



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE APRIL 16, 2015

Date: April 9, 2015
Case No.: 2014.0727DRP
Project Address: 3643-3645 19TH STREET
Permit Application: 2013.06.18.9882
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3598/068
Project Sponsor: Aidin Massoudi
SIA Consulting Corporation
1256 Howard Street
San Francisco, CA 94103
Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal will convert a two-story, two-unit building into a four-story, three-unit building. The existing building is non-complying with respect to the rear yard, encroaching into the required rear yard by 24 feet. Given the historic nature of the property and the need to minimize impacts to the façade, the proposed vertical addition was pushed toward the rear of the building, with setbacks from the front façade of 17 and 36 feet for the third and fourth floors, respectively. This expansion encroaches into the required rear yard by 5'-7"; however, the overall encroachment of the structure into the rear yard is being reduced by about 6 feet through removal of an existing exterior stair.

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 068 in Assessor's Block 3598 on the south side of 19th Street between Oakwood and Guerrero Streets, near Dolores Park in the Mission neighborhood. The project site is on a relatively level lot, measuring 25 feet wide and 114 feet deep, with a total area of 2,850 square feet. The existing building was constructed in 1908, is two-stories and contains two units, with a two-car garage at the front of the first unit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The building immediately to the east is a three-story, three-unit building, while the building immediately to the west is a three-story over garage, three-unit building. All three lots have the same area, and all three existing structures have encroachments into the required rear yard area.

On the subject block face, the buildings predominantly consist of three- to four-story buildings containing two to three units. There are only a few other two-story buildings on the block – one at the corner of 19th and Guerrero, and two on the opposite side of 19th St. from the proposed project. There are also two notable exceptions to density on the block – a 41-unit condominium complex that also fronts on Oakwood Street, Lots 113-153 of Assessor’s Block 3587, and a 12-unit building on a lot with 50-foot width, two lots west of the subject property. Conversely, within the subject assessor’s block (3598) on the side that fronts Cumberland Street, there are also several single-family dwellings.

The subject block is predominantly zoned RH-3, as are the lots on the blocks on the opposite side of 19th Street. Within a 300’ radius of the project site, there are also some parcels zoned RH-2, RM-1, and RM-2. The opposite side of Guerrero St. from the project is zoned RTO-M, and Dolores Park is within a full block of the site, zoned P.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	12/29/14 – 1/28/15	1/27/15	4/16/15	79 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 6, 2015	March 27, 2015	20 days
Mailed Notice	10 days	April 6, 2015	March 27, 2015	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1 (DR requestor)	
Other neighbors on the block or directly across the street			
Neighborhood groups			

DR REQUESTOR

Donna Twarog of 3641 19th Street, which is located directly east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The project will take away light and air to the neighboring property by providing lightwells that are smaller than ones that would match the existing.

Issue #2: This is a crowded area of the city with Dolores Park nearby, and parking should be made available for all 3 proposed units.

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

PROJECT SPONSOR'S RESPONSE

The proposed lightwells meet the Department standards for new structures, and have been designed to maximize light and air into the lightwell, despite a more awkward internal building layout and floorplan. Further increasing the size of the lightwells would have a large impact to the internal layout of the building and make a third unit infeasible, which is to be an additional rent controlled unit, as the building was constructed prior to 1979.

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

PROJECT ANALYSIS

Comment #1: The proposed building would incorporate a matching lightwell with the adjacent building at the proposed upper floors. The proposed lightwell measures approximately 10.5' x 3' and is offset from the adjacent lightwell as suggested by the Residential Design Guidelines.

Comment #2: Additional off-street parking is neither required by the Planning Code, nor encouraged because the neighborhood is transit-rich and bike-friendly. As a policy, alternative means of transportation are encouraged throughout the City. Bicycle parking as required under Code, was not included in the originally noticed project, however the project applicant has subsequently added in three (3) Class 1 bicycle parking spaces in the garage area to meet this Code requirement.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration of Existing Facility, Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances, as the project has provided a matching lightwell to address the adjacent

property's concerns about light and air, and additional parking is neither required under Code, nor encouraged as a general policy in San Francisco, given the proximity to transit.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission, as this project does not contain or create any exceptional or extraordinary circumstances.

BASIS FOR RECOMMENDATION

The project does not create exceptional or extraordinary circumstances

- The scale and massing is appropriate and in keeping with the existing neighborhood character.
- The third and fourth floor additions have been suitably set back from the front building façade, to conserve the historic nature of the building.
- The project creates an additional dwelling unit in a zoning district that supports the additional density by right.
- The project respects the light and air of the adjacent buildings by providing slightly offset, matching lightwells.

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

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Site Photograph

Section 311 Notice

DR Application dated January 27th, 2015

Response to DR Application dated April 3, 2015

Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

SITE DESIGN (PAGES 11 - 21)

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

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			

Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			

Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

KC: G:\Plan Checks_CASES\2014.0727DRPV - 3643-3645 19th St\DR - Full Analysis_3643-3645 19th St.doc

Block Book Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

3598

MISSION BLK. 77

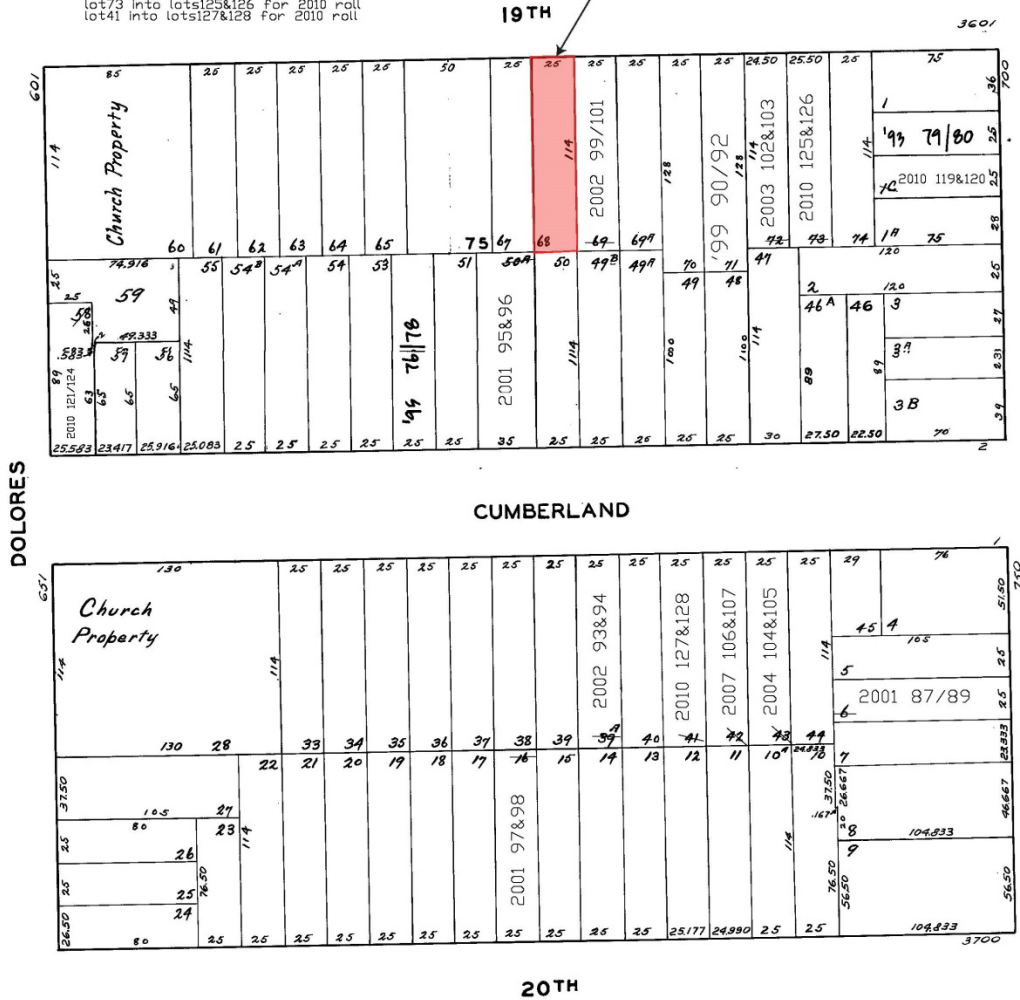
LOTS MERGED

LOTS 75 INTO LOT 1101/10-1925
" 29/32 " " 28 1943
" 39/4 " " 39 "
" 9A " " 9 "
lot71 into lots90to92 for 1999 roll
lot6 into lots87to89 for 2001 roll
lot50A into lots95&96 for 2001 roll
lot16 into lots97&98 for 2001 roll
lot69 into lots99/101 for 2002 roll
lot39A into lots93&94 for 2002 roll
lot72 into lots102&103 for 2003 roll
lot43 into lots104&105 for 2004 roll
lot42 into lots106&107 for 2007 roll
lot10 into lots119&120 for 2010 roll
lot58 into lots121/124 for 2010 roll
lot73 into lots125&126 for 2010 roll
lot41 into lots127&128 for 2010 roll



SUBJECT PROPERTY

REVISED '65
" '93
" '95
Revised 1999
Revised 2001
Revised 2002
Revised 2003
Revised 2004
Revised 2007
Revised 2010



3623-3625
A COND
LOT UNIT %
102 3623
103 3625

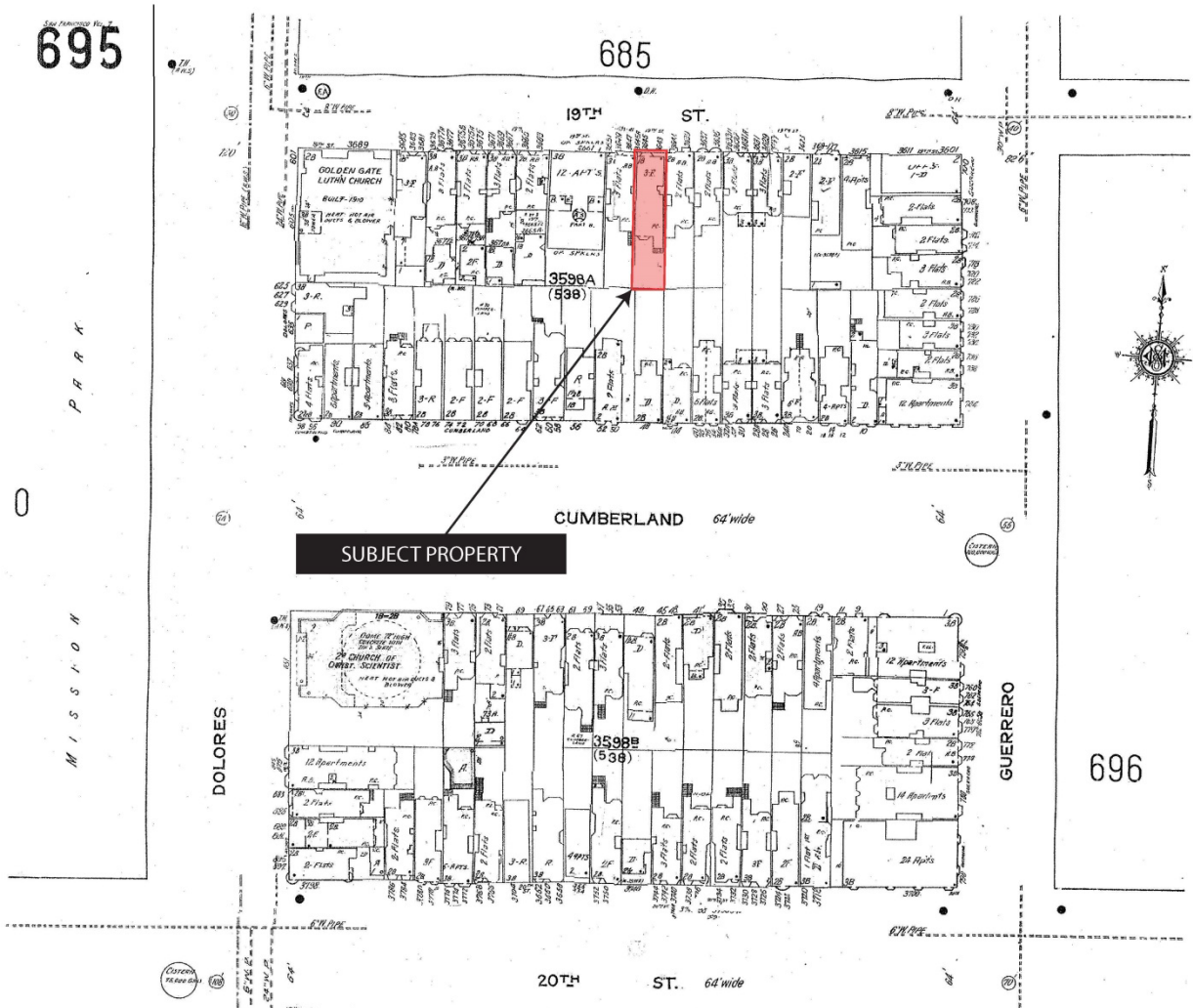
43-45 CUMBE
A COND
LOT UNIT %
93 43
94 45

