



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE FEBRUARY 5, 2015

Date: January 29, 2015
Case No.: 2014.1583D
Project Address: 1762 12th AVENUE
Permit Application: 2013.07.15.1824
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 2038A/018
Project Sponsor: Troy Kashinapour
Troy Kashanipour Architecture
2325 Third Street Suite 401
San Francisco CA, 94107
Staff Contact: Marcelle Boudreaux – (415) 575-9140
Marcelle.Boudreaux@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 is a three-story, 27 foot tall, new single-family dwelling on a vacant lot. A roof deck is proposed, which includes permitted exemptions to height, such as guard railings. The residence will equal approximately 3,400 gross square foot.

SITE DESCRIPTION AND PRESENT USE

The subject lot is a vacant lot approximately 25 feet by 120 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located in the Inner Sunset neighborhood. The 12th Avenue streetface exhibits a consistent pattern of primarily two-story single family dwellings, and scattered three-story single-family dwellings. As 12th Avenue dead ends into Noriega Street, the topography shifts and a retaining wall splits the lanes of traffic into two lanes. At the top of Noriega Street, a row of three-story single-family dwellings is situated.

The adjacent lot to the north of the subject property is also a vacant property, 1758 12th Avenue, and a permit for a three-story single family dwelling was approved by the Planning Department in June, 2014. To the south is an irregularly-shaped corner lot, 430 Noriega, with a three-story single-family dwelling sited in the rear yard area.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 9 – October 9, 2014	October 9, 2014	February 5, 2015	130 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 26, 2015	January 26, 2015	10 days
Mailed Notice	10 days	January 26, 2015	January 23, 2015	13 days

PUBLIC COMMENT

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

To date, the Department has not received any communication about the Discretionary Review request.

DR REQUESTOR

Timothy Morshead, the DR requestor, resides at 469 Noriega Street. This property is approximately 115 feet, as the crow flies, up and across Noriega Street, south from the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: As proposed, the project will have unreasonable impacts on the public street view. In the San Francisco General Plan, map of "Quality of Street Views" this section of Noriega is listed as having an 'excellent' view. The massing of the building will impact the public view from the sidewalk.

Requestor's Alternative #1: Reduce the rear depth projection of the building by 5 feet to preserve views through rear yards.

Issue #2: The proposed roof deck is uncharacteristic of local development pattern, and extends the height above 27 feet.

Requestor's Alternative #2: Remove the roof deck and its supporting architectural features, such as guard rails, to maintain the 27 foot height.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* dated October 9, 2014, is included in the exhibits.

PROJECT SPONSOR'S RESPONSE

The owner and DR requestor have met and exchanged emails.

The proposed depth of the building in the rear is in conformance with the rear yard setback requirements under the code and the extension past the rear wall of the proposed adjacent 1758 12th Avenue is a modest one, approximately 3'-9". The mid-block open space of the block is preserved.

The owner and DR requestor have agreed to voluntary height restriction of 27 feet, however, the project sponsor did not agree to limit items that are exempted from height exemptions permitted in the code.

Please refer to the *Response to Discretionary Review* dated January 19, 2015 (and November 3, 2014) for additional information.

PROJECT ANALYSIS

See Residential Design Team review section.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The view from Noriega Street, which has been determined a street with "excellent views" in the General Plan, looking north down 12th Avenue toward the Bay will not be impacted by the proposed project. The gap between the proposed project and the adjacent building to the east will continue to allow for a view of the Bay between those buildings. However, private views are not protected by the Residential Design Guidelines.

With regards to the height, the proposed project is consistent with the scale of the surrounding buildings at the midblock. The proposed roof deck is within the buildable area and is beneath the allowable height limit. The guardrails are allowable exemptions to height, and are within allowable limits. No penthouse is proposed. The height of the proposed deck and guardrails is lower in height than the adjacent uphill building.

Note that the Planning Department does not oversee private agreements between a project sponsor and a member of the public. The RDT supports the project as proposed, and does not find any exceptional or extraordinary circumstances made by the DR requestor.

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

BASIS FOR RECOMMENDATION

- The project adds a single-family residence to a vacant lot within the RH-1 zoning district.
- The building's scale is compatible with the surrounding buildings and respects the mid-block open space.
- No extraordinary or exceptional circumstances were determined by the Residential Design Team.
- Public views from a street designated in the General Plan are maintained through a public street viewshed.

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

Context Photos

Section 311 Notice

DR Application

Project Sponsor Submittal:

Response to DR Application dated January 19, 2015 (and November 3, 2014)

3-D Rendering

Reduced Plans, including site photos

Streetscape Photos

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The street face is mixed in visual character. Twelfth Avenue and Noriega Street are consistent with single-family residential dwellings ranging from one to two-story over garage. Architectural styles are reflective of construction dates from the 30s and 40s, and then later from the mid-20th century. Twelfth Avenue dead ends at Noriega Street, which is a split street due to the topography in this area.

SITE DESIGN (PAGES 11 - 21)

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

Comments: Although 1762 12th Avenue is not a corner lot, the current siting of the adjacent corner property at 430 Noriega with the residence at the rear of the property, creates open visibility at the corner

of the subject property. Thus the design of 1762 12th Avenue takes into account the high visibility from the intersection of 12th Avenue and Noriega Street.

The topography of 12th Avenue slopes downward as the street runs north. The new construction responds to this change in topography with a stepping in height as the topography of the street increases. Public views from a street designated in the General Plan are maintained through a public street viewshed looking north from Noriega Street up 12th Avenue.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The increase in grade as 12th Avenue moves south towards Noriega Street creates a stepping effect of the existing buildings. This project is designed with the first level slightly below grade so that the height reflects a similar stepped increase in height as seen on the blockface on 12th Avenue. The building's scale is compatible with the surrounding buildings and with the mid-block open space.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			

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

Comments: The proposed roof deck is within in the buildable area and is beneath the allowable height limit. It will not involve a penthouse as the access is through a hatch. Its location on the roof is set back from the front of the building. The guardrails are the minimum height required, and are proposed as transparent glass. The contemporary architecture reflects the architectural features prominent on the block.

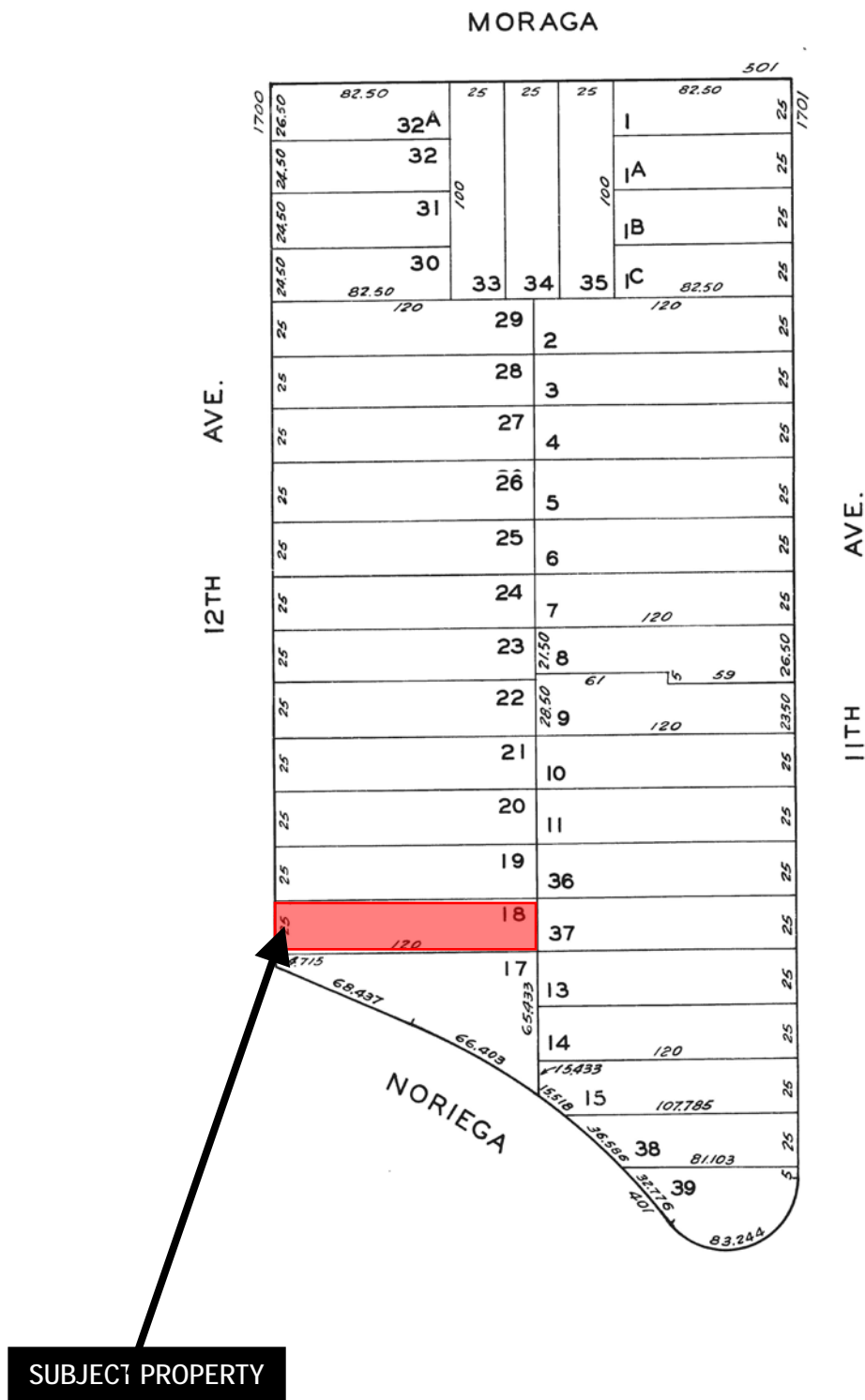
BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The architectural details are compatible with the surrounding area. Single family residences of mixed vintage along 12th Avenue and Noriega provide varied architectural background.

High quality materials are proposed. The south elevation, visible from Noriega Street due to the unique adjacent property location, is appropriately detailed and proposed to be covered with quality materials and finishes.

