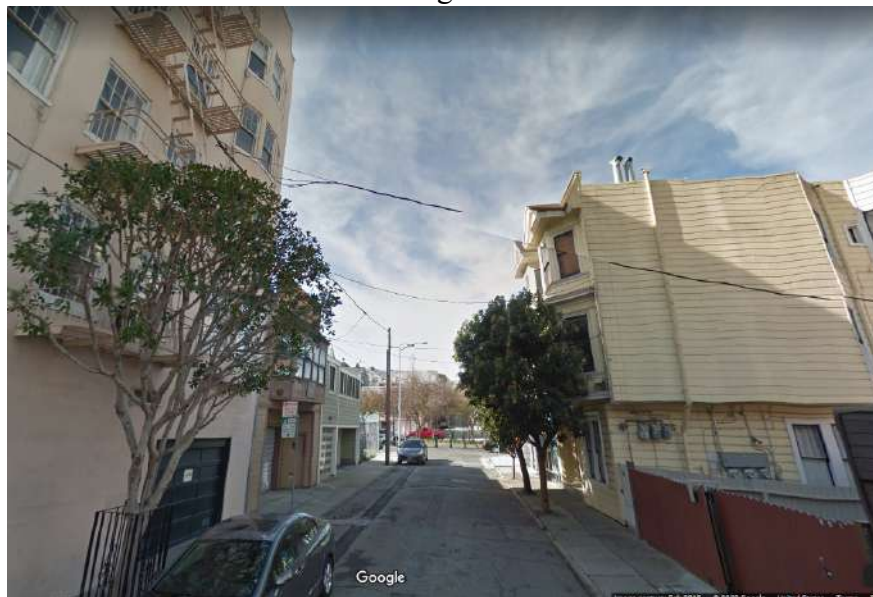
The Appellant raises the following concerns:

Project not in scale with neighborhood. The Appellant cites the Project is out of scale and inconsistent with the existing neighborhood, in particular its height and its location at the rear of the through lot on Lily Street. In fact, the Project is fully consistent with the existing built

environment. First, as mentioned above, the new four-story building will front on Lily Street, and will have a front setback at 30 feet in height, creating a three-story structure at the street. As shown below, the buildings along this block of Lily Street consist of three or four stories (with the exception of the one-story garage adjacent to the east of the Project site).

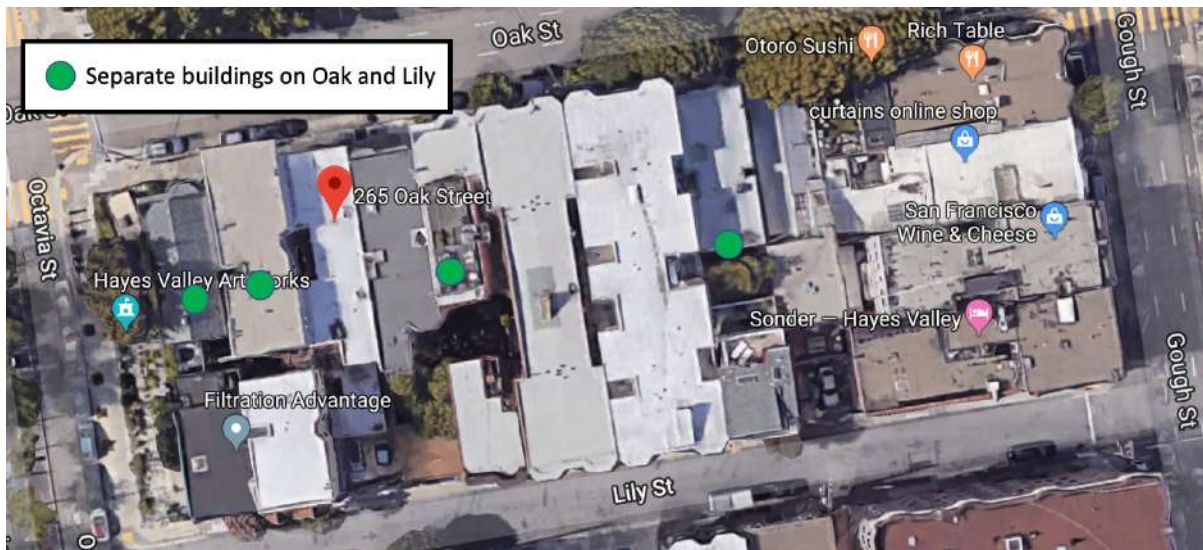


Facing East



Facing West

Second, the proposed new building at the rear of the through lot is consistent with the existing mid-block pattern, as illustrated below. This is also consistent with standard planning practice to ensure uniform development along street frontages on through lots. In fact, the Project results in a property that provides more mid-block open area than virtually all other lots on this block (and more than exists today).



Appellant's personal concerns. The Appellant raises several concerns specific to her dwelling unit, at the ground floor of the building adjacent to the west on Oak Street. The project sponsor has been sensitive to the DR requestor's situation, and has been in discussions with her since summer 2019 seeking to minimize the Project's impact on her. Fortunately, her unit is adjacent to the existing building at 265 Oak Street, and the Project only calls interior construction work adjacent to her unit, significantly reducing the length of construction and noise and vibration adjacent to her.

As for access, prior to any construction, the rear walkway will be secured and protected with a plywood wall along the property line. This walkway must be usable during construction to maintain a second means of egress for the occupants of the Appellant's building. The walkway goes under an overhang at the Lily Street building, so the area will be fully protected on all sides. The Project will ultimately expand the width of that walkway by 4 inches. Further, it is the Project Sponsor's understanding that the Appellant's unit has direct, at grade, access onto Oak Street from her unit.

With respect to shadow, her unit's existing access to sunlight across the Project site is through a small separation between the building at 265 Oak Street and the building to the west of the site on Lily Street, meaning the Project's impact on her sunlight will be limited, if any. Further, the five-story building to the south immediately across Lily Street already casts significant shadow across this site and the Project would largely exist within this shadow.



Location of Appellant's Unit



5 Story building on south side of Lily Street

D. Project Sponsor's Outreach Efforts

The Project Sponsor has conducted significant outreach with both the Appellant and other neighbors. With respect to the Appellant, the Project Sponsor reached out to her in the summer of 2019. There were at least 14 emails and meetings between the parties leading up to the Planning Commission hearing. To improve the Appellant's access to her unit, the Project Sponsor offered to improve the rear walkway prior to construction (which will ultimately be widened 4 inches by the Project). The Project Sponsor has also offered to pay for daytime workspace. The Project Sponsor will continue to closely coordinate with the Appellant during construction.

The Project Sponsor worked with the tenant at 265 Oak Street occupying the unit that is being relocated within the building, and both parties agreed that the tenant would move to a vacant unit in the building, at the same rental rate. Their new unit will have a new private deck. Their negotiations were so positive that the Tenderloin Housing Clinic wrote a letter to the Planning Commission acknowledging the Project Sponsor's good faith in the process.

The Project also has support from arguably its most impacted neighbor, the owner of 174 Lily Street, immediately adjacent to the east of the Project site. See outreach summary attached as **Exhibit B**.

We recognize that as new housing is developed in our dense neighborhoods that there will be impacts to existing neighbors, and the Project Sponsor is committed to limiting that impact and being sensitive to the neighbors during construction of the Project, including the Appellant. We urge the Board to deny Appeal Nos. 21-038 and 21-049, and allow the project to be constructed.

President Darryl Honda
San Francisco Board of Appeals
June 17, 2021
Page 8

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read "John Kevlin". The signature is fluid and cursive, with a large loop for the letter "J" and a long horizontal stroke for the "K".

John Kevlin

PROJECT SCOPE

- NEW FOUR STORY DETACHED TWO-UNIT BUILDING (#6-7) AT THE REAR

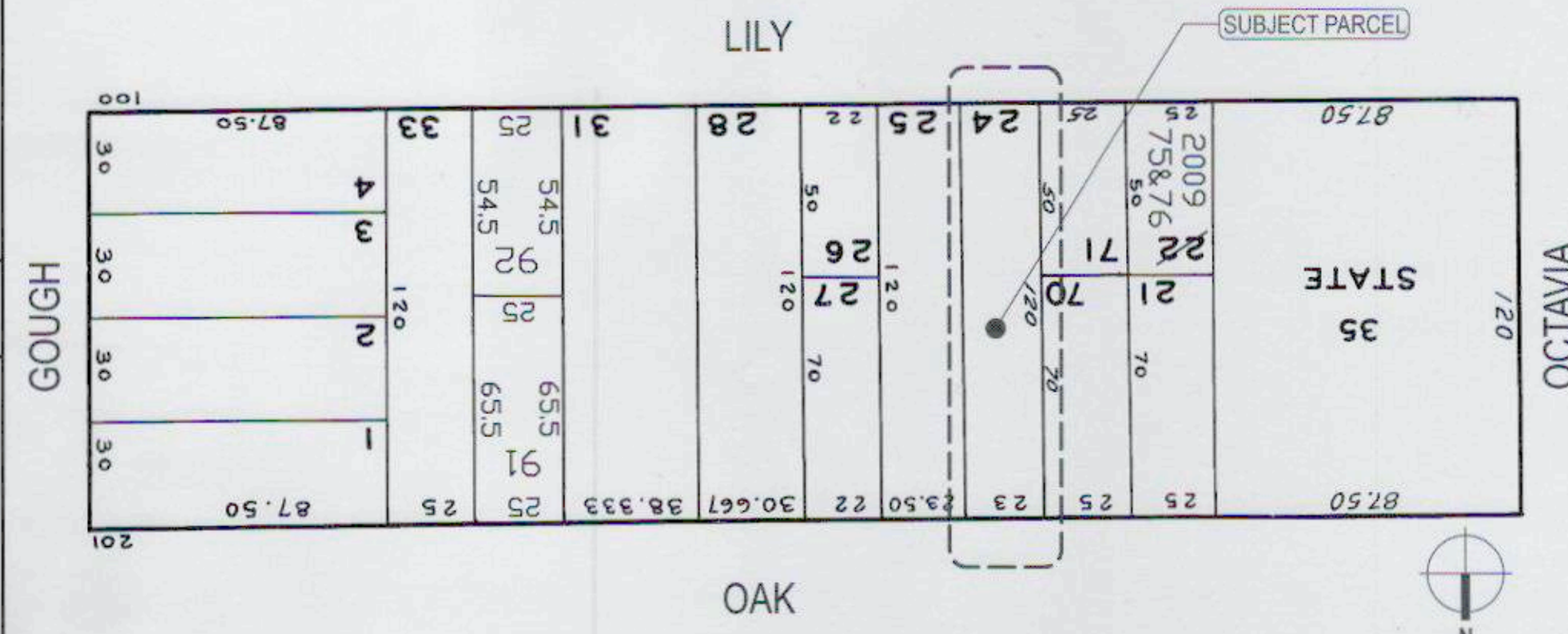
ABBREVIATION

# & @	POUND OR NUMBER AND AT	(E) EA	EXISTING EACH	O.C. OFF	ON CENTER OFFICE
ABV	ABOVE	EL	ELECTRICAL	OZ	OUNCE
ACT	ACOUSTIC CEILING TILE	ELEV	ELEVATOR/ELEVATION	PCC	PRE-CAST CONCRETE
AD	AREA DRAIN	EQ	EQUAL	PL	PROPERTY LINE
ADJ	ADJACENT	EXCL	EXCLUDE	PLUMB	PLUMBING
AFF	ABOVE FINISHED FLOOR	EXP JT	EXPANSION JOINT	PLYD	PLYWOOD
ALUM	ALUMINUM	EXT	EXTERIOR	PT	PRESSURE TREATED
APPROX	APPROXIMATE	F.D.	FLOOR DRAIN	PNT	PAINT/PAINTED
ANOD	ANODIZED	FEC	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE
ASPH	ASPHALT	FIXT	FIXTURE	RBR	RUBBER
AVG	AVERAGE	FLR	FLOOR	RCP	REFLECTED CEILING PLAN
BD	BOARD	FLUOR	FLUORESCENT	RD	ROOF DRAIN
BLDG	BUILDING	FM	FILLED METAL	RDWD	REDWOOD
BLKG	BLOCKING	FND	FOUNDATION	REQD	REQUIRED
BOT	BOTTOM	FO	FACE OF	RM	ROOM
BSMT	BASEMENT	F.O.F.	FACE OF FINISH	S.F.	SQUARE FOOT
BST	BOTTOM OF STAIRS	FURR	FURRING	SIM	SIMILAR
BYND	BEYOND	GA	GAUGE	SPEC	SPECIFIED OR SPECIFICATION
CIP	CAST IN PLACE	GALV	GALVANIZED	SPK	SPRINKLER
CHNL	CHANNEL	G.B.	GRAB BAR	SSTL	STAINLESS STEEL
CJ	CONTROL JOINT	GND	GROUND	STC	SOUND TRANSMISSION COEFFICIENT
CLG	CEILING	GRP	GROUP	STD	STANDARD
CLO	CLOSET	GWB	GYPSON WALL BOARD	STL	STEEL
CLR	CLEAR	GYP	GYPSON	STRUCT	STRUCTURAL
CNTR	COUNTER	H.C.	HANDICAPPED	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	HI	HIGH	T&G	TONGUE AND GROOVE
COL	COLUMN	HM	HOLLOW METAL	TC	TOP OF CURB
COMPR	COMPRESSIBLE	HP	HIGH POINT	TELE	TELEPHONE
CONC	CONCRETE	HR	HOUR	TLT	TOILET
CONT	CONTINUOUS	HVAC	HEATING, VENTILATING, & AIR	TO	TOP OF
CORR	CORRIDOR	COND	CONDITIONING	TOC	TOP OF CONCRETE
CPT	CARPET	IRGWB	IMPACT RESISTANT GYPSON	TOS	TOP OF STEEL
CT	CERAMIC TILE	WALLBOARD	WALLBOARD	TP	TOILET PAPER DISPENSER
CTR	CENTER	ILO	IN LIEU OF	T/D	TELEPHONE/DATA
CTYD	COURTYARD	INSUL	INSULATED	TST	TOP OF STAIRS
DBL	DOUBLE	INT	INTERIOR	TYP	TYPICAL
DEMO	DEMOLISH	LQ	LOW	U.N.O.	UNLESS NOTED OTHERWISE
DET	DETAIL	MAX	MAXIMUM	UIS	UNDERSIDE
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	V.I.F.	VERIFY IN FIELD
DIA	DIAMETER	MEMBR	MEMBRANE	VP	VISION PANEL
DIMS	DIMENSIONS	MIN	MINIMUM	W	WITH
DN	DOWN	MO	MASONRY OPENING	WD	WOOD
DR	DOOR	MTL	METAL	W.H.	WATER HEATER
DWG	DRAWING	(N)	NEW		
		NIC	NOT IN CONTRACT		
		NO	NUMBER		
		NOM	NOMINAL		
		N.T.S.	NOT TO SCALE		

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
- ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- 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.
- UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES. ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
- DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
- ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- 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.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- 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.
- 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.
- THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
- ALL NEW SMOKE DETECTORS TO E HARD WIRED.

ASSESSOR'S MAP



DRAWING INDEX

ARCHITECTURAL

A-0.1	COVER SHEET
A-0.2	NOTICE OF SPECIAL RESTRICTIONS
A-0.3	VARIANCE DECISION LETTER
C-1	SITE SURVEY
A-1.1	SITE PLAN
A-2.1	FIRST FLOOR PLANS
A-2.2	SECOND FLOOR PLANS
A-2.3	THIRD FLOOR PLANS
A-2.4	FOURTH FLOOR & ROOF PLANS
A-3.1	FRONT & REAR ELEVATIONS
A-3.2	LEFT (EAST) ELEVATION
A-3.3	RIGHT (WEST) ELEVATION
A-4.1	SECTIONS
A-6.0	TYPICAL DETAILS
A-6.1	GENERAL NOTES
G-0.1	GREENPOINT CHECKLIST

PROJECT DATA

PLANNING DATA:

ADDRESS: 265 OAK STREET
 BLOCK / LOT: 0838/024
 LOT AREA: ±2,757 S.F.
 ZONING: NCT

OF UNITS: 0
 EXISTING: 2
 PROPOSED: 2
 ALLOWABLE HEIGHT: 40X
 BUILDING HEIGHT: 40'-0"

BUILDING DATA:

NUMBER OF STORIES: 4 STORY
 CONSTRUCTION TYPE: TYPE "V-A"
 OCCUPANCY GROUP: R-3
 APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS
 W/ SAN FRANCISCO AMENDMENTS

REAR UNIT SQUARE FOOTAGE

FIRST FLOOR: ± 582 S.F.
 SECOND FLOOR: ± 561 S.F.
 THIRD FLOOR: ± 584 S.F.
 FOURTH FLOOR: ± 422 S.F.
TOTAL GROSS AREA: ± 2,149 S.F.

TYPE "V-A" CONSTRUCTION NOTE:

- ALL INTERIOR BEARING WALLS TO BE 1HR RATED FOR TYPE VA BUILDINGS PER CBC TABLE 601.

NOTES:

- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS
- BLDG. TO BE FULLY SPRINKLERED PER NFPA-13R UNDER SEPARATE PERMIT

UNIT MATRIX

UNIT #	BLDG.	GROSS AREA	# OF BEDROOMS	
UNIT #1	FRONT	610 ± S.F.	1	(E) NO CHANGE
UNIT #2		618 ± S.F.	1	
UNIT #3		610 ± S.F.	1	
UNIT #4		618 ± S.F.	1	
UNIT #5		589 ± S.F.	1	
UNIT #6	REAR	478 ± S.F.	1	NEW
UNIT #7		1,609 ± S.F.	3	

OPEN SPACE CALCULATION

PER UNIT #	BLDG.	COMMON		PRIVATE		PER LEVEL	COMMON		PRIVATE	
		EXISTING	PROPOSED	EXISTING	PROPOSED		EXISTING	PROPOSED	EXISTING	PROPOSED
UNIT #1	FRONT	91.2	80	-	-	LEVEL 1	456	400	-	-
UNIT #2		91.2	-	-	70	LEVEL 2	-	-	-	70
UNIT #3		91.2	80	-	-	LEVEL 3	-	-	-	75
UNIT #4		91.2	80	-	-	LEVEL 4	-	-	-	-
UNIT #5		91.2	80	-	-	ROOF	-	-	-	-
UNIT #6	REAR	-	80	-	-	TOTAL	± 456	400	-	145
UNIT #7		-	-	-	75					
TOTAL		± 456	400	-	145					

NOTE: AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

CALCULATION OF COMMON SPACE FOR EACH UNIT IS TOTAL AREA DIVIDED BY # OF UNITS.
 (E) COMMON OPEN SPACE PER UNIT = 456 SF/5 UNITS = 91.2 SF PER UNIT
 (N) COMMON OPEN SPACE PER UNIT = 400 SF/5 UNITS = 80 SF

PROJECT NAME

265 Oak St.
 SAN FRANCISCO, CA

REAR-BLDG



SIA CONSULTING CORPORATION
 4742 MISSION STREET
 SAN FRANCISCO CA 94112
 TEL: (415) 741-1234
 FAX: (415) 849-1234
 WWW.SIACONSULT.COM

SHEET TITLE

Cover Sheet

SFPUC - Please be advised
 Your plans and fixtures count indicate a larger water meter is required. Please apply for a water meter upgrade at SFPUC New Service Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco, CA 94102, Telephone: (415) 551-2900.

Capacity Charges
 Water: \$5512
 Sewer: \$10,000
 See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.
 SFPUC
 Bill Tom

APPROVED
 Dept. of Building Insp.
 San Francisco

APR 08 2021

Paula Lopez
 INTERIM DIRECTOR
 DEPT. OF BUILDING INSPECTION

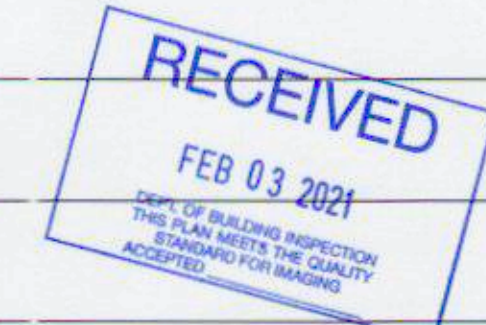
Bruce Samson, SFFD
 MAR 11 2021



These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/2021	BLDG.



DRAWN S.M.

CHECKED R.K.