25-27 CUI
A COND
LOT UNIT %
104 25
105 27

29-31 C
A C
LOT UNIT
106 2

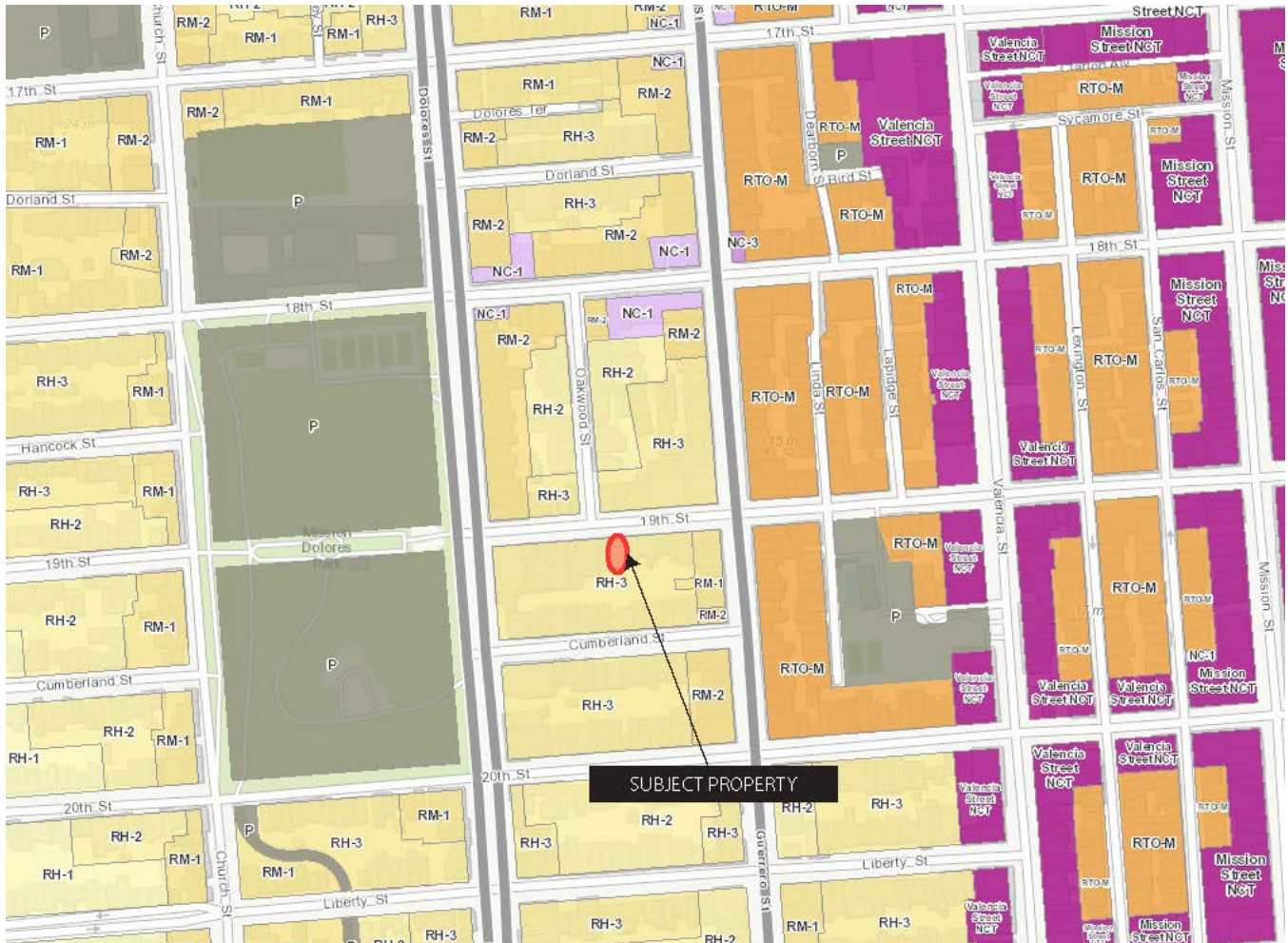
Sanborn Map*

THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT



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

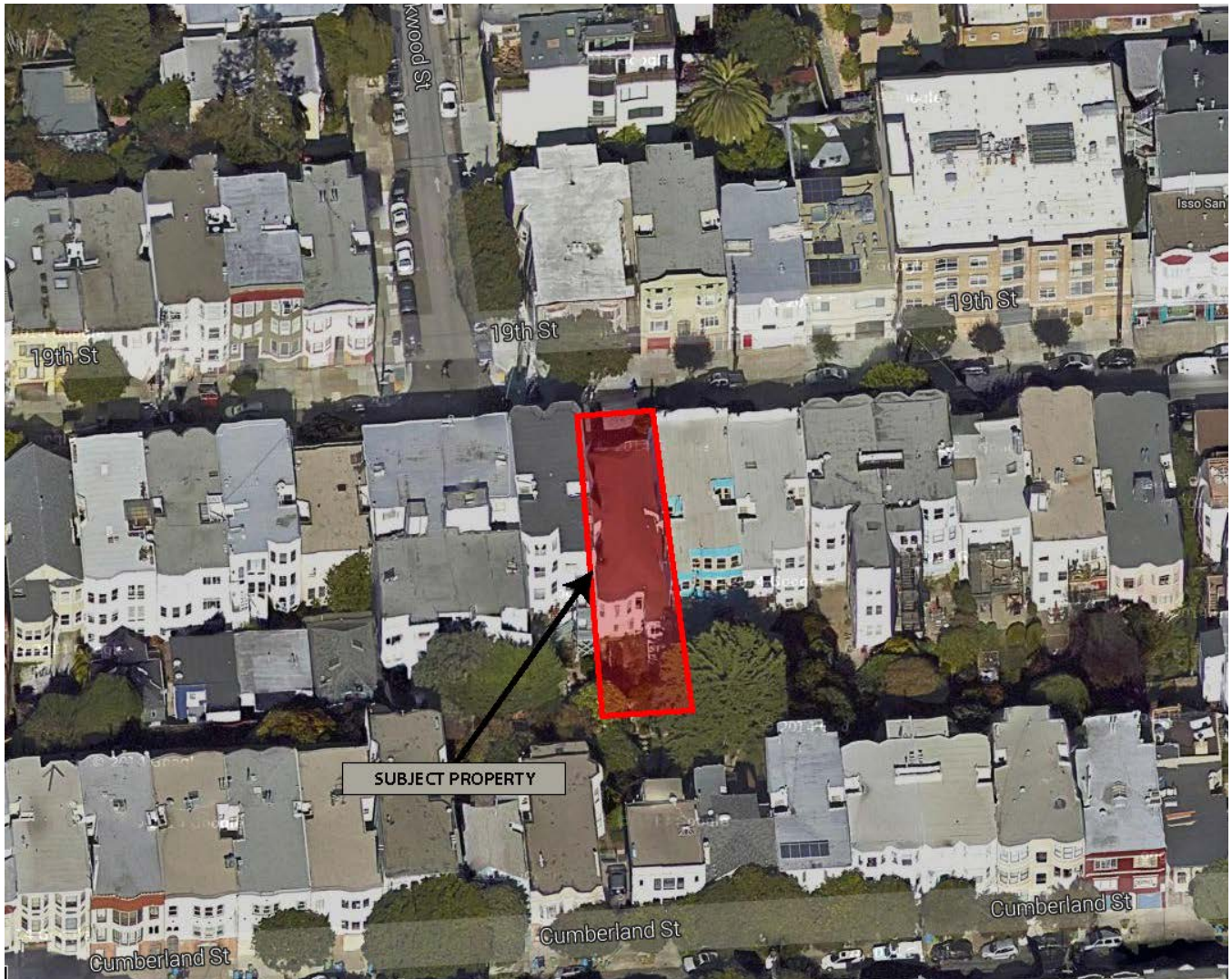
Zoning Map



Aerial Photo (looking south)



Aerial Photo (looking north)



Site Photo

(at 19th Street and Oakwood Street, looking east)





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **June 18th, 2013**, the Applicant named below filed Building Permit Application No. **2013.06.18.9882** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3643 – 3645 19th Street	Applicant:	SIA Consulting Corporation
Cross Street(s):	Between Dolores & Guerrero streets	Address:	1256 Howard Street
Block/Lot No.:	3598/068	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 922-0200

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Two-family dwelling	Three-family dwelling
Front Setback	2 feet 6 inches	No Change
Side Setbacks	See (E) site plan	See (P) site plan
Building Depth	77 feet 6 inches	78 feet
Rear Yard	28 feet	33 feet
Building Height	28 feet 3 inches	38 feet 5 inches
Number of Stories	Two-story	Four-story
Number of Dwelling Units	Two	Three
PROJECT DESCRIPTION		
The proposed work to the existing single-family dwelling includes (1) the extension of all three existing floors toward the rear of the lot and (2) the construction of a partial fourth-story vertical addition. The proposed fourth-story vertical addition would be set 28 feet 6 inches back from the front building wall.		

For more information, please contact Planning Department staff:

Planner: Tom Wang
Telephone: (415) 558-6335
E-mail: Thomas.wang@sfgov.org

Notice Date: 12/29/14
Expiration Date: 1/28/15

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

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

BOARD OF APPEALS

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

RECEIVED

JAN 27 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.L.C.

APPLICATION FOR

Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: <u>Donna Twarog</u>		
DR APPLICANT'S ADDRESS: <u>3641 19th Street</u>	ZIP CODE: <u>94110</u>	TELEPHONE: <u>(415) 285-8114</u>

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: <u>3645 19th Street LLC</u>		
ADDRESS: <u>924 Church St SF</u>	ZIP CODE: <u>94117</u>	TELEPHONE: <u>(415) 922-0200</u>

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS: <u></u>	ZIP CODE: <u></u>	TELEPHONE: <u>()</u>
E-MAIL ADDRESS: <u></u>		

2. Location and Classification

STREET ADDRESS OF PROJECT: <u>3643-3645 19th Street</u>		ZIP CODE: <u>94110</u>
CROSS STREETS: <u>between Dolores & Guerrero Streets</u>		
ASSESSORS BLOCK/LOT: <u>3598/068</u>	LOT DIMENSIONS: <u>112.5/25</u>	LOT AREA (SQ FT): <u>2812.5</u>
ZONING DISTRICT: <u>RH-3/40-X</u>		HEIGHT/BULK DISTRICT: <u>38.5/78</u>

3. Project Description

Please check all that apply

Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☒ Front ☐ Height ☐ Side Yard ☐Present or Previous Use: single familyProposed Use: multiple dwelling - 3Building Permit Application No. 2013.06.18.9882Date Filed: 6-18-13

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

- we would like the light wells matched
- parking provided for all 3 units
neither one of these requests were met

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

- we would like the light wells matched

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

- this project will take away our light, air + privacy with the smaller wells
- also this is a very crowded area with Delores Park 1/2 block away - parking for all 3 units should be made available

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

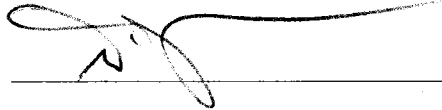
- just match the wells in depth + length on both sides of the building

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

1-27-15

Print name, and indicate whether owner, or authorized agent:

Donna Twarog

Owner / Authorized Agent (circle one)

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SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014.0727DRP

Building Permit No.: 2013.06.18.9882

Address: 3643-3645 19th Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: 3645 19th Street, LLC

Telephone No.: 415-567-9000 (John Kevlin) (for Planning Department to contact)

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

See attached.

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

See attached.

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

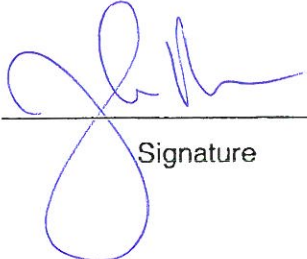
See attached.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

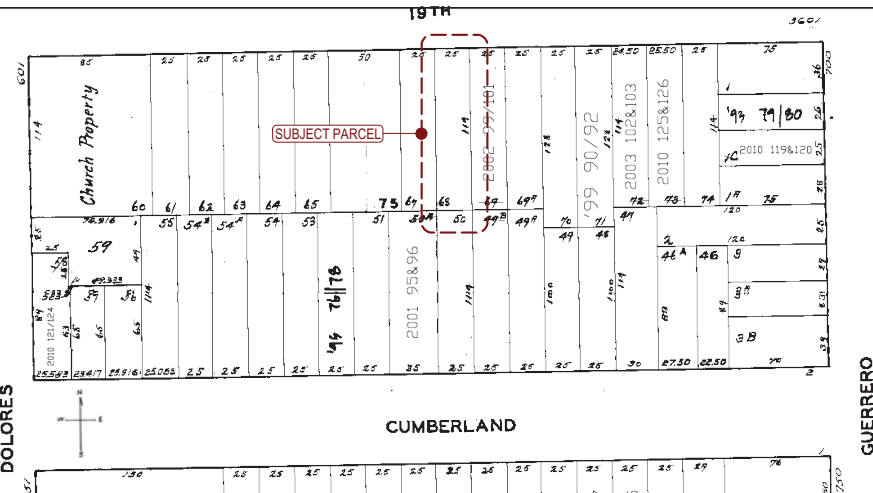

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>2</u>	<u>3</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>4</u>
Basement levels (may include garage or windowless storage rooms)	<u>0</u>	<u>0</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>
Bedrooms	<u>3</u>	<u>6</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2,553 sf</u>	<u>4,598 sf</u>
Height	<u>28', 4"</u>	<u>38', 4"</u>
Building Depth	<u>88', 5"</u>	<u>80', 5"</u>
Most recent rent received (if any)	<u>n/a</u>	<u>n/a</u>
Projected rents after completion of project	<u>n/a</u>	<u>n/a</u>
Current value of property	<u>n/a</u>	<u>n/a</u>
Projected value (sale price) after completion of project (if known)	<u>n/a</u>	<u>n/a</u>

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

	<u>April 3, 2015</u>	<u>John Kevlin</u>
Signature	Date	Name (please print)

Response to Discretionary Review – 3643-3645 19th Street

1. The DR requestor is asking for their lightwells to be matched. The existing first and second floor provides lightwells that roughly align, but do not match, the lightwells on the adjacent properties. It is not reasonable to expect the existing floors to be partially demolished, which would impact the structural system of the home as well as the existing interior layout. The proposed lightwells on the new third and fourth floors are both at least 3 feet in depth - the Planning Department standard for new structures. The lightwell on the west side is larger in width than the neighbor's lightwell. The lightwell on the east side aligns more closely with the neighbor's lightwell than does the lightwell on the existing first and second floors.
2. The project as proposed adequately provides light and air to the adjacent properties' lightwells. The project's lightwell on the west side is the standard 3 feet deep and 12 feet wide (wider than the adjacent property lightwell). The project's lightwell on the east side is 3 feet, 1 inch deep and is roughly the same width as the adjacent property lightwell. It is more aligned with the adjacent property lightwell than the existing lower floors. This provides a somewhat awkward building layout but was done to provide additional light and air into the lightwell. Finally, the project proposes a building that is just one story taller than the adjacent neighbor to the east – the fact that the proposed third and fourth story lightwell does not exactly correspond to the existing east neighbor's lightwell does not mean that they will no longer be provided adequate light and air.
3. See answer to item 2. Further, moving the lightwell to exactly correspond to the east neighbor's lightwell, or matching the more-than-standard depth of either adjacent lightwell, will impact the interior space of the building that the project would need to reduce the number of proposed units from 3 to 2. This means the project would not increase the number of dwelling units at the property. Importantly, since the property was constructed prior to 1979, the new dwelling unit would be an additional rent controlled unit.

