



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JULY 7, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 27, 2016
Case No.: **2015-000192DRP**
Project Address: **1520 FLORIDA STREET**
Permit Application: 2014.12.26.4521
Zoning: RH-2 (Residential - House, Two Family)
40-X Height and Bulk District; Bernal Heights Special Use District
Block/Lot: 5505/002
Project Sponsor: Jason Langkammerer
AT6 Architecture : Design Build
746 Natoma Street
San Francisco, CA 94103
Staff Contact: Jeffrey Speirs – (415) 575-9106
Jeffrey.Speirs@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposed project is to construct a three-story horizontal addition to the rear and side of an existing three-story, single family dwelling, and remove the rear portion of the existing structure on the 2nd floor for a new three- foot balcony. Rebuilding the front entry stair has also been proposed under this permit application.

SITE DESCRIPTION AND PRESENT USE

The subject property at 1520 Florida Street is located on the west side of the subject block between Cesar Chavez and Precita Avenue. The property has 25-feet of frontage along Florida Street with a lot depth of 100 feet, and is currently developed by a 1,796 square foot three-story single-family dwelling constructed in 1917. The existing building projects approximately 3-feet into the required rear yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block, the majority of the buildings are two to three stories with mixed architectural style. The adjacent properties to the north predominately face Cesar Chavez Street. The adjacent property to the north along Florida Street is developed by a three story four-family dwelling. The directly adjacent property to the south is a three story single-family dwelling. The subject block and adjacent blocks are located in RH-2 (Residential, House, Two-Family) Zoning District.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 11, 2014 – September 10, 2015	September 10, 2015	July 7, 2016	302 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 27, 2016	June 27, 2016	10 days
Mailed Notice	10 days	June 27, 2016	June 27, 2016	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

The Discretionary Review Requestor is David Malizia, who lives at 3019 Cesar Chavez Street. The Requestor's rear yard abuts the subject property from the north.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 10, 2015.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated May 13, 2016.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) 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

On December 17, 2015, the Residential Design Team (RDT) reviewed the Discretionary Review Application and the concerns listed by the Requestor. The resulting comments include:

- The proposed building addition occurs within footprint of existing building and does not extend beyond the existing rear wall.
- Rear yard depths of buildings that face Caesar Chavez provide generous relief from the project; however due to site location and location of the project's wall along the side property line that abuts adjacent rear yards, the project should be modified to provide a 3-foot side setback (minimum) along the north property line at the level of the third floor (uppermost floor). This setback is necessary to break up the building massing as viewed from the rear yards/midblock opens space. In the location of this setback, no decks should be proposed and the roof should be fire rated so not to require a parapet along the property line.
- Provided the requested setback is proposed, the project can be found to not create extraordinary or exceptional circumstances and may proceed as an abbreviated DR. Without revisions the project should proceed with a full DR analysis to require the side setback.

As a result of the RDT's request for modifications to the project, the Project Sponsor revised the plans, providing a 3 foot setback at the top floor along the northern property line. RDT finds that the project is neither extraordinary nor exceptional and recommends an Abbreviated DR.

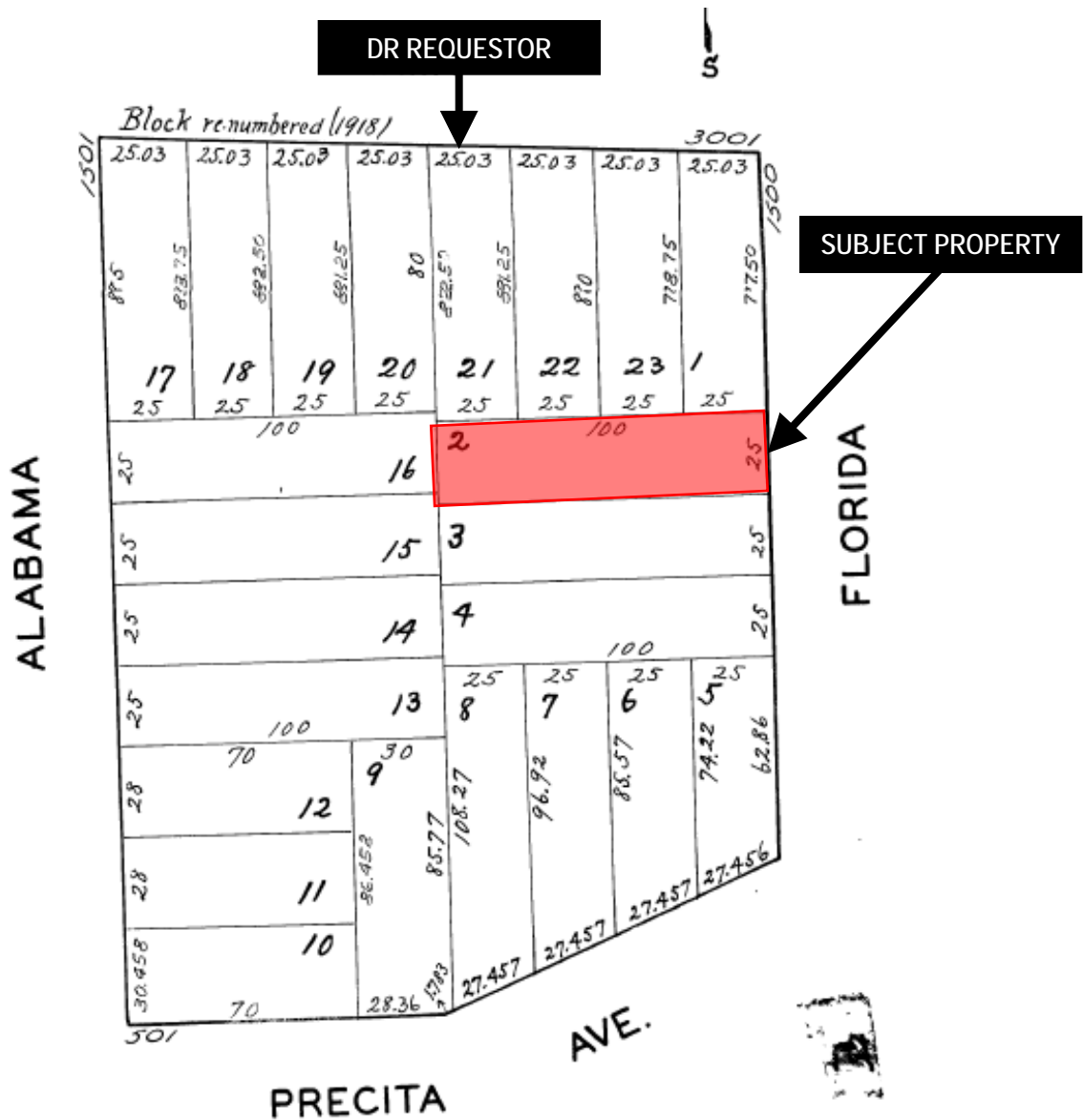
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated May 13, 2016
Reduced Plans

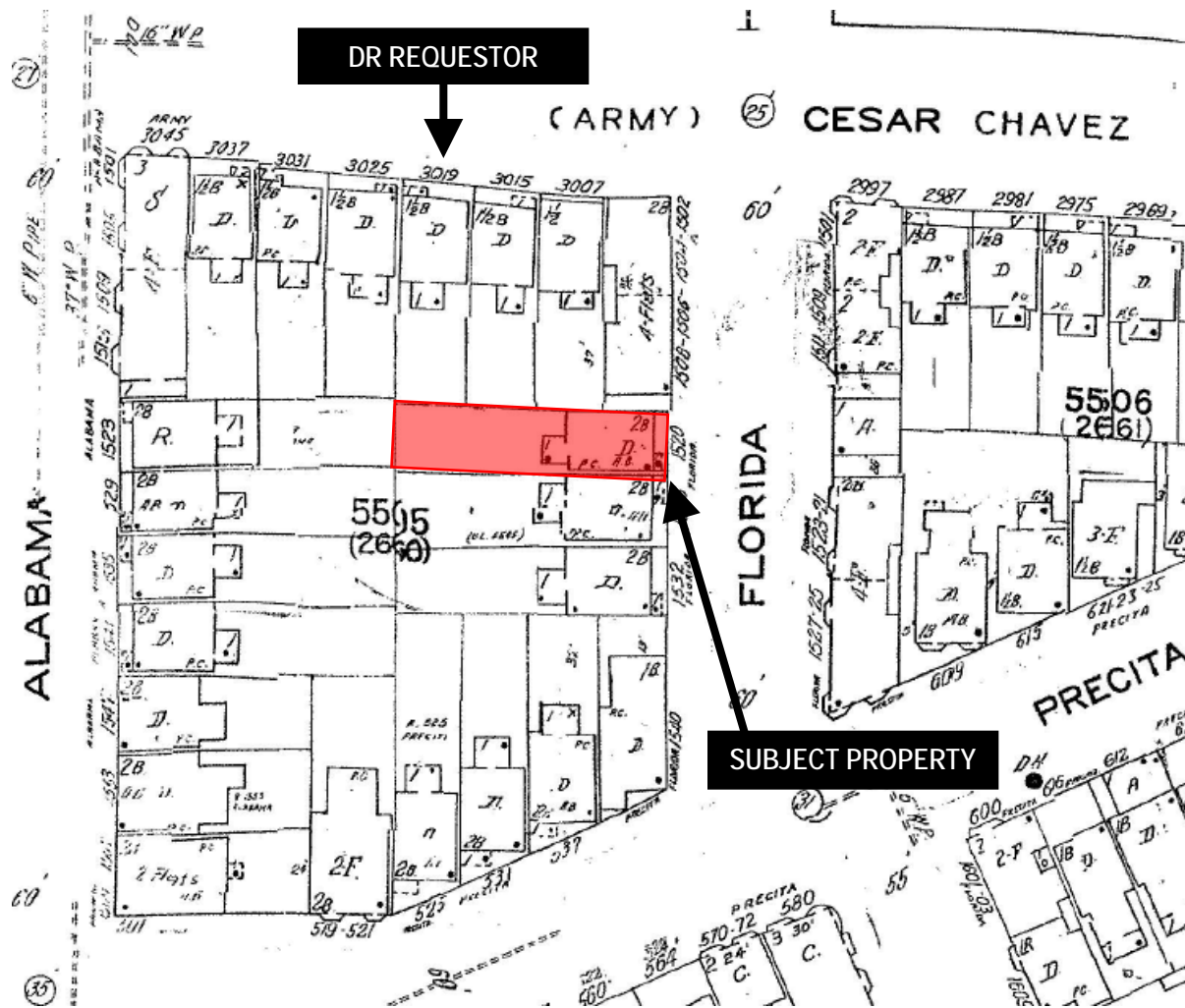
JS: G:\Documents\DRs\1520 Florida Street\DR Analysis - Abbreviated.doc

Parcel Map



Discretionary Review Hearing
July 7, 2016
Case Number 2015-000192DRP
1520 Florida Street

Sanborn Map*



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



Discretionary Review Hearing
July 7, 2016
Case Number 2015-000192DRP
1520 Florida Street

Aerial Photo



Discretionary Review Hearing
July 7, 2016
Case Number 2015-000192DRP
1520 Florida Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR



SAN FRANCISCO
PLANNING DEPARTMENT

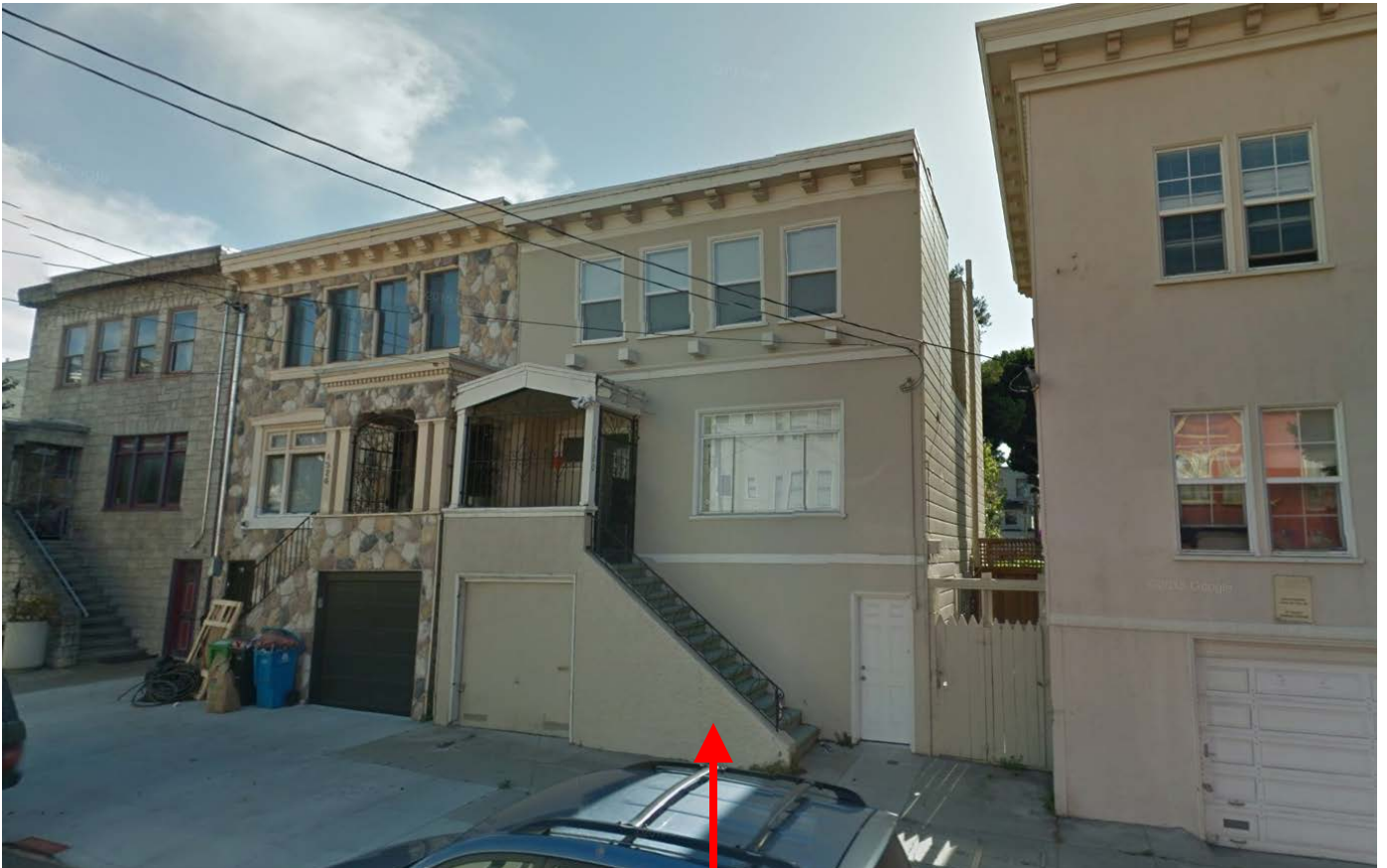
Discretionary Review Hearing
July 7, 2016
Case Number 2015-000192DRP
1520 Florida Street

Zoning Map



Discretionary Review Hearing
July 7, 2016
Case Number 2015-000192DRP
1520 Florida Street

Site Photo



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 26, 2014**, the Applicant named below filed Building Permit Application No. **2014.12.26.4521S** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1520 Florida St	Applicant:	Jason Langkammerer
Cross Street(s):	Btn Cesa Chavez & Precita Ave	Address:	746 Natoma St
Block/Lot No.:	5505/002	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2/ 40-X	Telephone:	(415) 503-0555

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 type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	0	No Change
Side Setbacks	6'-0" (west side) 3'-0" (east side)	0 0
Building Depth	57 feet – 9 inches	52 feet – 6 inches
Rear Yard	42 feet	No Change
Building Height	27 feet – 6 inches	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	1 plus 3 bicycle racks
PROJECT DESCRIPTION		
<p>The proposal is to construct a three-story horizontal addition to the rear and side of an existing three-story, single family dwelling, and remove the rear portion of the existing structure on the 2nd floor for a new three-foot balcony. Rebuilding the front entry stair has also been proposed under this permit application.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Max Setyadi Putra
 Telephone: (415) 575-9180
 E-mail: max.setyadi putra@sfgov.org

Notice Date: 8/11/15

Expiration Date: 9/10/15

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: David Malizia		
DR APPLICANT'S ADDRESS: 3019 Cesar Chavez St., San Francisco, CA	ZIP CODE: 94110	TELEPHONE: (415) 312-3893
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Sabina Ahmed (owner) Jason Langkammerer (architect and building permit applicant)		
ADDRESS: 746 Natoma St, San Francisco, CA	ZIP CODE: 94103	TELEPHONE: (415) 503-0555
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: dcmalizia@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1520 Florida Street, San Francisco, CA		ZIP CODE: 94110		
CROSS STREETS: Cesar Chavez and Precita Ave				
ASSESSORS BLOCK/LOT: 5505 / 002	LOT DIMENSIONS: 25'x100'	LOT AREA (SQ FT): 2500 sq.ft	ZONING DISTRICT: RH-2/40X	HEIGHT/BULK DISTRICT: unknown

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 ☒
residential single family home with an in-law apartment on ground levelPresent or Previous Use:
residential

Proposed Use: _____

Building Permit Application No. **2014.12.26.4521S** Date Filed: **12/26/2014**

COPY

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

The Bernal Heights East Slope Design Review Board held a meeting several months ago. Many neighbors, including myself and my wife, were present. The overall sentiment was that of opposition to the proposed project, because the project is so out-of-scale with the rest of the buildings in the neighborhood. With ensuing further discussion, the neighbors to the south of the property were able to get the architect and owner to scale back from their property line a little bit.

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.

~~This proposed project goes higher and extends to the rear further than any other structure on the entire block. This particular block has adjoining rear yards with no alleyway interrupting the green open space, making it a unique and special urban oasis that especially helps offset the noise and bustle of Cesar Chavez Street. The proposed project is unprecedented, and would greatly impact the general feeling of the neighborhood backyard open space.~~

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:

~~There are several neighbors who will be adversely impacted by this proposed project: 1) Mauricio Solis and Dora Estrada, residents and owners of 3007 Cesar Chavez since 2000, would be the most impacted, as the project will extend completely over and up to their rear property line and up 3 additional floors (because the current structure doesn't even extend to the property line); completely boxing in their rear yard on 2 sides. Their east property line is already completely flanked by the corner property which extends the full length of their lot up 3 stories. 2) Margarite Olivier, resident and owner of 3015 Cesar Chavez for over 40 years, would have her property encroached on in a similar fashion, with~~

(continued on additional page)

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 property owner could extend her property out towards the rear and to the side property lines on the ground floor level, and could put a rear deck or patio on the second floor level. This would increase the size of her home, still leave the vital open-space feeling of the neighborhood, and not negatively affect the adjoining property owners.~~

Question 2, continued: (from page 9 of DR application)

stories high.

3) Chris Hall and Kyra Ivanoff, residents and owners of 1526 Florida, (and previous long-term renters of 1520 Florida St), have the issue of the project extending towards their north property line.

4) David Malizia and Toy Broughton, owners and residents of 3017-3019 Cesar Chavez St. since 2000, will feel the impact of the proposed construction in their view and sense of open space.

5) Ros Broughton and Nerissa Gaspay, residents of 3017 Cesar Chavez since 2008, would feel the impact similarly.

6) The members of the Bernal Heights East Slope Design Review Board, as well as the other neighbors from the block who were present at its meeting, felt that this project goes above and beyond what is reasonable and expected for a home alteration on this block. Not only does it extend beyond any other structures on the block and encroach on valuable open space, but it also sets a bad precedent for future neighbors in this ever-changing vulnerable neighborhood, to ask for and expect similar permits for such alterations.

All neighbors mentioned, as well as others, are in strong opposition to this proposed project. Had the planning department made it more clear in their notification the necessary steps involved in getting a discretionary review underway, they would have begun this process a lot earlier within the 30-day review period. None of us are experts in this matter and were/are unfamiliar with the standard procedures involved with making public comment on the permitting process.

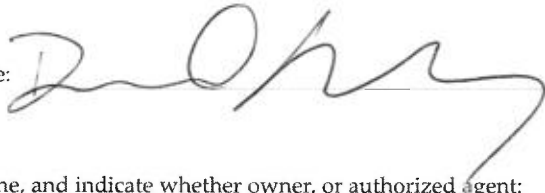
In addition, after the meeting with the Bernal Heights East Slope Design Review Board, the neighbors as well as the members of the committee fully expected to be approached by the owner and architect to discuss possible changes. Other than what changes occurred to the south property line, no changes were made, and no further conversations occurred. The Bernal Heights East Slope Design Review Board, as far as we know, did not get the 30-day review period notification.

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:

9/9/15

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

David Malizia

☒ owner ☐ Authorized Agent (circle one)

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 checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
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.

RECEIVED

SEP 10 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By: Isoken OmokaroDate: 9-10-15

RESPONSE TO
**DISCRETIONARY
REVIEW (DRP)**



**San Francisco
Planning**

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

Project Information

Property Address: 1520 Florida Street

Zip Code: 94110

Building Permit Application(s): 2014.12.26.4521

Record Number: 2015-000192DRP

Assigned Planner: Jeffrey Speirs

Project Sponsor

Name: Jason Langkammerer

Phone: 415-503-0555

Email: jason@at6db.com

Required Questions

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

[See attached](#)

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

[See attached](#)

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


[See attached](#)

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	4 (incl. bikes)
Bedrooms	3	4
Height	28'-1.5"	28'-1.5"
Building Depth	57'-7"	57'-7"
Rental Value (monthly)		
Property Value		

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

Signature: 	Date: May 13, 2016
Printed Name: Jason Langkammerer	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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

Response to Discretionary Review (DRP)

Supplemental Sheet

1520 Florida St (Permit App # 2014.12.26.4521; Record Number: 2015-000192DRP)

Question 1:

There are two groups of concerned neighbors listed in the DR application: A) the adjacent south neighbor; and B) those on the north side of the proposed project along Cesar Chavez Street.