DATE 06/06/2017

REVISED DATE 01/20/2021

JO3 NO. 17-1744

SHEET NO. A-0.1

2019.0618.3782

20209K9421300006
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2020-K942130-00
Acct 5068-First American Title Company-Concord-SPL
AND WHEN RECORDED MAIL DOCUMENT TO:
Golden Properties, LLC
2170 Sutter Street
San Francisco, CA 94115
Thursday, JUN 18, 2020 08:08:49
Ttl Pd \$104.00 Nbr-0006201738
oar/RE/1-6

Space Above This Line for Recorder's Use Only
A.P.N.: Block 0838 Lot 024 File No.: 3802-5626351 (CB)
Situs Address: 265 Oak Street, San Francisco, CA 94102

Notice of Special Restrictions Under the Planning Code

SEPARATE PAGE PURSUANT TO GOVT CODE 27361.6

RECORDING REQUESTED BY
First American Title Company
AND WHEN RECORDED MAIL DOCUMENT TO:
Golden Properties, LLC
2170 Sutter Street
San Francisco, CA 94115

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED. SEE
THE ATTACHED COVER PAGE FOR
RECORDING INFORMATION

Space Above This Line for Recorder's Use Only
A.P.N.: Block 0838 Lot 024 File No.: 3802-5626351 (CB)
Situs Address: 265 Oak Street, San Francisco, CA 94102

Notice of Special Restrictions Under the Planning Code

SEPARATE PAGE PURSUANT TO GOVT CODE 27361.6

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Golden Properties, LLC

Address: 2170 Sutter Street

City: San Francisco

State: CA ZIP: 94115

Escrow # 802-5626351

(Space Above This Line For Recorder's Use)

I (We) Golden Properties, LLC, the owner(s)
of that certain real property situated in the City and County of San Francisco, State of California more
particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more
fully described):

BEING ASSESSOR'S BLOCK: 0838; LOT: 024

COMMONLY KNOWN AS: 265 OAK STREET

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Variance Application No. 2017-012887VAR
authorized by the Zoning Administrator of the City and County of San Francisco on June 15, 2020, to
construct a four-story, two-unit building at the rear of a through lot that will extend into the required
rear yard, will not provide sufficient open space, and will eliminate Code-complying exposure from at
least one dwelling unit.

The restrictions and conditions of which notice is hereby given are:

1. The authorization and rights vested by virtue of this decision letter shall be deemed void and
cancelled if (1) a Site or Building Permit has not been issued within three years from the effective
date of this decision; or (2) a Tentative Map has not been approved within three years from the
effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or
Tentative Map is involved but another required City action has not been approved within three
years from the effective date of this decision. However, this authorization may be extended by the
Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative
Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit
or map or other City action.

Page 1 of 3

PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA

REAR-BLDG



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

NSR

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning
Administrator to determine if the expansion is compatible with existing neighborhood character
and scale. If the Zoning Administrator determines that there would be a significant or
extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or
affected property owners or a new Variance application be sought and justified.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict,
the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San
Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a
form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the
Index Sheet of the construction plans submitted with the Site or Building Permit Application for
the Project, if applicable.

Page 2 of 3

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the
Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice
thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San
Francisco, except that in the event that the zoning standards above are modified so as to be less restrictive
and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning
Code, this document would no longer be in effect and would be null and void.

Golden Properties, LLC
Sergio Iantorno (Signature) SERGIO IANTORNO (Printed Name)
Dated: June 17th, 2020 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature) (Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary
Public Certification(s) and Official Notarial Seal(s).

Page 3 of 3

Exhibit "A"
Legal Description

A.P.N.:

Real property in the City of San Francisco, County of San Francisco, State of California, described as
follows:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF OAK STREET, DISTANT THEREON 137 FEET AND
6 INCHES EASTERLY FROM THE EASTERLY LINE OF OCTAVIA STREET; RUNNING THENCE EASTERLY
ALONG SAID LINE OF OAK STREET 23 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE
NORTHERLY LINE OF LILY AVENUE; THENCE AT A RIGHT ANGLE WESTERLY AND ALONG SAID LINE OF
LILY AVENUE 23 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF
BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 146

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

STATE OF California) SS
COUNTY OF San Francisco)

On June 17th, 2020, before me, Cathy Bryant, Notary Public, personally appeared Sergio
Iantorno, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

This area for official notarial seal

Cathy Bryant
Notary Signature

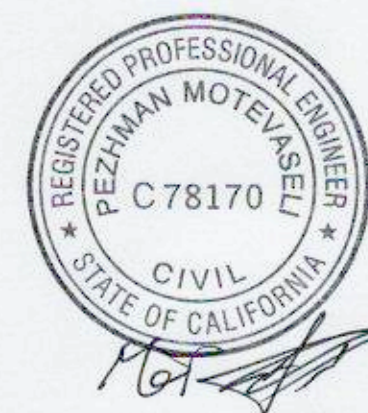


JIMMY CHEUNG, DBI
FEB 03 2021

APPROVED
Dept. of Building Insp.
San Francisco

APR 08 2021

PATRICK O'NEILL
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

1 01/20/2021 BLDG.

RECEIVED
FEB 03 2021

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR MARKING
ACCEPTED

DRAWN S.M.

CHECKED R.K.

DATE 06/06/2017

REVISED DATE 01/20/2021

JOB NO. 17-1744

SHEET NO.

A-0.2



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: June 15, 2020
Case No.: 2017-012887VAR
Project Address: 265 OAK STREET
Zoning: Hayes-Gough Neighborhood Commercial Transit District
Block/Lots: 0838/024
Applicant: John Kevin
Owner: Golden Properties LLC
Staff Contact: Carolyn Fahey

1650 Mission St. Suite 400 San Francisco, CA 94103-2479
Reception: 415.558.6378
Fax: 415.558.6409
Planning Information: 415.558.6377

DESCRIPTION OF VARIANCE - REAR YARD, OPEN SPACE, AND EXPOSURE VARIANCE SOUGHT:

The proposal is to construct a 4-story two-family home at the rear of a through-lot and tenant improvements and reconfiguration of the existing 5-unit building fronting Oak Street.

Planning Code Section 134 requires properties in the Hayes-Gough NCT Zoning District to maintain a rear yard equivalent to 25 percent of the total lot depth at grade level and at each succeeding story of the building.

PROCEDURAL BACKGROUND:

- 1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on Variance Application No. 2017-012887VAR on April 25, 2019 for only the rear yard variance.
3. Planning Code Section 311 notification was mailed on July 16, 2019 and expired on August 15, 2019. A Discretionary Review request—2017-012887DRP—was filed on August 8, 2019.
4. On February 27, 2020, the Planning Commission and Zoning Administrator held a joint hearing to consider the Discretionary Review request and variances for rear yard, open space, and

中文詢問請電: 415.575.9010 | PARA INFORMACION EN ESPAÑOL LLAMAR AL: 415.575.9010 | PARA SA INFORMASYON SA TAGALUG TUMA'WAG SA: 415.575.9121 | WWW.SFPLANNING.ORG

Variance Decision June 15, 2020 CASE NO. 2017-012887VAR 265 OAK ST

exposure. The Planning Commission did not take Discretionary Review and approved the project.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a four-story, two-unit building at the rear of a through lot that will extend into the required rear yard, will not provide sufficient open space, and will eliminate Code-complying exposure from at least one dwelling unit:

- 1. The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision.
2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale.
3. The proposed project must meet these conditions and all applicable City Codes.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project, if applicable.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

SAN FRANCISCO PLANNING DEPARTMENT 2

Variance Decision June 15, 2020 CASE NO. 2017-012887VAR 265 OAK ST

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The subject property, developed circa 1959, is a through lot with a lot depth of approximately 120 feet.
B. The existing rear yard area is not currently used for open space for any of the existing 5 dwelling units on the lot.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The circumstances described above result in little to no opportunity for Code-complying structure consistent with the existing development pattern of the block.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting this variance will allow the subject property to add two dwelling units through a well-designed, reasonable project in a manner consistent with the through lot context and overall scale of the block.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

SAN FRANCISCO PLANNING DEPARTMENT 3

Variance Decision June 15, 2020 CASE NO. 2017-012887VAR 265 OAK ST

- A. Granting the variance will not be materially detrimental to the public welfare or materially injurious to the neighboring properties.
B. The Planning Department determined the project to be consistent with the Residential Design Guidelines.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development.
1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
2. The proposed project will be in keeping with the existing housing and neighborhood character.
3. The proposed project will have no effect on the City's supply of affordable housing.
4. The proposed project does not adversely affect neighborhood parking or public transit.
5. The project will have no effect on the City's industrial and service sectors.
6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
7. The project will have no effect on the City's landmarks or historic buildings.

SAN FRANCISCO PLANNING DEPARTMENT 4

Variance Decision June 15, 2020 CASE NO. 2017-012887VAR 265 OAK ST

- 8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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.

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.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision.

Very truly yours, Corey A. Teague, AICP Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

Bruce Samson, SFFD MAR 11 2021

SAN FRANCISCO PLANNING DEPARTMENT 5

PROJECT NAME

265 Oak St. SAN FRANCISCO, CA

REAR-BLDG



SIA CONSULTING CORPORATION 4742 MISSION STREET SAN FRANCISCO CA 94112 TEL: (415) 741.1292 FAX: (415) 849.1252 WWW.SIACONSULT.COM

SHEET TITLE

VDL



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ISSUES / REVISIONS

Table with columns: NC., DATE, DESCRIPTION. Row 1: 1, 01/20/2021, BLDG.



DRAWN S.M.

CHECKED R.K.

DATE 06/06/2017

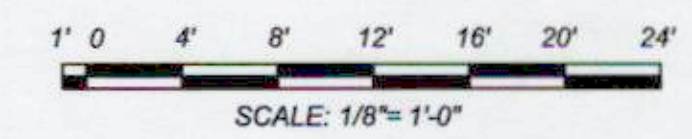
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JOB NO. 17-1744

SHEET NO. A-0.3

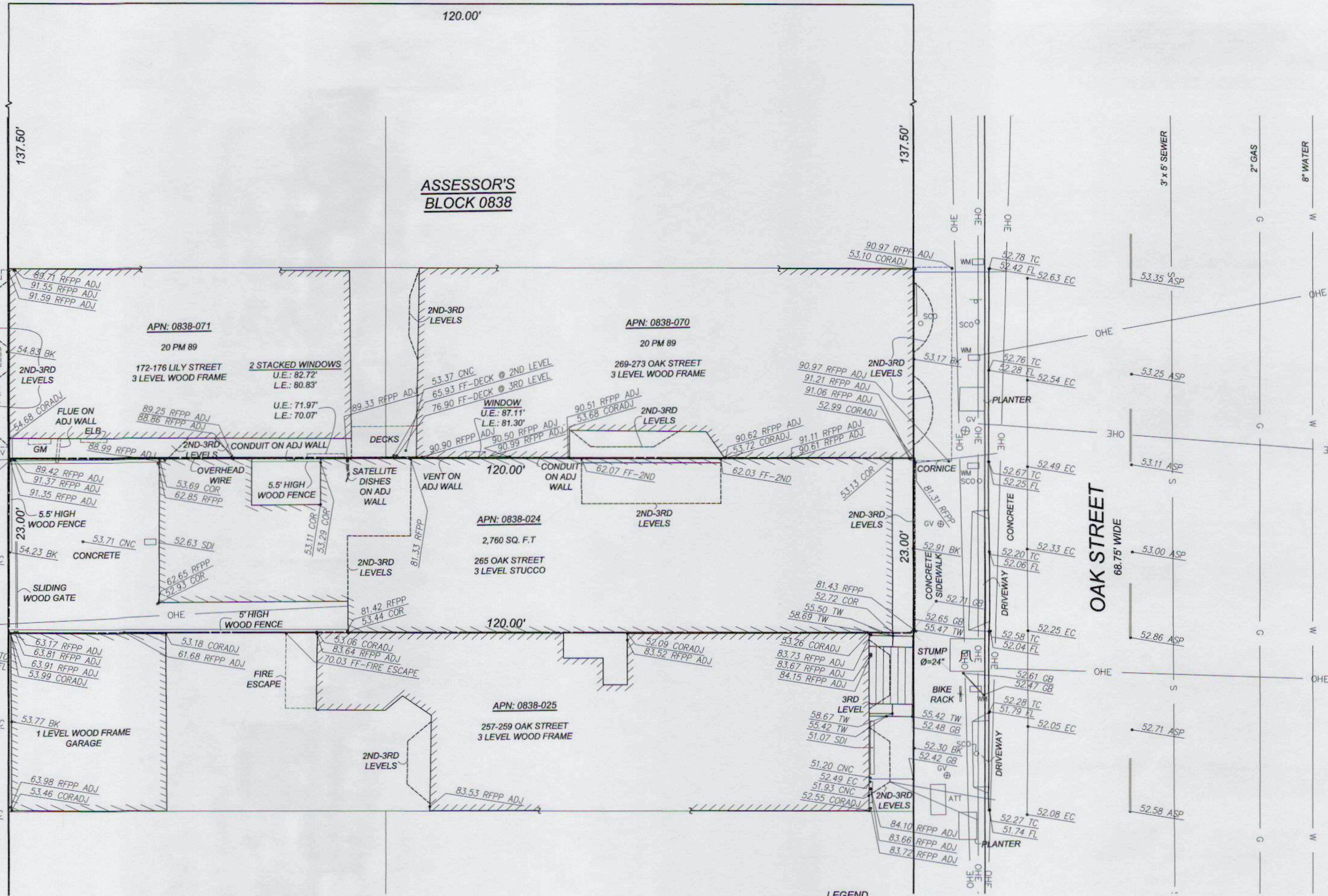
OCTAVIA STREET

68.75' WIDE



ASSESSOR'S
BLOCK 0838

120.00'



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON MAY 18, 2017.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED: APN 0838-024; RECORDED MARCH 24, 2017, DOCUMENT NUMBER 2017-K425860-00.

UTILITY NOTE:

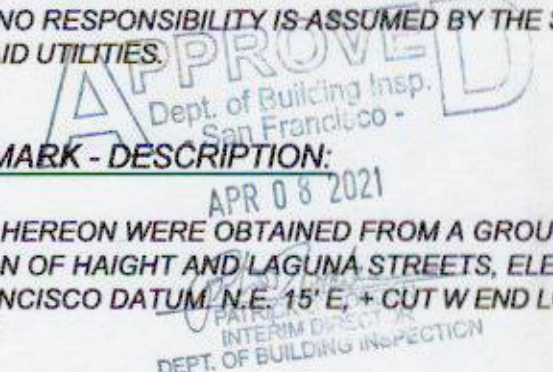
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF HAIGHT AND LAGUNA STREETS, ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM, N.E. 15° E, CUT W END LOWER TERRAZZO STEP. ELEVATION = 119.221'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.



JIMMY CHEUNG, DBI
FEB 03 2021

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR GOLDEN PROPERTIES LLC AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT AND LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFF-SITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

ADJ	ADJACENT BUILDING	G	GAS LINE
ASP	ASPHALT	S	SEWER LINE
BK	BACK OF WALK	OHE	OVERHEAD ELECTRIC LINE
BW	BOTTOM OF WALL	W	WATER LINE
CNC	CONCRETE	Ø	DIAMETER
COR	CORNER	—	PAINT STRIPE
ELB	ELECTRIC BOX	▲	SIGN
EC	EDGE OF CONCRETE	○	SPOT ELEVATION
FF	FINISHED FLOOR	—	ELEV DESC
FL	FLOW LINE	☼	TREE
GB	GRADE BREAK	⊥	TREE STUMP
GM	GAS METER		
GND	GROUND		
GV	GAS VALVE		
L.E.	LOWERMOST ELEVATION		
PACB	PACIFIC BELL		
RFPF	ROOF PARAPET		
SDI	STORM DRAIN INLET		
SCO	SANITARY SEWER CLEAN OUT/VENT		
TC	TOP OF CURB		
TW	TOP OF WALL		
U.E.	UPPERMOST ELEVATION		
WM	WATER METER		

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE: JUN 14 2019

Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 8216



Bruce Samson, SFFD
MAR 11 2021

DATE:	JUNE, 2017		
SCALE:	1" = 8'		
DRAWN BY:	JC		
DRAWING NAME:	2056-17		
SURVEYED BY:	FIS		
CHECKED BY:	EF		
CHECKED BY:			
NO.	BY	DATE	REVISIONS



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
APN: 0838-024
265 OAK STREET, SAN FRANCISCO, CA

SHEET
1
OF 1 SHEETS
JOB NO.:
2056-17



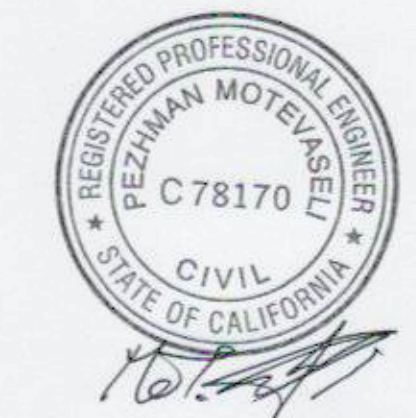
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4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 08 2021

Patricia Chiriac
PATRICIA CHIRIAC
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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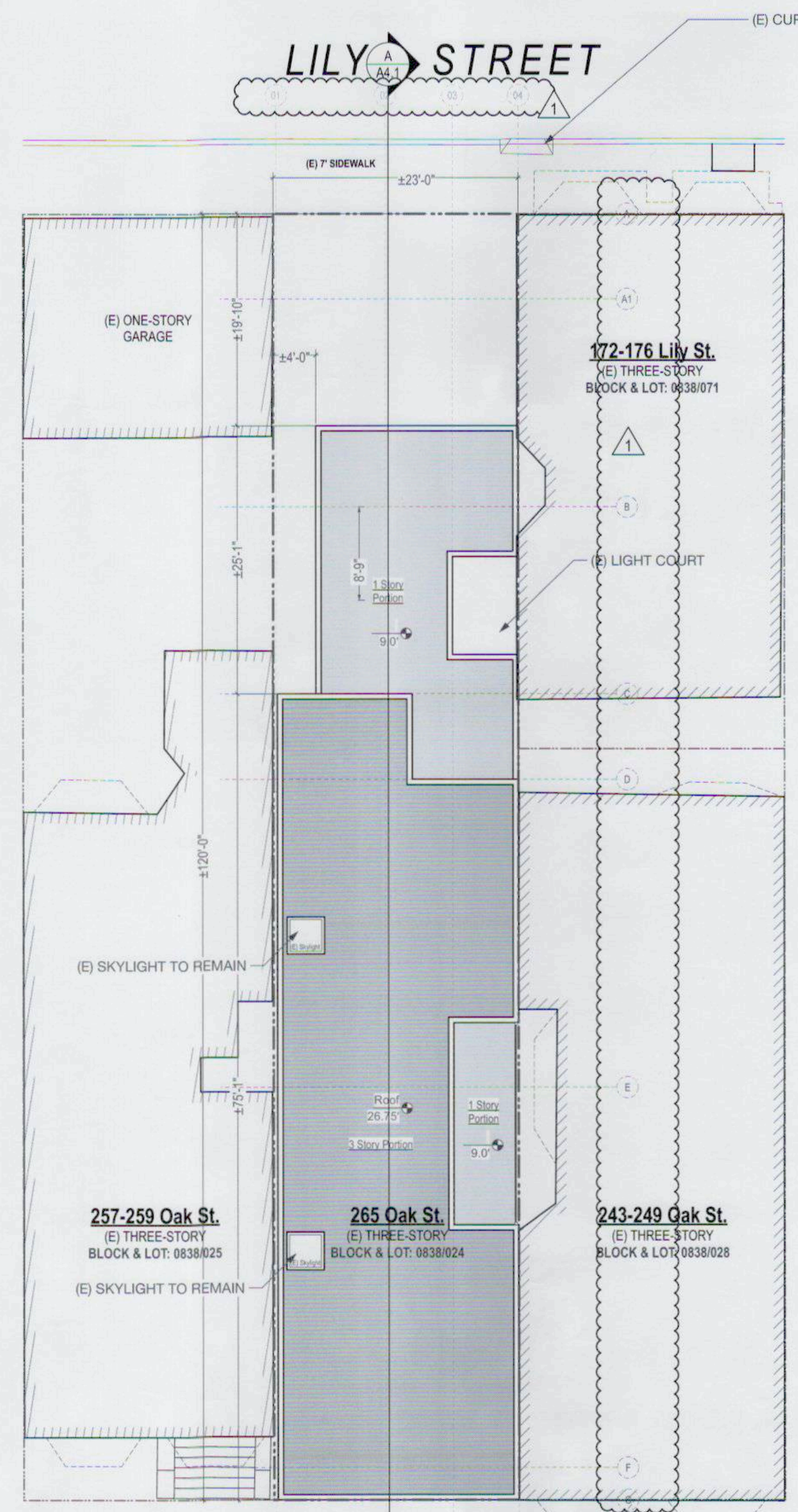
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FEB 03 2021