Parcel Map



Full Discretionary Review
 Case Number 2014.1583D
 1762 12th Avenue – New Construction

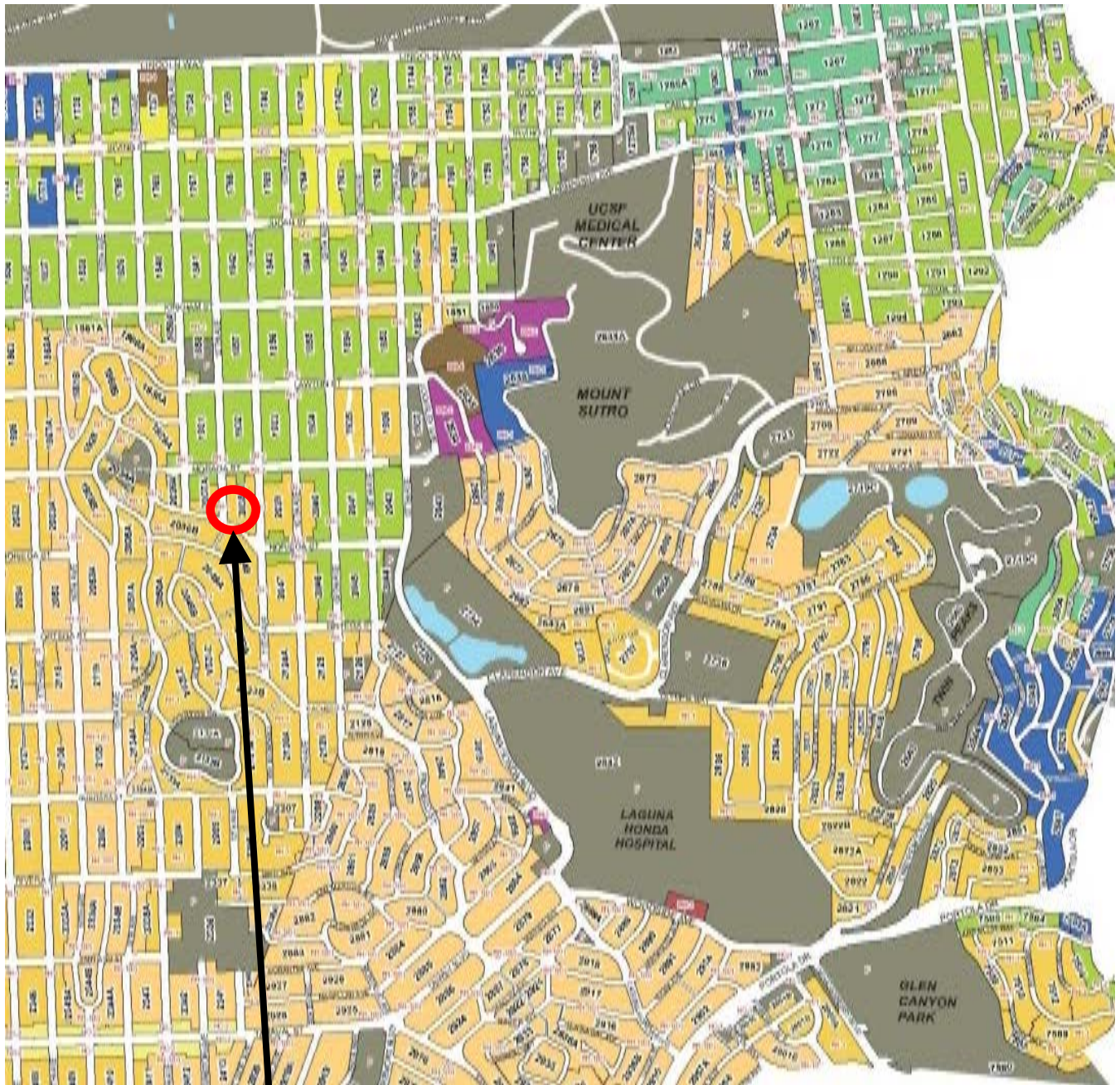
Sanborn Map*



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



Zoning Map



SUBJECT PROPERTY



Full Discretionary Review
Case Number 2014.1583D
1762 12th Avenue – New Construction

Aerial Photo



DR REQUESTOR

SUBJECT PROPERTY



Full Discretionary Review
Case Number **2014.1583D**
1762 12th Avenue – New Construction

Context Photo



DR REQUESTOR

SUBJECT PROPERTY



Full Discretionary Review
Case Number **2014.1583D**
1762 12th Avenue – New Construction



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 15, 2013**, the Applicant named below filed Building Permit Application No. **2013.07.15.1824** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1762 12th Avenue	Applicant:	Troy Kashinapour
Cross Street(s):	Noriega & Moraga	Address:	2325 3rd St. Ste. 401
Block/Lot No.:	2038A/018	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-1 / 40-X	Telephone:	415-431-0869 tk@tkworkshop.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Horizontal Addition
<input type="checkbox"/> Vertical Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Rear Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Vacant Lot	Residential
Front Setback	None	~8 feet
Side Setbacks	None	None
Building Depth	None	~72 feet
Rear Yard	None	~40 feet
Building Height	None	~27 feet at curb centerline
Number of Stories	None	3
Number of Dwelling Units	None	1
Number of Parking Spaces	None	2
PROJECT DESCRIPTION		
This proposal involves new construction of a three-story, single-family dwelling on a vacant lot. This project has been reviewed by the Residential Design Team and meets Planning Code. See attached plans.		
The issuance of the building permit by the Department of Building Inspection would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Marcelle Boudreaux
Telephone: (415) 575-9140
E-mail: marcelle.boudreaux@sfgov.org

Notice Date: 9/9/14
Expiration Date: 10/9/14

中文詢問請電: (415) 575-9010

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

14.15830

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Timothy M. Morshead		
DR APPLICANT'S ADDRESS: 469 Noriega Street	ZIP CODE: 94122	TELEPHONE: (310)795-5666
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Troy Kashinapour (for Vladimir Chemyayskiy at JUV Investments)		
ADDRESS: 2325 3rd Street Ste. 401, SF, CA	ZIP CODE: 94107	TELEPHONE: (415) 431-0869
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: tmorshead@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1762 12th Avenue		ZIP CODE: 94122
CROSS STREETS: Noriega & Moraga		
ASSESSORS BLOCK/LOT: 2038A /018	LOT DIMENSIONS: 25' x 120'	LOT AREA (SQ. FT.): 3000
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

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 ☐
 vacant lot

Present or Previous Use:

Proposed Use: single family house

Building Permit Application No. 2013.07.15.1824

Date Filed: July 15, 2013

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 site specific sections of the Residential Design Guidelines.

Due to complicated local topography and the near end-block position of the project site, the proposed house will have a severe and unreasonable impact on important public sidewalk views from adjacent Noriega Street. The street view quality map on SF Gen Plan page I.5.16 lists this section of street as having an 'excellent' view. URB.CON.2-17 "blocking, construction or other impairment of pleasing street views of the bay or ocean, distant hills, or other parts of the city can destroy an important characteristic of the unique setting & quality of the city."

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:

The impact is unreasonable because the house design is longer than all of its neighbors on the shared block face and the design includes a roof deck which uncharacteristic of the local development pattern. The purpose of this size is to capture expansive private views around the adjacent houses. But the net effect of this out-of-context massing is to steal public sidewalk views from Noriega Street for private enjoyment.

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?

The depth of the house at the rear should be reduced by minimum 5'-0" to align with the adjacent house and preserve views through the center block to the San Francisco Bay beyond. The roof deck should be removed to comply with the agreement between applicant and owner, overseen by Tom Wang and Doug Vu at SF Planning, for a 27' overall height limit.

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 type="checkbox"/>	<input checked="" 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.

The owner is developing two properties, 1762 12th Avenue (this project) and 1758 next door (already permitted). We previously agreed to a 27' overall height limit for 1758 12th Avenue and, furthermore, that the same 27' height limit would apply similarly to 1762 12th Avenue. The design of 1758 12th Avenue, on which the agreement is based, did not include a roof deck; and the parapets and railings in the design did not extend above the 27' limit. So I reasonably concluded the design of 1762 12th Avenue would have the same relationship to the agreed height limit, ie all architectural elements would be below the limit.

All communication related to the agreement for 1762 12th Avenue is included in attached Appendix A. Planning staff were kept informed. However Doug Vu was the planner during the time in which the agreement was made; then oversight over the application was transferred to Marcelle Boudreaux prior to planning staff review. Ms. Boudreaux acknowledges (see Appendix A) that she had not seen the agreement, nor was it taken into account during staff review.

My concerns have been discussed with the owner during the 311 review period. He offered to "significantly reduce size of the deck" and to "change guard rails and fire walls for rated glass." I do not feel this adequately addresses the issues at hand. No changes have been made.

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: Timothy Morshead

Date: 10/9/14

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

Timothy Morshead (applicant, owner of 469 Noriega St)
Owner / Authorized Agent (circle one)

14-1383D

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/> N/A
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: *Brian Bellamy*Date: *10/9/14*

14-1583D

APPENDIX A

Discretionary Review Application for 1762 12th Avenue
Permit #: 2013.07.15.1824

Description: email string concerning agreement between owner, applicant, and planning staff for 27' overall height limit.

----- Forwarded message -----

From: Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>
Date: Mon, Sep 15, 2014 at 7:00 PM
Subject: RE: 1762 12th Ave. Height Change
To: Tim Morshead <tmorshead@gmail.com>

Hi Tim:

Thanks for this information (hadn't seen this). Please keep me in the loop.

-Marcelle

Marcelle Boudreaux, AICP
Planner, Southwest Quadrant
From: Tim Morshead [mailto:tmorshead@gmail.com]
Sent: Monday, September 15, 2014 6:23 PM
To: Boudreaux, Marcelle (CPC)
Subject: Fwd: 1762 12th Ave. Height Change

Hi Marcelle,

Thanks again for returning my call. I am forwarding the email string below (with Doug Vu) for your reference.

My agreement with the owner had been for a 27' height cap. My understanding was that that cap would include all building elements. So the inclusion of the roof deck seems counter to the spirit of the agreement. I will be touch in the owner about this issue.

Best,

Tim Morshead
310-795-5666
469 Noriega Street

14-15830

----- Forwarded message -----

From: Vu, Doug (CPC) <doug.vu@sfgov.org>
Date: Fri, May 2, 2014 at 9:53 AM
Subject: RE: 1762 12th Ave. Height Change
To: Tim Morshead <tmorshead@gmail.com>
Cc: "vlad@juvinc.com" <vlad@juvinc.com>, "tk@tkworkshop.com" <tk@tkworkshop.com>, Leon Kemel <kemel92@sbcglobal.net>, "Morshead, Katrina" <morshead@gmail.com>, Tom Hope <tomhope@stanfordalumni.org>, "Wang, Thomas (CPC)" <thomas.wang@sfgov.org>, Reza Khoshnevisan <reza@siaconsult.com>, Amir Afifi <amir@siaconsult.com>, Katy Hope katywchope@gmail.com

Tim,

Thanks for the advance notice. When the sponsor has re-submitted revised plans I'll incorporate this into my review.

-Doug

From: Tim Morshead [mailto:tmorshead@gmail.com]
Sent: Friday, May 02, 2014 6:07 AM
To: Vu, Doug (CPC)
Cc: vlad@juvinc.com; tk@tkworkshop.com; Leon Kemel; Morshead, Katrina; Tom Hope; Wang, Thomas (CPC); Reza Khoshnevisan; Amir Afifi; Katy Hope
Subject: Fwd: 1762 12th Ave. Height Change

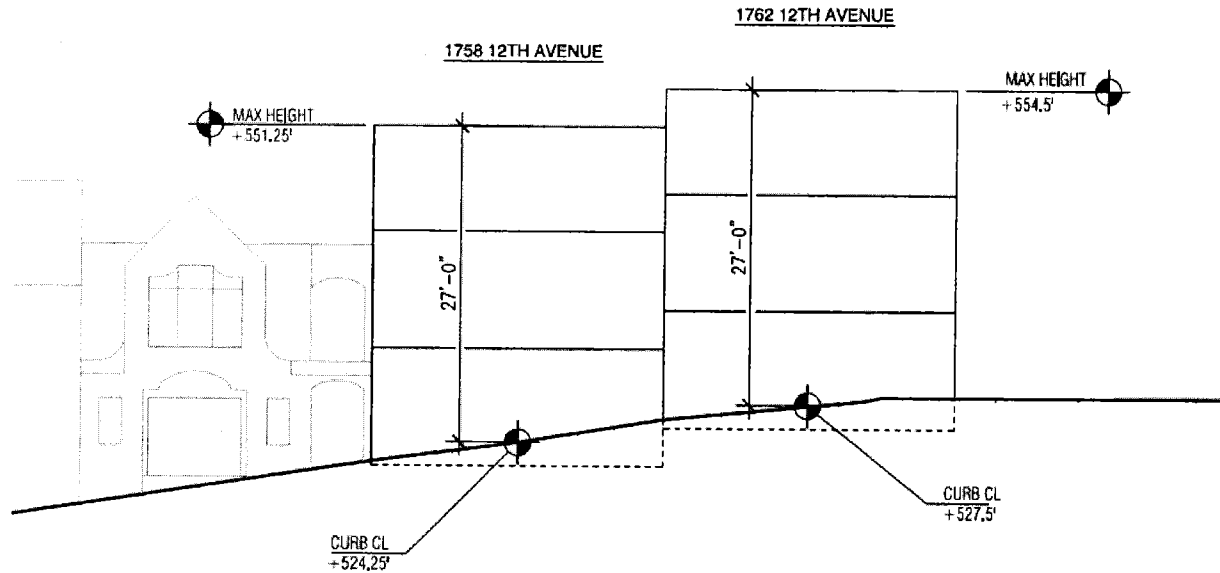
Mr. Vu:

I am a neighbor writing in regards to the proposed new single family residence at 1762 12th Avenue that is currently under planning review. The Applicant, Owner and I have reached an informal agreement (see red text below) on the overall height of the house at 27' above the top of curb centerline. This criteria is documented by the attached diagram.