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ASSESSOR'S MAP			SCOPE OF WORK			DRAWING INDEX			PROJECT NAME 3643-3645 19th Street SAN FRANCISCO, CA																																																																																																																																																																																																																																																																																								
			PROPOSED HORIZONTAL & VERTICAL ADDITION TO EXISTING TWO-STORY BUILDING TO ADD ONE ADDITIONAL UNIT.			<u>ARCHITECTURAL</u> A-0.1 COVER SHEET A-1.1 SITE PLANS, & NOTES A-2.1 FIRST FLOOR PLANS A-2.2 SECOND FLOOR PLANS A-2.3 THIRD, FOURTH & ROOF PLANS A-3.1 BUILDING ELEVATIONS A-3.2 BUILDING ELEVATIONS A-3.3 BUILDING ELEVATIONS A-4.1 BUILDING SECTIONS A-4.2 BUILDING SECTIONS GP-0.1 GREEN BUILDING SITE PERMIT CHECKLIST C-0.1 SURVEY																																																																																																																																																																																																																																																																																											
GENERAL NOTES			ABBREVIATION			PROJECT DATA			 SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE:WWW. SIACONSULT.COM																																																																																																																																																																																																																																																																																								
<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. 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.</p> <p>7. 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.</p> <p>8. 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.</p> <p>9. 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.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.</p> <p>11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.</p> <p>12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.</p> <p>13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.</p> <p>14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING 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.</p> <p>15. 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.</p> <p>16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.</p> <p>17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.</p> <p>18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.</p> <p>NOTES:</p> <ul style="list-style-type: none">- BLDG. TO BE FULLY SPRINLERED, SPRINKLER PLAN UNDER SEPERATE PERMIT, AS PER NFPA 13- PROVIDE FIRE ALARM PLAN UNDER SEPERATE PERMIT, AS PER CBC 310.10 EXCEPTIONS 2- PROVIDE STANDPIPE SYSTEM IN EA. STAIRWAY & ON ROOF, AS PER NFPA 14- PROVIDE LOCKBOX AT MAIN ENTRY COORDINATE WITH DISTRICT FIRE INSPECTOR- PROVIDE STAIRWELL IDENTIFICATION SIGNS, AS PER CBC 1003.3.3.13- PROVIDE SMOKE DETECTORS REQUIRED IN COMMON CORRIDOR ON FIRST FLOOR, AS PER CFC 1006.2.9.3			<table><tr><td>#</td><td>POUND OR NUMBER</td><td>H.C.</td><td>HANDICAPPED</td></tr><tr><td>&</td><td>AND</td><td>HI</td><td>HIGH</td></tr><tr><td>@</td><td>AT</td><td>HM</td><td>HOLLOW METAL</td></tr><tr><td>ABV</td><td>ABOVE</td><td>HP</td><td>HIGH POINT</td></tr><tr><td>ACT</td><td>ACOUSTIC CEILING TILE</td><td>HR</td><td>HOUR</td></tr><tr><td>AD</td><td>AREA DRAIN</td><td>HVAC</td><td>HEATING, VENTILATING, AND AIR CONDITIONING</td></tr><tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td><td></td><td>IMPACT RESISTANT</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>IRGWB</td><td>GYPSUM WALLBOARD</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td></td><td></td></tr><tr><td>ANOD</td><td>ANODIZED</td><td>ILO</td><td>IN LIEU OF</td></tr><tr><td>ASPH</td><td>ASPHALT</td><td>INSUL</td><td>INSULATED</td></tr><tr><td>BD</td><td>BOARD</td><td>INT</td><td>INTERIOR</td></tr><tr><td>BLDG</td><td>BUILDING</td><td>LO</td><td>LOW</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>MAX</td><td>MAXIMUM</td></tr><tr><td>BOT</td><td>BOTTOM</td><td>MECH</td><td>MECHANICAL</td></tr><tr><td>BSMT</td><td>BASEMENT</td><td>MEMBR</td><td>MEMBRANE</td></tr><tr><td>BST</td><td>BOTTOM OF STAIRS</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>BYND</td><td>BEYOND</td><td>MO</td><td>MASONRY OPENING</td></tr><tr><td>CIP</td><td>CAST IN PLACE</td><td>MTL</td><td>METAL</td></tr><tr><td>CHNL</td><td>CHANNEL</td><td>(N)</td><td>NEW</td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>NIC</td><td>NOT IN CONTRACT</td></tr><tr><td>CLG</td><td>CEILING</td><td>NO</td><td>NUMBER</td></tr><tr><td>CLO</td><td>CLOSET</td><td>NOM</td><td>NOMINAL</td></tr><tr><td>CLR</td><td>CLEAR</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr><tr><td>CNTR</td><td>COUNTER</td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>OFF</td><td>OFFICE</td></tr><tr><td>COL</td><td>COLUMN</td><td>OH</td><td>OPPOSITE HAND</td></tr><tr><td>COMPR</td><td>COMPRESSIBLE</td><td>OZ</td><td>OUNCE</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>PCC</td><td>PRE-CAST CONCRETE</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>P.L.</td><td>PROPERTY LINE</td></tr><tr><td>CORR</td><td>CORRIDOR</td><td>PLUMB</td><td>PLUMBING</td></tr><tr><td>CPT</td><td>CARPET</td><td>PLYD</td><td>PLYWOOD</td></tr><tr><td>CT</td><td>CERAMIC TILE</td><td>PT</td><td>PRESSURE TREATED</td></tr><tr><td>CTR</td><td>CENTER</td><td>PNT</td><td>PAINT/PAINTED</td></tr><tr><td>CTYD</td><td>COURTYARD</td><td>PVC</td><td>POLYVINYL CHLORIDE</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>RBR</td><td>RUBBER</td></tr><tr><td>DEMO</td><td>DEMOLISH</td><td>RCP</td><td>REFLECTED CEILING PLAN</td></tr><tr><td>DET</td><td>DETAIL</td><td>RD</td><td>ROOF DRAIN</td></tr><tr><td>D.F.</td><td>DRINKING FOUNTAIN</td><td>RDWD</td><td>REDWOOD</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>REQD</td><td>REQUIRED</td></tr><tr><td>DIMS</td><td>DIMENSIONS</td><td>RM</td><td>ROOM</td></tr><tr><td>DN</td><td>DOWN</td><td>S.F.</td><td>SQUARE FOOT</td></tr><tr><td>DR</td><td>DOOR</td><td>SIM</td><td>SIMILIAR</td></tr><tr><td>DWG</td><td>DRAWING</td><td>SPEC</td><td>SPECIFIED OR SPECIFICATION</td></tr><tr><td>(E)</td><td>EXISTING</td><td>SPK</td><td>SPRINKLER</td></tr><tr><td>EA</td><td>EACH</td><td>SSTL</td><td>STAINLESS STEEL</td></tr><tr><td>EL</td><td>ELEVATION</td><td>STC</td><td>SOUND TRANSMISSION</td></tr><tr><td>ELEC</td><td>ELECTRICAL</td><td></td><td>COEFFICIENT</td></tr><tr><td>ELEV</td><td>ELEVATOR/ELEVATION</td><td>STD</td><td>STANDARD</td></tr><tr><td>EQ</td><td>EQUAL</td><td>STL</td><td>STEEL</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>STRUCT</td><td>STRUCTURAL</td></tr><tr><td>EXP JT</td><td>EXPANSION JOINT</td><td>SQ.</td><td>SQUARE</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>T&G</td><td>TONGUE AND GROOVE</td></tr><tr><td>F.D.</td><td>FLOOR DRAIN</td><td>TC</td><td>TOP OF CURB</td></tr><tr><td>FEC</td><td>FIRE EXTINGUISHER CABINET</td><td>TELE</td><td>TELEPHONE</td></tr><tr><td>FIXT</td><td>FIXTURE</td><td>TLT</td><td>TOILET</td></tr><tr><td>FLR</td><td>FLOOR</td><td>TO</td><td>TOP OF</td></tr><tr><td>FLUOR</td><td>FLUORESCENT</td><td>TOC</td><td>TOP OF CONCRETE</td></tr><tr><td>FM</td><td>FILLED METAL</td><td>TOS</td><td>TOP OF STEEL</td></tr><tr><td>FND</td><td>FOUNDATION</td><td>TP</td><td>TOILET PAPER DISPENSER</td></tr><tr><td>FO</td><td>FACE OF</td><td>T/D</td><td>TELEPHONE/DATA</td></tr><tr><td>F.O.F.</td><td>FACE OF FININSH</td><td>TST</td><td>TOP OF STAIRS</td></tr><tr><td>FURR</td><td>FURRING</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>GA</td><td>GAUGE</td><td>U.N.O.</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>UIS</td><td>UNDERSIDE</td></tr><tr><td>G.B.</td><td>GRAB BAR</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr><tr><td>GND</td><td>GROUND</td><td>VP</td><td>VISION PANEL</td></tr><tr><td>GRP</td><td>GROUP</td><td>W/</td><td>WITH</td></tr><tr><td>GWB</td><td>GYPSUM WALL BOARD</td><td>WD</td><td>WOOD</td></tr><tr><td>GYP</td><td>GYPSUM</td><td>W.H.</td><td>WATER HEATER</td></tr></table> <div>NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS</div>			#	POUND OR NUMBER	H.C.		HANDICAPPED	&	AND	HI	HIGH	@	AT	HM	HOLLOW METAL	ABV	ABOVE	HP	HIGH POINT	ACT	ACOUSTIC CEILING TILE	HR	HOUR	AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	AFF	ABOVE FINISHED FLOOR		IMPACT RESISTANT	ALUM	ALUMINUM	IRGWB	GYPSUM WALLBOARD	APPROX	APPROXIMATE			ANOD	ANODIZED	ILO	IN LIEU OF	ASPH	ASPHALT	INSUL	INSULATED	BD	BOARD	INT	INTERIOR	BLDG	BUILDING	LO	LOW	BLKG	BLOCKING	MAX	MAXIMUM	BOT	BOTTOM	MECH	MECHANICAL	BSMT	BASEMENT	MEMBR	MEMBRANE	BST	BOTTOM OF STAIRS	MIN	MINIMUM	BYND	BEYOND	MO	MASONRY OPENING	CIP	CAST IN PLACE	MTL	METAL	CHNL	CHANNEL	(N)	NEW	CJ	CONTROL JOINT	NIC	NOT IN CONTRACT	CLG	CEILING	NO	NUMBER	CLO	CLOSET	NOM	NOMINAL	CLR	CLEAR	N.T.S.	NOT TO SCALE	CNTR	COUNTER	O.C.	ON CENTER	CMU	CONCRETE MASONRY UNIT	OFF	OFFICE	COL	COLUMN	OH	OPPOSITE HAND	COMPR	COMPRESSIBLE	OZ	OUNCE	CONC	CONCRETE	PCC	PRE-CAST CONCRETE	CONT	CONTINUOUS	P.L.	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FACE OF FININSH	TST	TOP OF STAIRS	FURR	FURRING	TYP	TYPICAL	GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE	GALV	GALVANIZED	UIS	UNDERSIDE	G.B.	GRAB BAR	V.I.F.	VERIFY IN FIELD	GND	GROUND	VP	VISION PANEL	GRP	GROUP	W/	WITH	GWB	GYPSUM WALL BOARD	WD	WOOD	GYP	GYPSUM	W.H.	WATER HEATER	<p>LOT AREA: 2,848 ± S.F.</p> <p># OF COVER PARKING SPACES: 2 (NO CHANGE)</p> <p>(E) NUMBER OF UNITS: 2</p> <p>(N) NUMBER OF UNITS: 3</p> <p>(E) HEIGHT: 28'-4" ±</p> <p>(N) HEIGHT: 38'-4" ±</p> <p>(E) NUMBER OF STORIES: 2</p> <p>(N) NUMBER OF STORIES: 4</p> <p>(E) OCCUPANCY GROUP: R-3</p> <p>(N) OCCUPANCY GROUP: R-2</p> <p>CONSTRUCTION TYPE: V-B</p> <p>BLOCK & LOT : 3598-068</p> <p>ZONING: RH-3</p> <p>APPLICABLE CODES: 2013 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS</p> <p><u>GROSS FLOOR AREA:</u></p> <p>(E) FIRST FLOOR AREA (INCL. GARAGE): 1,520 ± S.F.</p> <p>(E) SECOND FLOOR AREA: 1,609± S.F.</p> <p>(E) TOTAL BLDG. GROSS AREA (INCL GARAGE): 3,129 ± S.F.</p> <p>(N) FIRST FLOOR AREA (INCL. GARAGE): 1,606 ± S.F.</p> <p>(N) SECOND FLOOR AREA: 1,642 ± S.F.</p> <p>(N) THIRD FLOOR AREA: 1,259 ± S.F.</p> <p>(N) FOURTH FLOOR AREA: 757 ± S.F.</p> <p>(N) TOTAL BLDG. GROSS AREA (INCL. GARAGE): 5,264 ± S.F.</p> <p><u>HABITABLE FLOOR AREA:</u></p> <p>UNIT #1:</p> <p>LOWER LEVEL: 669 ± S.F.</p> <p>UPPER LEVEL: 732 ± S.F.</p> <p>TOTAL AREA: 1,401 ± S.F.</p> <p>UNIT #2:</p> <p>LOWER LEVEL: 551 ± S.F.</p> <p>UPPER LEVEL: 444 ± S.F.</p> <p>TOTAL AREA: 995 ± S.F.</p> <p>UNIT #3:</p> <p>LOWER LEVEL: 682 ± S.F.</p> <p>UPPER LEVEL: 700 ± S.F.</p> <p>TOTAL AREA: 1,382 ± S.F.</p> <p>TOTAL HABITABLE FLOOR AREA: 3,778 ± S.F.</p> <p><u>COMMON FLOOR AREA:</u> 110 ± S.F.</p>		
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CNTR	COUNTER	O.C.	ON CENTER																																																																																																																																																																																																																																																																																														
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE																																																																																																																																																																																																																																																																																														
COL	COLUMN	OH	OPPOSITE HAND																																																																																																																																																																																																																																																																																														
COMPR	COMPRESSIBLE	OZ	OUNCE																																																																																																																																																																																																																																																																																														
CONC	CONCRETE	PCC	PRE-CAST CONCRETE																																																																																																																																																																																																																																																																																														
CONT	CONTINUOUS	P.L.	PROPERTY LINE																																																																																																																																																																																																																																																																																														
CORR	CORRIDOR	PLUMB	PLUMBING																																																																																																																																																																																																																																																																																														
CPT	CARPET	PLYD	PLYWOOD																																																																																																																																																																																																																																																																																														
CT	CERAMIC TILE	PT	PRESSURE TREATED																																																																																																																																																																																																																																																																																														
CTR	CENTER	PNT	PAINT/PAINTED																																																																																																																																																																																																																																																																																														
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE																																																																																																																																																																																																																																																																																														
DBL	DOUBLE	RBR	RUBBER																																																																																																																																																																																																																																																																																														
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN																																																																																																																																																																																																																																																																																														
DET	DETAIL	RD	ROOF DRAIN																																																																																																																																																																																																																																																																																														
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD																																																																																																																																																																																																																																																																																														
DIA	DIAMETER	REQD	REQUIRED																																																																																																																																																																																																																																																																																														
DIMS	DIMENSIONS	RM	ROOM																																																																																																																																																																																																																																																																																														
DN	DOWN	S.F.	SQUARE FOOT																																																																																																																																																																																																																																																																																														
DR	DOOR	SIM	SIMILIAR																																																																																																																																																																																																																																																																																														
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION																																																																																																																																																																																																																																																																																														
(E)	EXISTING	SPK	SPRINKLER																																																																																																																																																																																																																																																																																														
EA	EACH	SSTL	STAINLESS STEEL																																																																																																																																																																																																																																																																																														
EL	ELEVATION	STC	SOUND TRANSMISSION																																																																																																																																																																																																																																																																																														
ELEC	ELECTRICAL		COEFFICIENT																																																																																																																																																																																																																																																																																														
ELEV	ELEVATOR/ELEVATION	STD	STANDARD																																																																																																																																																																																																																																																																																														
EQ	EQUAL	STL	STEEL																																																																																																																																																																																																																																																																																														
EXT	EXTERIOR	STRUCT	STRUCTURAL																																																																																																																																																																																																																																																																																														
EXP JT	EXPANSION JOINT	SQ.	SQUARE																																																																																																																																																																																																																																																																																														
EXT	EXTERIOR	T&G	TONGUE AND GROOVE																																																																																																																																																																																																																																																																																														
F.D.	FLOOR DRAIN	TC	TOP OF CURB																																																																																																																																																																																																																																																																																														
FEC	FIRE EXTINGUISHER CABINET	TELE	TELEPHONE																																																																																																																																																																																																																																																																																														
FIXT	FIXTURE	TLT	TOILET																																																																																																																																																																																																																																																																																														
FLR	FLOOR	TO	TOP OF																																																																																																																																																																																																																																																																																														
FLUOR	FLUORESCENT	TOC	TOP OF CONCRETE																																																																																																																																																																																																																																																																																														
FM	FILLED METAL	TOS	TOP OF STEEL																																																																																																																																																																																																																																																																																														
FND	FOUNDATION	TP	TOILET PAPER DISPENSER																																																																																																																																																																																																																																																																																														
FO	FACE OF	T/D	TELEPHONE/DATA																																																																																																																																																																																																																																																																																														
F.O.F.	FACE OF FININSH	TST	TOP OF STAIRS																																																																																																																																																																																																																																																																																														
FURR	FURRING	TYP	TYPICAL																																																																																																																																																																																																																																																																																														
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE																																																																																																																																																																																																																																																																																														
GALV	GALVANIZED	UIS	UNDERSIDE																																																																																																																																																																																																																																																																																														
G.B.	GRAB BAR	V.I.F.	VERIFY IN FIELD																																																																																																																																																																																																																																																																																														
GND	GROUND	VP	VISION PANEL																																																																																																																																																																																																																																																																																														
GRP	GROUP	W/	WITH																																																																																																																																																																																																																																																																																														
GWB	GYPSUM WALL BOARD	WD	WOOD																																																																																																																																																																																																																																																																																														
GYP	GYPSUM	W.H.	WATER HEATER																																																																																																																																																																																																																																																																																														
1	2	3	4	5	6	7	8	9	10																																																																																																																																																																																																																																																																																								