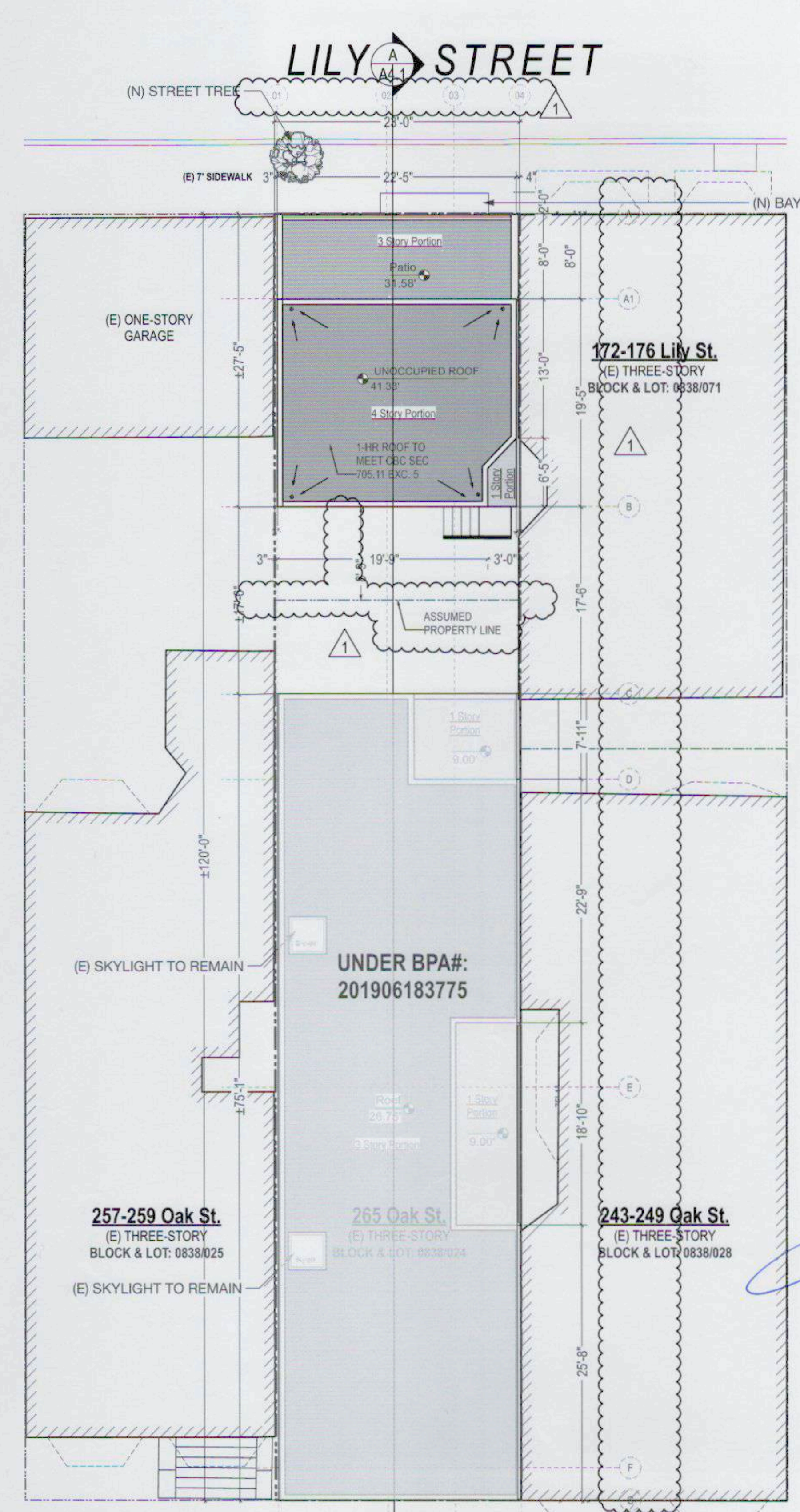


DRAWN	S.M.
CHECKED	R.K.
DATE	06/06/2017
REVISED DATE	01/20/2021
JO3 NO.	17-1744
SHEET NO.	A-1.1

Bruce Samson, SFFD
MAR 11 2021



Existing Site/Roof Plan
1/8" = 1'-0"



Proposed Site/Roof Plan
1/8" = 1'-0"

BLOCK & LOT: 0838/024

PROPERTY LINE:

OUTLINE OF SUBJECT BLDG.:

(E) OUTLINE OF NEIGHBORS:

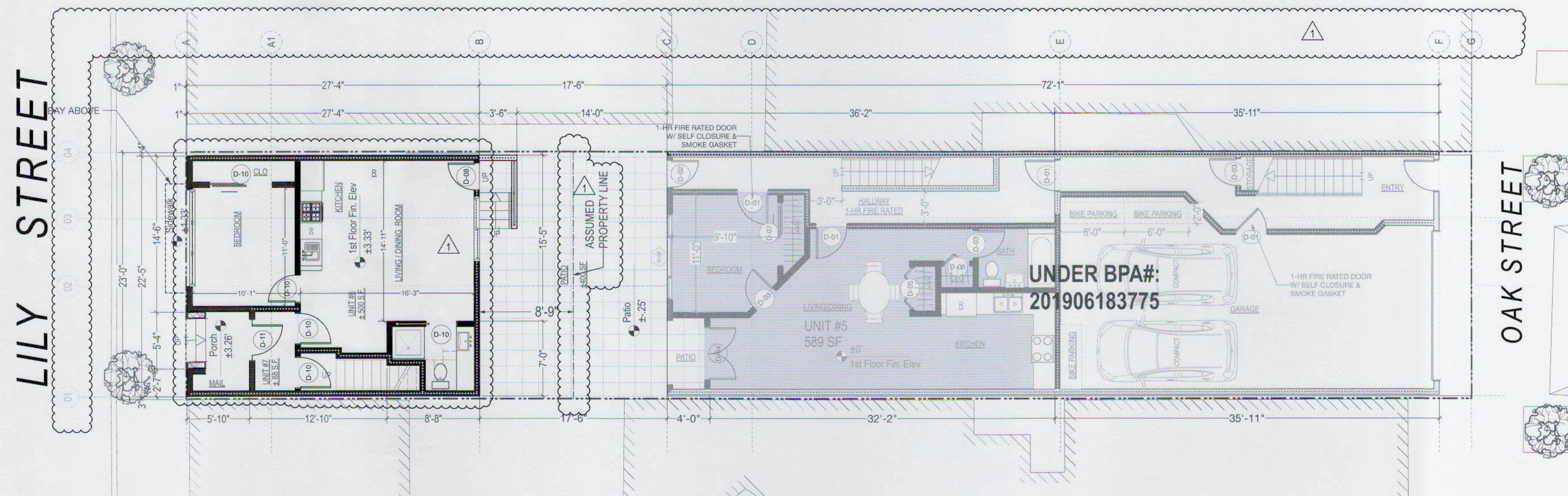




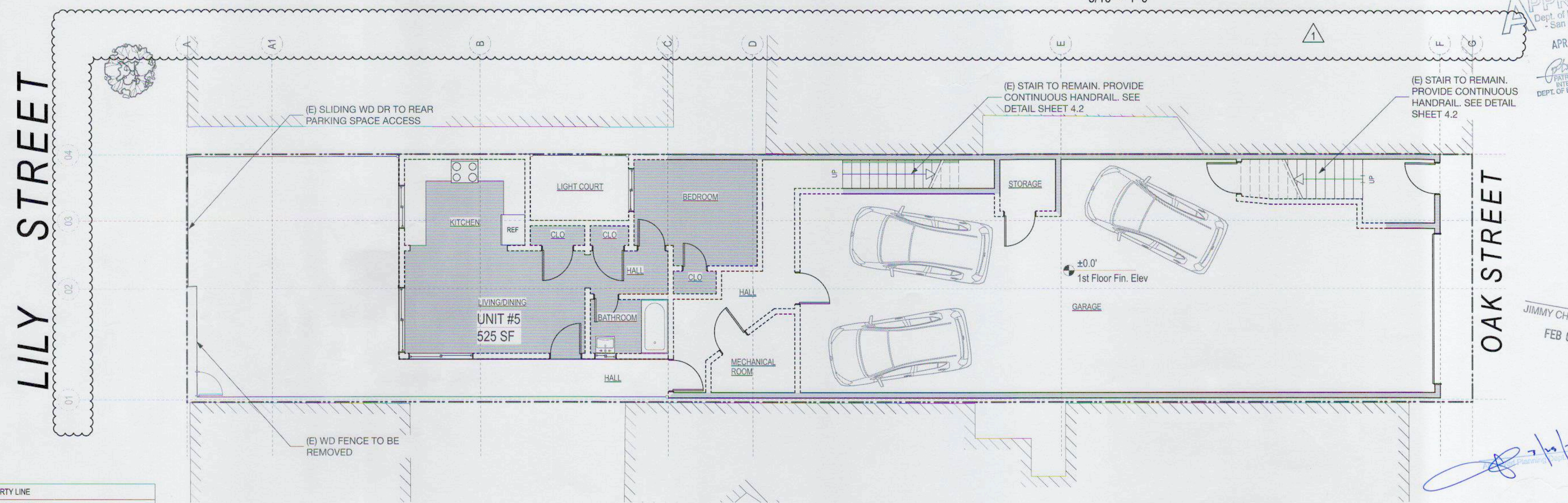
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SHEET TITLE

First Floor Plans



Proposed First Floor Plan
3/16" = 1'-0"

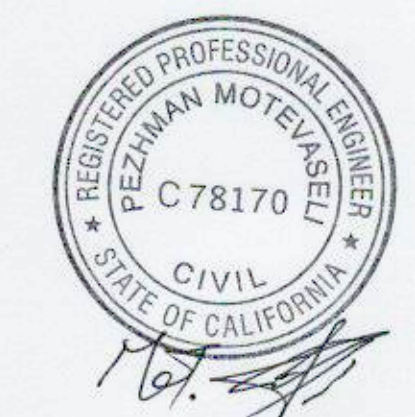


Existing First Floor Plan
3/16" = 1'-0"

---	PROPERTY LINE
---	(E) WALL TO REMAIN
---	(E) WALL TO BE REMOVED
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED (SEE A-6.0)
---	(N) WALL TO BE 1-HR. FIRE RATED (SEE A-6.0)

APPROVED
Dept. of Building Insp.
San Francisco

APR 08 2021
PATRICK O'BRIEN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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REVISED DATE	01/20/2021
JOB NO.	17-1744
SHEET NO.	A-2.1

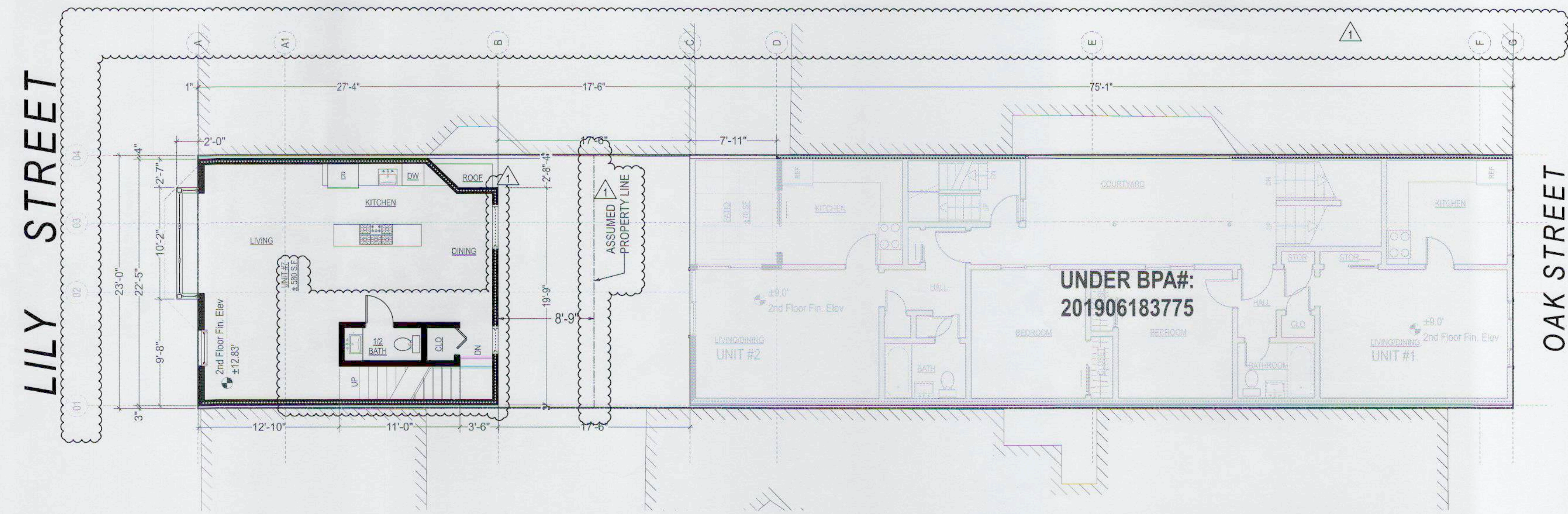
Bruce Samson, SFFD
MAR 11 2021



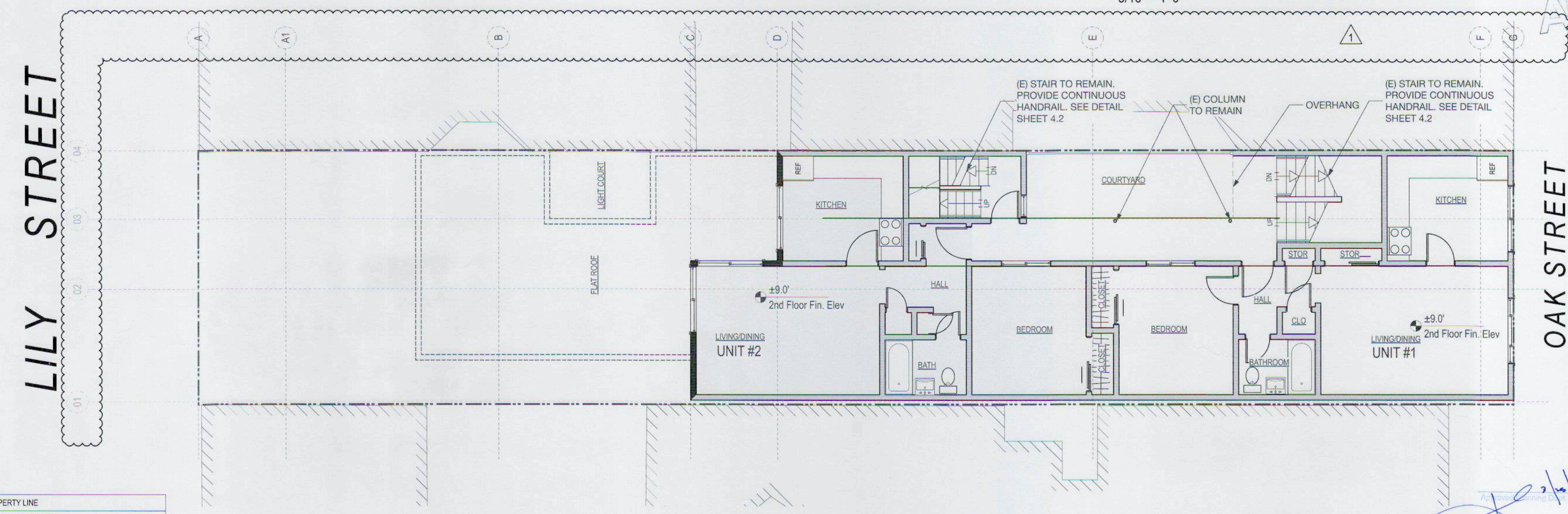
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4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Second Floor Plans



Proposed Second Floor Plan
3/16" = 1'-0"



Existing Second Floor Plan
3/16" = 1'-0"

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 03 2021



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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	01/20/2021	BLDG.

RECEIVED
FEB 03 2021
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR ISSUING ACCEPTED

JIMMY CHEUNG, DBI
FEB 03 2021

DRAWN	S.M.
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DATE	06/06/2017
REVISED DATE	01/20/2021
JO3 NO.	17-1744
SHEET NO.	A-2.2

Bruce Samson, SFFD
MAR 11 2021

	PROPERTY LINE
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED (SEE A-6.0)
	(N) WALL TO BE 1-HR. FIRE RATED (SEE A-6.0)



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4742 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

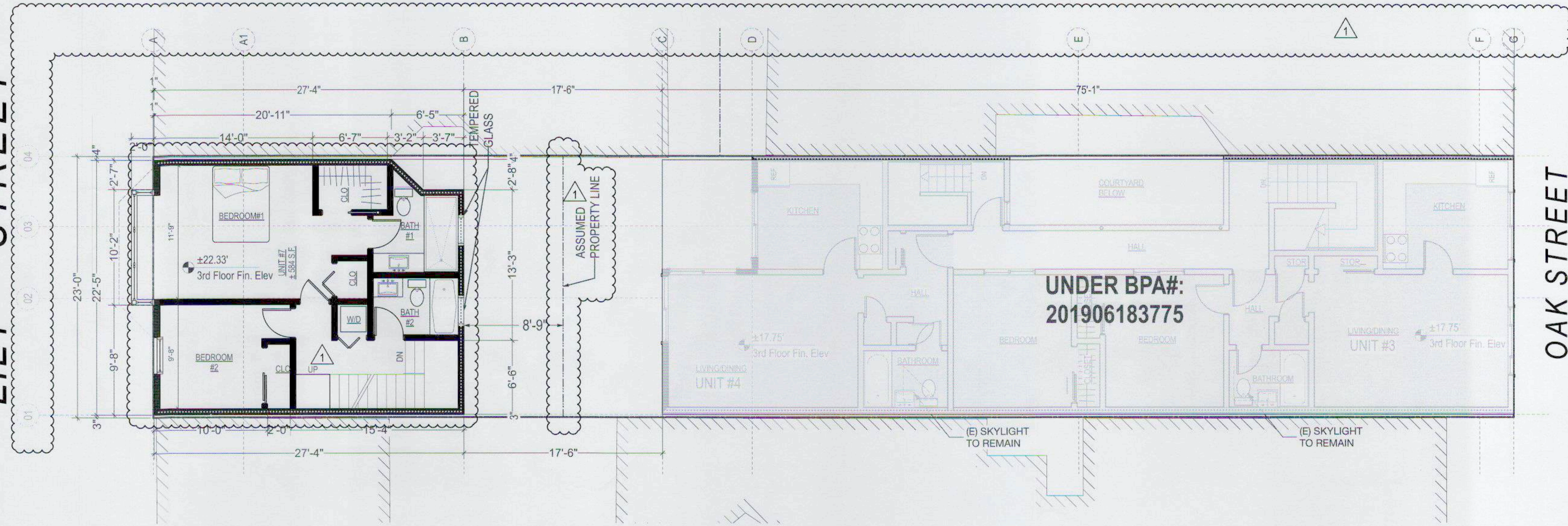
Third Floor Plans

LILY STREET

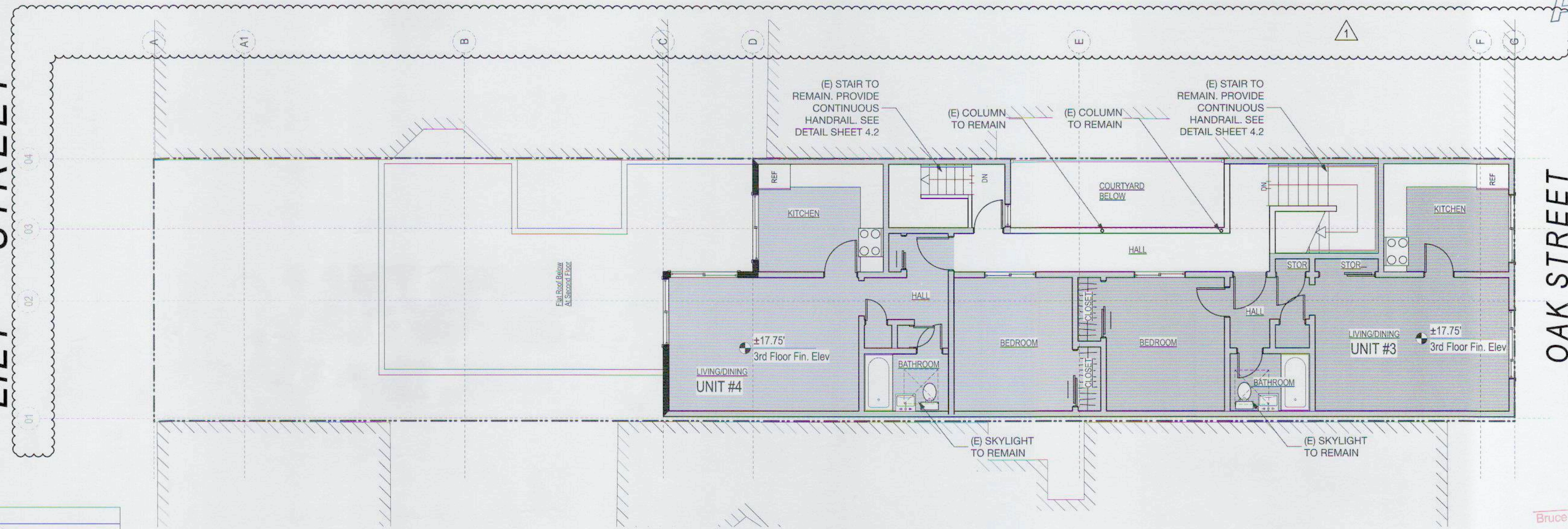
OAK STREET

LILY STREET

OAK STREET



Proposed Third Floor Plan
3/16" = 1'-0"