- A) As our proposed project is adjacent only to the south neighbor with any impacts to their property, we discussed the project with them several times in advance of the pre-application meeting. We made several revisions to the building mass along the south side to alleviate their concerns and received an email from Christopher Hall on 11/13/2014 (see attached Exhibit A) indicating their support of our design. Upon review with staff planner (Max Setyadiputra), further cut backs of our building were made on the south side (the rear stairs were removed, the back wall of the second level was pulled back, and even more of the south side of our building was cut back). The initial support of the project by Mr. Hall has been reiterated in an email dated 3/11/2016 (Exhibit B).
- B) On the north side, we agree with the Bernal Heights East Slope Design Review Board who said "though neighbors in attendance from Cesar Chavez Street to the north expressed concern about the presence of an additional wall potentially impacting light to their yards, the project would not substantially cast new shadow on these properties" (Exhibit C). This is also reflected in the Residential Design Team ("RDT") comments forwarded in Jeffrey Speirs email dated 1/6/2016 (Exhibit D) stating that in their opinion the rear yards of the northern properties provide sufficient buffer between their buildings and the proposed project. These two independent and impartial groups have reviewed the project and found that our proposed design does not adversely impact the DR applicant or the other listed northern neighbors.

Question 2:

We were unable to come to an agreement on any mutually acceptable revised design despite lengthy negotiations with the group of northern neighbors listed in the DR application. Therefore, we are submitting our revised drawings which meet the guidance set out by the RDT and which represent our good faith accommodation of the north side neighbors' requests. We have followed the prescribed process for alerting the neighbors of the proposed project and addressing specific concerns as follows:

- A) Prior to Submittal: We negotiated a mutually acceptable design revision with the south neighbor, Mr. Hall, as outlined above Q1.A.
- B) Pre-application Meeting (combined with Bernal Review Board meeting) on 11/12/2014: All questions raised at the pre-application meeting by present neighbors and Bernal review board were responded to. We sent individual copies of plans to anyone who requested them. The Bernal Review Board gave their favorable opinion in their December 20, 2014 letter (Exhibit C).
- C) During the Official 311 Neighbor Notification Period: We heard from project planner Mr. Setyadiputra that Ms. Estrada of 3007 Cesar Chavez had expressed concern to him over the affect the proposed project will have on the wind patterns in her back yard. We reached out to Ms. Estrada in an effort to address her concern. After several attempts to reach her we finally did and discussed the possibility of a 3' setback to help alleviate her concerns which was rejected.

We did not hear from any other neighbors either directly or via Mr. Setyadiputra.

We received an email only after Mr. Malizia had filed the DR on the final day of the 311 period. Prior to filing the DR, neither the planner Mr. Setyadiputra nor I had not heard from Mr. Malizia and were not given an opportunity to discuss his concerns.

D) After the Request for Discretionary Review ("DR") was Filed: After the DR was filed, we contacted each of the parties on the DR in person, on the phone, or via email and discussed with the northern neighbors their concerns on several occasions. We again offered the 3' setback and even increased the setback in our final offer to the northern neighbors. However, these proposals were not acceptable and no alternate option was proposed by the northern neighbors other than completely removing the proposed upper level addition. We feel that complete elimination of any expansion of this level is an unreasonable request that does not work for our family's needs, especially in light the minimal impact this third floor plan has on the wind patterns, view, or ground level rear yard of their properties.

We have followed the recommended process outlined by the Planning Dept and have been diligent and responsive to the neighbors' concerns and Planning/RDT recommendations. We have made many revisions and have offered additional accommodations, including the setback outlined in the revised drawings, in our efforts to come to a mutually acceptable solution. Unfortunately, we did not find a resolution.

Please see Exhibit E for dates and notes of our neighbor outreach during this process.

Question 3:

As stated above, two separate and impartial review groups (RDT & Bernal Heights East Slope Review Board) have concluded that our project does not pose a significant impact on the adjacent properties to the north. We agree. We also note that in the original project review by the RDT, no setback was required on the north side. We have nevertheless provided a setback as noted in the revised guidance of the RDT and our final revised design, as submitted, along with all previous revisions already made are an extremely fair, good-faith accommodation to the DR requesters concerns.

Redesigning the project to meet the DR requesters requirement that the entire upper level addition be removed would be an unreasonable loss of a significant amount of family living space, significantly impacting the value and livability of the home. Please also note that no further rear expansion is allowed by Planning code at any other level of the house making alternate expansions on other floors not possible.



Jason Langkammerer <jason@at-six.com>

Fwd: Re: Revised plan

1 message

Sabina Ahmed <sabinarahmed@gmail.com>

Thu, Nov 13, 2014 at 7:52 AM

To: Soyeba Ahmed <soyeba@gmail.com>, Jason Langkammerer <jason@at-six.com>

Fyi

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

From: "Christopher Hall" <chris@thecriminals.tv>

Date: Nov 13, 2014 7:30 AM

Subject: Re: Revised plan

To: "Sabina Ahmed" <sabinarahmed@gmail.com>

Cc: "ICE Kyra Ivanoff" <kyraivanoff@mac.com>

Sabrina,

Good Morning.

Kyra and I wanted to thank you for taking our comments into consideration when presenting your current revisions last evening. We are fine with the current designs adjacent to our property. In addition we are also in agreement on the top floor extension from our perspective.

We understand the need for back stairs, however, disappointed that the back stairs have to protrude beyond the current footprint of all of the properties on our side of the block.

In addition we will support you on modern changes to the front of your house. I would be happy to approach Adam about his opinion of the modernization effecting the esthetic of all three homes.

We would like to request a copy of your current plans presented at last nights meeting at your convenience.

Looking forward to seeing the progress. Happy to help in anyway we can.

Best

Valentina, Jett, Kyra and Christopher



Christopher Hall | Partner

m [310 567 0488](tel:3105670488) | t [415 795 3651](tel:4157953651) | f [415 795 1509](tel:4157951509)

chris@thecriminals.tv

Website: www.criminalsf.com

Twitter: https://twitter.com/the_criminals

EXHIBIT A

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the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited.

On Nov 12, 2014, at 11:52 AM, Sabina Ahmed <sabinarahmed@gmail.com> wrote:

Hi Kyra and Chris,

As yours is the property closest to our renovations and to respect our ongoing discussion on how this project relates to you, just want to share the key pages of most recent plans with you first before the neighbor meeting tonight. (attached)

Hope all is well with Valentina and you.

Best,

Sabina

<20141112102928458.pdf>



Jason Langkammerer <jason@at-six.com>

Re: 1526 Florida Street (next door)

1 message

Christopher Hall <chris@thecriminals.tv>

Fri, Mar 11, 2016 at 10:12 AM

To: Jason Langkammerer <jason@at6db.com>

Cc: Sabina Ahmed <sabinarahmed@gmail.com>, Kyra Ivanoff <kyraivanoff@me.com>

Thanks Jason.

Kyra and I are indeed happy with the June 2015 submissions presented to. In addition we are very happy to hear that there has been positive dialogue with our old neighbors on the north-side of 1526.

We are looking forward to getting this projects started and finished as quickly as possible. When all is planning is approved Kyra and I would like to have a conversation with all parties involved on your your project about timeline, work hours, intrusion (noise/dust/debris/parking) and what is anticipated regarding access to our property, etc.

Our family confident that we will come to a mutual solution on what is fair to the completion of Sabrina's project as well as respect to our families lifestyle and health for the duration of this project. Kyra and I prescribe to and best respond to the philosophy of over-communicating. We invite you to please, over-communicate.

We will be attending the hearing when scheduled as our due diligence to the process to support our long time neighbors on the north side and to take every opportunity presented to understand the projects scope.

Looking forward to moving forward on this process.

Christopher



Christopher Hall | Partner

m 310 567 0488 | t 415 795 3651 | f 415 598 2222

www.criminals.com

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On Mar 11, 2016, at 9:50 AM, Jason Langkammerer <jason@at6db.com> wrote:

Christopher-

Thanks for reaching out and hope you and Kyra are well.

There have been no revisions to your side since the June 2015 submissions or from recent discussions with the northern neighbors.

To recap, from the original design (November 2014) you approved after our Bernal Heights

EXHIBIT B

committee and neighbor meeting (where you noted reluctance about the back stairs) we made the following changes:

- back stairs were removed
- second level of the building was pulled back slightly even from where it currently exists
- the extent of the building on the first level against your property was significantly reduced.

These revisions have resulted in even less impact on your property than the original submitted version, and we did not change anything on your side during recent negotiations with the north side.

Attached is the site plan and elevation on your side of the building. Let me know if you have any questions. Thanks.

Jason Langkammerer

AT6 Architecture : Design Build
746 Natoma Street
San Francisco, CA 94103
[415-503-0555](tel:415-503-0555) office
[415-385-2150](tel:415-385-2150) cell

www.at-six.com

On Thu, Mar 10, 2016 at 10:38 AM, Christopher Hall <chris@thecriminals.tv> wrote:

Jason,

Christopher Hall here from 1526 Florida Street (next door) to Sabrina.

It seems that there has been some headway on the North side of the property regarding pulling back from the property line. Have there been any revisions to our side (south) in the latest architectural revisions? If so I would like to see them at your convenience.

Thanks in advance.

Christopher

<Screen Shot 2014-10-02 at 10.51.34 AM.png>

Christopher Hall | Partner
m [310 567 0488](tel:310-567-0488) | t [415 795 3651](tel:415-795-3651) | f [415 598 2222](tel:415-598-2222)

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On Mar 10, 2016, at 9:31 AM, Jason Langkammerer <jason@at6db.com> wrote:

Julian-

June 2nd is the best for us. I have also added the property owner Sabina Ahmed on this email. Thanks.

Jason Langkammerer

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746 Natoma Street
San Francisco, CA 94103
[415-503-0555](tel:415-503-0555) office
[415-385-2150](tel:415-385-2150) cell

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On Thu, Mar 10, 2016 at 9:29 AM, Banales, Julian (CPC)
<julian.banales@sfgov.org> wrote:

Thank you David. Generally staff coordinates with the primary DR requestor and the applicant for the hearing date. We make a best and reasonable effort to secure a date that everyone can attend. However, be advised that at some point we make have to pick date that may conflict with an individual schedule. If someone cannot attend a hearing, a representative may speak on their behalf. That said, the following dates are available: June 2, July 7 and July 14.

David and Jason

Please let me know if these dates are acceptable and I will schedule accordingly.

Regards,

Julian J. Bañales

TEAM MANAGER, CURRENT PLANNING, SE QUADRANT

SAN FRANCISCO

PLANNING DEPARTMENT

1650 Mission Street, Suite 400 | SF, CA 94103

[415.558.6339](tel:415.558.6339) (w) | [415.558.6409](tel:415.558.6409) (f)

From: David Malizia [mailto:dcmalizia@gmail.com]
Sent: Thursday, March 10, 2016 9:19 AM
To: Banales, Julian (CPC)
Cc: roskearb@hotmail.com; Dora Estrada; Brook Broughton; Christopher Hall; Nerissa Gaspay
Subject: Re: 1520 Florida DR

Yes I am the primary DR filer. However there are many others involved who will

want to be at the hearing. I have cc'd them on this email.

Thank you

David Malizia

3019 Cesar Chavez

On Thu, Mar 10, 2016 at 9:05 AM, Banales, Julian (CPC)
<julian.banales@sfgov.org> wrote:

Hello David

My understanding is that you are the primary DR filer for the 1520 Florida project. Could you please confirm? Staff would like to secure a Planning Commission hearing date and we would like to coordinate with the DR contact. Please contact me at your earliest convenience. Thank you.