SIA CONSULTING CORPORATION
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Cover Sheet

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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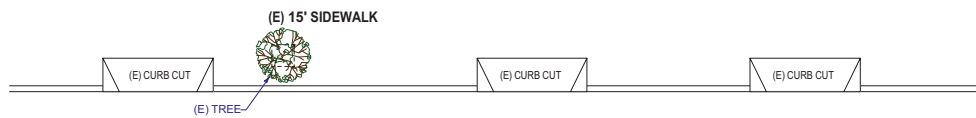
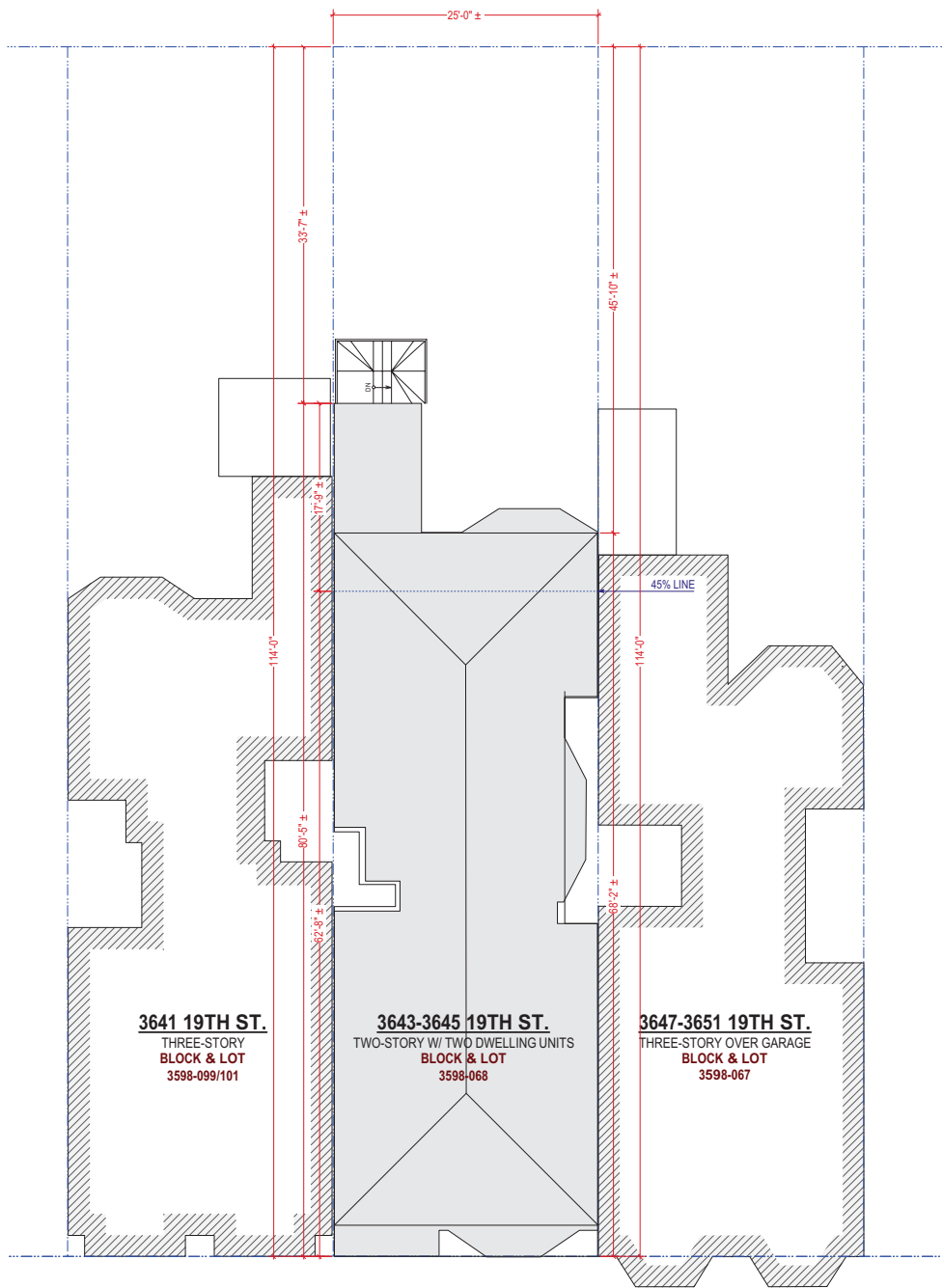
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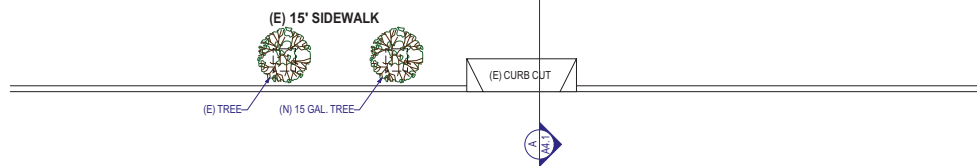
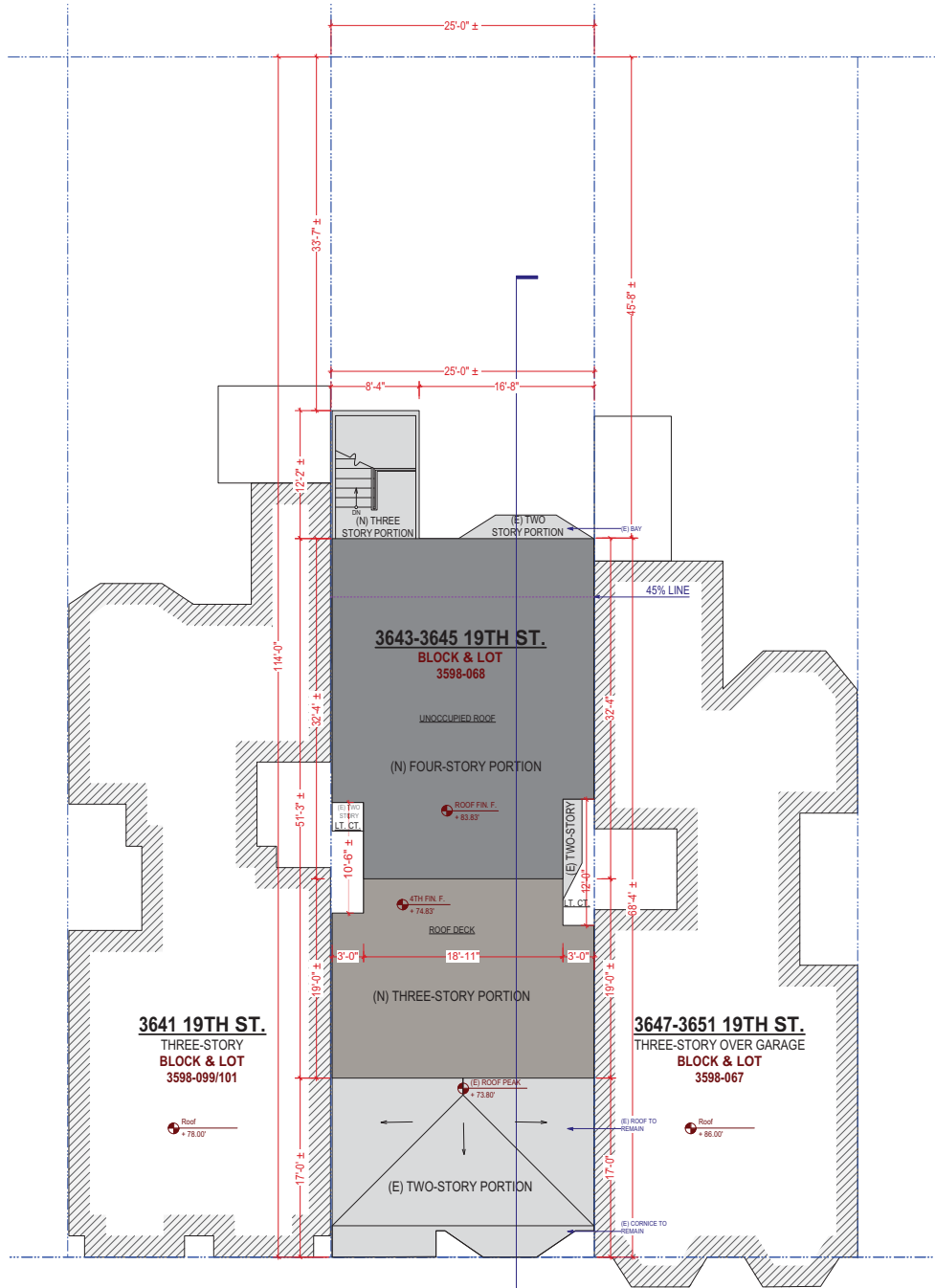
JOB NO.	13-1570
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SHEET NO.	A-0.1
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Existing Site Plan
1/8"=1'-0"