Existing Third Floor Plan
3/16" = 1'-0"

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San Francisco

APR 08 2021

Patrick O'Rourke
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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ISSUES / REVISIONS

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JIMMY CHEUNG, DBI
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JO3 NO. 17-1744

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A-2.3

---	PROPERTY LINE
---	(E) WALL TO REMAIN
---	(E) WALL TO BE REMOVED
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED (SEE A-6.0)
---	(N) WALL TO BE 1-HR. FIRE RATED (SEE A-6.0)

LILY STREET
LILY STREET
LILY STREET
LILY STREET

PROJECT NAME
**265 Oak St.
SAN FRANCISCO, CA
REAR-BLDG**



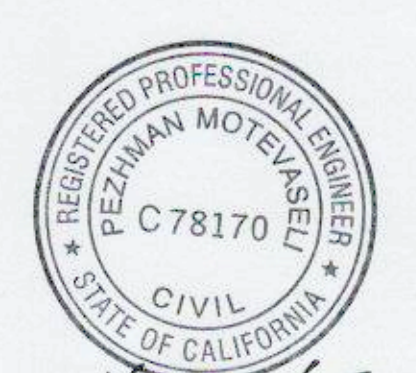
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**Fourth Floor &
Roof Plans**



Patrick J. Moran
INTERIM DIRECTOR
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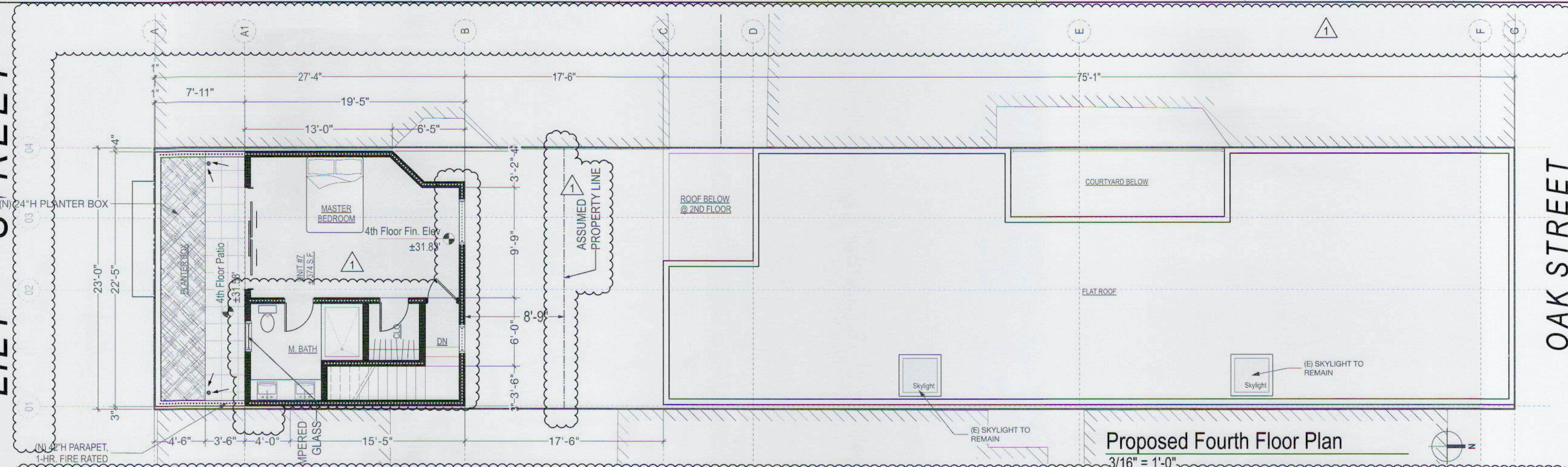
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JOB NO. 17-1744

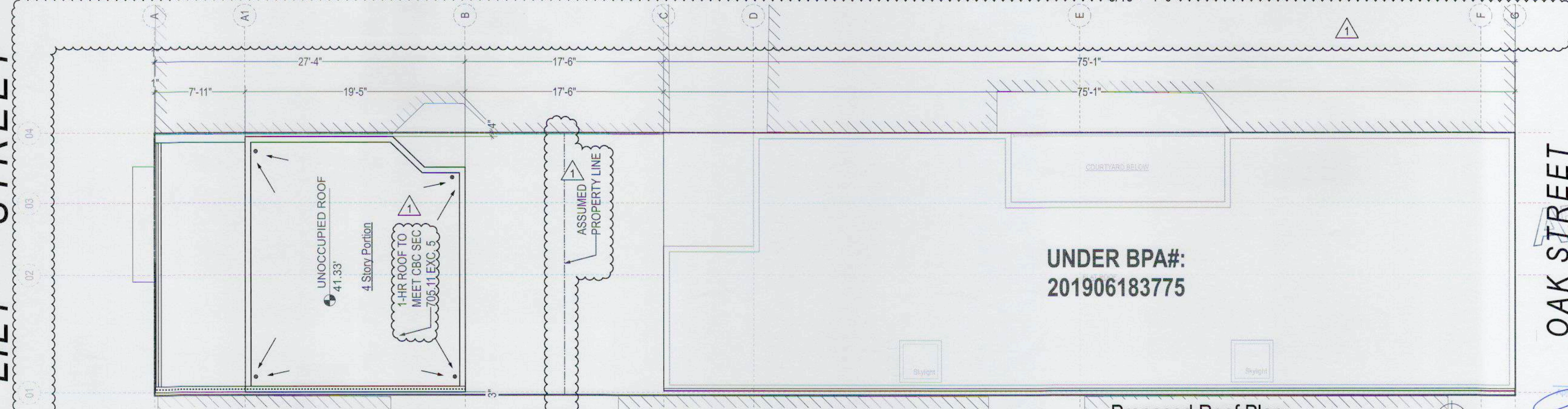
SHEET NO.

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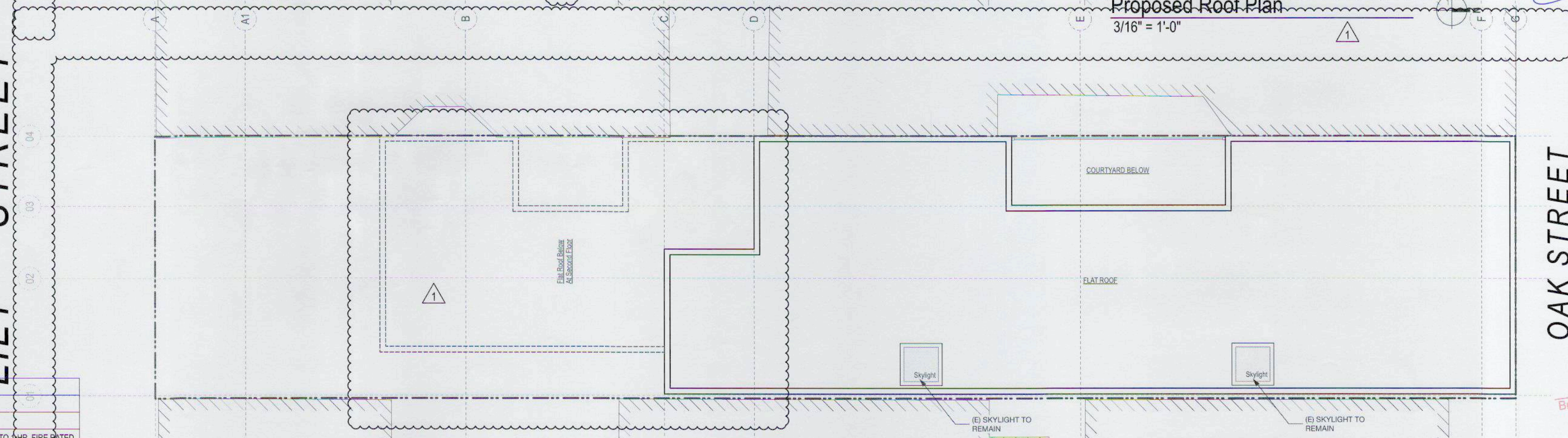
SHEET NO. **A-2.4**



Proposed Fourth Floor Plan
3/16" = 1'-0"



Proposed Roof Plan
3/16" = 1'-0"



Existing Roof Plan
3/16" = 1'-0"

	PROPERTY LINE
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED (SEE A-5.0)
	(N) WALL TO BE 1-HR. FIRE RATED (SEE A-6.0)



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Front &
Rear Elevations
Rear Bldg.

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Patricia Chiriboga
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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PROPERTY LINE

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THIS PLAN MEETS THE QUALITY
STANDARDS FOR ISSUING
ACCEPTED

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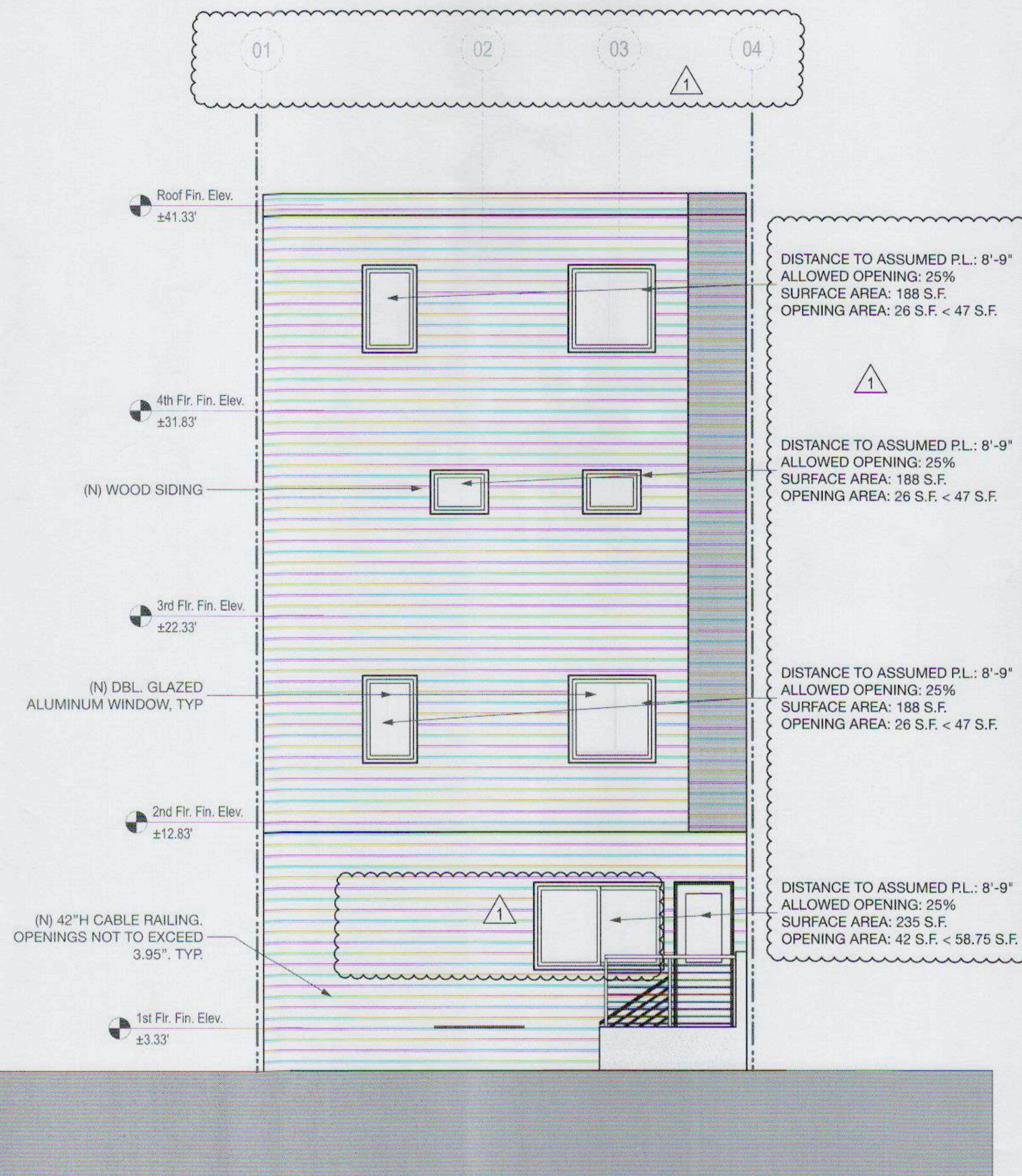
DATE 06/06/2017

REVISED DATE 01/20/2021

JO3 NO. 17-1744

SHEET NO.

A-3.1



Proposed Rear Elevation, Rear Addition (North)
1/4" = 1'-0"



Proposed Front Elevation, Rear Addition (South)
1/4" = 1'-0"



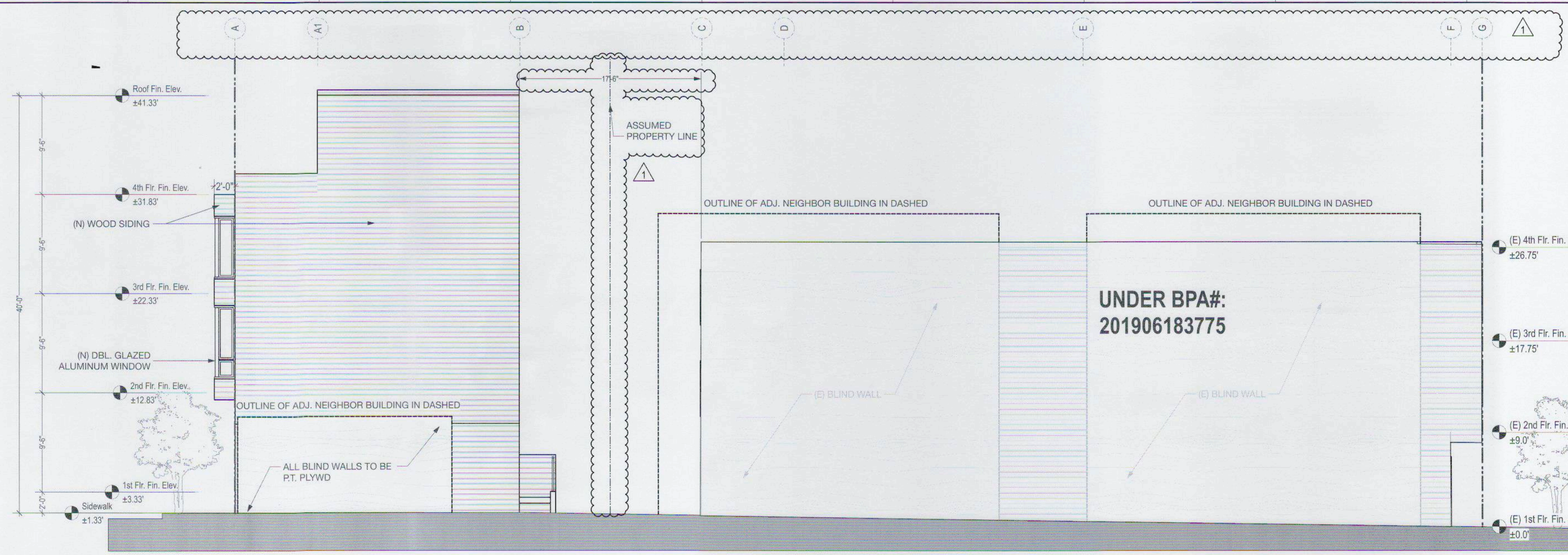
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Left (East) Elevations

LILY STREET

OAK STREET



Proposed Left Elevation
3/16" = 1'-0"



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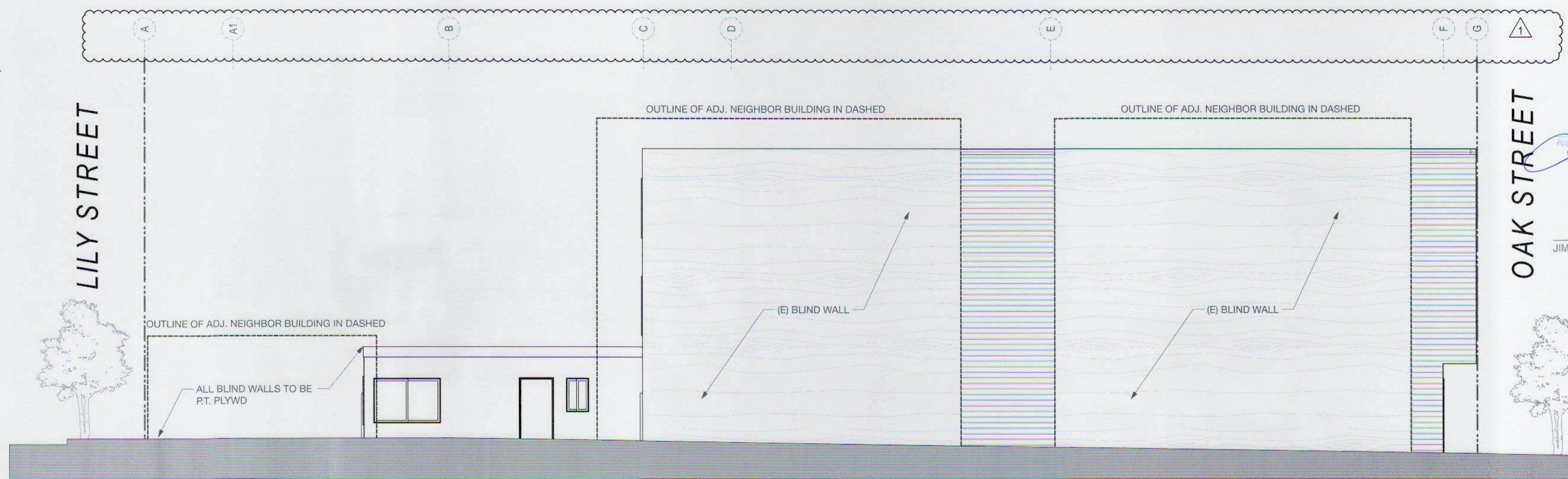
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LILY STREET

OAK STREET



Existing Left Elevation
3/16" = 1'-0"