I understand that your review of the project is ongoing and that 311 notifications will be sent out to neighbors prior to permit. I trust that this agreement on revised height will be formalized through the planning approval process, as you deem appropriate, prior to permit issuance. Let me know if you have any questions.

Many Thanks,
Tim Morshead
469 Noriega Street
310.795.5666

14.1583D



FRONT ELEVATION - PROPOSED MAX BUILD HEIGHTS

SCALE: 3/32" = 1'
TMM 02/01/2014

----- Forwarded message -----

From: Troy Kashanipour <tk@tkworkshop.com>
Date: Wed, Apr 30, 2014 at 5:26 PM
Subject: Re: 1762 12th Ave. Height Change
To: Tim Morshead <tmorshead@gmail.com>, vlad@juvinc.com
Cc: Leon KEMEL <kemel92@sbcglobal.net>
Hi Tim,

Doug Vu, is the Planner. I owe him revisions based on plan check comments and now the new building height. I also need to fold into my drawings revisions based on 1758 new elevations and building profile. I can have Vladimir forward to you my revised drawing set when I have incorporated the changes.

Please feel free to email with questions.
Troy

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

On 4/30/2014 5:10 PM, Tim Morshead wrote:

OK. Do you have the second planner's name/info? Thanks.
Tim

On Wed, Apr 30, 2014 at 3:26 PM, Vladimir Chernyavskiy <vlad@juvinc.com> wrote:

Tim
I think the options number two is acceptable for both of us.
Since we worked out 1758 without complications, I think 1762
will be easier.
Let's go for options #2
I appreciate your willingness to talk.

Thank you
Vladimir

From: Tim Morshead [mailto:tmorshead@gmail.com]
Sent: Wednesday, April 30, 2014 3:15 PM
To: vlad@juvinc.com
Cc: Leon KEMEL; tk@tkworkshop.com; Reza Khoshnevisan; Amir Afifi
Subject: Re: 1762 12th Ave. Height Change

Vladimir-

We are close, I think.

The only problem I have with what you wrote is "not oppose any other issues." It is hard for me to agree with this statement without having seen any drawings for 1762 12th. So, here are two options to move forward:

1) You could email me drawings of 1762. I understand that these will not have been updated to reflect the 27' height. And I promise not to circulate these drawings, only to review internally. I just want to understand what it is that I am signing on to "not oppose."

or

2) I take you at your word and withdraw my DR for 1758, but retain the right to file a DR on 1762 over "other issues".

14-15830

Either way, please give me the name and email address of the planner assigned to the 1762 project so I can cc him on my future emails to Tom Wang; then we'll be on the same page.

Best,
Tim

On Wed, Apr 30, 2014 at 12:43 PM, Vladimir Chernyavskiy <vlad@juvinc.com> wrote:
Tim

I discuss 27' with architect again. Yes, we can do it. My understanding is that if we will go with 27' you will support 1762 and not oppose any other issues.[note discussion on this point above] If you agree I will direct my architect to prepare drawings reflecting 27' high to the top of the roof. You can consider that e-mail as a guarantee letter and can withdraw your application on 1758 12th Ave.
Vladimir

From: Tim Morshead [mailto:tmorshead@gmail.com]
Sent: Tuesday, April 29, 2014 1:29 PM
To: vlad@juvinc.com
Cc: Leon KEMEL
Subject: Re: 1758 12th Ave. Height Change

Vladimir,
You misunderstood. I am not withdrawing the application until after we've discussed 1762 and agreed. You said you wanted to wait to have that discussion until the 1762 drawings have cleared planning approval and are made public to neighbors. If you prefer to discuss earlier, please email the 1762 drawings. I need some formal assurance that 1762 will match the same height criteria. Otherwise, we risk going through the same DR process again, which nobody wants (myself included).

Best,
Tim

On Tue, Apr 29, 2014 at 12:50 PM, Vladimir Chernyavskiy <vlad@juvinc.com> wrote:
Tim
How will you proceed now? Will you sign the drawings and contact Tom Wang or we need to do it?
Vladimir

From: Tim Morshead [mailto:tmorshead@gmail.com]
Sent: Tuesday, April 29, 2014 12:10 PM
To: vlad@juvinc.com

14-15830

Cc: Leon KEMEL

Subject: Re: 1758 12th Ave. Height Change

Vladimir,

Good to hear. Let's talk during that 30-day review period (after neighbor notification) on 1762. Hopefully we agree on both 1758 and 1762; then you will be free and clear for construction. I have not heard of any neighbors planning to file DR on 1762; but of course I can make no guarantee. The neighbor down the hill on 12th will not be pleased if I withdraw my DR application on 1758. I think she is looking forward to speaking at the public hearing. But perhaps she will be somewhat satisfied by the reduced height. I can talk to her...

Best,

Tim

On Tue, Apr 29, 2014 at 9:45 AM, Vladimir Chernyavskiy <vlad@juvinc.com> wrote:

Tim,

I think today is premature to promise anything to you.

As of today we have no entitlement/ planning approval for 1762 yet.

We do not know neighborhood respond.

But I spoke with 1762 architect and he assure me that 27' is possible.

We definitely will talk, and get to the agreement on 1762.

Vladimir

From: Tim Morshead [mailto:tmorshead@gmail.com]

Sent: Monday, April 28, 2014 2:28 PM

To: vlad@juvinc.com

Subject: Fwd: 1758 12th Ave. Height Change

Mr. Chernyavskiy:

I received these drawings last week and am satisfied with the revised design. Will the design for 1762 12th Avenue be similarly modified to reflect a 27' height limit? If we can agree and document the height limit for both houses then I will withdraw my DR application for 1758 12th Avenue as soon as possible.

Best,

Tim Morshead

----- Forwarded message -----

From: Amir Afifi <amir@siaconsult.com>

Date: Thu, Apr 24, 2014 at 4:51 PM

Subject: 1758 12th Ave. Height Change

To: "tmorshead@gmail.com" <tmorshead@gmail.com>

Cc: Reza Khoshnevisan <reza@siaconsult.com>, "Thomas Wang (thomas.wang@sfgov.org)"
thomas.wang@sfgov.org

Dear Tim,

14 - 15830

I understand that you had a meeting at the site with Thomas Wang in regards to our project (1758 12th Ave.). His assumption was that if we lower the building to the height of 27', measured from the center of the sidewalk, that you would be satisfied and will withdraw your request for discretionary review hearing.

Attached please find a schematic design that reflects the requested change. Please review and let me know if this is satisfactory so we can move ahead with the project.

Best,

Amir Afifi, Assoc. AIA

SIA Consulting Corp.

1256 Howard St.

San Francisco, CA 94103

t. 415.922.0200, ext. 104 | f. 415.922.0203

#2037A / #029

STEPHAN THOMPSON
1763 12th Avenue
San Francisco, CA 94122

#2037A / #030

EVA SCALLA
500 Noriega Street
San Francisco, CA 94122

#2038A / #021

LLOYD & GLORIA CARLSON
5465 Burton Avenue
Corning, CA 96021

#2038A / #020

FOUAD & HANAN KALOTI
1754 12th Avenue
San Francisco, CA 94122

#2048 / #002 – Concerned Party

WILLIAM WONG
473 Noriega Street
San Francisco, CA 94122

#2048 / #004 - Concerned Party

TOM HOPE
461 Noriega Street
San Francisco, CA 94122

#2038A / #011

GUAN TAK HONG or ALISON BRANDT
963 Celia Drive
Palo Alto, CA 94303

#2038A / #036

LILY WOO
1761 11TH Ave
San Francisco, CA 94122

#2038A / #037

MICHAEL & HELEN YOUNG
P.O. Box 470983
San Francisco, CA 94147

Charles Head

**SUNSET HEIGHTS ASSOCIATION OF
RESPONSIBLE PEOPLE (SHARP)**
1606 Ninth Ave
San Francisco, CA 94122

Sally Stephens

**GOLDEN GATE HEIGHTS NEIGHBORHOOD
ASSOCIATION**
P.O. Box 27608
San Francisco, CA 94127

#2048 / #003 – DR Applicant

TIM MORSHEAD
469 Noriega Street
San Francisco, CA 94122

Permit Applicant

SIA CONSULTING CORPORATION
1256 Howard Street
San Francisco, CA 94103

#2048 / #001

VICTORIA & NATALYA LYAPIS
477 Noriega Street
San Francisco, CA 94122

14-15830



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014.1583D

Building Permit No.: 2013.07.15.1824

Address: 1762 12TH Avenue

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: Vladimir Chernyavskiy, Owner. Troy Kashanipour, Architect

Telephone No.: 415.431.0869 (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>1</u>
Occupied stories (all levels with habitable rooms) ...	_____	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	_____	<u>0</u>
Parking spaces (Off-Street)	_____	<u>2</u>
Bedrooms	_____	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	_____	<u>3400</u>
Height	_____	<u>27'</u>
Building Depth	_____	<u>72'</u>
Most recent rent received (if any)	_____	<u>NA</u>
Projected rents after completion of project	_____	<u>NA</u>
Current value of property	_____	_____
Projected value (sale price) after completion of project (if known)	_____	_____

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



Signature

1/19/15

Date

Troy Kashanipour

Name (please print)

November 3, 2014

To: Marcelle Boudreaux, AICP
Planner, Southwest Quadrant
Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9140 Fax: 415-558-6409
Email: marcelle.boudreaux@sfgov.org

Subject: 1762 12th Avenue DR

Dear Marcelle,

I have studied the Application for Discretionary Review from the DR requestor, Timothy Morshead, and have prepared the following response numbered per the DR request Application.

1. There is nothing extraordinary or exceptional about the topography at the intersection of 12th Avenue and Noriega. 12th Avenue slopes upward and intersects Noriega at a point where Noriega is split street with westbound traffic taking a lower branch and eastbound traffic taking an upper branch. The split condition of the road does not define a unique topographical condition at this portion of 12th Street which makes the proposed dwelling at 1762 12th Avenue somehow exceptional.

The DR requestor defines the impact on views from the street and sidewalk as "severe and unreasonable" without defining these impacts. The DR requestor cites the General Plan. It is not the position General Plan to restrict development on buildable lots based on views from streets through the mid-block open space. In fact the General Plan is quite clear that vistas from parks and open spaces are protected. The proposed building has no impact on vistas from parks and open spaces.