BLOCK & LOT: 3598/068
PROPERTY LINE:
OUTLINE OF EXISTING BUILDING:
OUTLINE OF PROPOSED ADDITION:
OUTLINE OF NEIGHBORS BUILDING:



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

PROJECT NAME

3643-3645 19th Street
SAN FRANCISCO, CA



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Site Plans

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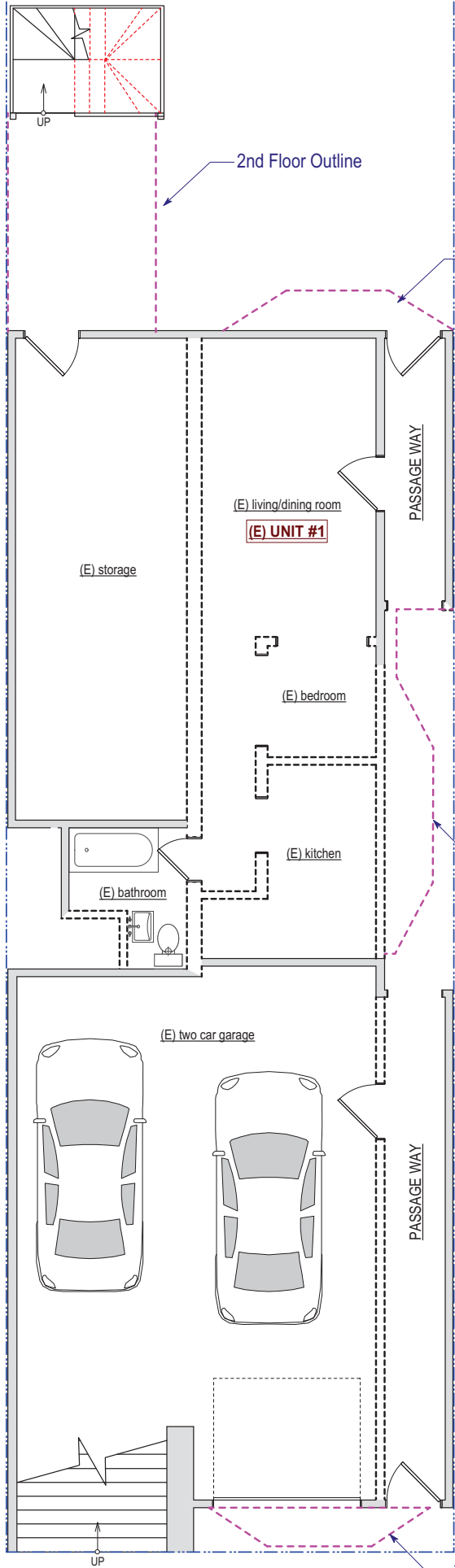
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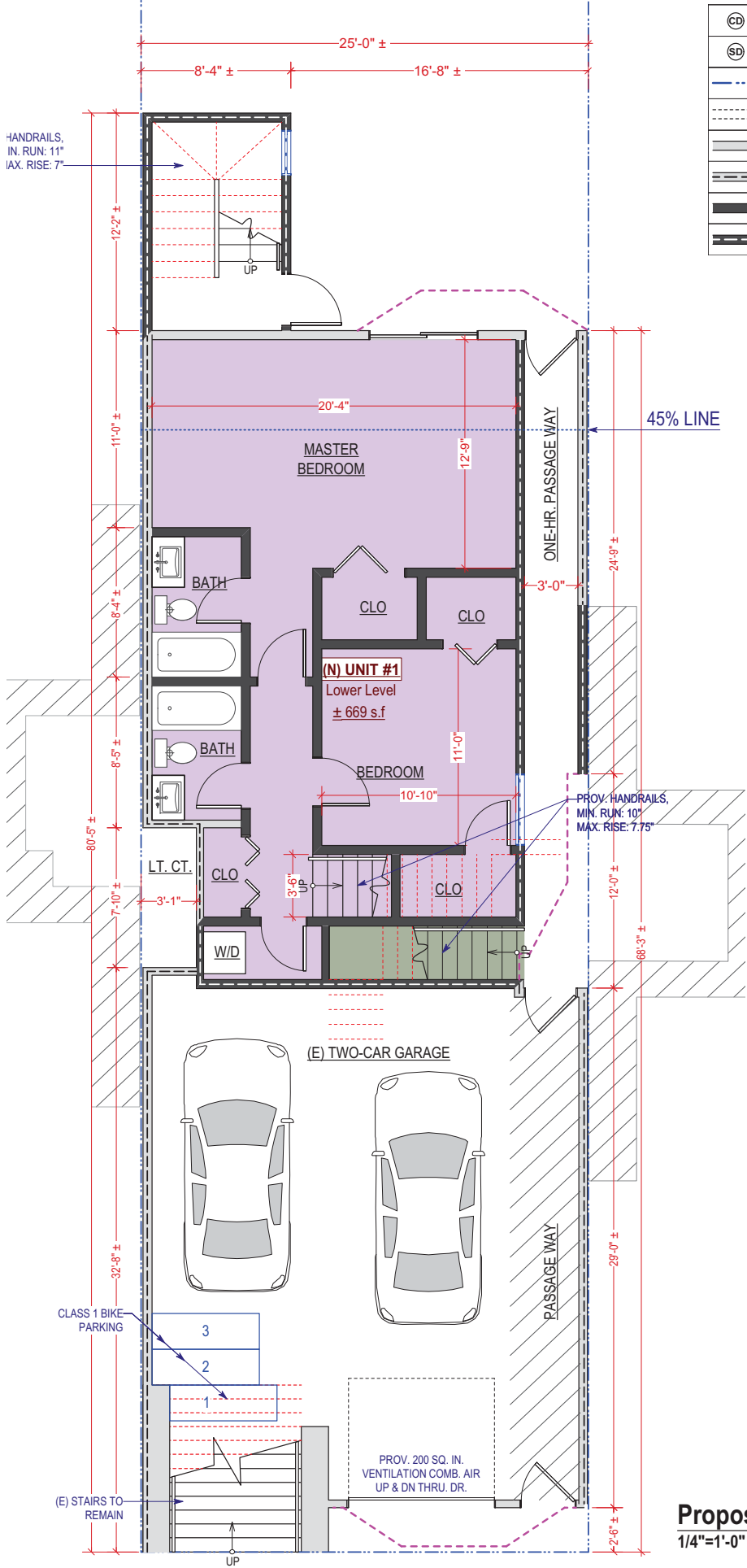
JOB NO.	13-1570
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SHEET NO.	
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A-1.1



Existing First Floor Plan
1/4"=1'-0"



Proposed First Floor Plan
1/4"=1'-0"

CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
- - - -	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
- - - -	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RA
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME

3643-3645 19th Street
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First Floor Plans

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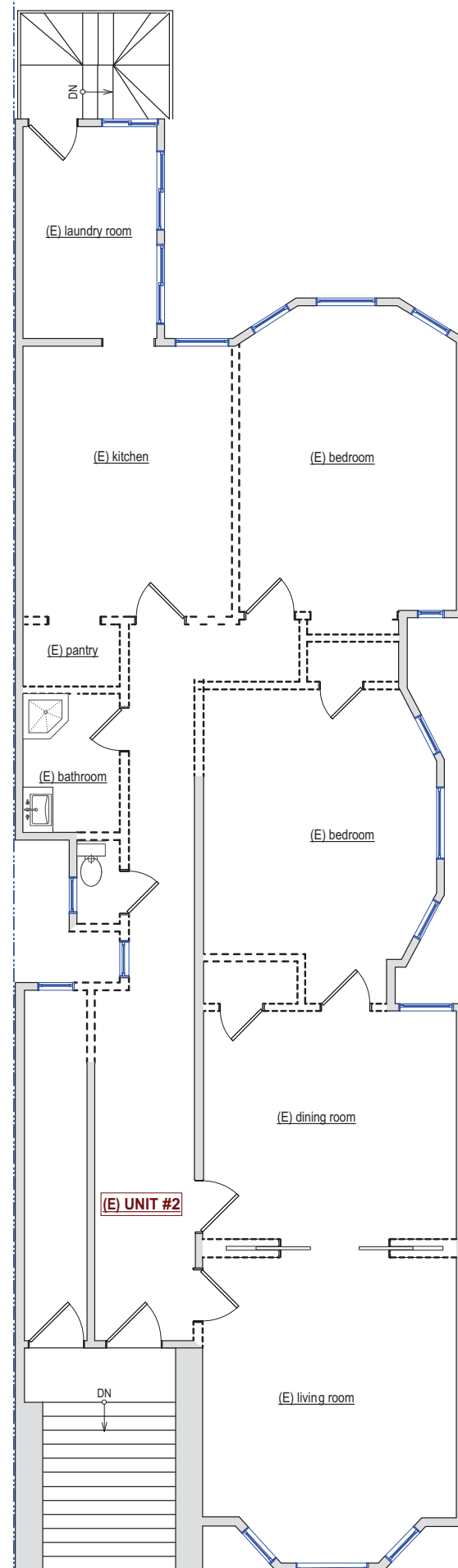
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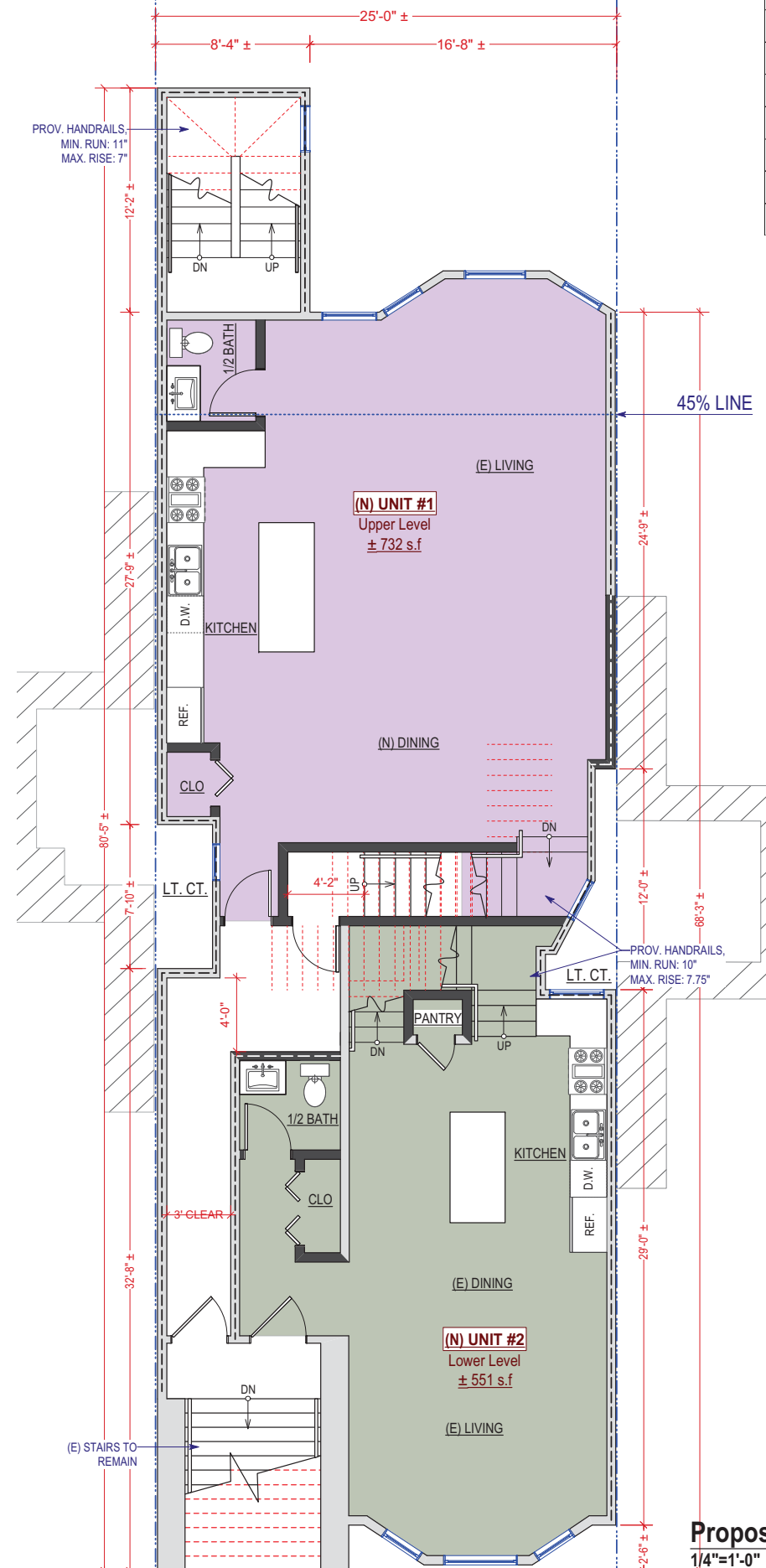
JOB NO.	13-1570
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SHEET NO.