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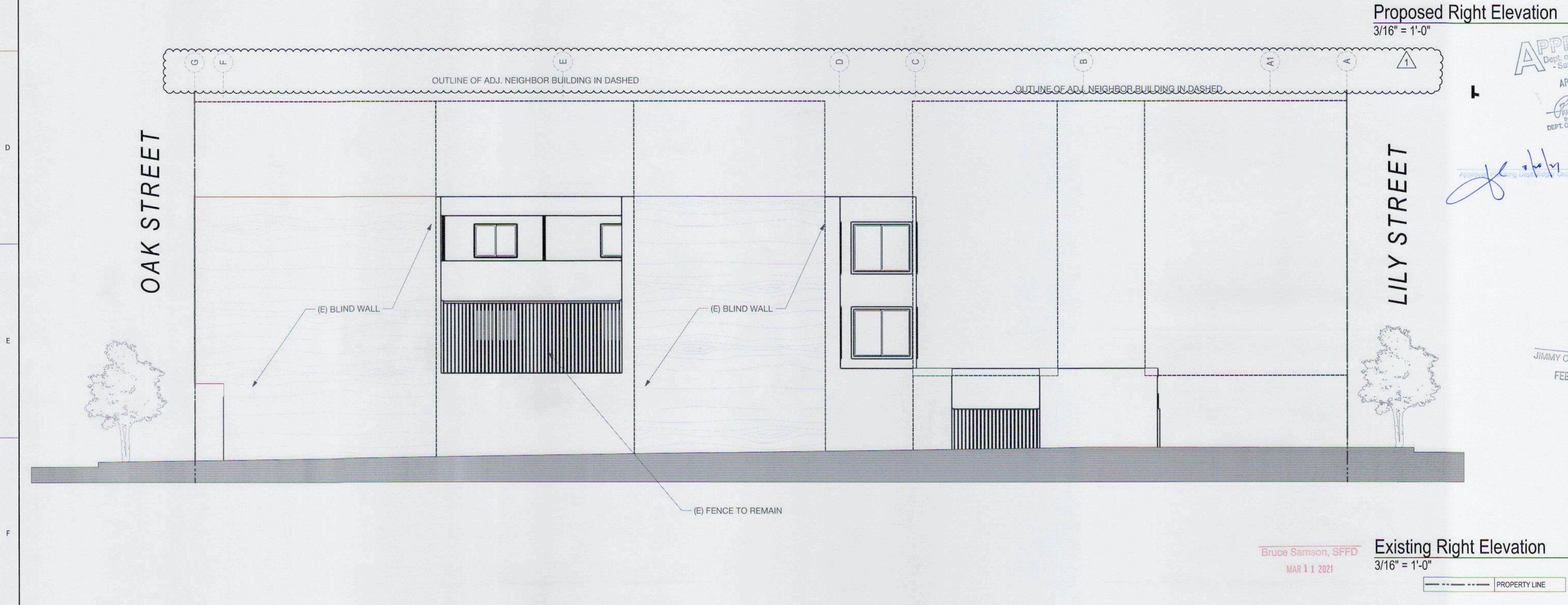
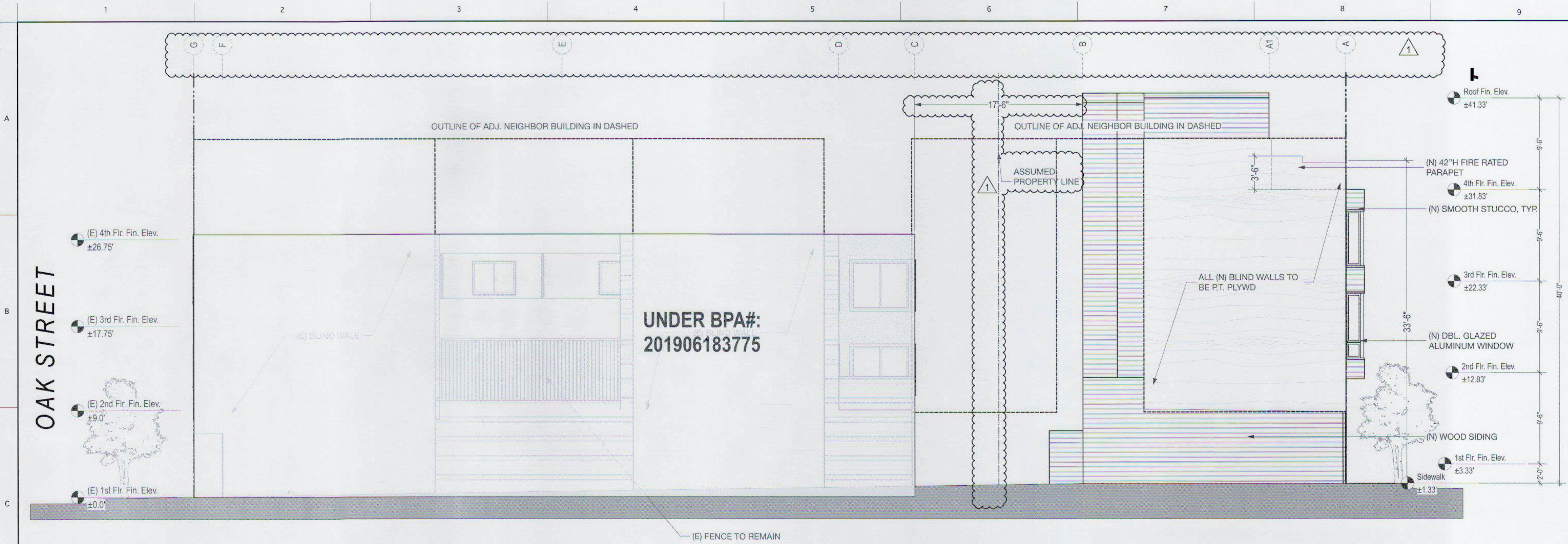




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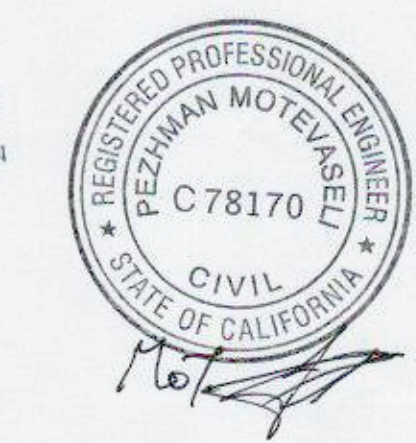
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Right (West) Elevations



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Patrick O'Riordan
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

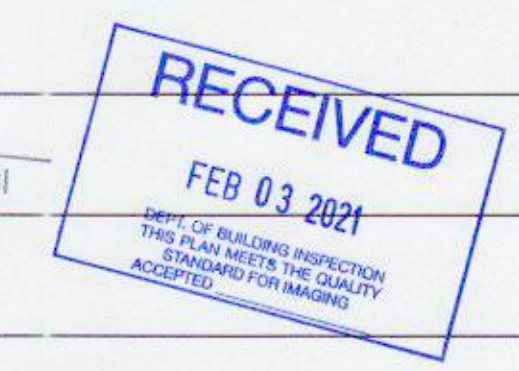


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Existing Right Elevation
3/16" = 1'-0"

A-3.3

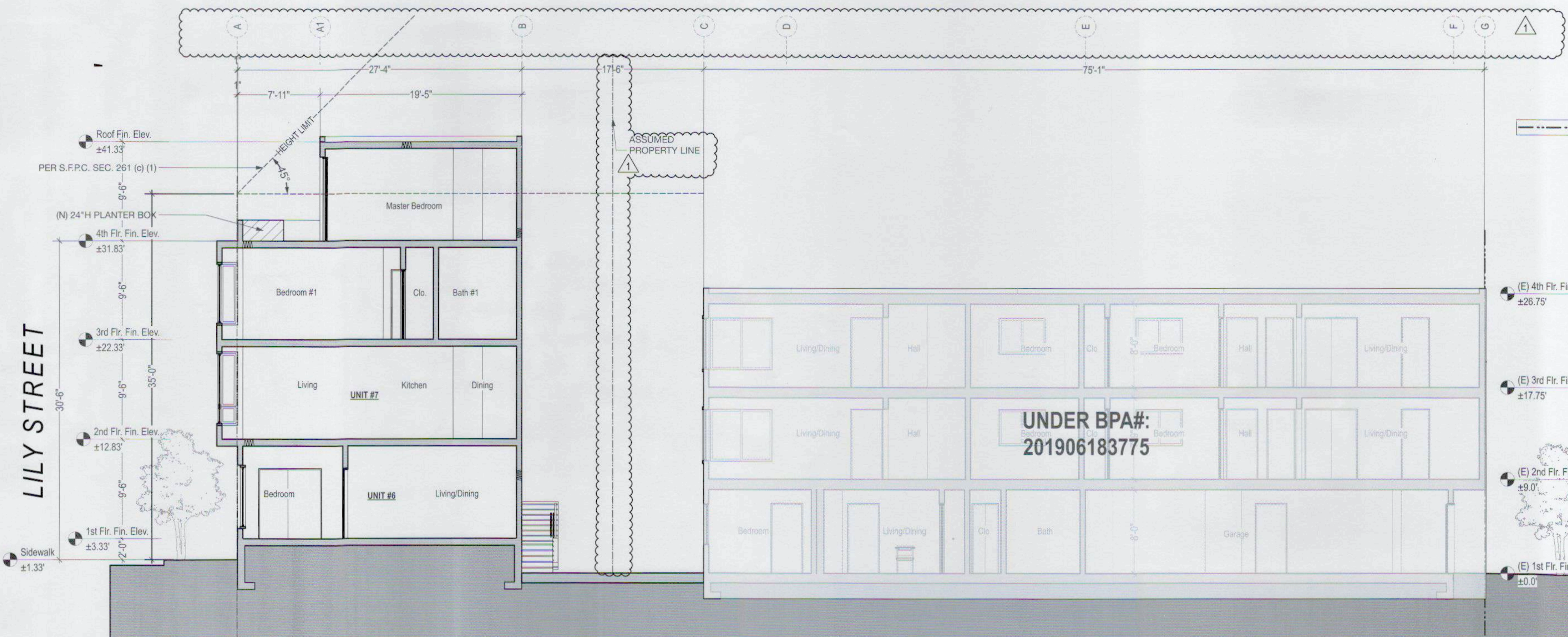
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SAN FRANCISCO, CA
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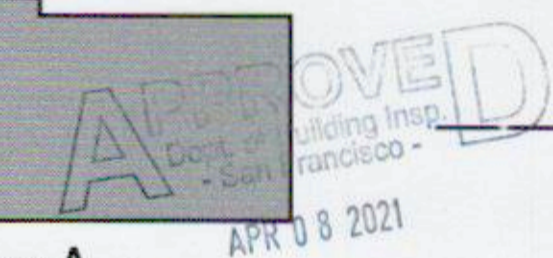
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Sections



Proposed Section A
3/16" = 1'-0"