1762 12th Avenue is in-scale and in-context with of the surrounding homes and neighborhood. There is no exceptional or extraordinary condition. It is in conformance with the rear yard setback requirements under the code and the extension past the rear wall of adjacent 1758 12th Avenue is a modest one, 3'-9". The residential design guidelines do not require absolute alignments of rear building walls, but allow for the particular program of a building and reasonable variation of setbacks. The intent of the midblock open space requirement is not to create a view corridor from a street or public right of way but to allow open space at the midblock for the enjoyment of all houses on the block. The fact that no building occupies the corner position 430 Noriega gives the mid-block open space more exposure than is typical, but this only benefits the block. The buildable area of 1762 12th Avenue should not be penalized by this visibility. The 3'-9" extension past the rear wall of the adjacent neighbor has little impact on any other property sharing the open space and no objections have been raised by any neighbors sharing the midblock space. The DR requestor's own home benefits from open space behind his property.

2. The Project is in conformance with the residential design guidelines. The DR requestor has not demonstrated how the project causes un-reasonable impacts and to whom.

The house is not 5' longer than the approved dwelling at 1758 12th Avenue. The rear of the house shifts 3'-9" from the 1758 property. It is shifted back at front of the lot on the lot relative to this adjacent house by 8'. This shift creates room for a sloping driveway, ramping downward from the street. This setback allows the house to conform to the voluntary height restriction of 27' at the insistence of the DR requestor. The house is well within setback requirements and the requirements of the Residential Design Guidelines. The midblock open space is respected under this proposal and is in conformance with the Planning Code. The DR requestor's own home is not adjacent to this midblock open space.

The DR requestor has stated that the roof deck is uncharacteristic of the local pattern of development. The Planning Code allows roof decks in all areas of the city. A roof deck and railing on an existing building is seen as so minor that it would not even require neighborhood notification. A single family home with a roof deck does not present an extraordinary or exceptional circumstance that was not anticipated by the Planning Department or Planning Code. It does not detract from or otherwise inhibit any public enjoyment or rights of other property owners.

3. The Owner agreed to a voluntary height restriction on 1758 12th Avenue with the agreement that a similar height restriction would apply to 1762 12th Avenue. Indeed, the project conforms to this voluntary height restriction of 27' with building height as defined in the planning code. In an email attached, we can see that the Owner communicated that height restrictions would not apply to architectural features consistent with Planning Code Section 260 which would include the roof deck, railings, solar panels, and other exempted items.
4. The project owner and the DR requestor have meet to discuss the project as well as exchanged emails on numerous occasions.
5. The Owner has offered to reduce the size of the proposed deck and to change steel railings to glass. The DR requestor has rejected this offer.


