A-2.1



Existing Second Floor Plan



Proposed Second Floor Plan

	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME

3643-3645 19th Street
SAN FRANCISCO, CA



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Second Floor Plans

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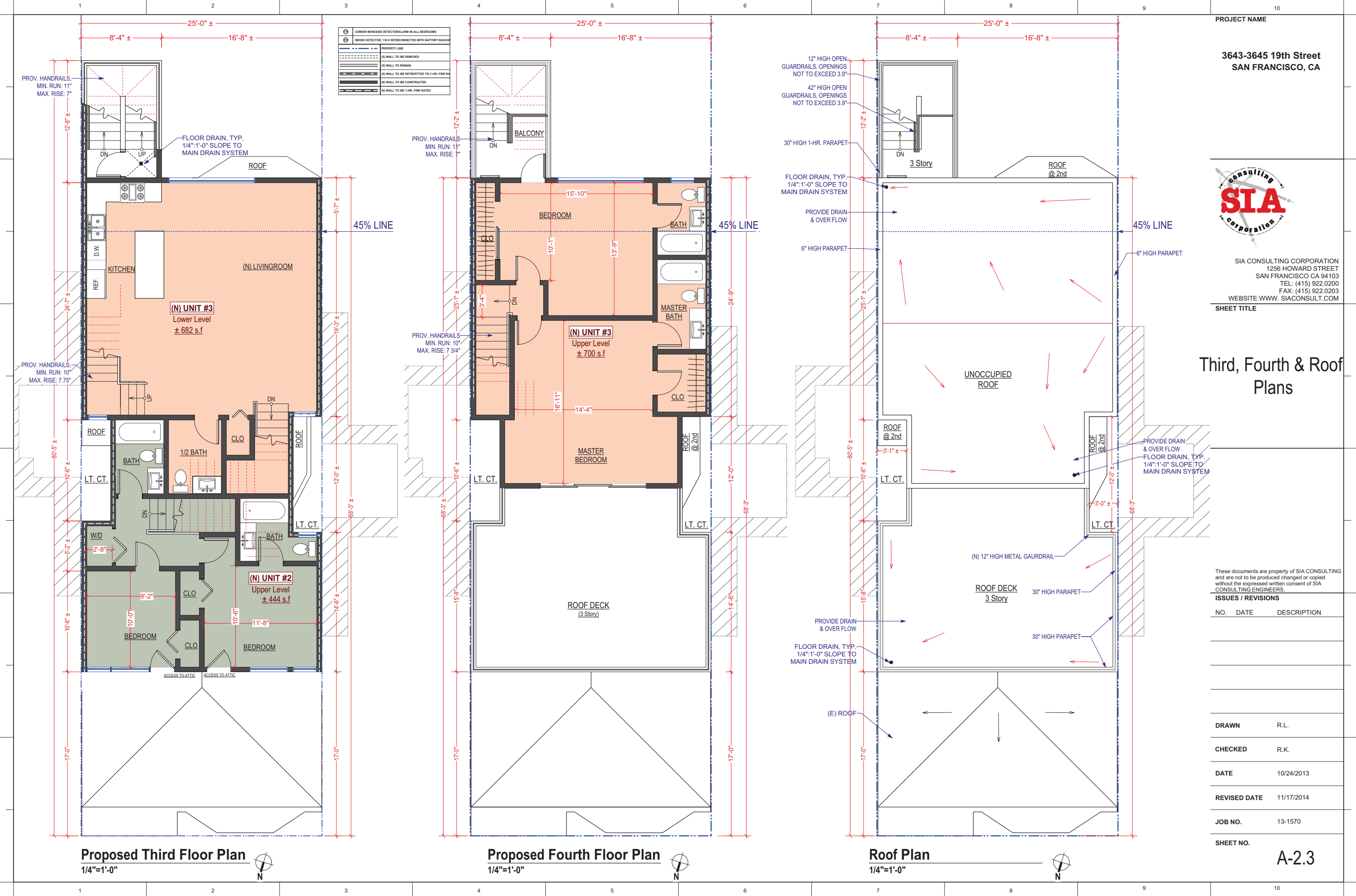
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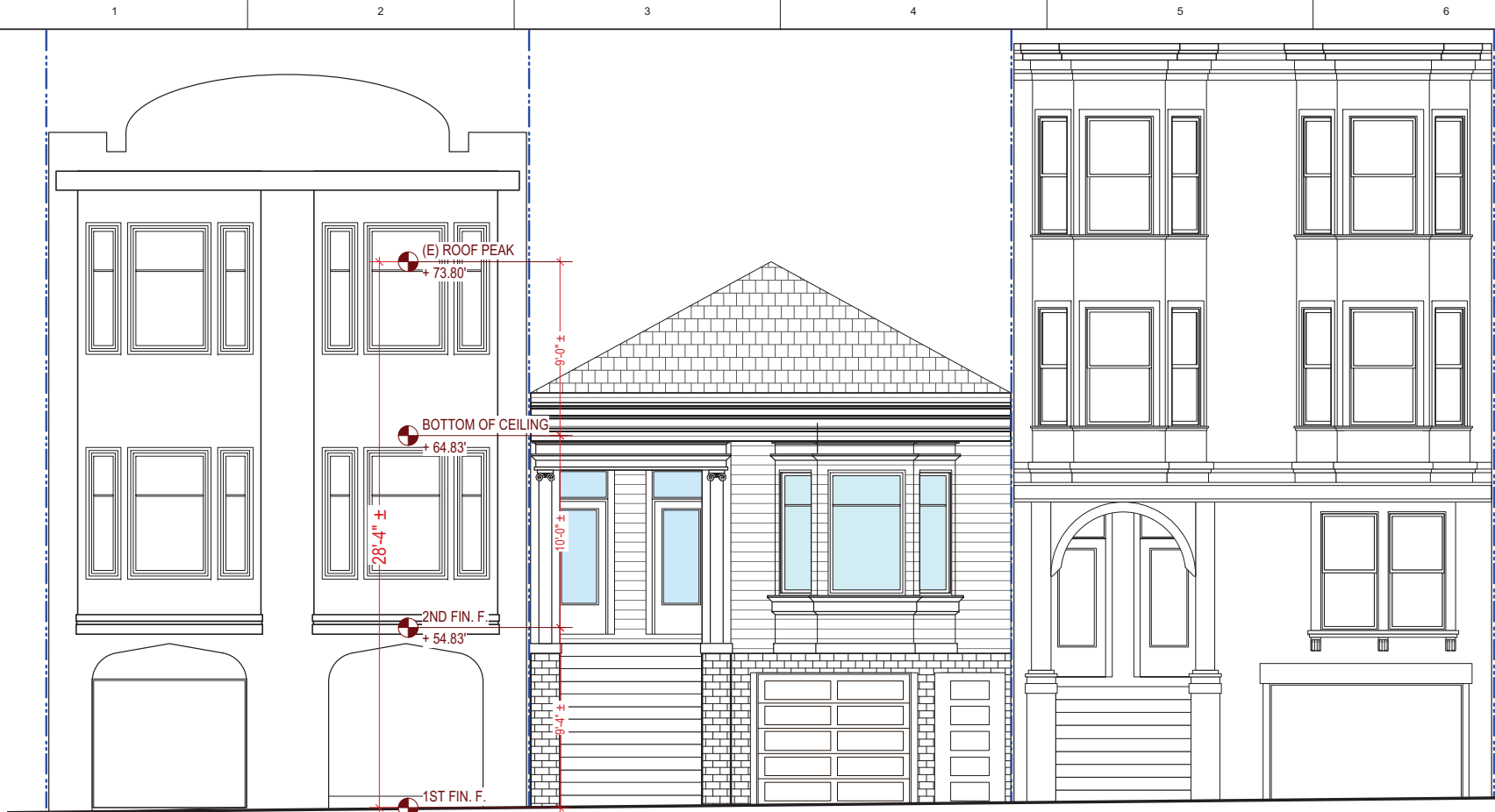
REVISÉ DATE 11/17/2014

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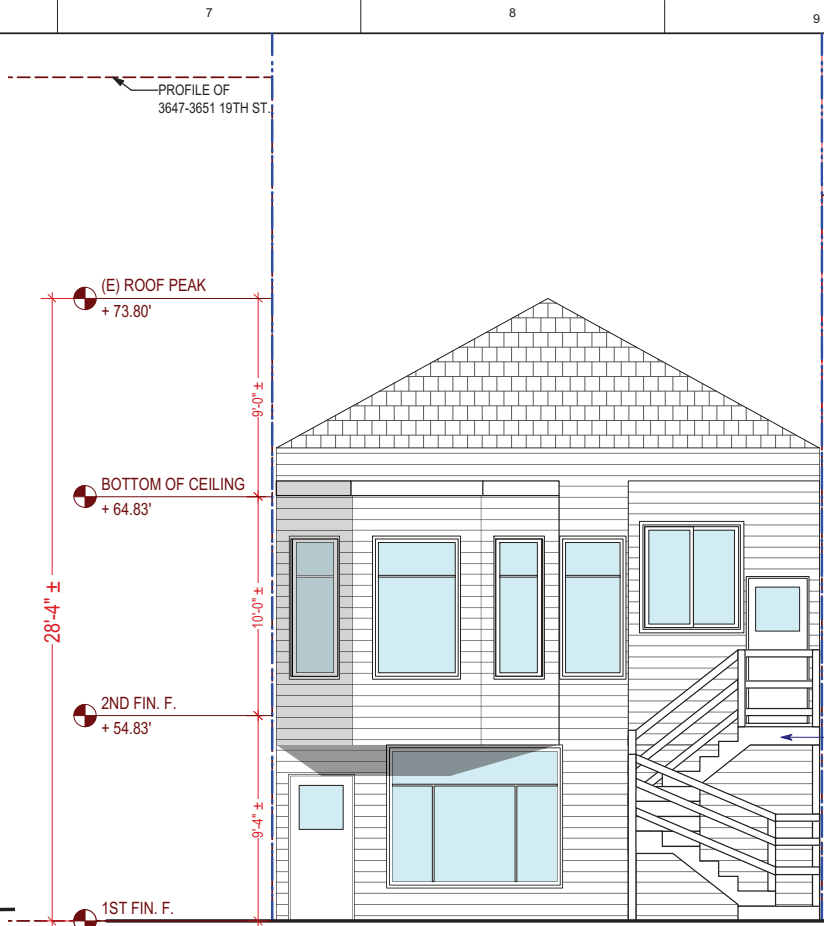
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A-2.2