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PATRICK CROSSMAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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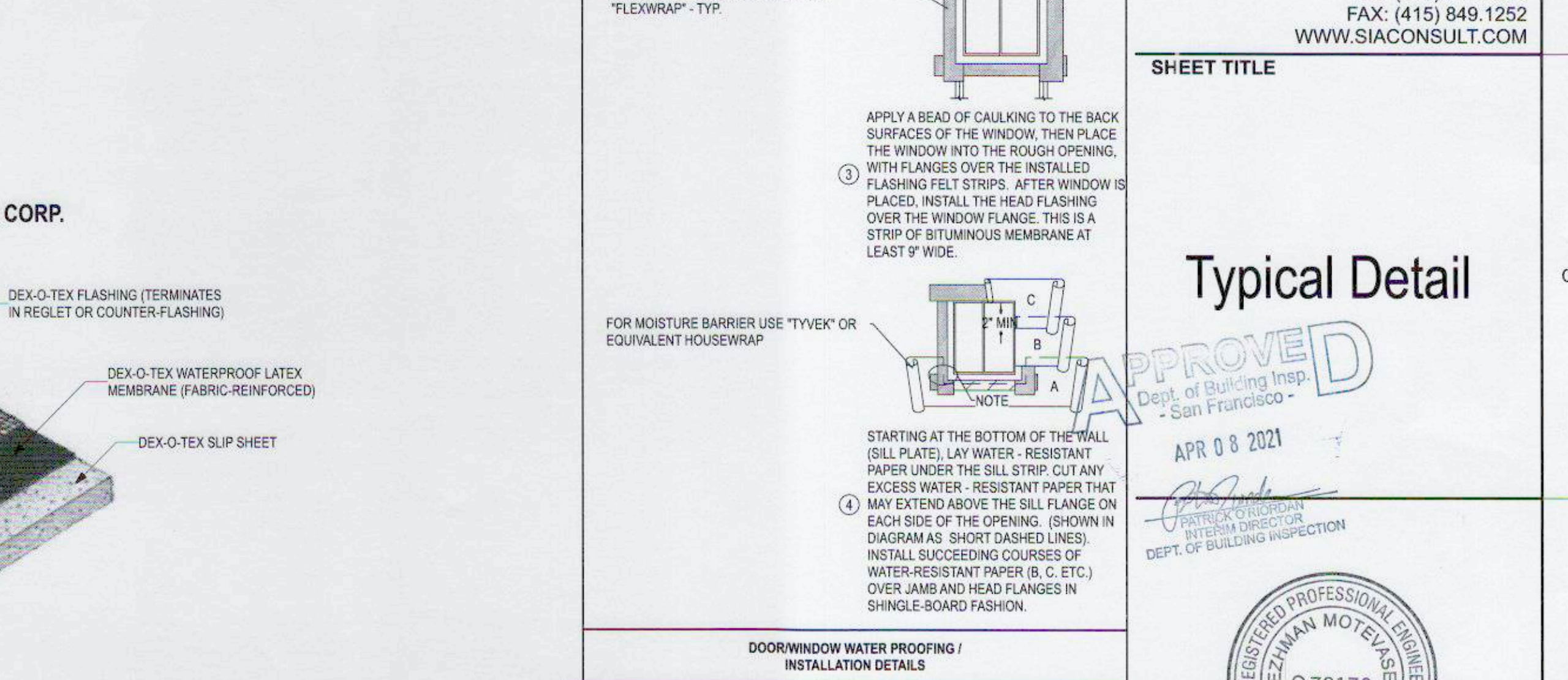
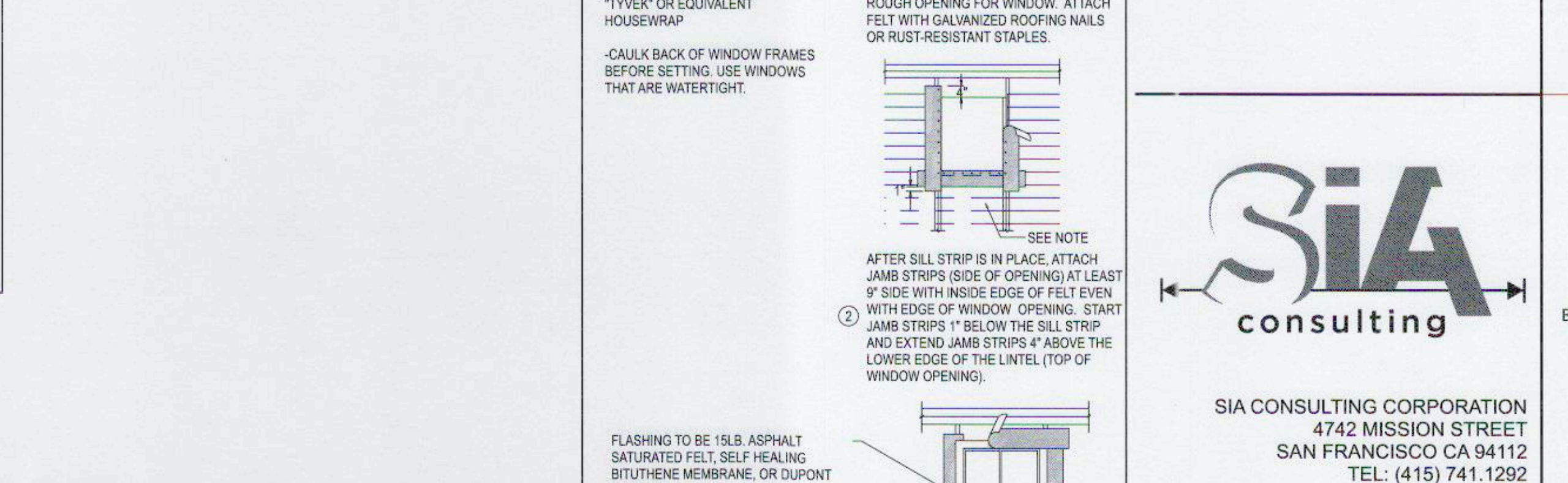
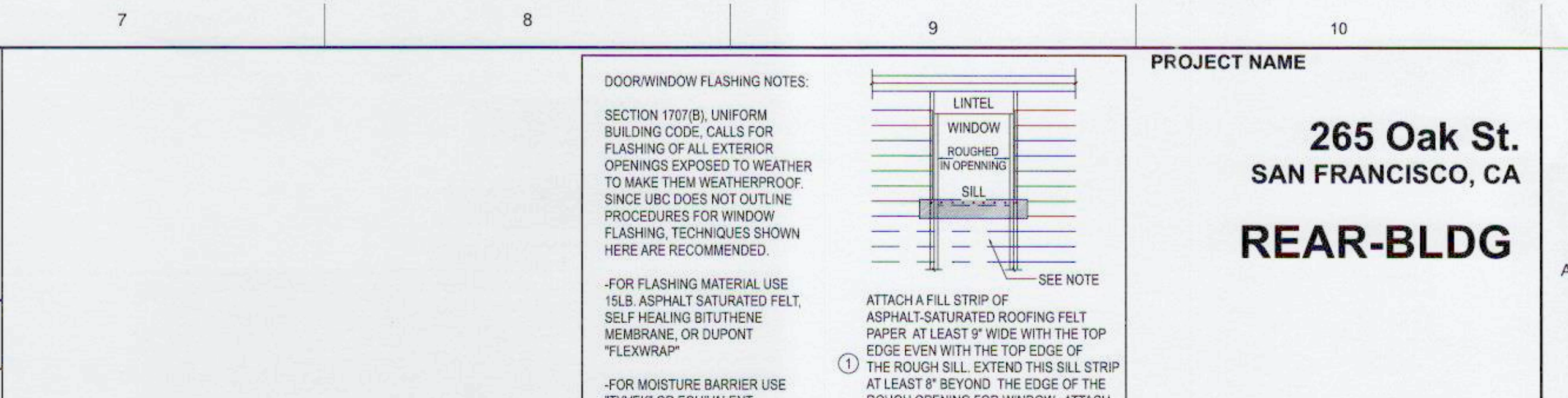
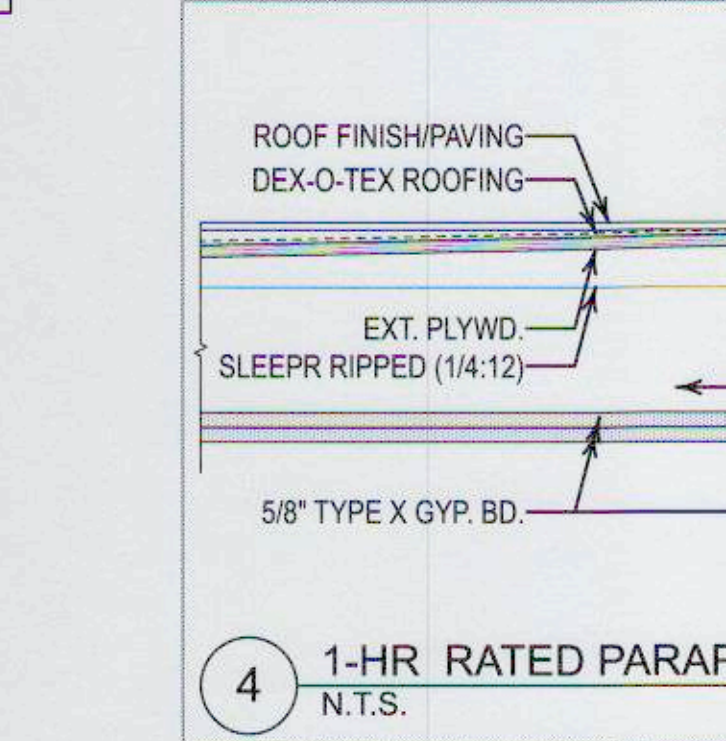
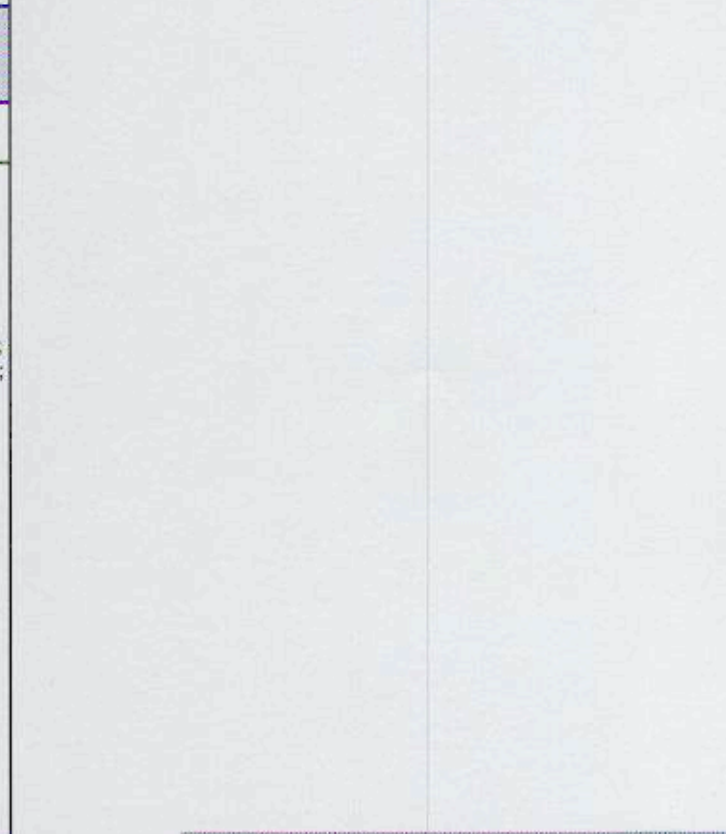
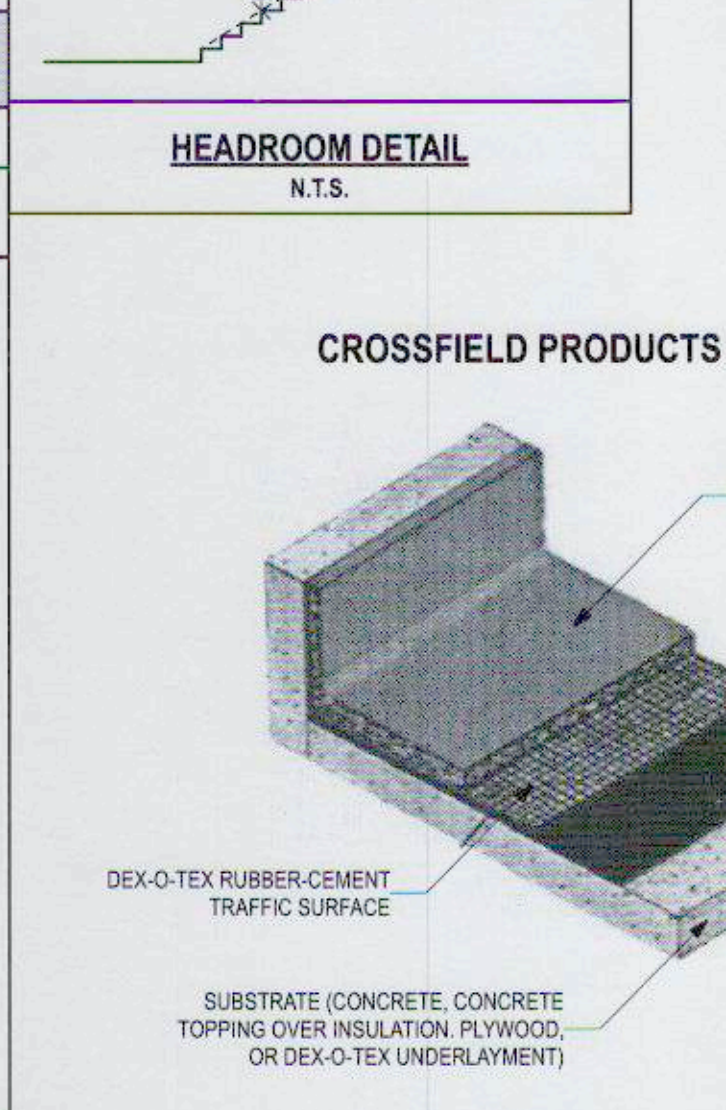
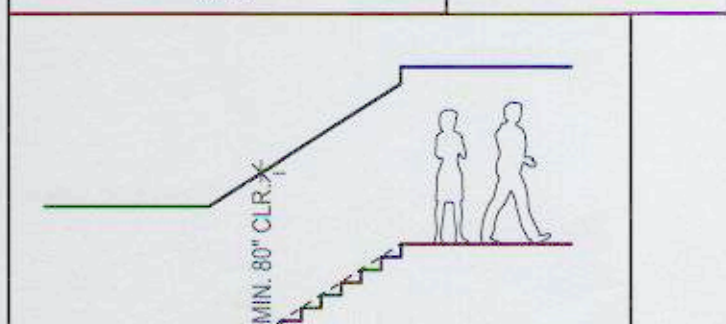
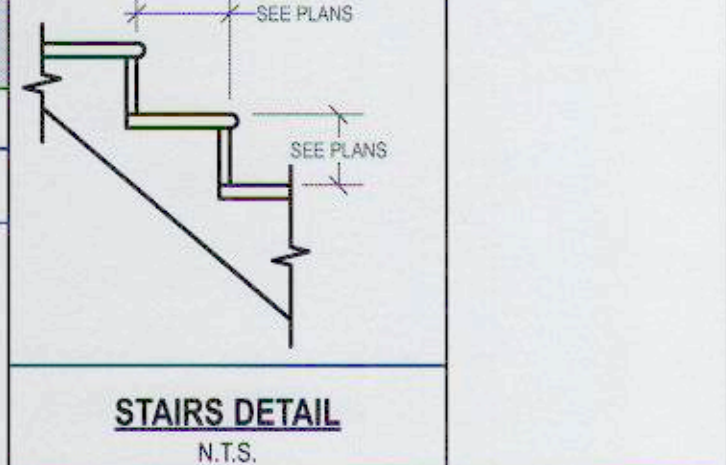
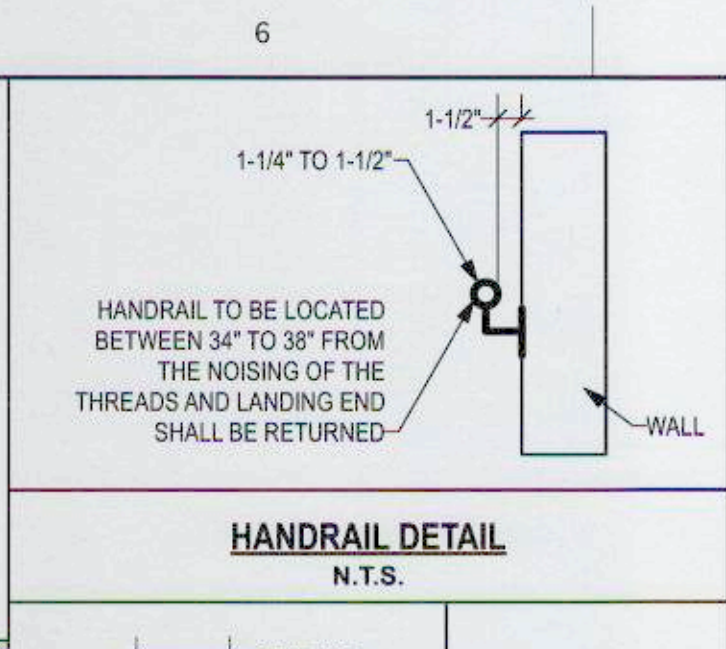
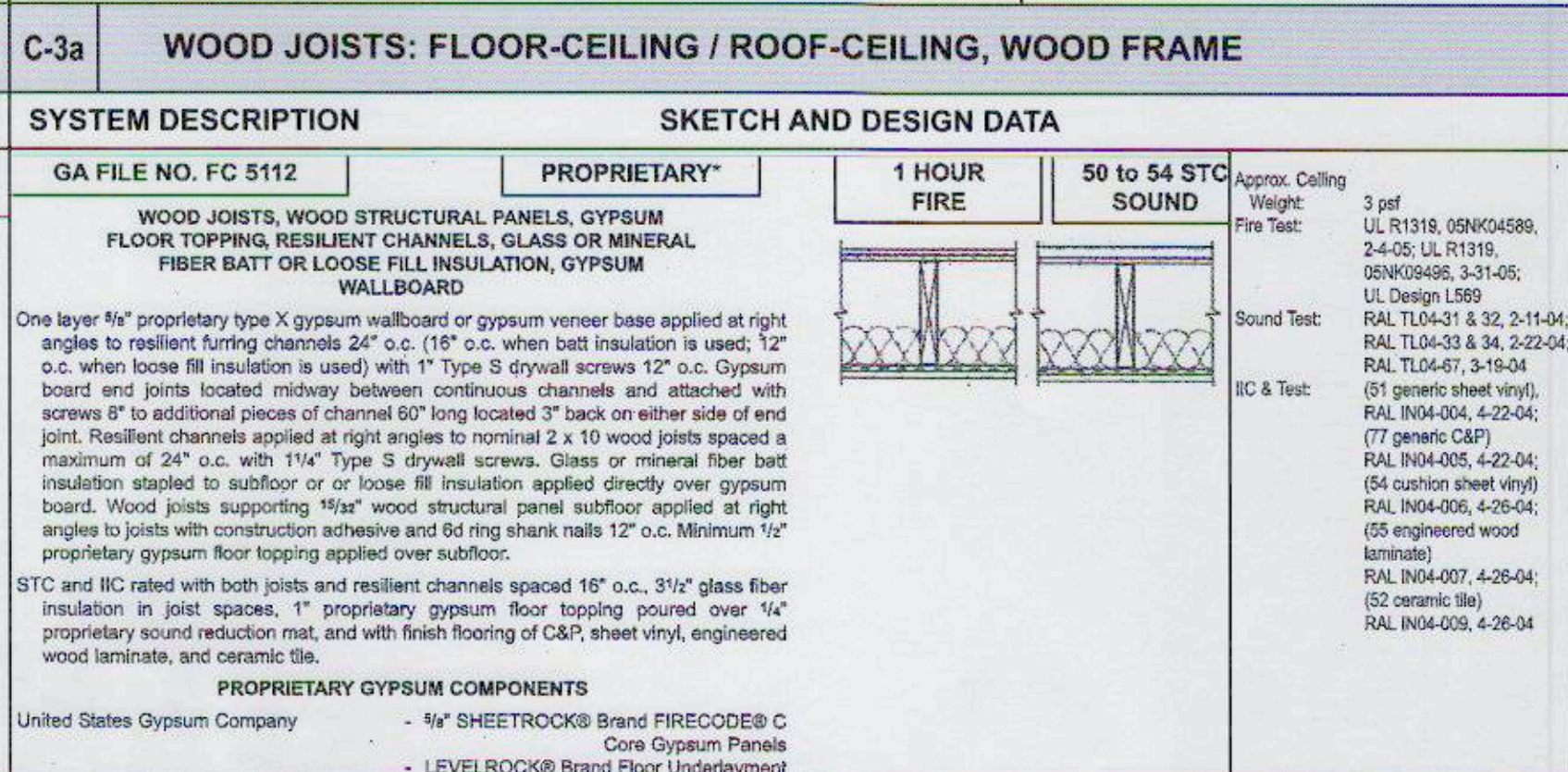
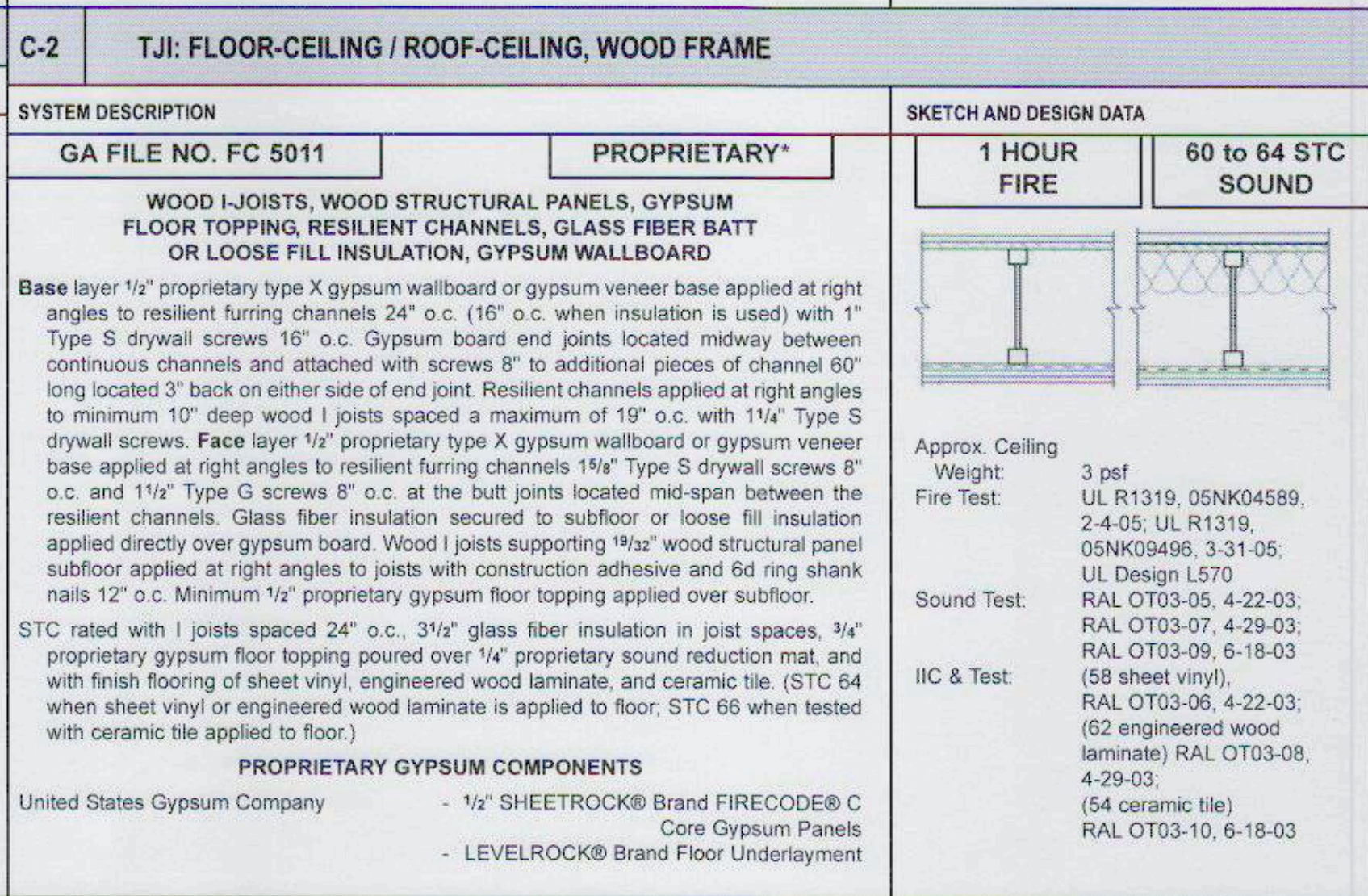
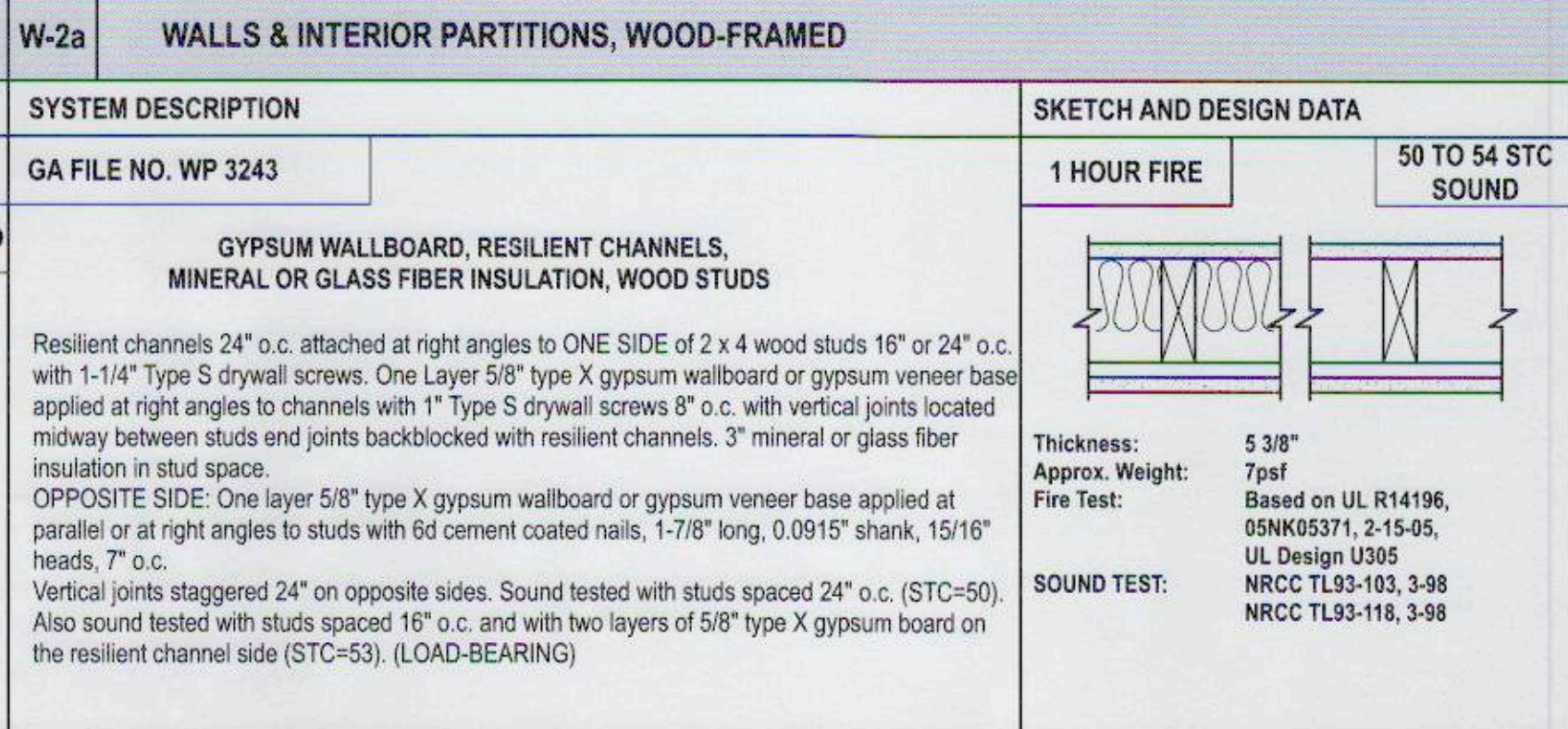
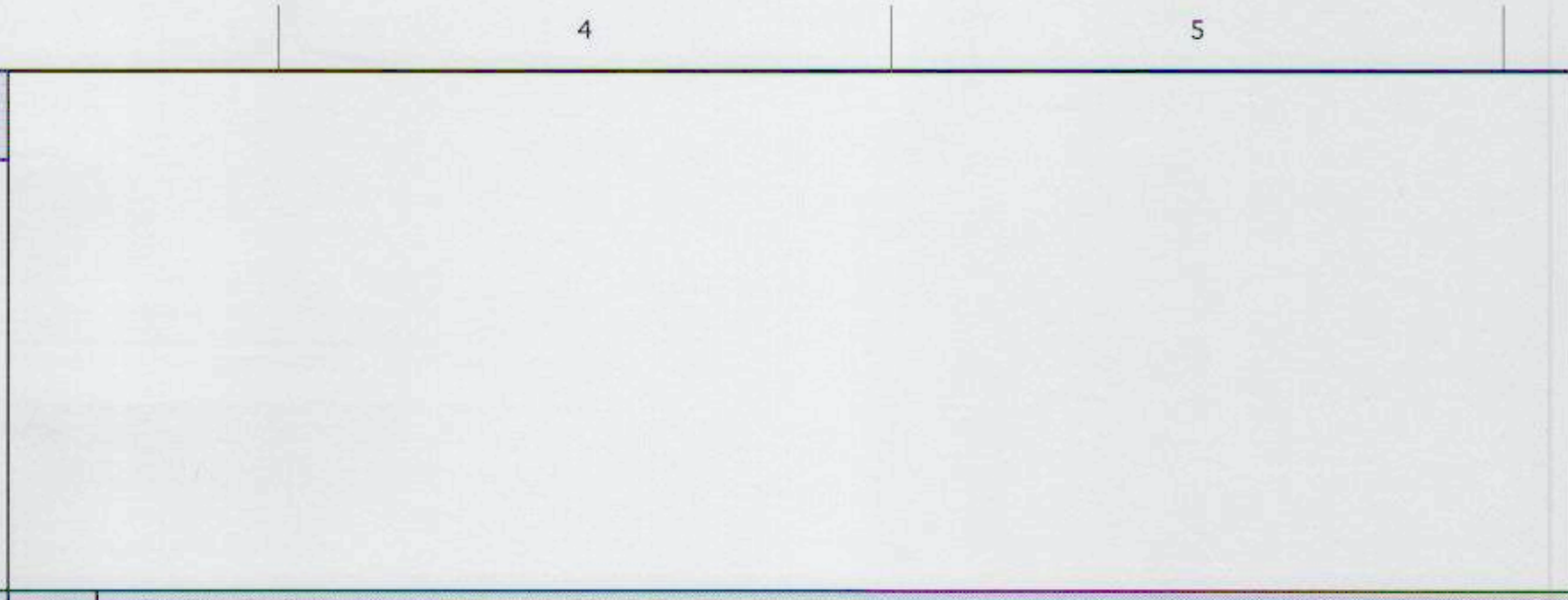
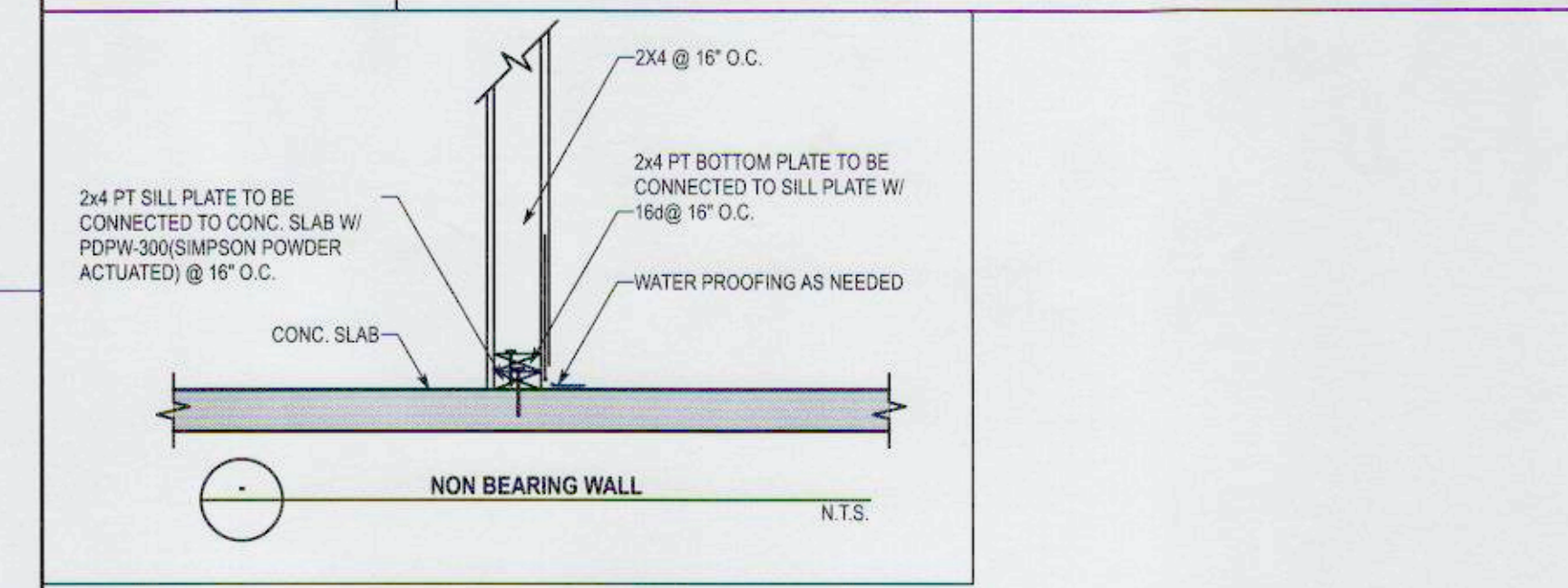
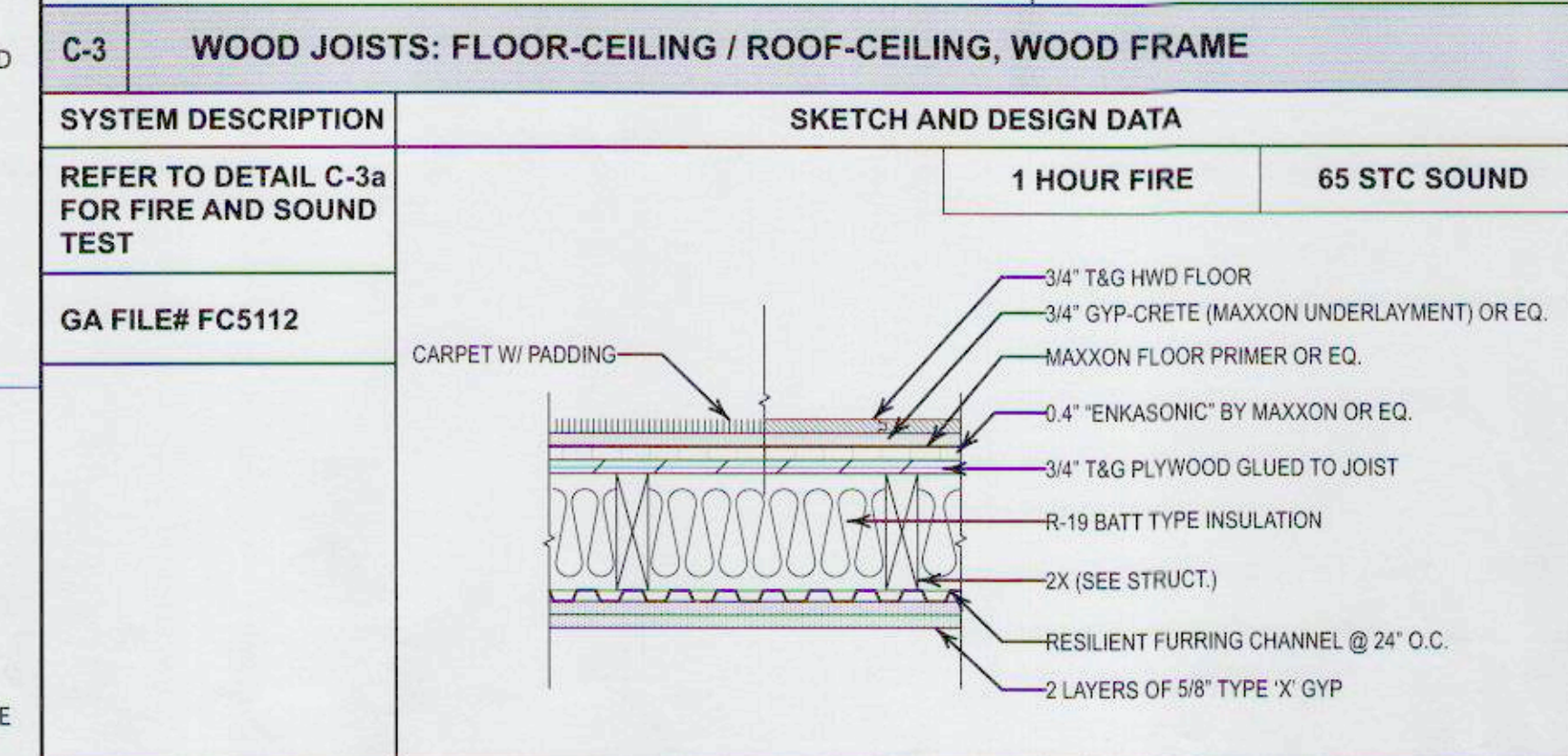
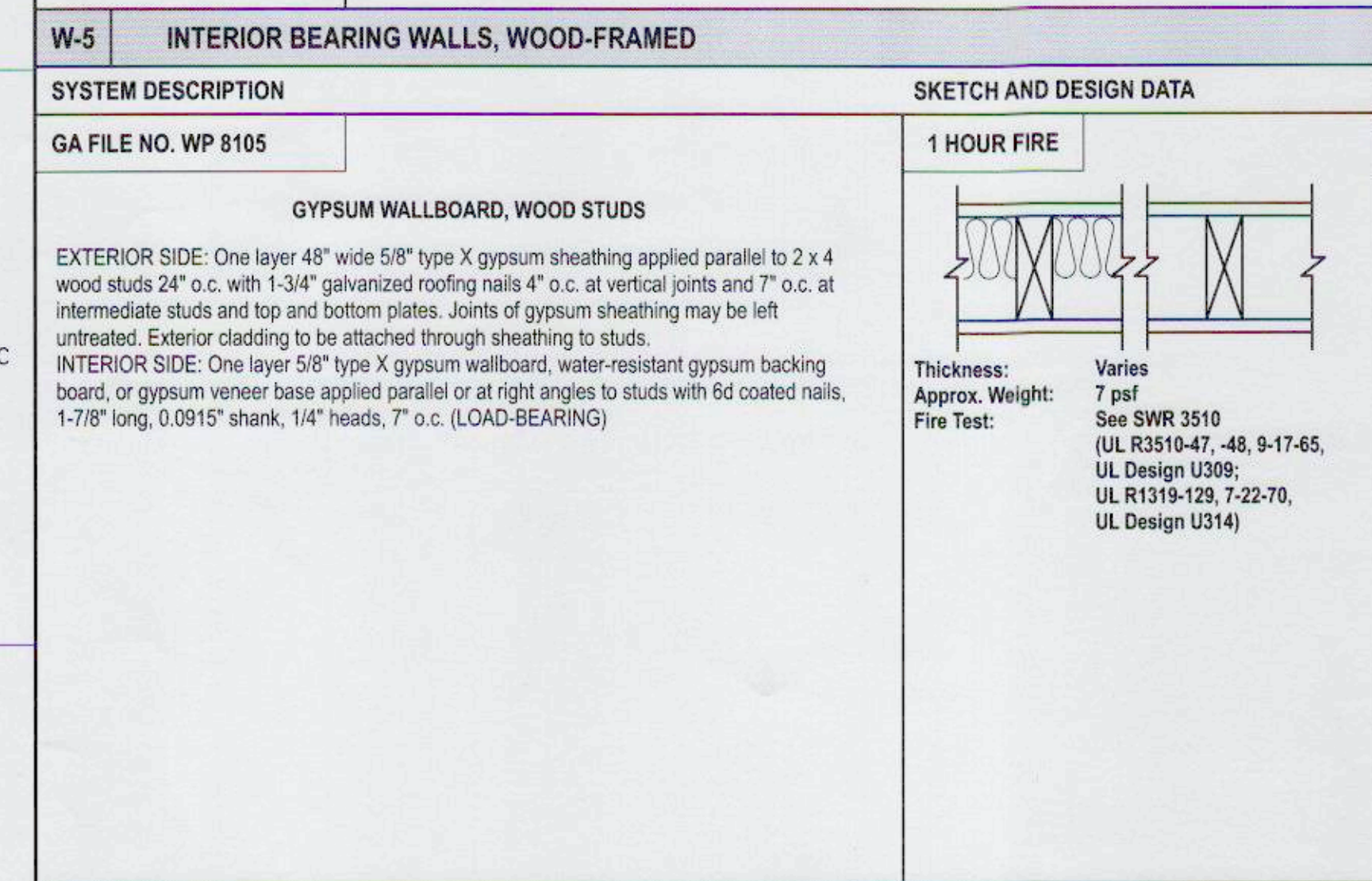
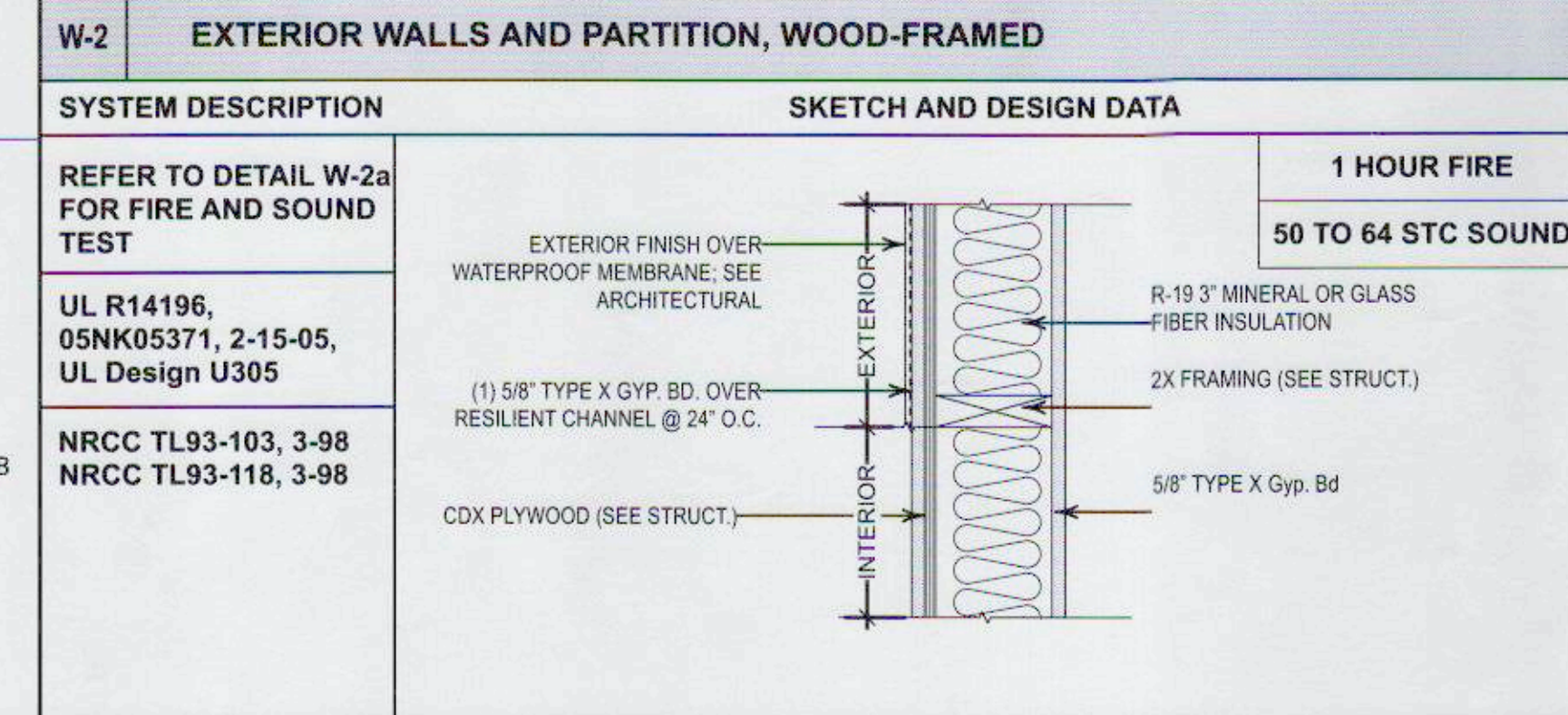
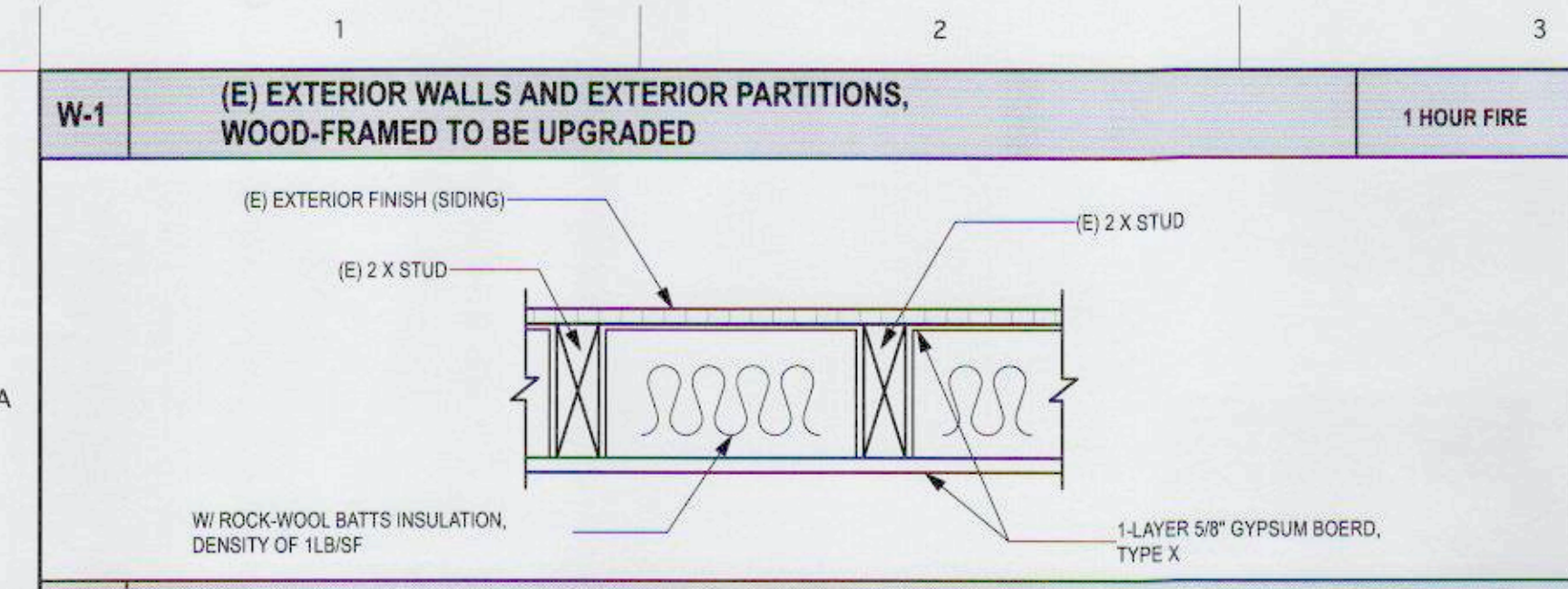
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A-4.1