Regards,

Julian J. Bañales

TEAM MANAGER, CURRENT PLANNING, SE QUADRANT

SAN FRANCISCO

PLANNING DEPARTMENT

1650 Mission Street, Suite 400 | SF, CA 94103

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--

David Malizia

<A1.0.pdf><A3.2.pdf>



East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285•8978]

December 20, 2014

Jason Langkammerer
At-Six Architecture
746 Natoma Street
San Francisco, CA 94103

RE: 1520 Florida Street
Block/Lot: 5505/002

Dear Mr. Langkammerer,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on Wednesday, November 12, 2014, to discuss your project proposing to construct an addition at the rear, widen the garage entrance, rearrange the entry stairs, replace windows, and generally renovate the single-family dwelling located at 1520 Florida Street.

The Board is generally supportive of the project though we feel that an additional modification to the project is needed to protect light to the rear of the adjacent property to the south. To the north, the subject property abuts the rear yards of properties that front on Cesar Chavez Street and to the south the property abuts a similar residence that fronts on Florida Street. Though neighbors in attendance from Cesar Chavez Street to the north expressed concern about the presence of an additional wall potentially impacting light to their yards, the project would not substantially cast new shadow on these properties but the Board is concerned about how the addition might impact the adjacent property to the south which has several ground floor windows that face the subject property. These neighboring windows are set back three-feet from the property line and are located in a long narrow corridor. Although only a portion of the addition would extend to the south side property line, at nine feet in height above the grade level, this portion of the addition would be tall enough to "box in" the neighboring windows in question and substantially shadow this portion of the building. The Board encourages you to incorporate an additional ground floor three-foot side setback at the southwest corner of the building to address this issue.

Other neighbors in attendance at the meeting expressed their concern for how the project departs from the consistent massing that is already present at the rear of the subject and adjacent buildings to the south. The modification being suggested by the Board would help address this issue by incorporating a side setback that would further taper the building's massing at the rear, responding to the pattern of side setbacks at the rear of the adjacent buildings to the south.

The Board wishes to thank the project sponsor for presenting the plans to the neighborhood and appeal to you to incorporate the suggested modification. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,

 chair, ESDRB

EXHIBIT C



Jason Langkammerer <jason@at-six.com>

RE: 1520 Florida DR update

1 message

Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>
To: Jason Langkammerer <jason@at6db.com>

Wed, Jan 6, 2016 at 4:39 PM

Hello Jason,

Per our discussion, the RDT comments are below. My plan check will be complete next week and I will let you know if there are any additional comments at that time.

-Building addition occurs within footprint of existing building and does not extend beyond the existing rear wall.

- Rear yard depths of buildings that face Caesar Chavez provide generous relief from the project; however due site location and location of the project's wall along the side property line that abuts adjacent rear yards, the project should be modified to provide a 3-foot side setback (minimum) along the north property line at the level of the third floor (uppermost floor). This setback is necessary to break up the building massing as viewed from the rear yards/midblock opens space. In the location of this setback, no decks should be proposed and the roof should be fire rated so not to require a parapet along the property line.

- Provided the requested setback is proposed, the project can be found to not create extraordinary or exceptional circumstances and may proceed as an abbreviated DR. Without revisions the project should proceed with a full DR analysis to require the side setback.

Best regards,

Jeffrey Speirs

Planner – Southeast Quadrant

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Phone: 415.575.9106 | Fax: 415.558.6409

Email: jeffrey.speirs@sfgov.org

From: Jason Langkammerer [<mailto:jason@at6db.com>]
Sent: Tuesday, December 01, 2015 10:10 AM

EXHIBIT D

Outreach and Communication Timeline and Notes: 1520 Florida St Neighbors

A) Informal conversations prior to submittal

- 8/16/14-9/9/2014 – Multiple meetings and discussions with south side neighbors Chris Hall and Kyra Ivanoff.
- 9/9/14 -11/12/2014 – Revisions of plans
- 11/12/2014 – Emailed revised plans to south neighbors
- 11/13/2014 – Received email in support of revised design from Mr. Hall

B) Pre-application meeting (combined with Bernal Review Board meeting) on 11/12/2014

- Neighbors Mr. Malizia, Mr. Hall, Ms. Ivanoff, and Mr. Broughton in attendance.

C) During the official 311 neighbor notification period

- 8/19/2015 – Call with Max Setyadiputra who informed me that Dora Estrada at 3007 Cesar Chavez is concerned about the projects impact on her property. Specifically, she thought it would block views (Max explained that private views aren't protected by Planning code) and have an adverse effect on the wind patterns to her rear yard. He recommended calling her.
- 8/19, 5pm – Called Mrs. Estrada. No answer, left message
- 8/20, 11:30am – Called Mrs. Estrada. No answer, did not leave message
- 8/25, 11:30am – Called Mrs. Estrada. No answer, left message
- 8/31, 11am – Called Mrs. Estrada. No answer, left message
- 9/2, 11am – Called Mrs. Estrada. No answer, left message
- 9/2, 11am – Called Mrs. Estrada. Finally reached her. Asked her what concerns she has about our project and she reiterated what Max previously said. I asked if there are any concessions she would like for us to make and that I would bring them to the property owner. She does not like the added height to the upper level (where our addition is). I said we would likely not consider completely removing such a significant portion of our project but would consider setting it back from her property line. She said that would not help.
- 9/8 – Emailed Mr. Setyadiputra and explained my discussions with Mrs. Estrada and said we cannot comply with her request to remove the entire addition. Since she is not interested in our setback concession, we will not be making any changes to the project.

D) After the Request for Discretionary Review ("DR") was filed (Exhibit E).

- 11/17/2015 – Called David Malizia. Explained the delay in reaching out was due to the planning dept delay in reassigning the planner and we wanted to understand the process before engaging with him. I asked about the group of neighbors he has listed on the filing and he said if we can satisfy the concerns of the 3007 and 3015 Cesar Chavez residents, he would be willing to drop the DR. I explained we would like to meet with each neighbor individually to focus on their individual concerns, which he was fine with. We will start with Mr. and Mrs. Estrada in 3007.

- 11/25/2015 – Meeting with Sabina Ahmed and Mrs. Estrada. In short, we reviewed drawings and outlined the proposed design and Mrs. Estrada reiterated that she wanted the entire upper level addition to be removed. We offered a side setback of 2-3 feet but that was unacceptable. I asked what middle ground concession would be acceptable and she said that she wanted the entire addition to be removed. Her husband is out of the country for an extended trip but she will try to reach out to him to get his thoughts on the issue.
- 12/3/2015 – Sabina Ahmed called Mr. Malizia, then called Margarite Olivier, owner of 3015 Cesar Chavez. Ms. Ahmed explained the project to her and said we are in talks with Mrs. Estrada. Ms. Olivier discussed a few of her questions with Ms. Ahmed and said she was satisfied with the project and does not need to meet in person.
- 12/17/2015 – Meeting with Sabina Ahmed and David Malizia, Ros Broughton, and Nerissa Gaspay (all residents of 3017-19 Cesar Chavez). We discussed the project, our previous discussions with other neighbors and our desire to find some middle ground. We discussed a 3-ft side setback which was not acceptable. In that meeting Mr. Malizia said he had just heard from Mrs. Estrada who had reached her husband and he was also unwilling to accept anything less than a full removal of the upper level addition. If we did not satisfy Mrs. Estrada, then he was not going to be satisfied.
- 2/9/2016 – Call with Mr. Malizia. I explained that we had heard back from the RDT regarding their support for a 3-ft setback on the north side. However, in an effort to find a win-win solution and set the neighbor relationship on positive footing, we will offer an additional setback on the condition that Mr. Malizia drop the DR. I followed up with email the next day.
- 2/25/2016 – Email from Mr. Malizia stating that he has discussed the offer with the other neighbors and they will be proceeding with the DR.

SYMBOL LEGEND

	NORTH ARROW		EXTERIOR ELEVATION TAG
	WINDOW TAG		SECTION TAG
	DOOR TAG		INTERIOR ELEVATION TAG
	SKYLIGHT TAG		DETAIL TAG
	REVISION TAG		ENLARGED PLAN, DETAIL TAG
	KEYNOTE TAG		ROOM TAG
	EXISTING WALLS		ROOM AREA
	NEW WALLS		REFERENCE GRIDLINES
	DEMO'D WALLS		ELEVATION TARGET
	RATED WALL (1-HR, U.O.N.I.)		PROPERTY LINE
	BATT INSULATED WALL		FINISH TAG
	CONCRETE WALL		
	LINE BELOW		
	LINE ABOVE		
	STEP TAG		
	CEILING HEIGHT		
	LEFT HINGED		
	RIGHT HINGED		
	BOTTOM HINGED		
	TOP HINGED		
	LEFT-to-RIGHT SLIDER		
	HOSE BIB		
	GAS OUTLET		
	THERMOSTAT		