Best regards,

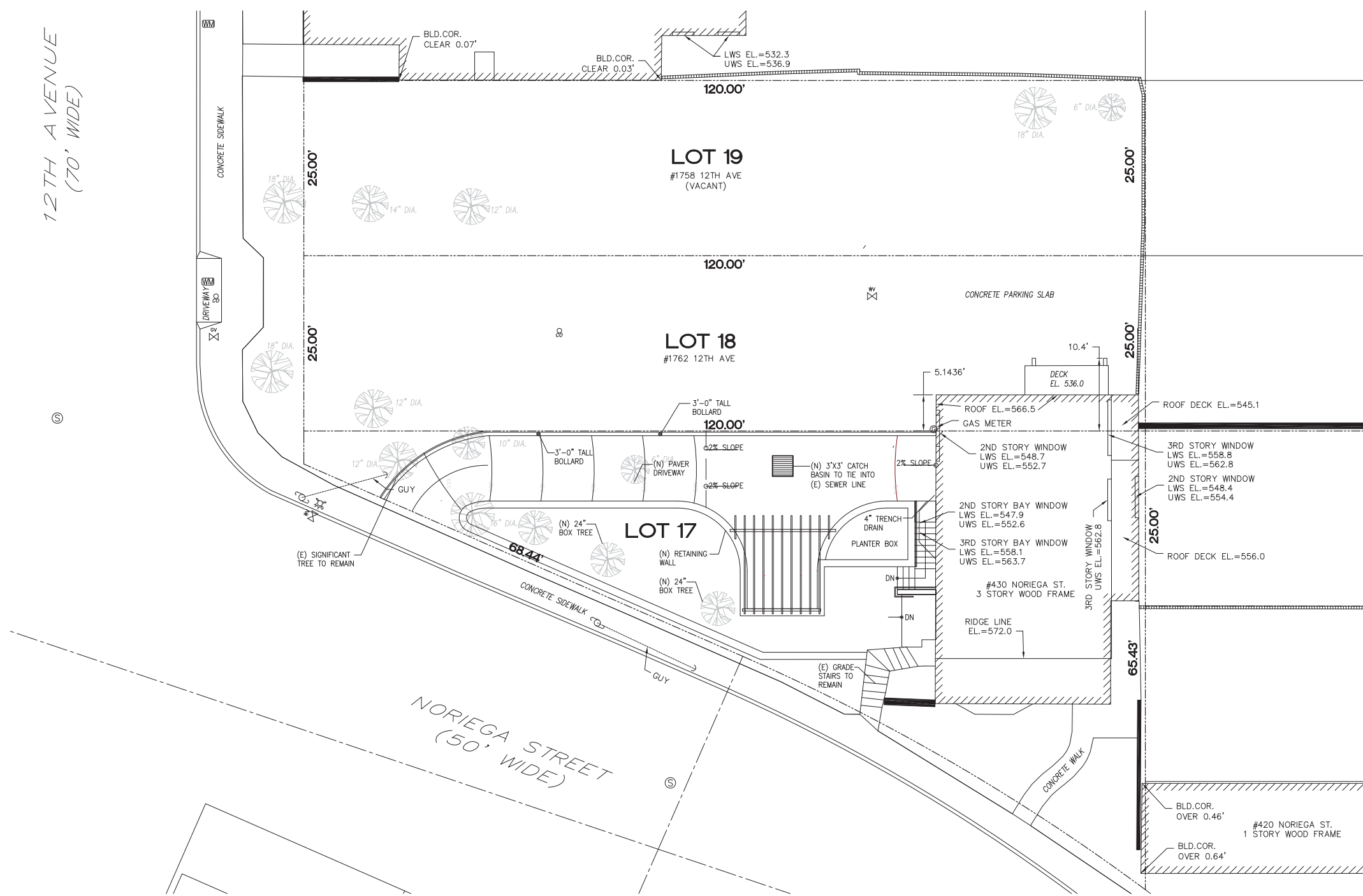


Architect



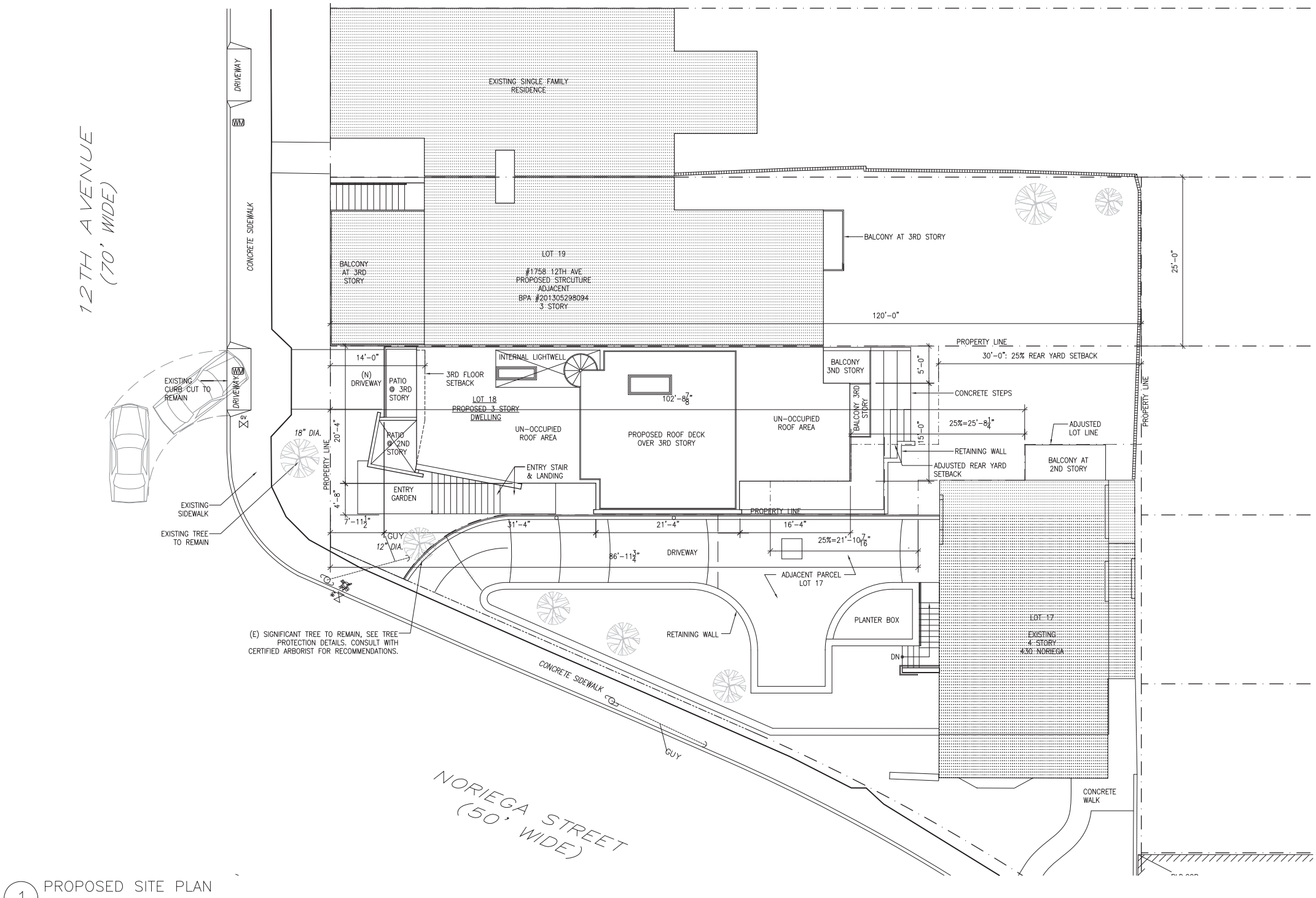


NEW CONSTRUCTION OF SINGLE - FAMILY RESIDENCE 12TH AVENUE, SAN FRANCISCO, CALIFORNIA 94122										TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107. PHONE/FAX 415.431.0869	1762 12TH AVE. RESIDENCE
DRAWING LIST		SYMBOLS		GENERAL NOTES:		ABBREVIATIONS:				OWNER: VLADIMIR CHERNYAVSKIY 4400 SHELLBARK COURT CONCORD CA 94521 PHONE: 510.332.2656 EMAIL: VLAD@JUVINC.COM ISSUE: ISSUED FOR SITE PERMIT PLANNING REVISION DATE: 07.12.13 05.13.14 CONSULTANT: - APPROVAL <div>LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2015 STATE OF CALIFORNIA</div> <div>DRAWN: TK CHECKED: TK SCALE: NONE</div>	
A0.0 PROJECT INFORMATION A0.3 BUILDING CHECKLIST A0.4 EXISTING SITE PLAN A0.5 PROPOSED SITE PLAN A2.0 PROPOSED FLOOR PLANS A2.1 PROPOSED FLOOR PLANS A3.0 PROPOSED ELEVATIONS A3.1 PROPOSED SECTION SITE SURVEY		 CEILING MOUNTED FIXTURE  WALL MOUNTED FIXTURE  EXTERIOR OR WATERPROOF LIGHT FIXTURE  WALL WASH LIGHT FIXTURE  RECESSED CEILING MOUNTED FUXTURE  FLORESCENT LIGHT FIXTURE  SMOKE ALARM  CARBON MONOXIDE ALARM  TELEPHONE  INTERCOM  DUPLEX OUTLET: 16" A.F.F.  DUPLEX GFI OUTLET  DUPLEX SWITCHED OUTLET  DATA/TELEPHONE OUTLET  DOUBLE DUPLEX, COUNTER HT  DOUBLE DUPLEX OUTLET: 16" A.F.F.  COUNTER HEIGHT DUPLEX OUTLET  HALF SWITCHED DUPLEX OUTLET  DIRECTIONAL EXIT SIGN  FAN  THERMOSTAT  SWITCH  DIMMER SWITCH  3-WAY SWITCH  DOOR TAG  CEILING HEIGHT TAG  ELEVATION  FIXTURE TAG, P-PLUMBING, E-EQUIPMENT  DRAWING REVISION TAG  DETAIL KEY  INTERIOR ELEVATION KEY  SECTION/ELEVATION KEY		1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES 3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK. 4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. 5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. 6. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. 7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2010 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. 8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2010 CBC SECTION 719. 9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY. 10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK. 11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION. 12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8. 13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHER WISE NOTED. 14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING 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. 15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES 17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED. 18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURES FOR ACTUAL ROUGH OPENING DIMENSIONw _d i _d s. 19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS 20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4. 21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3. 22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION. 23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS, THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.		A.C. AIR CONDITIONING A.C. TILE ACUSTIC TILE ACCESS. ACCESSIBLE ACOUST. ACOUSTICAL A.D. AREA DRAIN ADJ. ADJACENT ADJUST. ADJUSTABLE A.E.S. ABOVE EXISTING SLAB A.E.S.S. ARCHITECTURAL EXPOSED STRUCTURAL STEEL A.F.F. ABOVE FINISHED FLOOR AGGR. AGGREGATE AL . ALUMINUM ALUM. APPROX. APPROXIMATELY ARCH. ARCHITECTURAL ASB. ASBESTOS ASPH. ASPHALT Ø AT BD. BOARD BITUM. BITUMINOUS BLDG. BUILDING BLK. BLOCK BLK'G BLOCKING BM. BEAM B.O. BOTTOM OF BOT. BOTTOM CAB. CABINET C.B. CATCH BASIN CEM. CEMENT CER. CERAMIC C.I. CAST IRON C.L. CENTER LINE CLG. CEILING CLKG. CAULKING CLO. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT CNTR. COUNTER CO. TRANSLUCENT CORIAN COL. COLUMN COM. COMPACT CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS CORR. CORRIDOR C.S.C.I. CONTRACTOR SUPPLIED CONTRACTOR INSTALLED C.T. CERAMIC TILE CTR. CENTER CTSK. COUNTERSUNK DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL D.F. DRINKING FOUNTAIN DIA. DIAMETER DIM. DIMENSION DN. DOWN D.O. DOOR OPENING DRESS. DRESSING DS. DOWNSPOUT D.S.P. DRY STANDPIPE DTL. DETAIL DWG. DRAWING E. EAST (E) EXISTING EA. EACH E.J. EXPANSION JOINT EL. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EMER. EMERGENCY ENCL. ENCLOSURE E.P. ELECTRICAL PANEL BOARD EQ. EQUAL EQPT. EQUIPMENT ESC. ESCALATOR E.W.C. ELECTRIC WATER COOLER EXIST. EXISTING EXP. EXPANSION EXPO. EXPOSED EXT. EXTERIOR F.A. FIRE ALARM F.B. FLAT BAR F.D. FLOOR DRAIN FDN. FOUNDATION F.E.C. FIRE EXTINGUISHER CABINET F.H.C. FIRE HOSE CABINET FIN. FINISH FIXT. FIXTURE F.L. FLOW LINE FLASH. FLASHING FLUOR. FLUORESCENT F.O. FACE OF F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.S. FACE OF STUDS F.P. FIRE PROOF FPR'G FIRE PROOFING F.R. FIRE RETARDANT F.T. FIRE TREATED FT. FOOT/FEET FTG. FOOTING F.S. FULL SIZE FURR. FURRING FUT. FUTURE GA. GAUGE GALV. GALVANIZED G.B. GRAB BAR G.C. GENERAL CONTRACTOR G.H. GARMENT HOOK GL. GLASS GND. GROUND GR. GRADE GSM. GALVANIZED SHEET METAL G.W.B. GYPSUM WALLBOARD GYP. GYPSUM GYPBD. GYPSUM BOARD H.B. HOSE BIBB H.C. HOLLOW CORE HD. HAND HDWD. HARDWOOD H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT I.D. INSIDE DIAMETER INSUL. INSULATION INT. INTERIOR JAN. JANITOR JOINT. JOINT KIT. KITCHEN L. ANGLE LAM. LAMINATE LAV. LAVATORY LL. LANDLORD LKR. LOCKER LT. LIGHT MANUF. MANUFACTURER MAX. MAXIMUM M.C. MEDICINE CABINET MDF. MEDIUM DENSITY FIBERBOARD MECH. MECHANICAL MEMB. MEMBRANE MFR. MANUFACTURER MILL. WK. MILLWORK M.H. MANHOLE MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS M.O. MASONRY OPENING MTL. METAL MTD. MOUNTED MUL. MULLION MWC. MILLWORK CONTRACTOR N. NORTH (N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER NOM. NOMINAL N.T.S. NOT TO SCALE # NUMBER O.A. OVERALL OBS. OBSCURE O.C. ON CENTER O.D. OUTSIDE DIAMETER OFF. OFFICE OPN'G OPENING OPP. OPPOSITE OPP. HD. OPPOSITE HAND O.S.C.I. OWNER SUPPLIED CONTRACTOR INSTALLED P. PAINT PC. PRECAST CONCRETE PCS. PIECES PL. PLATE PLAM. PLASTIC LAMINATE PLAS. PLASTER PLYWD. PLYWOOD POL. POLISHED PR. PAIR PRCST. PRECAST PT. POINT P.T.D. PAPER TOWEL DISPENSER PTD. PAINTED P.T.D./R. PAPER TOWEL DISPENSER RECEPTACLE COMBINATION PARTITION PAPER TOWEL RECEPTACLE PU. POLYURETHANE PY. POLYCARBONATE Q.T. QUARRY TILE R. RISER RAD. RADIUS RCP. REFLECTED CEILING PLAN R.D. ROOF DRAIN RDWD. REDWOOD REF. REFERENCE REFR. REFRIGERATOR REINF. REINFORCED REG. REGISTER REQ. REQUIRED RESIL. RESILIENT RET. RETARDANT RCTR. REGISTER (CASH) RML. ROOM R.O. ROUGH OPENING R.W.L. RAIN WATER LEADER S. SOUTH S.B.O. SUPPLIED BY OWNER S.C. SOLID CORE S.C.D. SEAT COVER DISPENSER SCH. SCHEDULE SCHED. SCHEDULE(D) S.O. SOAP DISPENSER SECT. SECTION SEE ELECTRICAL DRAWINGS SH. SHELF SHR. SHOWER SHT. SHEET SIM. SIMILAR S.M.D. SEE MECHANICAL DRAWINGS S.N.D. SANITARY NAPKIN DISPENSER S.N.R. SANITARY NAPKIN RECEPTACLE S.P.D. SEE PLUMBING DRAWINGS SPEC. SPECIFICATION SPEC'D SPECIFIED SQ. SQUARE S.S.D. SEE STRUCTURAL DRAWINGS S.S.K. SERVICE SINK SST. STAINLESS STEEL ST. STONE STA. STATION STD. STANDARD STL. STEEL STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.B. TOWEL BAR TC. TOP OF CURB T.C. TERRA COTTA TEMP. TEMPERED TERRAZZO THK. THICK T.O. TOP OF T.O.C. TOP OF CONCRETE T.O.P. TOP OF PAVEMENT T.O.S. TOP OF SLAB T.S. TUBE STEEL TYP. TYPICAL UNEQ. UNEQUAL UNLESS OTHERWISE NOTED URNAL V.I.F. VERIFY IN FIELD VERT. VERTICAL VEST. VESTIBULE W. WEST W/ WITH W.C. WATER CLOSET WOOD WDO. WINDOW W/O. WITHOUT WP. WALLPAPER WT. WEIGHT					
APPLICABLE REGULATIONS & STANDARDS											
<ul style="list-style-type: none">2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.2010 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.2010 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.2010 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONSLIFE SAFETY CODE, 2010 EDITION NFPA 72NFPA 13, 2010 EDITION APPLICABLE STANDARDS: <ul style="list-style-type: none">UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2002 EDITIONUL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2002 EDITIONSMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 3RD EDITION											
SCOPE OF WORK THIS PROJECT:											
<ul style="list-style-type: none">CONSTRUCT NEW 3-STORY SINGLE-FAMILY DWELLING ON VACANT PARCEL											
BUILDING & PLANNING DEPARTMENT NOTES:											
BUILDING OWNER: VLADIMIR CHERNYAVSKIY 4400 SHELLBARK COURT CONCORD CA 94521 PHONE: 510.332.2656 EMAIL: VLAD@JUVINC.COM		ARCHITECT: TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET, SUITE 401 SAN FRANCISCO CA, 94107 PHONE/FAX: 415.431.0868 CELL: 415.290.8844 TK@TKWORKSHOP.COM		STRUCTURAL ENGINEERING: RODRIGO SANTOS, S.E. SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON ST SAN FRANCISCO, CA 94110 PHONE: (415) 642-7722 X103 EMAIL: RSANTOS@SANTOSURRUTIA.COM		BLOCK/LOT: BLOCK 2038A LOT 18					
ZONING: RH-1											
USE: SINGLE FAMILY RESIDENCE											
OCCUPANCY: R-3											
NUMBER OF STORIES/BASEMENTS: 3/0											
TYPE OF CONSTRUCTION: V-B											
AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED UNDER SEPARATE PERMIT BY GENERAL CONTRACTOR BY FIRE PROTECTION SUBCONTRACTOR.		PROPOSED SQ.FT.									
1ST STORY		787 CONDITIONED, 513 UNCONDITIONED									
2ND STORY		1314									
3RD STORY		1252									
TOTAL		3353 CONDITIONED, 513 UNCONDITIONED									
				LOCATION PLAN							
											



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107, PHONE/FAX 415.431.0869		1762 12TH AVE. RESIDENCE	
<p>OWNER: VLADIMIR CHERNYAVSKIY 4400 SHELLBARK COURT CONCORD CA 94521 PHONE: 510.332.2656 EMAIL: VLAD@JUVINC.COM</p> <p>ISSUE: ISSUED FOR SITE PERMIT PLANNING REVISION</p> <p>DATE: 07.12.13 05.13.14</p>			
CONSULTANT: -			
APPROVAL			
	DRAWN:	TK	
	CHECKED:	TK	
	SCALE:	1/4"=1'-0"	
EXISTING SITE PLAN			
A0.4			



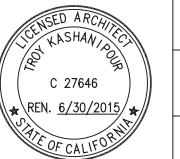
1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

OWNER:
VLADIMIR CHERNYAVSKIY
4400 SHELLBARK COURT
CONCORD CA 94521
PHONE: 510.332.2656
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ISSUE:	DATE:
ISSUED FOR SITE PERMIT	07.12.13
PLANNING REVISION	05.15.14
REVISION	12.31.14

CONSULTANT:

APPROVAL



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

PROPOSED
SITE PLAN

A0.5

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107, PHONE/FAX 415.431.0869

1762 12TH AVE. RESIDENCE



6 SITE FROM 12TH STREET LOOKING EAST
SCALE: NTS



4 SITE FROM 12TH STREET LOOKING NORTH
SCALE: NTS



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



5 SITE FROM NORIEGA STREET LOOKING EAST
SCALE: NTS



3 SITE FROM NORIEGA STREET LOOKING NORTH
SCALE: NTS



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

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107, PHONE/FAX 415.431.0869

1762 12TH AVE. RESIDENCE

OWNER:
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PLANNING REVISION

DATE:
07.12.13
05.13.14

CONSULTANT:
-

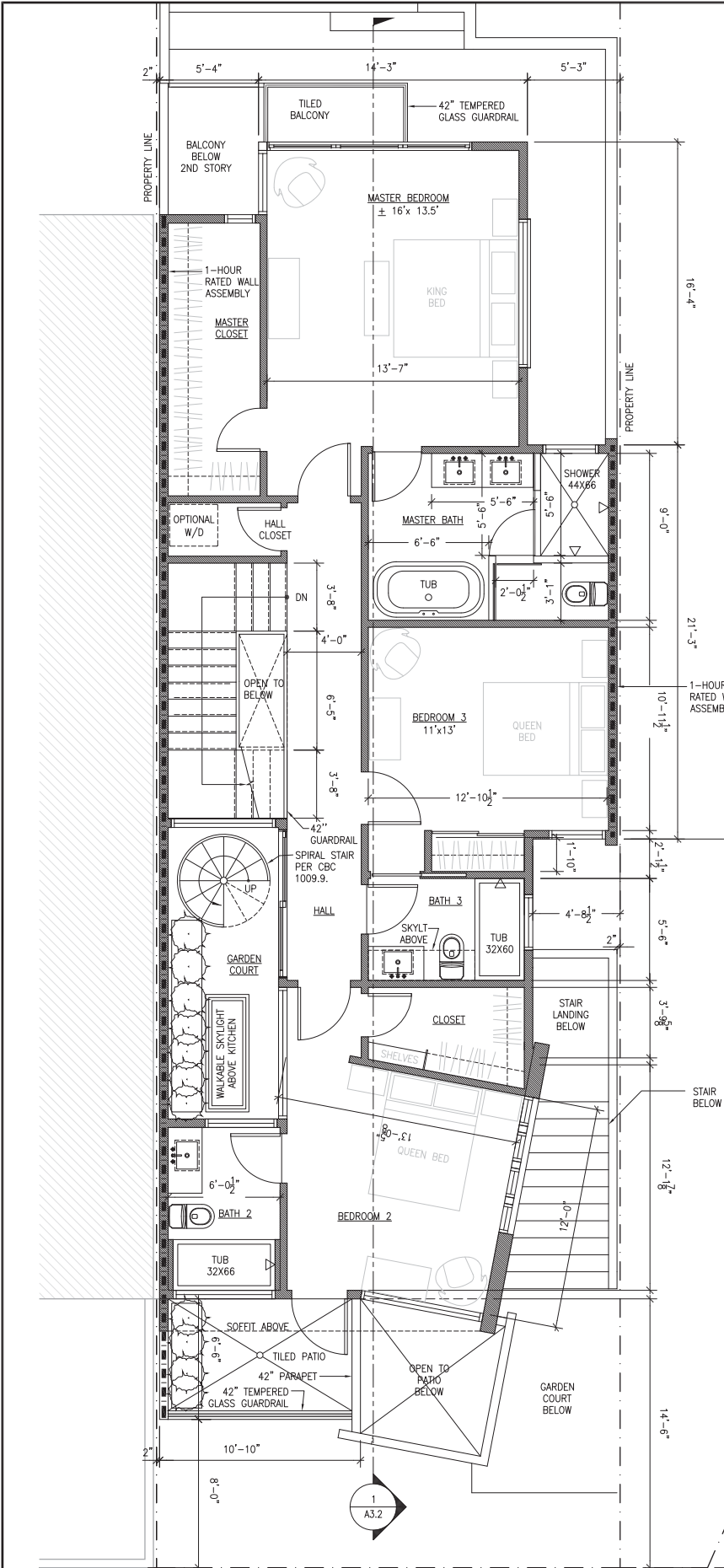
APPROVAL



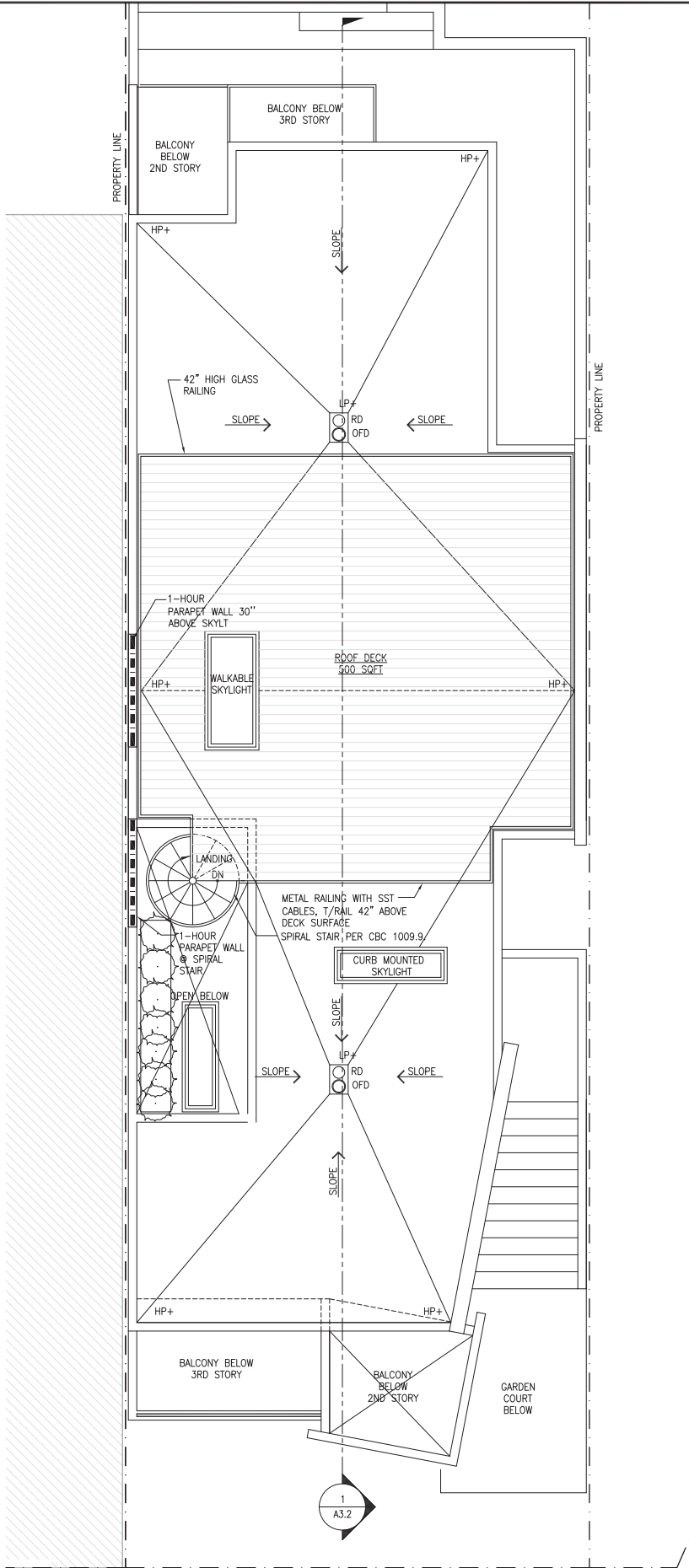
DRAWN:
TK
CHECKED:
TK
SCALE:
NONE

EXISTING PHOTOS

A0.6



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



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

KEYNOTES:

- (1) (N) KITCHEN CABINETRY. TO BE SELECTED BY OWNER. COORDINATE CABINETRY SUBMITTAL WITH ALL ELECTRICAL AND PLUMBING WORK.
- (2) PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- (3) SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL FINISH TO MATCH #5 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
- (4) PROVIDE R-15 INSULATION AT WALLS, R-19 INSULATION AT GARAGE SOFFIT, R-38 INSULATION AT ROOF, R-10 AT CONC. SLAB. PER BY TITLE 24 ENERGY CALCULATIONS.
- (5) BLANK
- (6) PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION.
- (7) (N) GAS INSERT FIREPLACE
- (8) 45 MIN. RATED DOOR AND FRAME ASSEMBLY WITH CLOSER AND LEVER HARDWARE.
- (9) HANDRAIL GRASPABILITY: RECTANGULAR WITH PERIMETER DIMENSION OF 4" MIN. AND NOT GREATER THAN 6.25" WITH MAXIMUM DIMENSION OF 2.25" PER CBC 1012.3. CONTINUITY PER 1021.4. HANDRAIL CONTINUITY PER 1012.4, HEIGHT 34"-38" ABOVE STAIR NOSING. 1.5" SPACING FROM WALL.
- (10) 42" PARAPET/GUARDRAIL AT DECKS, TYPICAL. COMPLY WITH 1013.3. GUARDS SHALL NOT ALLOW THE PASSAGE OF AT 4 3/8" SPHERE
- (11) 42" 1-HOUR RATED PARAPET, SEE 14/A8.0.
- (12) PARAPET NOT REQUIRED: PROVIDE CLASS C ROOF COVERING. ROOF SHEATHING OF APPROVED NON-COMBUSTIBLE MATERIAL OR FIRE RETARDANT TREATED WOOD FOR 4" FROM PL PER CBC 704.11 EXCEPTION 5.1 OR 5.2.
- (13) PROVIDE (N) WATERPROOFING MEMBRANE. SLOPE 1/4" PER FOOT.
- (14) PROVIDE (N) ROOF DRAIN AND OVERFLOW. OVERFLOW TO BE 2" HIGHER THAN ROOF DRAIN. SEE 13/A8.1.
- (15) AT CEILING: PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD NAILED TO JOISTS WITH 5d COOLER OR WALLBOARD NAILS AT 6" ON CENTER. END JOINTS OF WALLBOARD CENTERED CENTERED ON JOISTS.
- (16) 1-HOUR WALL ASSEMBLY PER:
- (17) PROVIDE TEMPERED GLASS SHOWER ENCLOSURE WITH STAINLESS STEEL CLIPS. GLAZING SHALL MEET REQUIREMENTS OF CBC CHAPTER 24. IDENTIFICATION PER 2403.1 & 2406.3 HAZARDOUS LOCATIONS.
- (18) (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.40 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
- (19) WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
- (20) TEMPERED GLASS SKYLIGHT, 8" MIN. CURB.
- (21) PROVIDE SHOP DRAWINGS FOR ARCHITECT & ENGINEER REVIEW FOR ALL METAL FABRICATIONS. INCLUDE ATTACHEMENTS BACK TO STRUCTURE. RAILINGS AND GUARDRAILS INCLUDING ATTACHEMENTS TO MEET REQUIREMENTS OF CBC TABLE 16-B NOTES 8 & 9.
- (22) PROVIDE FLEXIBLE VINYL SHOWER PAN LINER FOR SHOWER STALL. TILE PER TCA RECOMMENDED ASSEMBLY AND TCA STANDARDS.
- (23) PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION.
- (24) PROVIDE SCREENED VENT AT GARAGE DOOR MIN. 200 SQ.IN PER SFBC 3125.
- (25) PROVIDE MIN. 100 SQ. INCH MAKE-UP AIR GRILL OR LOUVERED TYPE DOOR AT LAUNDRY CLOSET DOOR TO SERVE DRYER OR PER CMC 504.3.2.
- (26) (N) WASHER/DRYER. A DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET. 2007 CEC ARTICLES 210.11(C)(2) & 210.52(F). PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. PROVIDE EXHAUST VENTILATION PER TABLE 4-4 AND MAKEUP AIR AS NEEDED. DRYER MOISTURE EXHAUST TO MEET REQUIREMENTS OF: CMC 504.3.1 AND 4" Ø DUCT PER CMC 504.3.2. DRYER DUCTS PER CMC 504.3.2 AND 504.3.2.2. TERMINATION 3" FROM ANY OPENING OR PL PER CMC 504.5.
- (27) REFRIGERATOR CLEARANCE PER CMC 12" TOP 2" BACK, OR PER MFR.
- (28) DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFR'S INSTRUCTIONS AND VENT SHALL PER PER CMC 504.2.
- (29) (N) HYDRONIC HEAT EQUIPMENT. DESIGN BUILD-ITEM BY G.C. AS SUBCONTRACTOR. HYDRONIC HEAT SYSTEM TO MEET REQUIREMENTS ALL APPLICABLE CODES INCLUDING:
CEC 150(J)2: PIPING FOR HYDRONIC HEATING SYSTEM SHALL MEET REQUIREMENTS OF TABLE 123-A.
CMC CHAPTER 12 FOR METALS, PB, PEX, PEX-AL-PEX PIPE, TUBES, FITTINGS, CONNECTIONS, INSULATION, SUPPORTS, AND PROTECTION DETAILS.
CEC (RESIDENTIAL MANUAL) 4.6.1-2 REQUIREMENTS FOR HEAT EXCHANGER ON CLOSED LOOP SYSTEM. WH EFFICIENCY AS LISTED.
- (30) DIRECT VENT EQUIPMENT SHALL BE VENTED WITH THE TERMS OF THE LISTING AND THE MANUFACTURER'S INSTRUCTIONS AND SHALL COMPLY WITH CBC 802.2.5, 802.6.2(3) & 802.8.3.
GAS VENT TERMINATION PER CMC 802.6.2(1)&(2)
GAS VENT TERMINATION CAP PER CMC 802.6.2.5
GAS VENT SUPPORT PER MFR AND CMC 802.5.6 & 802.6.5.
- (31) PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES.
- (32) TOILET, LAUNDRY, AND KITCHEN EXHAUST TERMINATION 3'-0" MINIMUM FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 504.5.
- (33) EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF CMC 403.7 TABLE 4-4 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION.
- (34) ON DEMAND WATER HEATER. PROVIDE CLEARANCES PER MANUFACTURE'S RECOMMENDATIONS. DIRECT VENT TO BUILDING EXTERIOR.
- (35) HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
- (36) AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN THE BEDROOMS WITH BRACH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2007 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
* THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
* THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
* THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
* OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
- (37) G.C. CONFIRM ELECTRIC & GAS METER REQUIREMENTS WITH PG&E STANDARDS. COORDINATE WITH ARCHITECT METER LOCATION AND MOUNTING DETAILS. PROVIDE CABINET FOR ELECTRIC METER WITH VIEWING WINDOW. CLAD CABINET WITH EXTERIOR FINISHES. SEE PG&E GREENBOOK FOR INSTALLATION STANDARDS.
- (38) A SPIRAL STAIRWAY SHALL HAVE A 7 1/2-INCH (191 MM) MINIMUM CLEAR TREAD DEPTH AT A POINT 12 INCHES (305 MM) FROM THE NARROW EDGE. THE RISERS SHALL BE SUFFICIENT TO PROVIDE A HEADROOM OF 78 INCHES (1981 MM) MINIMUM, BUT RISER HEIGHT SHALL NOT BE MORE THAN 9 1/2 INCHES (241 MM). THE MINIMUM STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26 INCHES (660 MM). STAIR DESIGN BUILD BY G.C. AND STAIR SUBCONTRACTOR. PROVIDE ALL CONNECTIONS FOR SECURE ATTACHMENT. HOT DIPPED GALVANIZED, PRIMED AND PAINTED PER OWNER SELECTION.