Existing Section A
3/16" = 1'-0"

Bruce Samson, SFFD
MAR 11 2021





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PROJECT NAME
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SAN FRANCISCO, CA
REAR-BLDG**

SIA
consulting

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4742 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE
Typical Detail

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San Francisco
APR 08 2021

REGISTERED PROFESSIONAL ENGINEER
PEZHAMAN MOTAVASSEL
CIVIL
C78170
STATE OF CALIFORNIA

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ENERGY:

- ALL NEWLY INSTALLED INTERIOR LIGHTING SHALL BE HIGH EFFICACY.
- ALL PERMANENTLY INSTALLED HIGH EFFICACY LUMINAIRES SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH.
- PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS MAY BE IN LIGHTS THAT ARE NOT HIGH EFFICACY. (150(K)(8))
- PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY W/ SECTION 119 THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150(K)(10))
- LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BUOTOM PLATES AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS W/ CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- A MIN. OF 65% OF THE NON-HAZZARDOUS CONSTRUCTION & DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVATE FACILITY.
- AN OPERATION & MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER
- FIREPLACES, DECORATIVE GAS APPLIANCES & GAS LOGS: INSTALLATION OF FACTORY-BUILT & MASONRY FIREPLACES SHALL INCLUDE:

- (A) CLOSABLE METAL OR GLASS DOORS.
- (B) COMBUSTION AIR INTAKE (6 SQ. IN. MIN.) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE & LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE. EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING & THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.
- (C) A FLUE DAMPER W/ AN READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.
- ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.
- ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY W/ U.S. EPA PHASE II EMISSION LIMITS.
- HEATING & AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED & HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 1. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE W/ ANSI/ACCA 2MANUAL J-2004 OR EQUIVALENT;
 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA1, MANUAL D-2009 OR EQUIVALENT;
 3. SELECT HEATING & COOLING EQUIPMENT IN ACCODANCE W/ ANSI/ACCA3, MANUAL S-2004 OR EQUIVALENT.

- WALL INSULATION:
 1. 2X4 INCH WOOD-FRAMED WALL ABOVE GRADE SHALL HAVE AT LEAST R-13 INSULATION INSTALLED IN CAVITIES BETWEEN WOOD FRAMING MEMBERS (CMC150.0(c)1)
 2. 2X6 INCH WOOD-FRAMED WALL ABOVE GRADE SHALL HAVE AT LEAST R-19 INSULATION INSTALLED IN CAVITIES BETWEEN WOOD FRAMING MEMBERS(CENC150.0(c)2)
- NEW OR REPLACEMENT WINDOWS, WINDOW U-FACTOR OF 0.32(CENC TABLE 150.1-A)
- A SETBACK THERMOSTAT FOR THE NEW OR REPLACEMENT FURNACE SHALL BE INSTALLED UNLESS ALREADY COMPLYING (CENC 150(ii))
- R-6.0 DUCK INSULATION SHALL BE INSTALLED IF 40 FEET OR LESS OF NEW DUCTS ARE INSTALLED IN UNCONDITIONED SPACE (CENC TABLE 150.2-A)
- 1 INCH INSULATION SHALL BE INSTALLED ON FIRST 5 FEET OF HOT & COLD WATER PIPES AT THE WATER HEATER (CENC 150(j)2).
- PROVIDE 2 COPIES OF A COMPLETED PRESCRIPTIVE ADDITIONS FORM 2016-CF-2R-ADD-02-E AT "FINAL INSPECTION" PREPARED BY CONTRACTOR-CERTIFYING THE INSTALLATION ALL MANDATORY BUILDING COMPONENTS ARE IN CONFORMANCE W/ CALIFORNIA ENERGY REGULATION (CENC 10-103(b))

STANDARDS & CODES:

- ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE W/ ALL APPLICABLE CODES, LAWS, ORDINANCES & REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER & THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
- ALL WORK SHALL BE DONE UNDER PERMIT. PLANS & CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO & APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- GIVE ALL NOTICES & COMPLY W/ ALL LAWS, ORDINANCES, CODES, RULES & REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS & SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/ OR DESIGNER. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE W/ THE GENERAL CONDITIONS.
- IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES & REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH & BEAR ALL COSTS ARISING THERE FROM.
- INCASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.
- WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY THIS WORK AS FULLY AS IF CITED HEREIN.
- REPAIR & PATCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING & OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM W/ LOCAL BUILDING & FIRE CODES.
- CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK & PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK & PERMIT FEES.