ABBREVIATIONS

A.B.	Anchor Bolt	LAM	Laminate(d)
ABV	Above	LAV	Lavatory
ACT	Adjustable Ceiling Tile	LB	Linear Foot
ADJ	Adjust(able)	LF	Linear Foot
A.F.F.	Above Finished Floor	LH	Left Hand
ALUM	Aluminum	LT	Light
A.N.G.	Average Natural Grade	LTWT	Lightweight
APPX	Approximate(ly)		
ARCH	Architect(ure)	MAS	Masonry
AUTO	Automatic	MATL	Material(s)
AVG	Average	MAX	Maximum
AWN	Awning	M.B.	Machine Bolt
		M.C.	Medicine Cabinet
BD	Board	MECH	Mechanical
BLDG	Building	MFD	Manufactured
BLK (G)	Blocking	MFR	Manufacturer
BLW	Below	MIN	Minimum
BM	Beam	MISC	Miscellaneous
B.N.	Blind Nail	MMB	Membrane
B.O.W.	Bottom of Wall	MTD	Mounted
BRG	Bearing	MTL	Metal
BTWN	Between	MULL	Mullion
B.U.R.	Built Up Roofing	MW	Microwave
		N	North
CAB	Cabinet	(N)	New
C.A.R.	Cold Air Return	N/A	Not Applicable
CBL	Cable	N.I.C.	Not In Contract
CFT	Cubic Foot	N.T.S.	Not To Scale
C.F.P.	Cash-In-Place		
CIR	Circ		
CIRC	Circumference	o/	Over
CJT	Control Joint	OBSC	Obscure
C.L.	Center Line	O.C.	On Center
CLG	Ceiling	O.D.	Outside Dimension
CLK (G)	Caulking	O.H.	Overhead
CLR	Clear(ance)	OPG	Opening
C.M.U.	Concrete Masonry Unit	OPER	Operable
COL	Column	OPP	Opposite
CONC	Concrete	O.S.B.	Oriented Strand Board
CONSTR	Construct(ed), (ion)	OSCI	Owner Supplied Contractor Installed
CONT	Continue(ous)	OVHG	Overhang
CORR	Corrugated		
CPT	Carpet(ed), (ing)	PART	Partition
CSMT	Casement	PERF	Perforate(d)
CSWK	Casework	PL	Plate
CUST	Custom	P.L.	Property Line
CYD	Cubic Yard	PLAM	Plastic Laminate
		PLY	Plywood
D	Dryer	PNL	Panel
DBL	Double	PNT or PTD	Paint(ed)
DEG	Degree	PR	Pair
DEPT	Department	PREFAB	Prefabricate(d)
D.F.	Douglas Fir	P.T.	Pressure Treated
DH	Double Hung	PVMT	Pavement
DIA	Diameter		
DIM	Dimension	R	Riser
DISP	Dispenser	RAD	Radius
DIV	Divider, Division	RDWD	Redwood
DNI	Down	REFR	Refrigerator
DR	Door	REINF	Reinforce(d), (ing)
D.S.	Downspout	REM	Remove
DTL	Detail	REQ	Require(d)
DW	Dishwasher	REV	Reverse(d), (ion)
DWG	Drawing	RFG	Roofing
		R/H	Right Hand
(E)	Existing	RM	Room
EA	Each	R.O.	Rough Opening
ELEC	Electric(al)		
ELEV	Elevation	S.C.	Solid Core
E.N.I.	End Not	S.E.D.	See Electrical Drawings
ENCL	Enclose, Enclosure	SEP	Separate(d), (ion)
ENG	Engineer(ed), (ing)	SHTH	Sheathing
EQ	Equal(ivalent)	SHT	Sheet
EQUIP	Equipment	SIM	Similar
EXH	Exhaust	SKL	Skyline
EXP	Exposed	S.L.D.	See Landscape Drawings
EXT	Exterior	S.O.G.	Slab-On-Grade
		SLD	Slider
F.A.U.	Forced Air Unit	SPKR	Speaker
F.B.O.	Furnished By Others	SPEC	Specification(s)
F.D.	Floor Drain	SG	Square
F.D.C.	Fire Dept Controls	SQFT	Square Foot
F.F.	Finished Floor	S.S.D.	See Structural Drawings
F.F.E.	Finished Floor Elevation	SST	Stainless Steel
FIN	Finish	STD	Standard
FPL	Fireplace	STL	Steel
FLG	Flashing	STOR	Storage
FLR	Floor(ing)	STR	Structure(al)
FLUR	Fluorescent	SUPP	Supply(led)
FND	Foundation	SUSP	Suspend(ed)
F.O.F.	Face of Finish	S.W.	Shear Wall
F.O.S.	Face of Studs	SYS	System
FRM	Frame(d), (ing)		
FT	Foot	T	Tread
FTG	Footing	T.B.	Towel Bar
FUT	Future	T.B.D.	To Be Determined
FX	Fixed	TEMP	Tempered
		TEL	Telephone
G	Gas	T&G	Tongue & Groove
GA	Gauge	THK	Thick(ness)
GALV	Galvanized	T.M.E.	To Match Existing
G.C.	General Contractor	TPD	Toilet Paper Dispenser
GD	Garbage Disposal	T.O.C.	Top of Curb
GFI or GFCI	Ground Fault Circuit Interruptor	T.O.P.	Top of Plate
GL	Glass(ing)	T.O.S.	Top of Slab
G.S.M.	Galvanized Sheet Metal	T.O.W.	Top of Wall
GT	GROUT	TRN	Transom
GVL	Gravel	T.S.	Tube Steel
GYP BD	Gypsum Board	TV	Television
		TYP	Typical Condition
H.B.	Hose Bibb		
H.D.	Hold Down	U.O.N.	Unless Otherwise Noted
HDW	Hardware		
HDWD	Hardwood	V.B.	Vapor Barrier
HDR	Header	VCT	Vinyl Composition Tile
HGR	Hanger	VENT	Ventilate(ion)
HORIZ	Horizontal	VERT	Vertical
HR	Hour	V.I.F.	Verify in Field
HT	Height	V.G.	Vertical Grain
HTG	Heating		
HWH	Hot Water Heater	W	Washer
		w/	With
INCL	Include(d), (ing)	WC	Water Closet
I.D.	Inside Diameter	WD	Wood
INSUL	Insulate(d), (ion)	WIN	Window
INT	Interior	WO	Wall Oven
		w/o	Without
JST	Joist	WP	Waterproof(ing)
JT	Joint	WSCT	Wainscot
		WWF	Welded Wire Fabric
KIT	Kitchen	YD	Yard

PROJECT DESCRIPTION

ADDITION TO SINGLE FAMILY RESIDENCE INCLUDING INTERIOR RENOVATIONS & (N) REAR DECK; HORIZONTAL ADDITION AT 3 LEVELS; REBUILD FRONT STAIR& REPLACE FRONT WINDOWS

PROJECT DATA

A.P.N.:	5505-002
ADDRESS:	1520 FLORIDA ST SAN FRANCISCO, CA 94110
BUILDING CODES:	2013 CA Building Code, w/ Local Amendments 2013 CA Mechanical Code, w/ Local Amendments 2013 CA Plumbing Code, w/ Local Amendments 2013 CA Electrical Code w/ Local Amendments 2013 CA Energy Code

BUILDING INFO

OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V, NON-RATED
(E) GROSS FLOOR AREA:	

Level 1	1,122 sf	(Unconditioned/Garage)
Level 2	1,024 sf	(Conditioned)
Level 3	772 sf	(Conditioned)
Total	1,796 sf	(Conditioned)
	1,696 sf	per Assessor

(N) GROSS FLOOR AREA:

Level 1	1,306 sf	(Unconditioned/Garage)
Level 2	1,201 sf	(Conditioned)
Level 3	1,056 sf	(Conditioned)
Total	2,257 sf	(Conditioned)
NET CHANGE:	+461 sf	(Conditioned)
	+561 sf	per Assessor

ZONING DATA

ZONING:	RH-2; BERNAL HEIGHTS SUD
LOT SIZE:	2,495 sf
BUILDING FOOTPRINT:	
Existing	1,174 sf
Proposed	1,363 sf (+189 sf CHANGE)
NO. OF STORIES:	
Existing	3
Proposed	3
BUILDING HEIGHT:	
Existing	28'-1-1/2"
Proposed	28'-1-1/2" (NO CHANGE)
PARKING	
Existing	1
Proposed	4 (1 car + 3 bike; allowed per Section 150 (e))

NOTES

- THE EXISTING BUILDING IS NOT PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM; NONE IS PROPOSED
- BUILDING IS LOCATED IN AN ARCHEOLOGICAL SENSITIVE AREA. EXCAVATION FOR FOOTINGS APPX. 18"-24" DEEP

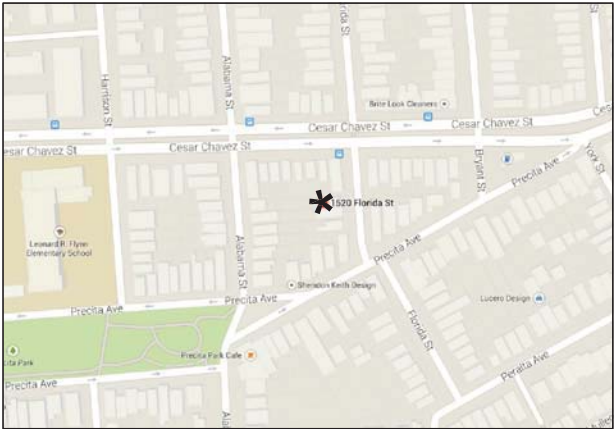
INDEX OF DRAWINGS

A0.0	TITLE SHEET
A0.1	DOOR & WINDOW SCHEDULES
A0.2	PHOTOS
A1.0	SITE PLAN
A2.1	EXISTING & PROPOSED FIRST FLOOR PLAN
A2.2	EXISTING & PROPOSED SECOND FLOOR PLAN
A2.3	EXISTING & PROPOSED THIRD FLOOR PLAN
A2.4	EXISTING & PROPOSED ROOF PLAN
A3.1	EXISTING & PROPOSED ELEVATION - EAST
A3.2	EXISTING & PROPOSED ELEVATION - SOUTH
A3.3	EXISTING & PROPOSED ELEVATION - NORTH
A3.4	EXISTING & PROPOSED ELEVATION - WEST
A4.1	SECTIONS
A4.2	SECTIONS

PROJECT TEAM

OWNER	ARCHITECT
Sabina Ahmed	Jason Langkammerer
288 Roosevelt Way	At-Six Architecture
San Francisco, CA 94114	746 Natoma Street
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	TEL 415-503-0555
	FAX 415-503-0550
STRUCTURAL ENGINEER	TITLE 24 ENERGY CONSULTANT:
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VICINITY MAP



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License no. C-28796



Ahmed Residence

1520 Florida St
San Francisco, CA 94110

APN: 5505-002

SITE PERMIT SUBMITTAL

SHEET CONTENTS

TITLE SHEET,
INDEX, PROJECT
DESCRIPTION,
ABBREVIATIONS,
SYMBOLS

DATE DEC 24, 2014

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DOOR SCHEDULE							
SYM	TYPE	DOOR SIZE	MFR	MODEL	HARDWARE	GLAZING	REMARKS
EXTERIOR							
1	GARAGE	8' x	-	-	-	-	-
4B	SWING	32 x 80	-	-	-	1/2 LITE	-
4C	PAIR SWING	(2) 30 x 80	-	-	-	FULL LITE	-
14A	SWING	-	-	-	-	1/2 LITE	REPLACE (E) DOOR
16	SWING	26 x 80	-	-	-	FULL LITE	-
18	4 PANEL	(4) 36 x 80	-	-	-	FULL LITE	-
24B	3 PANEL	(3) 36 x 80	-	-	-	FULL LITE	-
INTERIOR							
2	SWING	36 x 80	-	-	-	-	20 MIN RATED
3B	SWING	36 x 80	-	-	-	-	20 MIN RATED
3C	SWING	32 x 80	-	-	-	-	-
4A	SWING	30 x 80	-	-	-	-	-
13A	SWING	32 x 80	-	-	-	-	-
13B	SLIDER	(2) 52 x 80	-	-	-	-	-
14B	SWING	-	-	-	-	-	EXISTING
14C	SWING	28 x 80	-	-	-	-	-
15A	SWING	30 x 80	-	-	-	-	-
15B	SWING	24 x 80	-	-	-	-	-
19A	SWING	32 x 80	-	-	-	-	EXISTING
19B	SWING	36 x 80	-	-	-	-	-
20A	SWING	32 x 80	-	-	-	-	-
20B	BIPASS	(2) 30 x 80	-	-	-	-	-
22	SWING	28 X 80	-	-	-	-	-
23	SWING	32 x 80	-	-	-	-	-
24A	SWING	30 x 80	-	-	-	-	-
25	POCKET	30 x 80	-	-	-	-	-
26	SWING	30 x 80	-	-	-	-	-

WINDOW SCHEDULE						
SYM	TYPE	APPROX. R.O. (W x H)	MFR	MODEL	GLAZING	REMARKS
EX	-	-	-	-	-	EXISTING TO REMAIN
A	FIX	42x34	-	-	-	TEMPERED
B	-	-	-	-	-	-
C	-	-	-	-	-	NOT USED
D	-	-	-	-	-	NOT USED
E	-	-	-	-	-	NOT USED
F	FIX	24x18	-	-	TEMPERED	REPLACEMENT
G	CASE + FIX	7'-11"x60 ½	-	-	-	REPLACEMENT
H	FIX	24x59	-	-	-	45 MIN RATED
J	FIX	23x48	-	-	TEMPERED	OBSCURE GLAZING
K	CASE	36x61 ½	-	-	-	-
L	-	-	-	-	-	NOT USED
M	-	-	-	-	-	NOT USED
N	-	-	-	-	-	NOT USED
P	CASE	24x28	-	-	-	-
Q	AWN	58x28	-	-	-	-
R	DH	35x46	-	-	-	REPLACEMENT
S	-	-	-	-	-	NOT USED
T	FIX	56x33 ½	-	-	-	45 MIN RATED
U	-	-	-	-	-	-
V	AWN	52x24	-	-	-	-

NOTES: EGRESS WINDOWS SHALL HAVE MIN. NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. MAX. HEIGHT ABOVE FLOOR SHALL BE NOT GREATER THAN 44 IN ABOVE FLOOR. SEE 2013 CBC 1029.2, 1029.3 AND 1029.4.