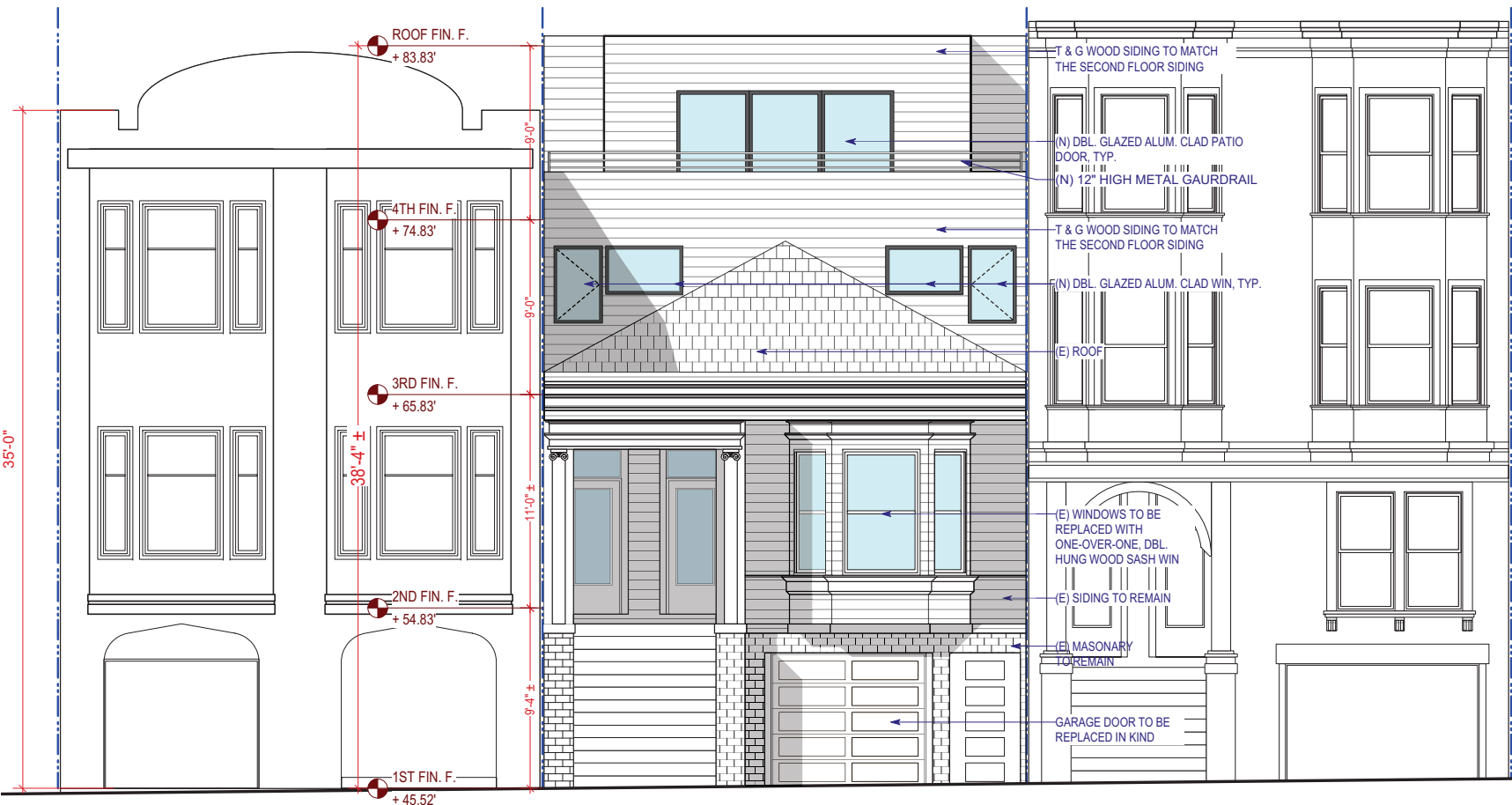




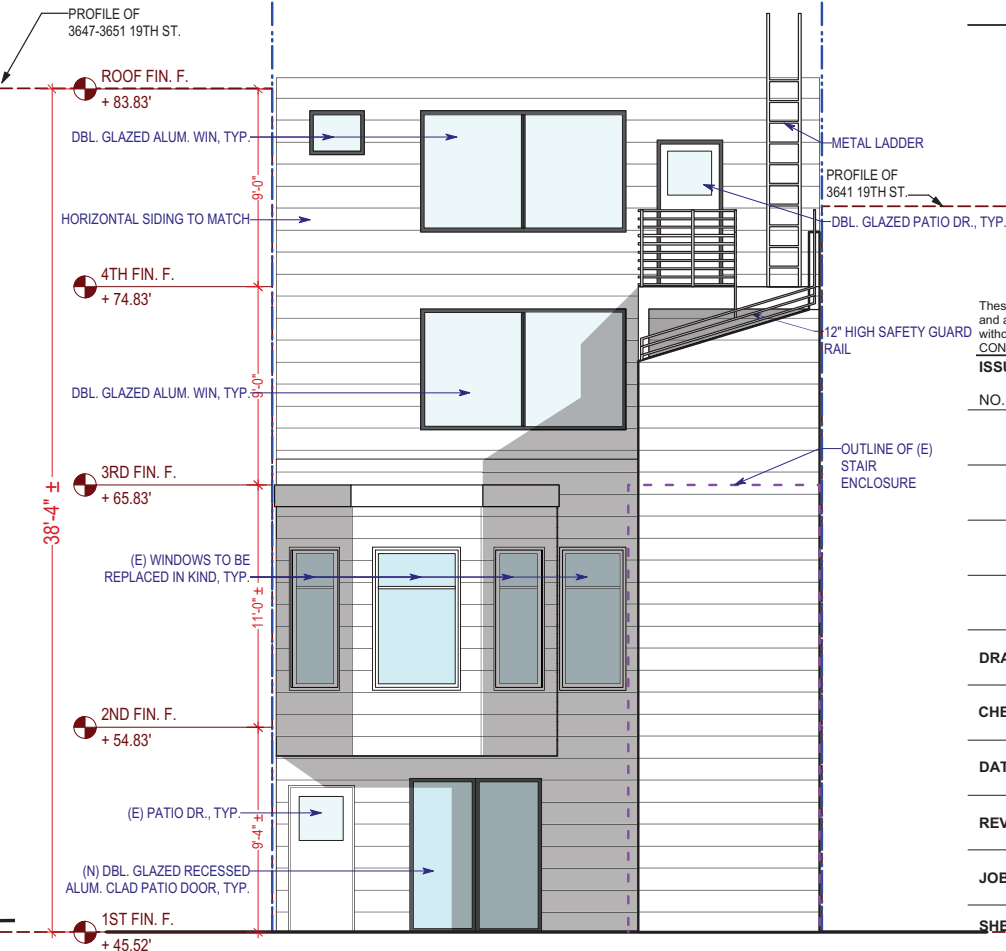
Existing Front Elevation
1/4"=1'-0"



Existing Rear Elevation
1/4"=1'-0"



Proposed Front Elevation
1/4"=1'-0"



Proposed Rear Elevation
1/4"=1'-0"

PROJECT NAME

3643-3645 19th Street
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Front & Rear
Elevations

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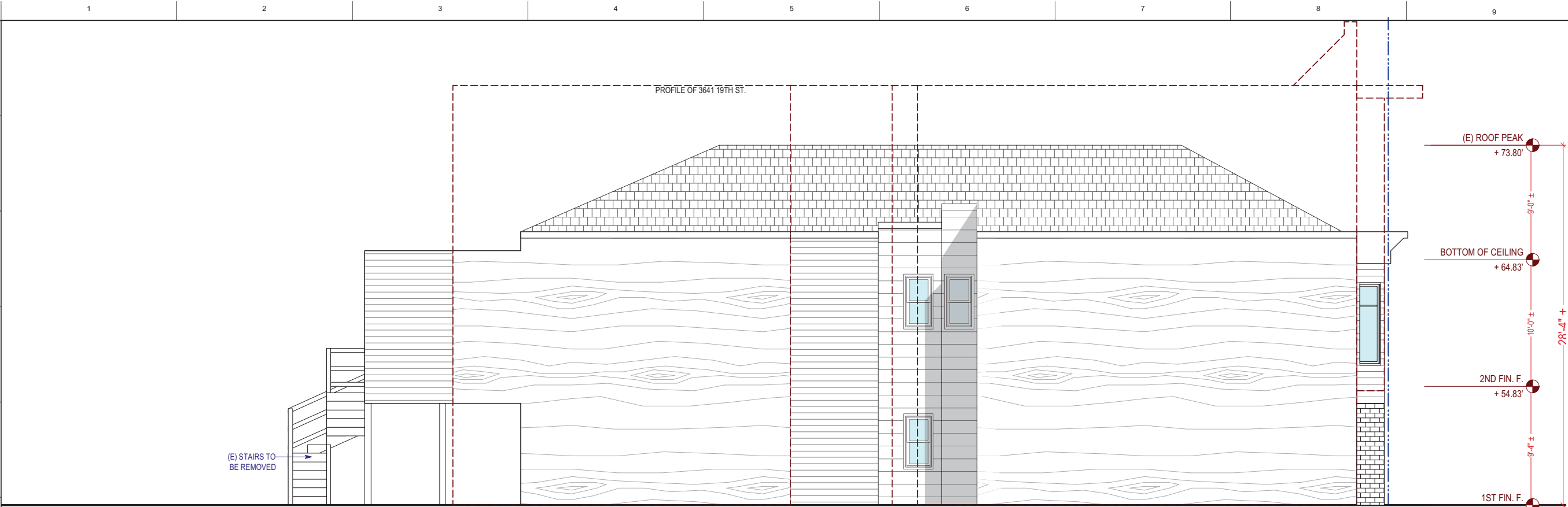
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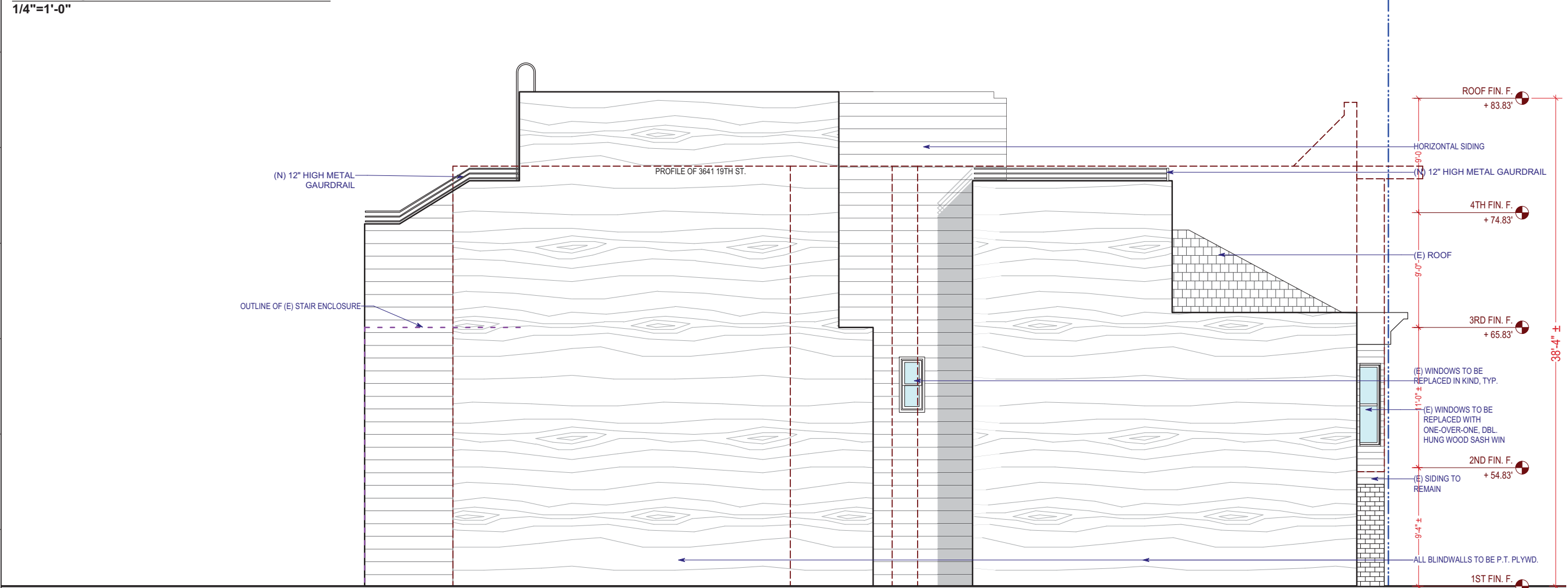
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SHEET NO.	
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A-3.1




Existing Left Elevation
1/4"=1'-0"



Proposed Left Elevation
1/4"=1'-0"

PROJECT NAME

**3643-3645 19th Street
SAN FRANCISCO, CA**



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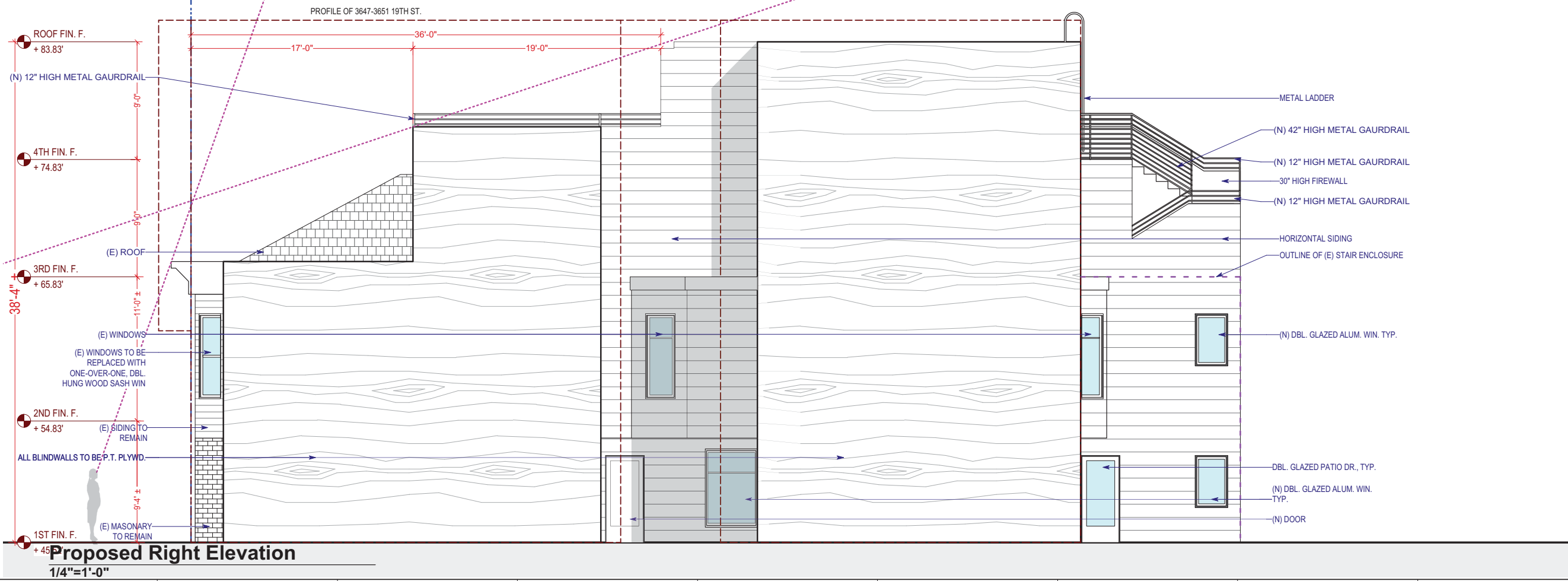
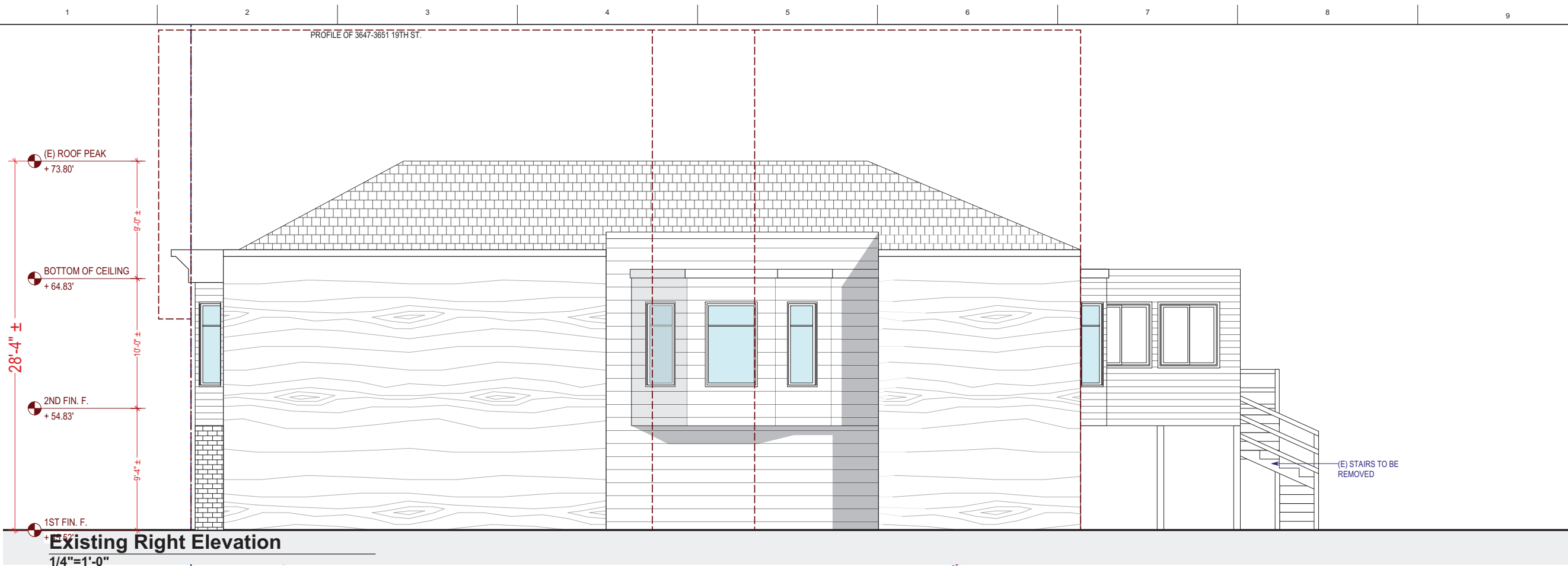
Left Elevations