BATHROOM:

- EXHAUST FANS ARE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
- EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM.
- A 20A CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPT. LIGHTS, FANS, ETC.
- SHOWERS & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE, (CPC 418.0)
- LIGHT FIXTURES INSTALLED ABV. & WITHIN 5' FROM THE INSIDE WALLS OF THE WHIRLPOOL TUB SHALL BE AT LEAST 7'-6" ABV THE MAX. WATER LEVEL & GFCI PROTECTED. FIXTURES MAY BE INSTALL LESS THAN 7'-6" PROVIDED THEY ARE LISTED FOR USE IN DAMPED LOCATIONS & GFCI PROTECTED. (CEC ARTICLE 680-43(B)(1a-c))
- TUB & SHOWER ENCLOSURES TO HAVE 5/8" WATER RESISTANT DRYWALL OR WATER RESISTANT DRYWALL W/ MORTAR & TILE W/ FIXTURE PENETRATIONS SEALED.

PARTITION NOTES:

- PARTITIONS ARE DIMENSIONED FROM FINISH MATERIAL TO FINISH MATERIAL, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.
- DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" ALONG FULL HEIGHT & FULL WIDTH OF WALLS.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE: TO FACE OF STUD, TO CENTER OF DOORS & OTHER OPENINGS, TO TOP OF FINISHED FLOORS, TO BOTTOM OF FINISHED CEILINGS, TO OUTSIDE FACE OF FINISHED MILLWORK
- DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY PROJECT MANAGER & DESIGNER OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLACE SHALL BE FLUSH W/ NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
- FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES & FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4" IN 2'-0" (NON-CUMULATIVE). NOTIFY DESIGNER IF THIS TOLERANCE IS EXCEEDED.

SANITATION:

- SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET
- MOISTURE RESISTANT UNDERLAYMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET.

CONSTRUCTION STANDARDS:

- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS.
- ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC.2320. CONVENTIONAL LIGHT-FRAME CONSTRUCTION DESIGN PROVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, & MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY & ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S & THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING W/ THE WORK.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS & COORDINATE W/ NEW DIMENSIONS FOR FIT.
- INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS & BE CERTIFIED BY THE MANUFACTURER.
- ALL WINDOWS & DOORS SHALL BE DOUBLE GLAZED U.O.N.
- REFER TO SPECIFICATIONS-PROJECT MANUAL FOR EXACT PRODUCT TO BE UTILIZED IN ALL DIVISIONS.
- ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE & FREE OF IRREGULARITIES. DO NOT PROCEED W/ WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.
- REPAIR & PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.
- CONTRACTOR TO INSURE DELIVERY & INSTALLATION OF CASEWORK & FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
- REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE & NOT PAINTED.
- THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY & PERMANENTLY SECURED IN CONFORMANCE W/ THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR & DO NOT ILLUSTRATE EVERY DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, & ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING & INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS & ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) W/ THE SAME DISCIPLINES.
- UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, & ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB & SQUARE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING & PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED & PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE & STORED ABOVE GROUND.
- DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL & SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
- NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING & COMMUNICATIONS ARE DESIGN-BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS W/ BUILDING OWNER & DESIGNER PRIOR TO INSTALLATION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING & BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM & FINISHES, & SHALL COORDINATE & PROVIDE ALL FRAMING, BACKING & 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 & ANY OTHER ITEMS ATTACHED TO WALLS.
- INSTALL ALL FIXTURES, EQUIPMENT, & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS & CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, & EQUIPMENT ASSOCIATED W/ PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED & APPROVED AGENCY.
- ALL WALL & CEILING FINISHES SHALL COMPLY W/ CBC CHAPTER 8.
- ALL NEW SMOKE DETECTORS TO BE HARD WIRED.
- THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF W/ THE ARTICLES CONTAINED IN THE GENERAL NOTES & TO NOTIFY & APPRISE ALL SUBCONTRACTORS & ALL OTHER PARTIES OF THE CONTRACT OF, & BIND THEM TO, ITS CONDITIONS.

SOUND TRANSMISSION:

- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR & THE SEPARATION WALL.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED W/ APPROVED PERMANENT SEALANT. SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR-CEILING & MUST BE INSTALLED & INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24", BACK & SIDES OF BOXES TO BE SEALED W/ 1/8" RESILIENT SEALANT & BACKED WITH 2" MIN. MINERAL FIBER INSULATION. (T.V., TELEPHONE & INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES & APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES MOUNTS OR MIN. 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.)
- METAL VENTILATING & CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXITS WAYS, KITCHEN COOKING FACILITIES, & BATHROOMS NEED NOT BE LINED.)
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.
- THERMAL & SOUND INSULATION SHALL COMPLY W/ CBC SEC. 720.

KITCHEN:

- MIN. TWO 20A SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN & ARE LIMITED TO SUPPLYING WALL & COUNTER SPACE RECEPT. OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, & SIMILAR AREAS. THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES, ONLY THE REQUIRED COUNTERTOP/WALL OUTLEST INCLUDING THE REFRIGERATOR.
- ALL OF THE KITCHEN LIGHTING WATTAGE MUST BE FLUORESCENT, INCANDESCENT LIGHTING MUST BE SWITCHED SEPARATELY.
- PROVIDE AT LEAST ONE RECEPTACLE OUTLET FOR EACH COUNTER SPACE 12" OR WIDER, KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL IS GREATER THAN 24" FROM AN OUTLET. AT LEAST ONE GFCI RECEPTACLE FOR THE PENINSULA COUNTER SPACE (CEC 210.52(C)(3)&210.8 (A) (6))

DOOR / WINDOW:

- ALL ESCAPE OR RESCUE DOORS & WINDOWS FROM SLEEPING ROOMS SHALL COMPLY WITH SEC. 1030:
 - NET CLEAR HEIGHT: 24" MIN.
 - NET CLEAR WIDTH: 20" MIN.
 - NET OPENING: 5.7 SQ. FT. MIN.
 - FINISHED SILL HEIGHT: 44" MAX. ABOVE THE FINISHED FLOOR
- VERIFY IN FIELD FOR EXACT DOORS & WINDOWS SIZE PRIOR TO PURCHASE
- VERIFY ALL ROUGH OPENINGS DIMENSIONS IN FIELD PRIOR TO INSTALLATION OF WIDOWS
- U-FACTOR OF GLAZING SHALL BE 0.55, UNLESS SPECIFIED ON PLANS OR ENERGY COMPLIANCE REPORT.
- NFRC LABELS ON NEW DOOR / WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- COORDINATE INSTALLATION OF ALL FLASHINGS AND WINDOWS W/ INSTALLATION INSTRUCTIONS OF WINDOW MANUFACTURER. OBTAIN APPROVAL OF INSTALLATION METHODOLOGY FROM WINDOW MANUFACTURER PRIOR TO COMMENCING INSTALLATION.
- UTILIZE PRIMERS AND / OR ADHESIVES COMPATIBLE W/ ALL MATERIALS & AS RECOMMENDED BY MANUFACTURER OF SELF-ADHERED MEMBRANE TO ACHIEVE TENACIOUS BOND OF MEMBRANE TO ALL SUBSTRATES.
- UTILIZE SEALANTS COMPATIBLE W/ ALL MATERIALS & AS RECOMMENDED BY WINDOW & SELF-ADHERED MEMBRANE MANUFACTURERS.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS & 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- DOORWAYS SHALL HAVE A MIN. CLEAR OPENING OF 32 INCHES W/ THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
- THERE SHALL BE A FLOOR LANDING ON EACH SIDE OF A DOOR. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2-INCH (12.7 MM) LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4 & 1/2 INCH SHALL BE LEVELED W/ A SLOPE NO GRATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- MOUNT LEVER HARDWARE AT +34" A.F.F.
- MAXIMUM PUSH / PULL FORCE FOR DOORS:
 - 8.5# FOR EXTERIOR DOORS
 - 5# FOR INTERIOR DOORS
 - 15# FOR FIRE DOORS

INSULATION:

- CEILING BATT INSULATION (ALL GUIDELINES AND/ OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)
- ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED. FLOOR LEVEL & SHOWER DOORS TO BE TEMPERED GLASS.

PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA

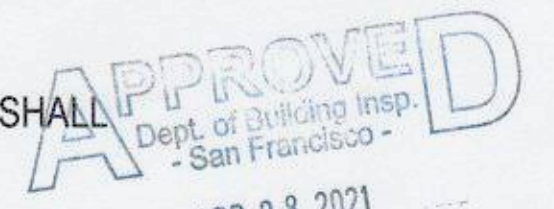
REAR-BLDG



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SHEET TITLE

General Notes



PHOTOGRAPHIC INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/2021	BLDG.



DRAWN S.M.

CHECKED R.K.

JIMMY CHEUNG, DBI
FEB 03 2021

DATE 06/06/2017

Bruce Samson, SFFD
MAR 11 2021

REVISED DATE 01/20/2021

JO3 NO. 17-1744

SHEET NO.

A-6.1

GS1: San Francisco Green Building Site Permit Submittal Form

PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA
REAR-BLDG

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO	
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →										<p>265 OAK-Rear</p> <p>PROJECT NAME</p> <p>0838/024</p> <p>BLOCK/LOT</p> <p>265 Oak St.</p> <p>ADDRESS</p> <p>R-3</p> <p>PRIMARY OCCUPANCY</p> <p>± 2,149 S.F.</p> <p>GROSS BUILDING AREA</p>
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME	
LEED/GPR	Required LEED or GPR Certification Level SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r		
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r					n/r		
MATERIALS	LOW-EMITTING MATERIALS CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6		
WATER	INDOOR WATER USE REDUCTION CALGreen 4.303.1, 4.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).			LEED WEc2 (2 pts)								
	NON-POTABLE WATER REUSE Health Code art.12C	New buildings > 40,000 sq ft. must calculate a water budget. New buildings >250,000 sq ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r			
	WATER-EFFICIENT IRRIGATION Administrative Code ch.63	New construction projects with aggregated landscape area >500 sq ft., or existing projects with modified landscape area >1,000 sq ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with <=2,500 sq.ft. of landscape area. See www.sfwater.org for details.											
	WATER METERING CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq ft.).	n/r	n/r			n/r	n/r					
ENERGY	ENERGY EFFICIENCY CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.											
	BETTER ROOFS SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq ft. and <=10 occupied floors, and new residential buildings of any size and <=10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		<=10 floors			n/r	n/r	n/r	n/r			
	RENEWABLE ENERGY SFGBC 5.201.1.3	Non-residential buildings with >=11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r			
	COMMISSIONING (Cx) CALGreen 5.410.2 - 5.410.4.5.1	For projects >=10,000 sq ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r					
PARKING	BICYCLE PARKING CALGreen 5.106.4 Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added		
	DESIGNATED PARKING CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r			if >10 stalls added		
	WIRING FOR EV CHARGERS SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panels sufficient to provide 240A/208 or 240V to EV chargers at 20% of spaces. Install 240A/208 or 240V branch circuits to >=10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with >=17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r		
WASTE DIVERSION	RECYCLING BY OCCUPANTS SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.											
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion			
HVAC	HVAC INSTALLER QUALS CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r		
	HVAC DESIGN CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r		
	REFRIGERANT MANAGEMENT CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r					
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r					
	BIRD-SAFE BUILDINGS Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.											
	TOBACCO SMOKE CONTROL CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.											
POLLUTION PREVENTION	STORMWATER CONTROL PLAN Public Works Code art.4.2 sec.147	Projects disturbing >=5,000 sq ft. in combined or separate sewer areas, or replacing >=2,500 impervious sq ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope		
	CONSTRUCTION SITE RUNOFF CONTROLS Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing >=5,000 sq.ft.		if disturbing >=5,000 sq.ft.	if disturbing >=5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope		
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r					
	AIR FILTRATION (CONSTRUCTION) CALGreen 4.504.1.3 & 5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.											
	AIR FILTRATION (OPERATIONS) CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r					
	CONSTRUCTION IAQ MANAGEMENT PLAN SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r		
RESIDENTIAL	GRADING & PAVING CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r		
	RODENT PROOFING CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r		
	FIREPLACES & WOODSTOVES CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r		
	CAPILLARY BREAK, SLAB ON GRADE CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r		
	MOISTURE CONTENT CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r		
	BATHROOM EXHAUST CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r		



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DESIGN PROFESSIONAL OR PERMIT APPLICANT (sign & date)

SHEET TITLE

Greenpoint Checklist



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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	01/20/2021	BLDG.



DRAWN	S.M.
CHECKED	R.K.
DATE	06/06/2017
REVISED DATE	01/20/2021
JO3 NO.	17-1744

SHEET NO. G-1.0

265 Oak Street/Lily St Project Outreach Report

February 26, 2020

TABLE OF CONTENTS

Introduction	3
Outreach Summary	4
Preapplication Sign In	5
Support Letter from Richard Bargetto, Owner, 174 Lily St	6
Support Letter from Carmen Sanchez, Tenant Unit 5	7
Support for fair dealing from Tenderloin Housing Clinic, Carmen Sanchez Representation	8

INTRODUCTION

The following contains a detailed report of the outreach conducted by Paul Iantorno, for the proposed development project planned at the rear of 265 Oak Street. The project includes a two-unit building at the rear of the property and the relocation of the existing fifth unit in the current building. Email Correspondences with the DR requestor and a face to face meetings were held on the following dates.

July 24, 2019 – In person meeting after variance hearing, exchanged contact information with 269 Oak St neighbor Jane Flurry.

August 7, 2019 - Email Correspondence

August 9, 2019- Email Correspondence

August 11, 2019- Email Correspondence

August 23, 2019- Email Correspondence

August 26, 2019- Email Correspondence

August 28, 2019- Email Correspondence

September 1, 2019- Email Correspondence

September 6, 2019- Email Correspondence

September 11, 2019 – In-Person Meeting

September 16, 2019- Email Correspondence

September 30, 2019- Email Correspondence

October 11, 2019- Email Correspondence

October 14, 2019- Email Correspondence

On September 5, 2019, Planner David Winslow attempted to host a meeting at the planning department to mediate the concerns of the DR requester. In the weeks subsequent, The DR requestor responded sometime around with a declination to meet.

OUTREACH SUMMARY

Outreach began with the September 25, 2017 pre-application outreach meeting with neighbors' and tenants with only tenants attending. With variance postings and postponed hearings, overall, neighbors had minimal questions or concerns. The adjacent owner on 174 Lily St, Richard Bargetto, has written a letter of support and we also have a letter of support from our tenant who will be temporarily relocated within the building before she moves back to her new relocated unit. The Tenderloin Housing Clinic, who represented Carmen Sanchez, wrote a letter of fair dealing on her behalf as well.

Pre-Application Meeting

Pre-Application Meeting Sign-in Sheet

Meeting Date: Monday, 9/25/2017
 Meeting Time: 6:00 PM
 Meeting Address: 265 Oak Street, San Francisco, CA
 Project Address: 265 Oak Street, San Francisco, CA
 Property Owner Name: Golden Properties LLC
 Project Sponsor/Representative: SIA Consulting Corp.

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Cameron Locke	265 Oak St	785-769-4222	clocke49@gmail.com	<input checked="" type="checkbox"/>
2.	Coive Guilhem-Johnson		415 504 4016	coive.guilhem@hotmail.fr	<input checked="" type="checkbox"/>
3.	Bill Johnson	265 oak	408-391-0107	henderson918@gmail.com	<input checked="" type="checkbox"/>
4.	SANTIAGO SUANES	265 OAK	415 378 9841	SANTISMAIL@YAHOO.COM	<input checked="" type="checkbox"/>
5.	Daniel Dresser	265 oak #3	415.517.1739	addresser@gmail	<input checked="" type="checkbox"/>
6.	Paul Iantorno	2170 Sutter St	415 533-7455		<input type="checkbox"/>
7.	Carmen Sanchez			Paolo@realtywestsf.com	<input type="checkbox"/>
8.	170 Lily St	(415) 624-6622			<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Richard Bargetto
174 Lily Street
San Francisco CA 94102
Phone 415.290.1792
email: richardbargetto@sbcglobal.net

December 5, 2019

Myrna Melgar
Commission President
S.F. Planning Dept. 1660 Mission Street, Suite 400
San Francisco, CA 94103

RE: 265 Oak Street
2017-012887DRP

Dear President Melgar and Commissioners:

My name is Richard Bargetto and I own and reside at 174 Lily Street, the adjacent property to a proposed project situated at 265 Oak St. Said project will be before the Planning Commission on January 16, 2020, which proposes a new two-unit structure on Lily and replacement unit at the bottom floor of the 265 Oak St building. It will be built on the northern side of Lily St, an east-west alley. I have reviewed the plans and I have also met with the project sponsor and the project sponsor's architects.

I approve the plans and I am in support of said project.

This project, in my view, adds desperately needed housing stock to the existing supply, and helps alleviate a dire situation in San Francisco. In addition, it helps keep the existing rent-controlled units intact. In my opinion, the new structure is consistent with the neighborhood esthetics and will be a good addition to the block.

I strongly feel that a continuous line of building fronts in the alley will add safety for pedestrians and alleviate blight and darkness caused by the presence of empty lots. It will also ameliorate the problem caused by transients by reducing hidden spots. The contiguous buildings will add an increased welcoming walking path and will be consistent to the planning vision of San Francisco.

Sincerely,


Richard Bargetto

January 15, 2020
San Francisco Planning Commission
1660 Mission Street, Ground Floor
San Francisco Ca 94103

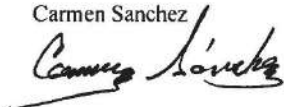
Re: 265 Oak Street San Francisco, Ca, 94102 Project

Dear Planning Commission,

My name is Carmen Sanchez and I have been a tenant at 265 Oak Street Unit #5 for 23 years. The owners in general have been accessible and responsive, including the new owners *Golden Properties* since 2017 when it was purchased. The new landlord, Paul Iantorno, has been in communication with me regarding the demolition and changes happening to this property. Due to the demolition of my unit, I was offered to temporarily relocate from unit 5 to unit 1. I am satisfied with the agreements we have made and felt I was heard through this entire process, Mr. Iantorno heard my concerns and showed good faith in wanting to come to a compromising resolution. I am appreciative of the guidance from Tenderloin Housing Clinic's CEOP program and as of today I have signed the agreement proposed by Mr. Iantorno and Golden Properties regarding my temporary relocation, and am looking forward to returning back to my apartment when this project is completed.

Sincerely,

Carmen Sanchez

A handwritten signature in black ink that reads "Carmen Sanchez". The signature is written in a cursive style with a horizontal line underneath the name.



January 15, 2020

San Francisco Planning Commission

1660 Mission Street, Ground Floor

San Francisco Ca 94103

Re: 265 Oak Street Project a Tenant Relocation package and Assistance

Owner – Developer: Paul Iantorno / Golden Properties, LLC

Dear Commissioners,

The CEOP program I Oversee represents the tenant Carmen in one of the residential unit located at Oak Street, which the ownership seeks to redevelop. I am advising the tenant as to her right as long term tenant.

Since the development of the new project would result in temporary relocation for Carmen Unit #5, the ownership Paul Iantorno / Golden Properties LLC has proceeded with utmost good faith and has agreed to provide good temporary housing, adequate relocation fund and improved replacement housing units, upon completion of the project.

The tenant and the ownership has reached agreement on all substantive terms, and the tenants look forward to returning to her newly –upgraded and rent controlled premises when the new project is completed.

Yours Truly

Pratibha Tekkey

CEOP Program, Tenderloin Housing Clinic.

48 Turk Street. San Francisco, CA