SKYLIGHT SCHEDULE					
SYM	TYPE	SIZE	MFR	MODEL	REMARKS
1	OPERABLE	32 x 32	-	-	-
2	OPERABLE	22 x 22	-	-	-
3	OPERABLE	42 x 30	-	-	-



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WINDOW, DOOR
& SKYLIGHT
SCHEDULES

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BUILDING ON FACING SIDE OF STREET (1501-1511 FLORIDA ST)

9



BUILDINGS ON FACING SIDE OF STREET

8



BUILDING ON FACING SIDE OF STREET (1521-1527 FLORIDA)

7



REAR OF ADJACENT BUILDING (1502 & 1506 FLORIDA ST)

6



SUBJECT BUILDING REAR VIEW

5



REAR OF ADJACENT BUILDING (526 FLORIDA ST)

4



SUBJECT BUILDING & BUILDINGS ON SAME SIDE OF STREET

3



SUBJECT BUILDING

2



ADJACENT BUILDING (1502 & 1506 FLORIDA ST)

1



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SITE PHOTOS

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PROPOSED SITE
PLAN

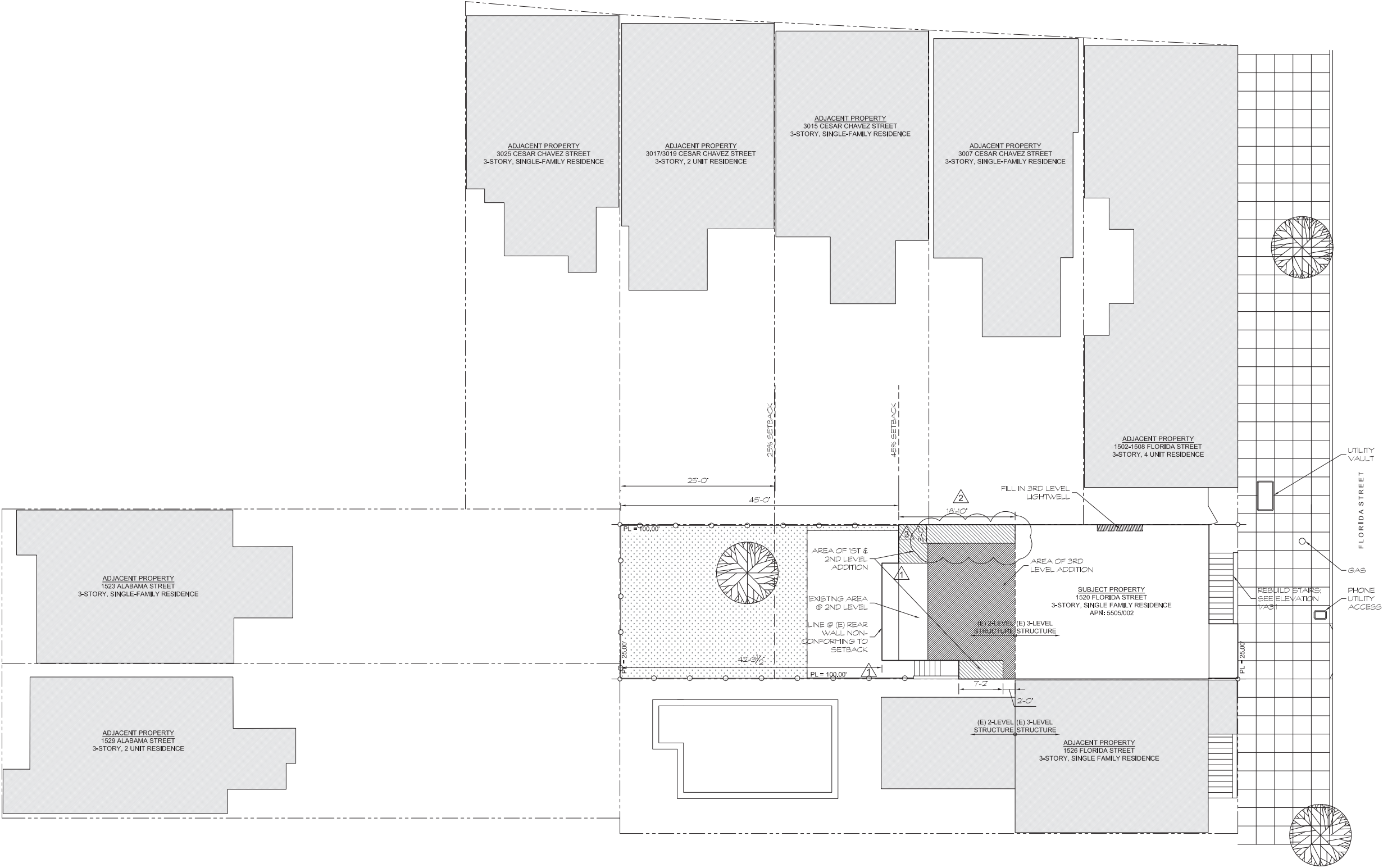
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SITE PLAN