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

TILE 24 RESIDENTIAL LIGHTING REQUIREMENTS:

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

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

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

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

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

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

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

LIGHTING GENERAL NOTES:

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

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

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

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

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

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

SEE SHEET A6.0 FOR Ⓢ LOCATIONS.

SEE SHEET A6.0 FOR Ⓢ LOCATIONS.

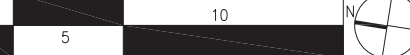
DRAWING LEGEND:

EXISTING WALL OF ADJACENT STRUCTURE (GREY LINES)

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

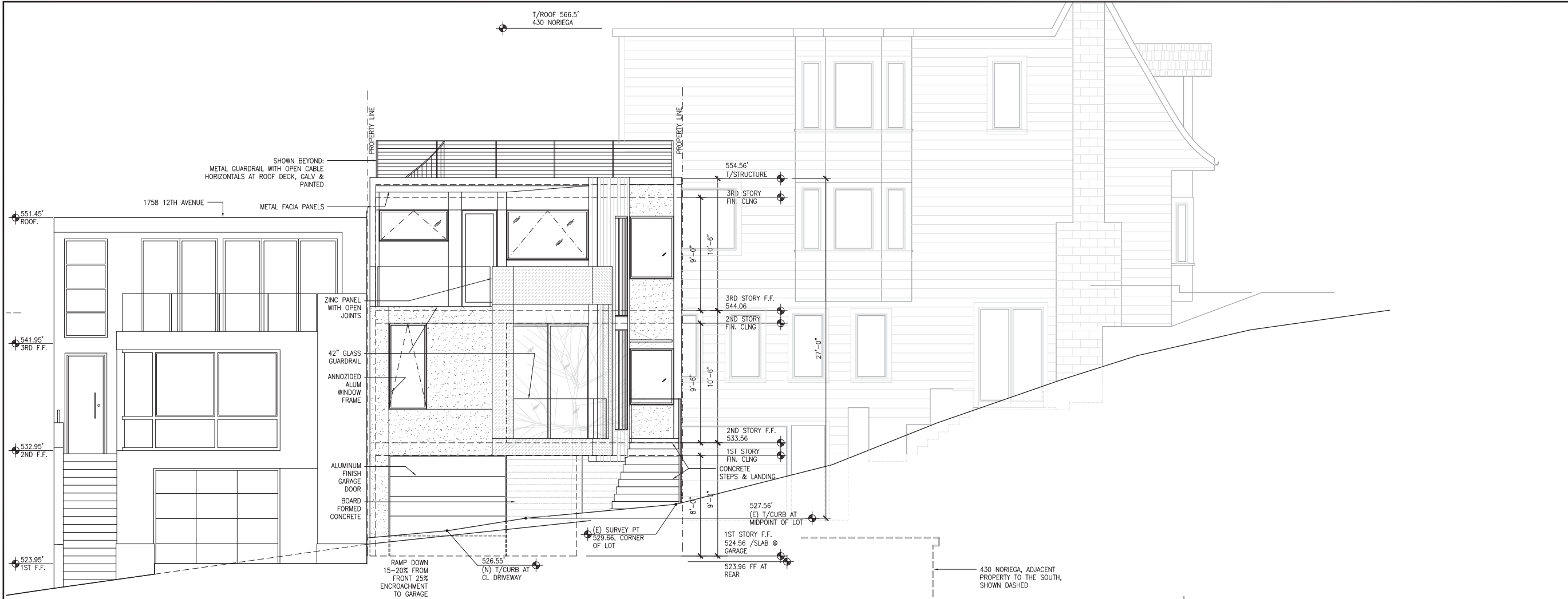


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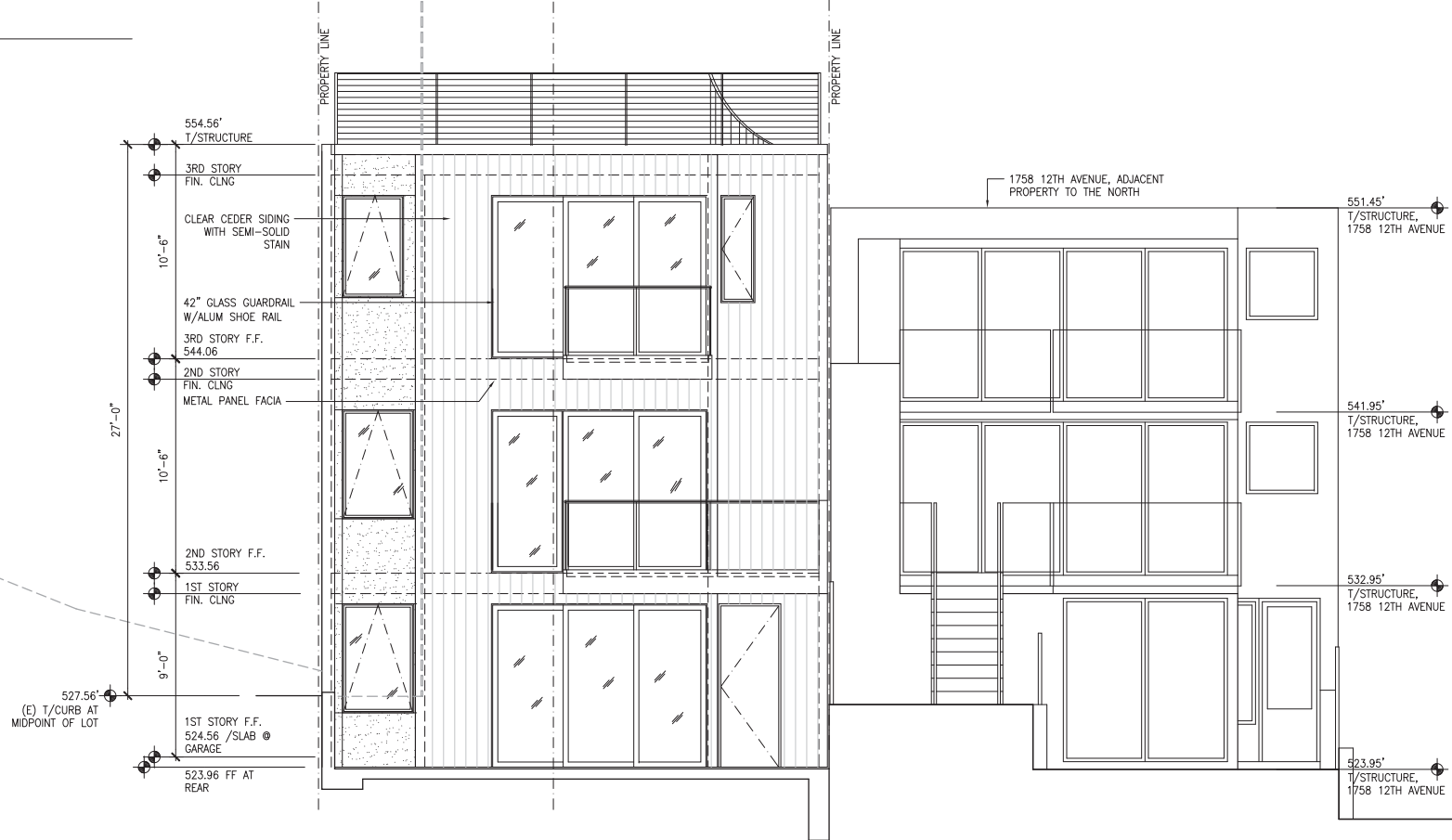
1762 12TH AVE. RESIDENCE

OWNER: VLADIMIR CHERNYAKSKIY 4400 SHELLBARK COURT CONCORD CA 94521 PHONE: 510.332.2656 EMAIL: VLAD@JUVINC.COM	ISSUE: ISSUED FOR SITE PERMIT PLANNING REVISION REVISION	DATE: 07.12.13 05.15.14 12.31.14
CONSULTANT: -		
APPROVAL		
	DRAWN: TK	CHECKED: TK
	SCALE: NONE	
PROPOSED FLOOR PLANS		
A2.1		