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PROJECT NAME

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Right Elevations

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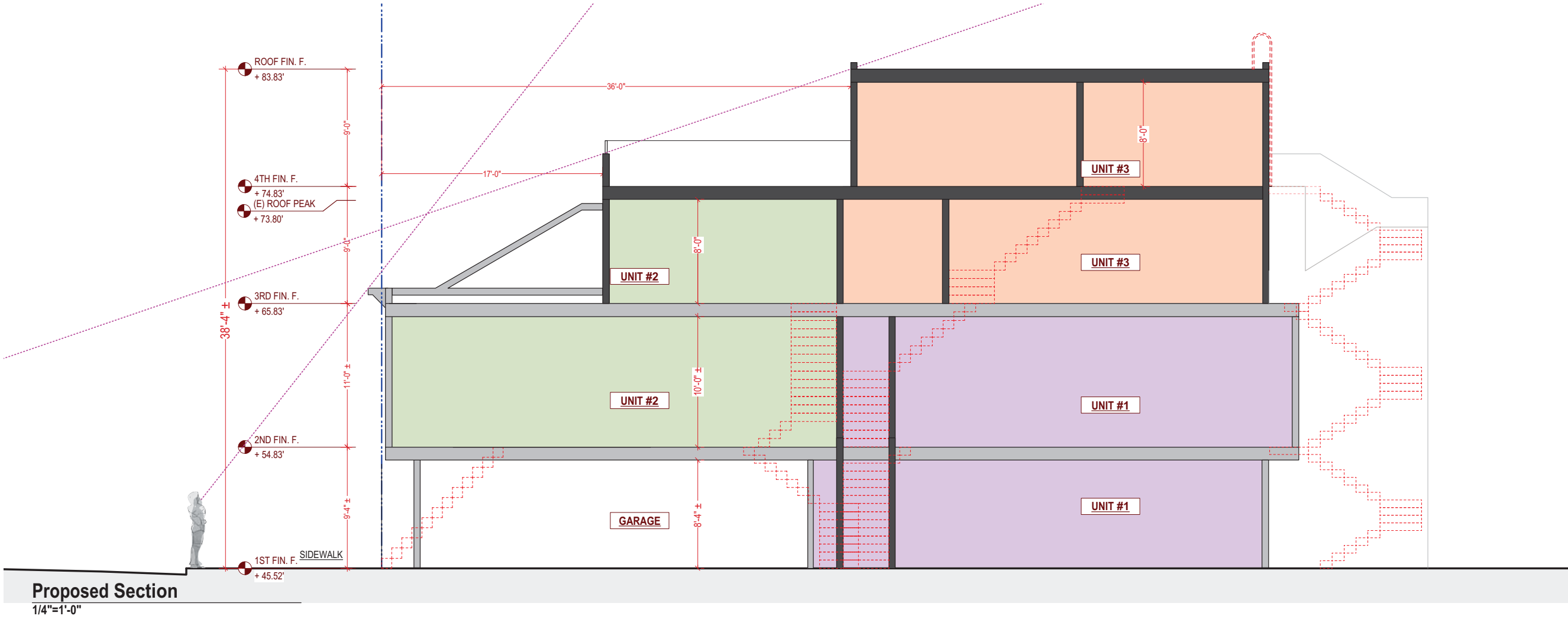
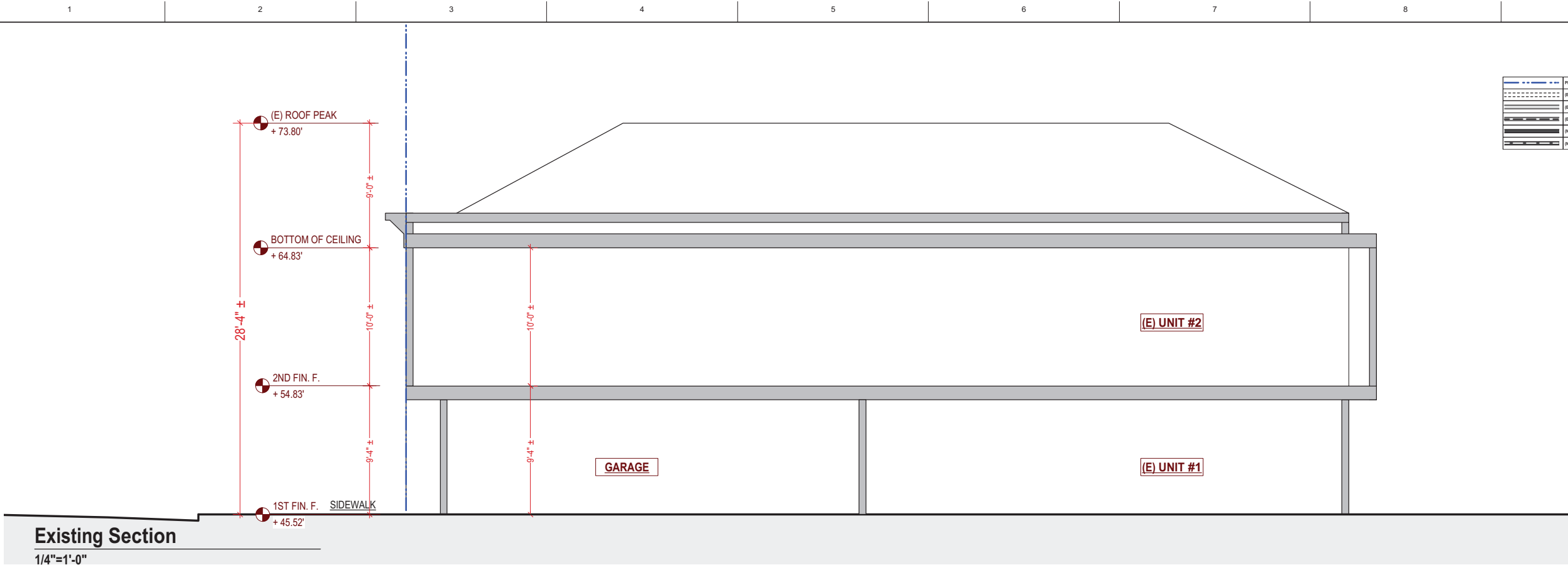
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A-3.3



	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE R4
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME

3643-3645 19th Street
SAN FRANCISCO, CA



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Building Sections

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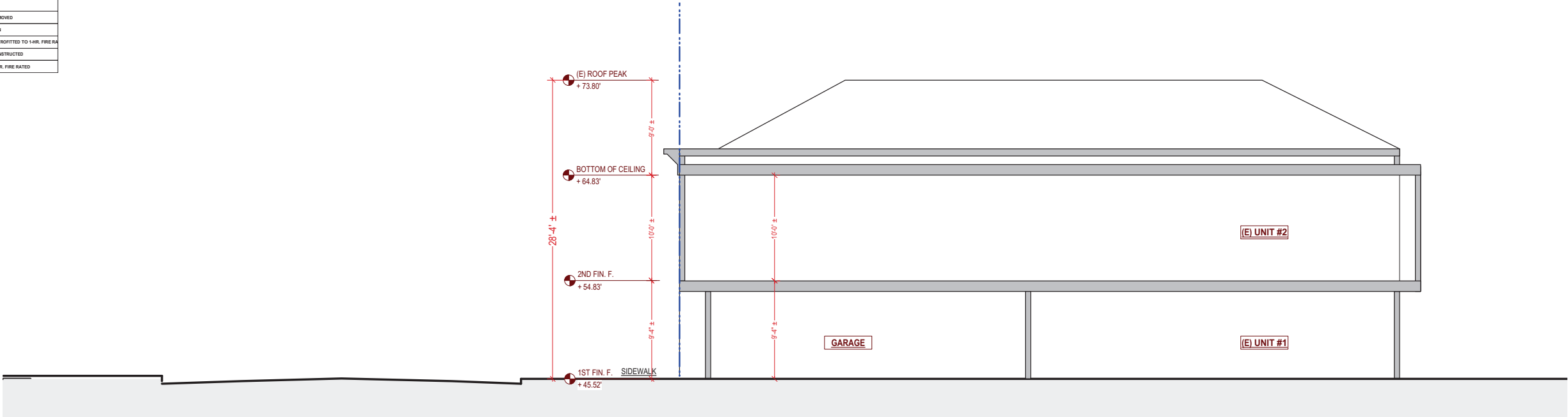
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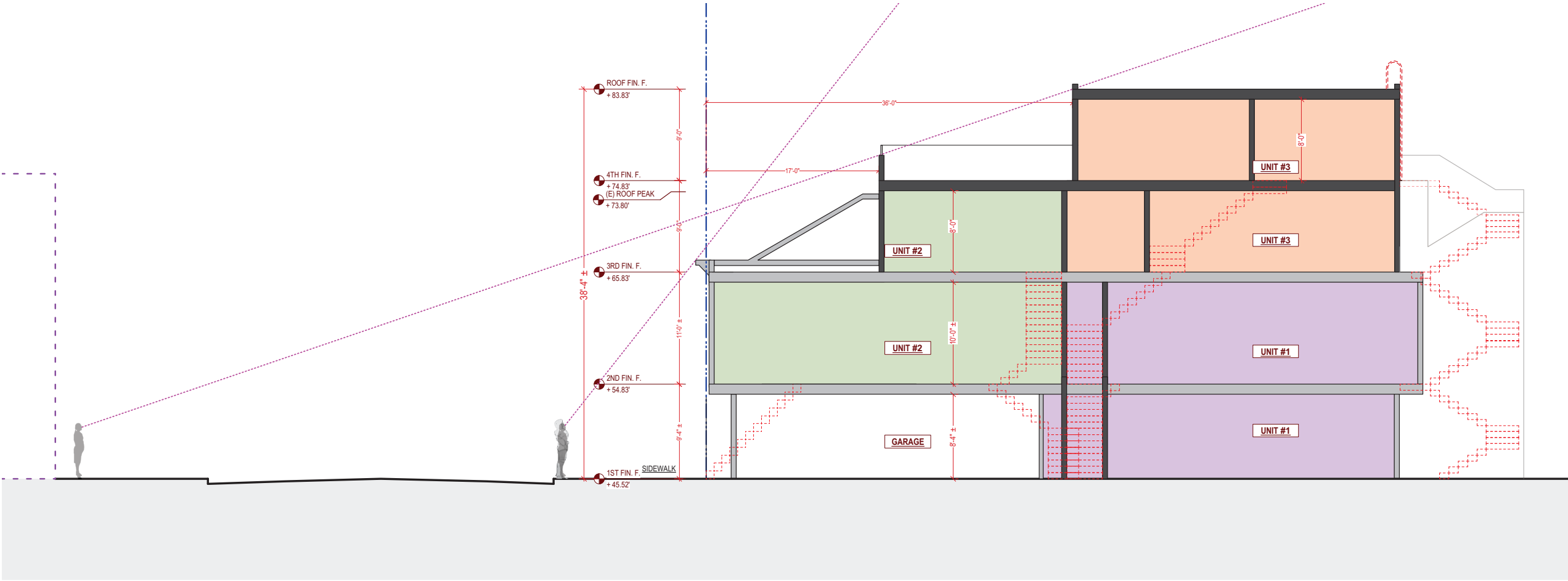
A-4.1

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE R4
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED



Existing Section

3/16"=1'-0"



Proposed Section

3/16"=1'-0"

PROJECT NAME

3643-3645 19th Street
SAN FRANCISCO, CA



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1256 HOWARD STREET
SAN FRANCISCO CA 94103
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Building Sections

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JOB NO.	13-1570
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SHEET NO.

A-4.2

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
3643-3645 19th St.	3598/068	3643-3645 19th St.
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
5,264 sf +/-	R-2	Sia Tahbazof
# of Dwelling Units	Height to highest occupied floor	Number of occupied floors
3	38'-4"	4

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Divert at least 65% of construction and demolition debris by complying with the San Francisco Construction & Demolition Debris Ordinance)	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used .

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS

	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						X
Overall Requirements:						
LEED certification level (includes prerequisites):	SILVER	SILVER	SILVER	SILVER	SILVER	SILVER
Base number of required points:	50	2	50	50	50	50
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Recycling by Occupants: Provide space for storage, collection, and loading of compost, recycling, and trash. Exceeds requirements of LEED MR prerequisite 1. See Administrative Bulletin 088 for details.	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Type of Project Proposed (Check box if applicable)		
Recycling by Occupants: Provide space for storage, collection, and loading of recycling, compost and trash. (13C.5.410.1, et al) - See Administrative Bulletin 088 for details.	●	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required. (13C.5.504.3)	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

PROJECT NAME

3643-3645 19th Street
SAN FRANCISCO, CA



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SHEET TITLE

Green Building Site Permit Checklist

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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CHECKED	R.K.
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DATE	10/24/2013
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REVISED DATE	11/17/2014
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JOB NO.	13-1570
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SHEET NO.

GP-0.1