1



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SHEET CONTENTS

EXISTING & PROPOSED FIRST FLOOR PLANS

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COMMENTS




2 6/1/2015

3 3/8/2016 DR

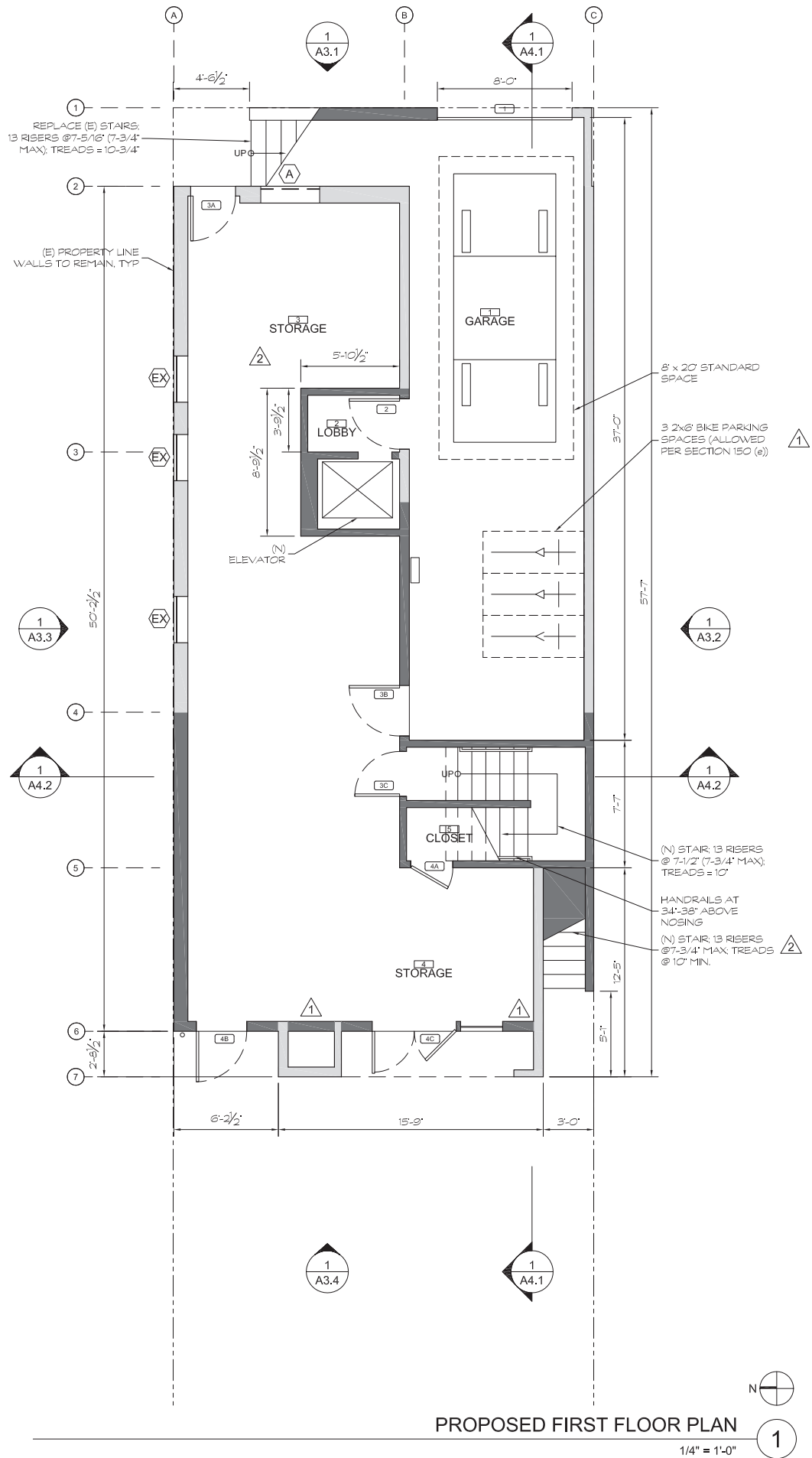
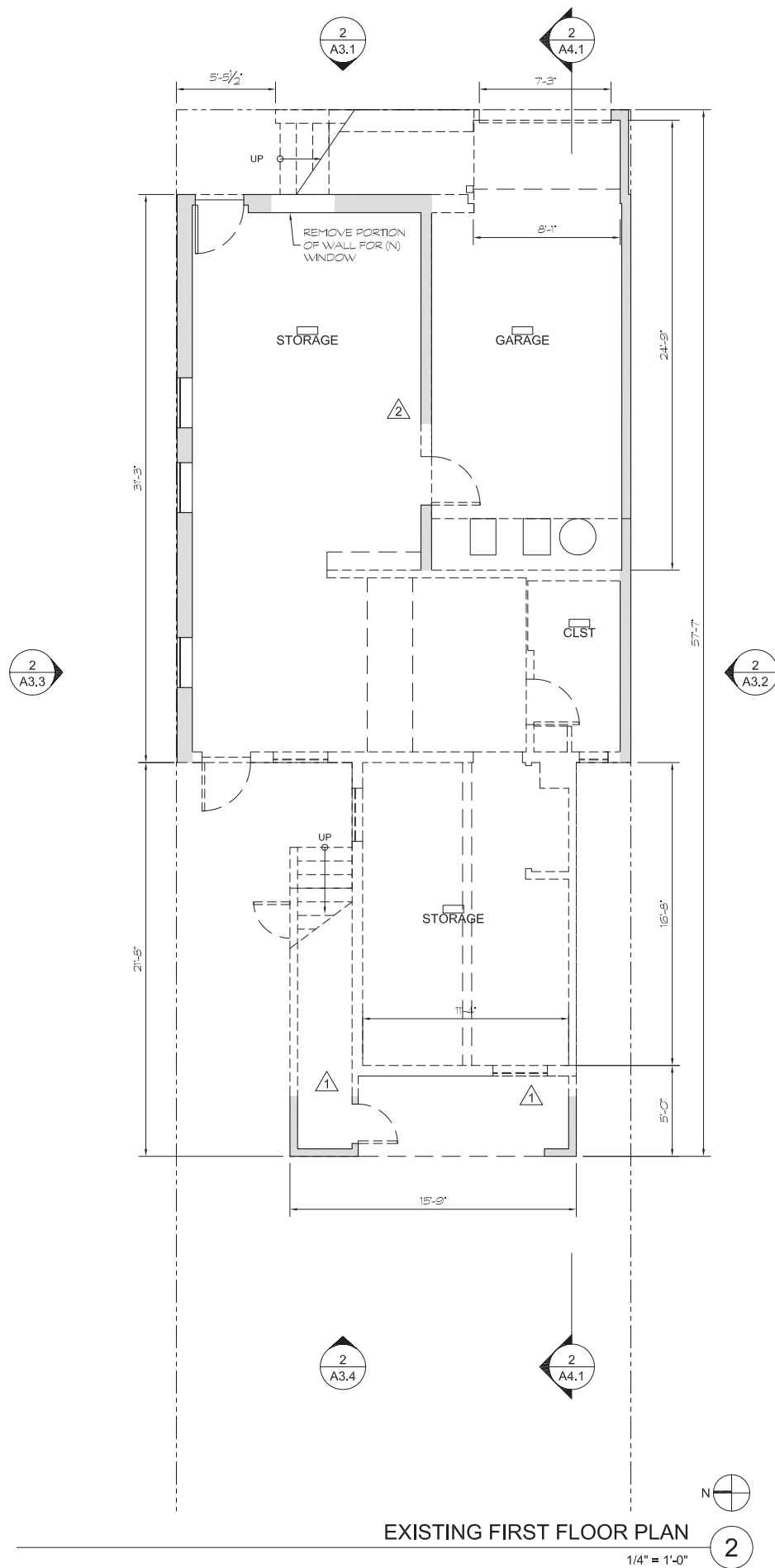
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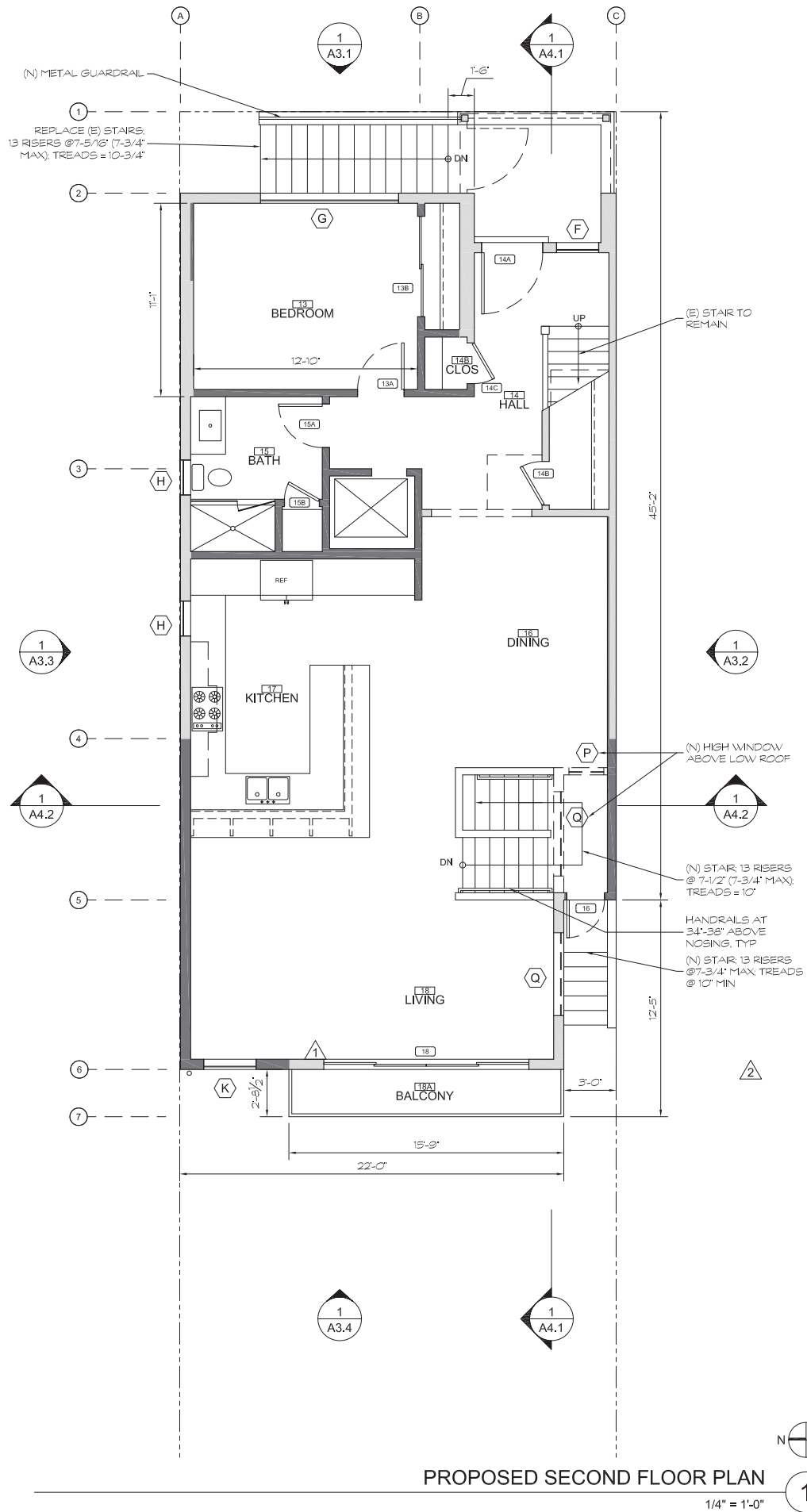
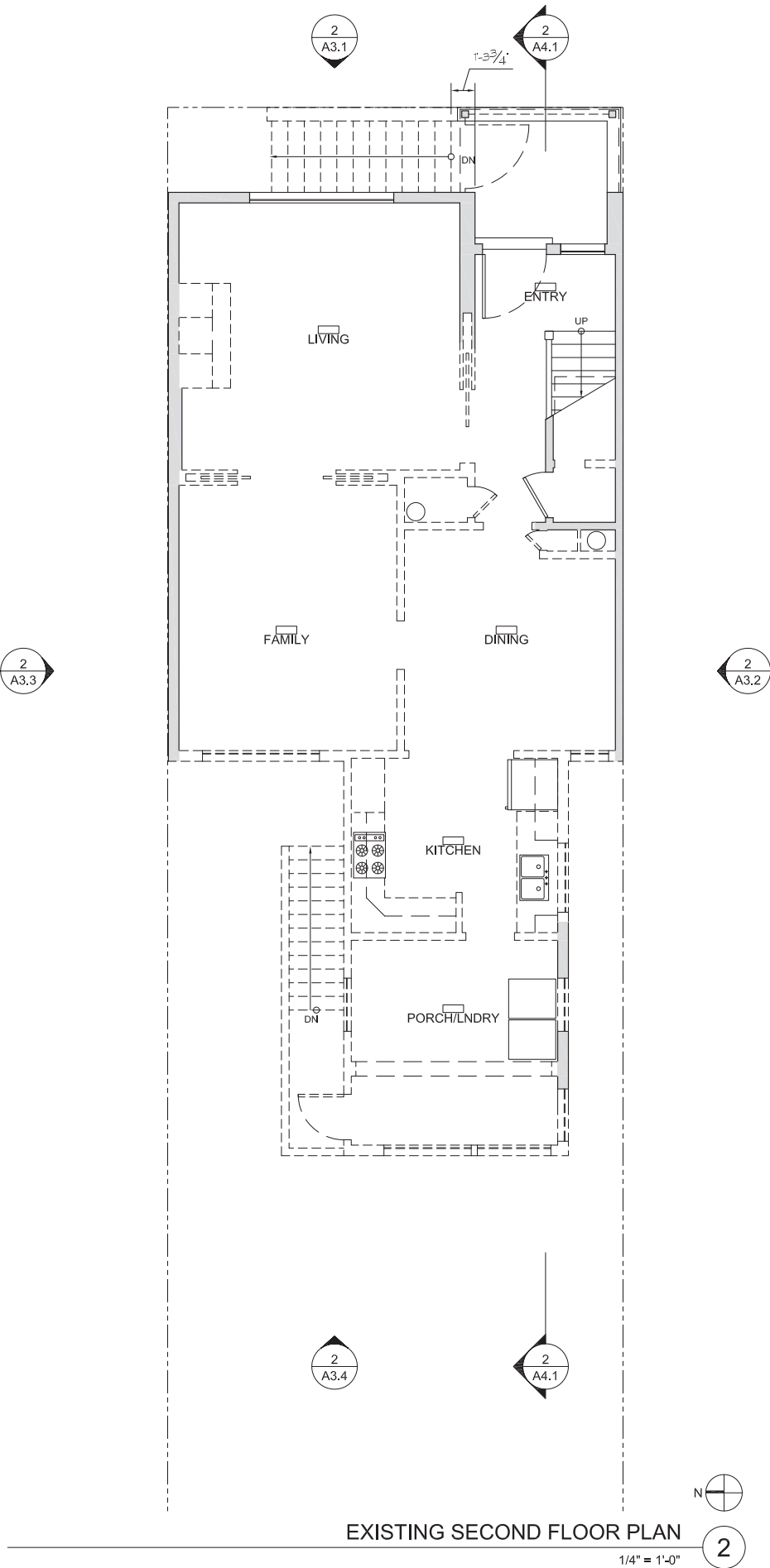
SHEET NOTES

LEGEND

-  EXISTING WALL TO REMAIN
 WALL/ELEMENT TO BE REMOVED
 NEW WALL

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KEYNOTES

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SHEET NOTES

LEGEND

EXISTING WALL TO REMAIN

WALL/ELEMENT TO BE REMOVED

NEW WALL

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EXISTING & PROPOSED SECOND FLOOR PLANS