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



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

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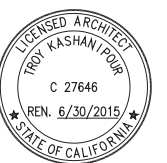
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REVISION	01.18.14

CONSULTANT:

APPROVAL



DRAWN:

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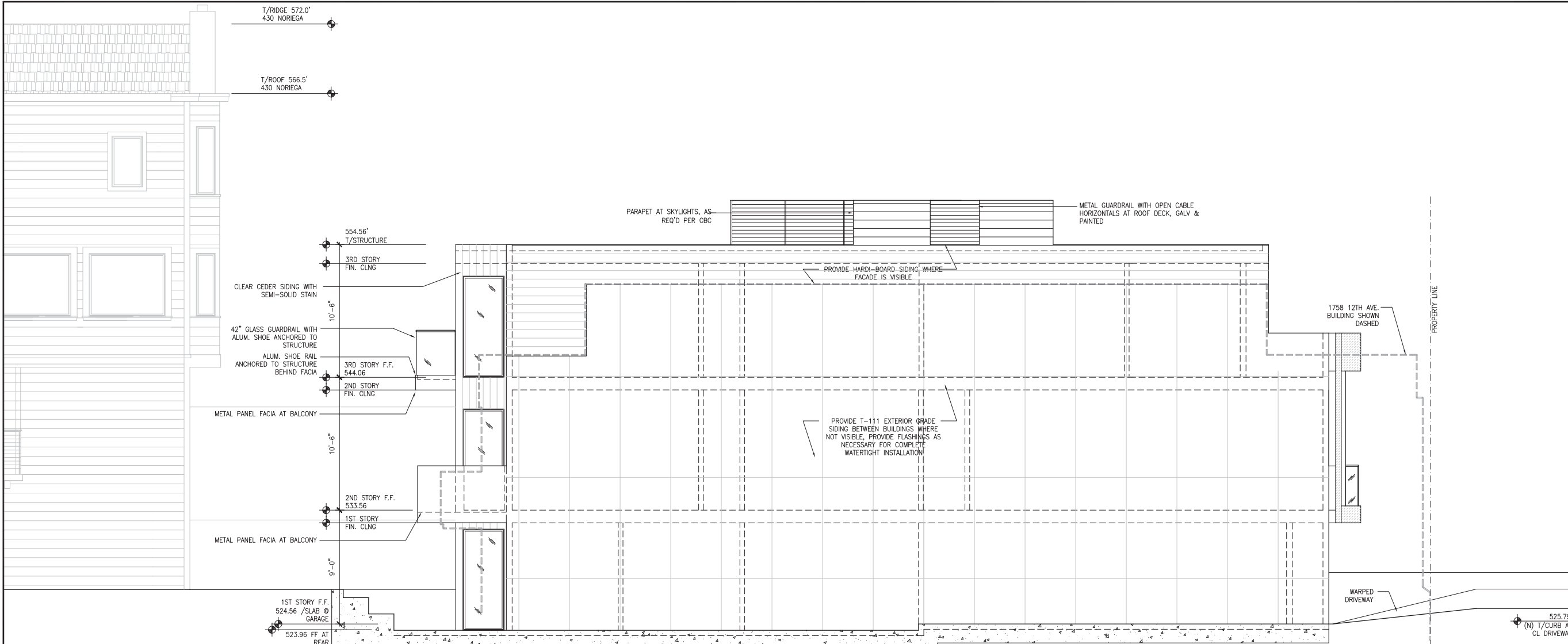
TK

SCALE:

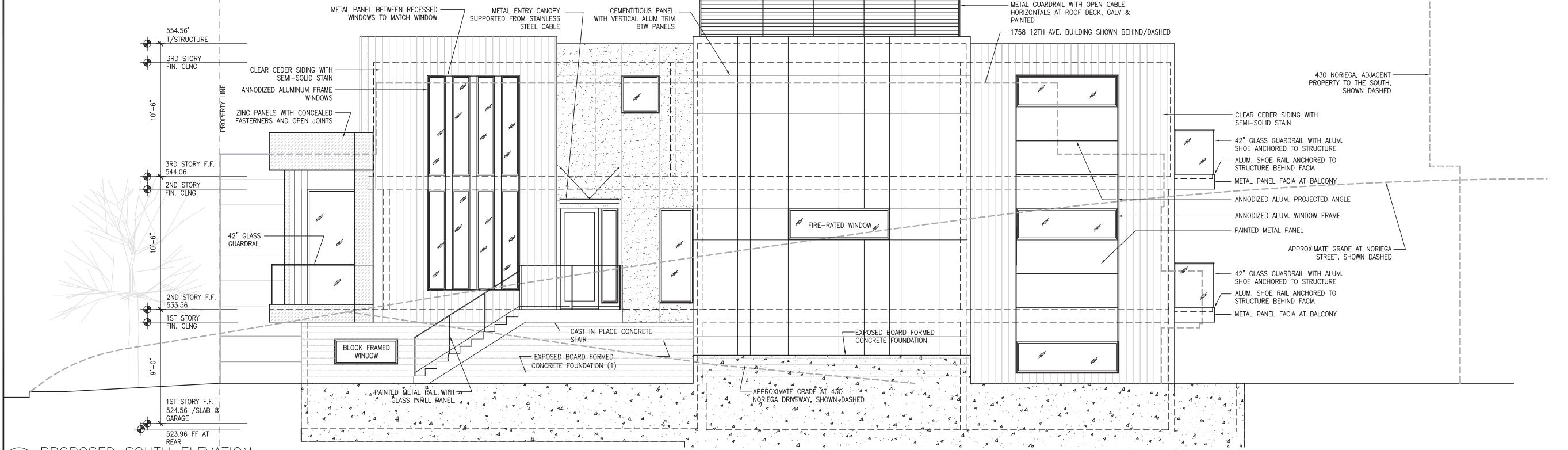
1/4" = 1'-0"

PROPOSED
BUILDING ELEVATIONS

A3.0



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



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

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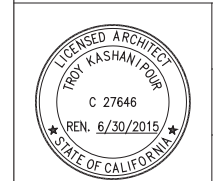
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CONSULTANT:
-

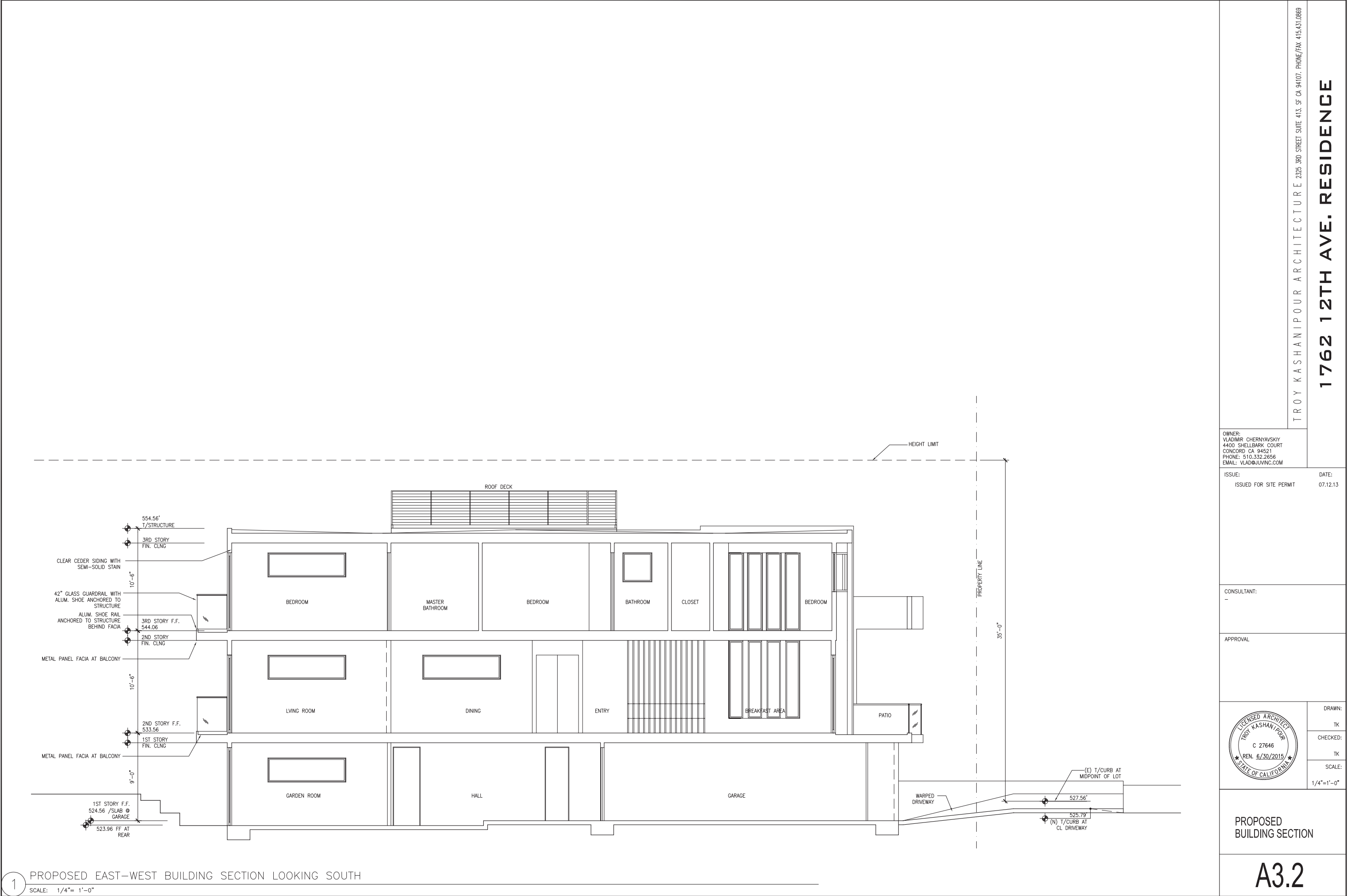
APPROVAL



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

PROPOSED
BUILDING ELEVATIONS

A3.1



1 PROPOSED EAST-WEST BUILDING SECTION LOOKING SOUTH
SCALE: 1/4"= 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 413, SF CA 94107, PHONE/FAX 415.431.0869		1762 12TH AVE. RESIDENCE	
OWNER: VLADIMIR CHERNYAVSKIY 4400 SHELLBARK COURT CONCORD CA 94521 PHONE: 510.332.2656 EMAIL: VLAD@JUVINC.COM			
ISSUE: ISSUED FOR SITE PERMIT		DATE: 07.12.13	
CONSULTANT: -			
APPROVAL			
		DRAWN: TK CHECKED: TK SCALE: 1/4"=1'-0"	
PROPOSED BUILDING SECTION			
A3.2			

SUBJECT PROPERTY: 1762 12TH AVENUE



VIEW OF NORIEGA STREET LOOKING NORTHEAST

SUBJECT PROPERTY: 1762 12TH AVENUE



VIEW OF 12TH AVENUE LOOKING EAST

SUBJECT PROPERTY: 1762 12TH AVENUE



VIEW OF NORIEGA STREET LOOKING NORTHEAST



VIEW OF NORIEGA STREET LOOKING NORTHEAST



VIEW OF NORIEGA STREET LOOKING SOUTHWEST



VIEW OF 12TH AVENUE LOOKING EAST

SUBJECT PROPERTY: 1762 12TH AVENUE



VIEW OF 12TH AVENUE LOOKING WEST