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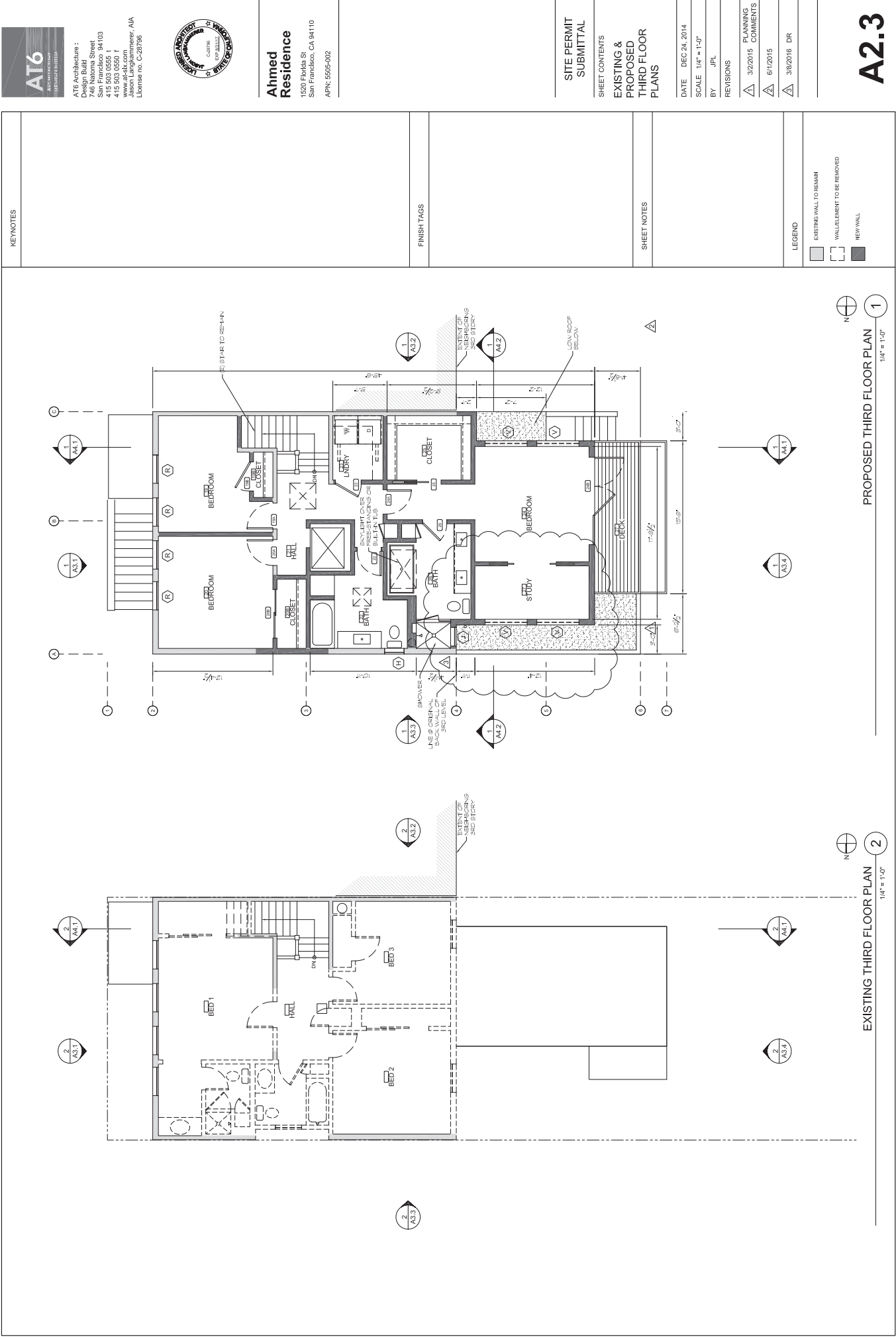
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2 6/1/2015

3 3/8/2016 DR

A2.2

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1

A3.1

1

A3.3

1

A4.1

1

A3.4

1

A3.2

1

A4.2

1

A3.7

1

A4.3

PROPOSED THIRD FLOOR PLAN

1/4" = 1'-0"

1

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ARCHITECT FIRM

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JASON LANGHAMMER, AIA
LICENSE NO. C-28796

AT6 ARCHITECTURE :

DESIGN BUILD TEAM

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SEAL

REGISTERED ARCHITECT

CALIFORNIA

EXPIRATION DATE

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EXISTING & PROPOSED THIRD FLOOR PLANS

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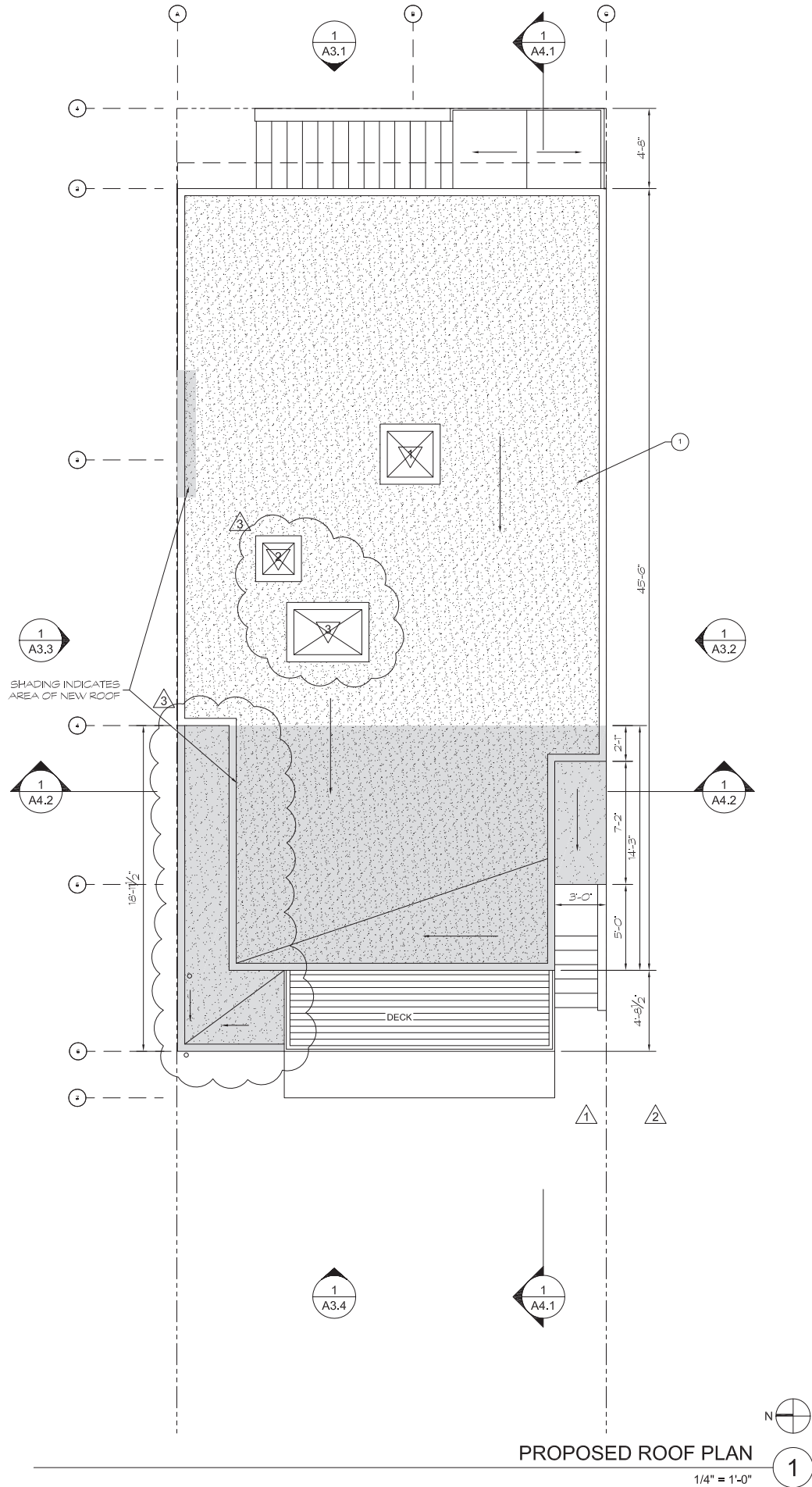
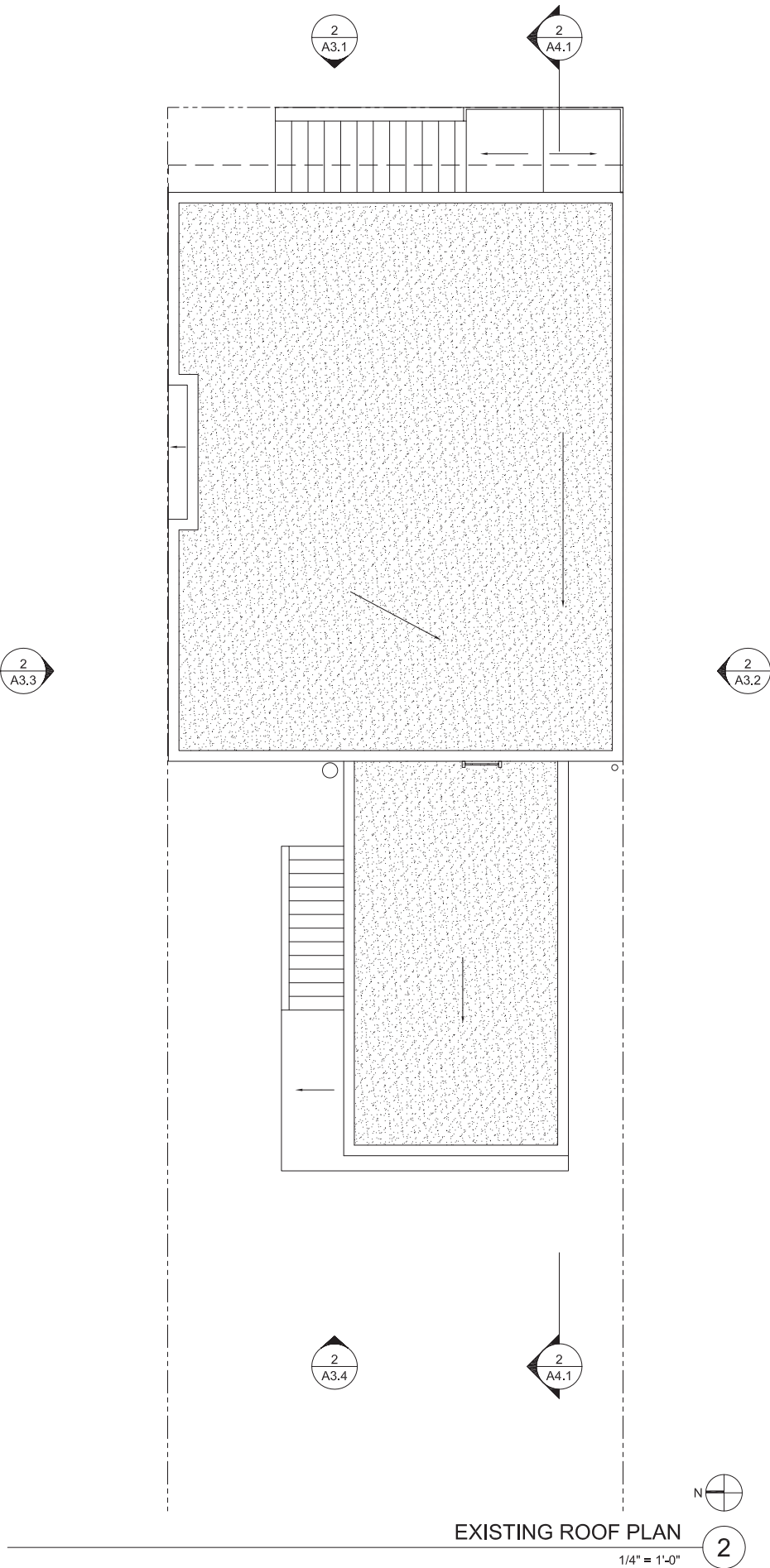
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A2.3

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KEYNOTES
1 (N) Torch-down bituminous roofing membrane, Typ.
2 Downspout

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EXISTING & PROPOSED ROOF PLANS

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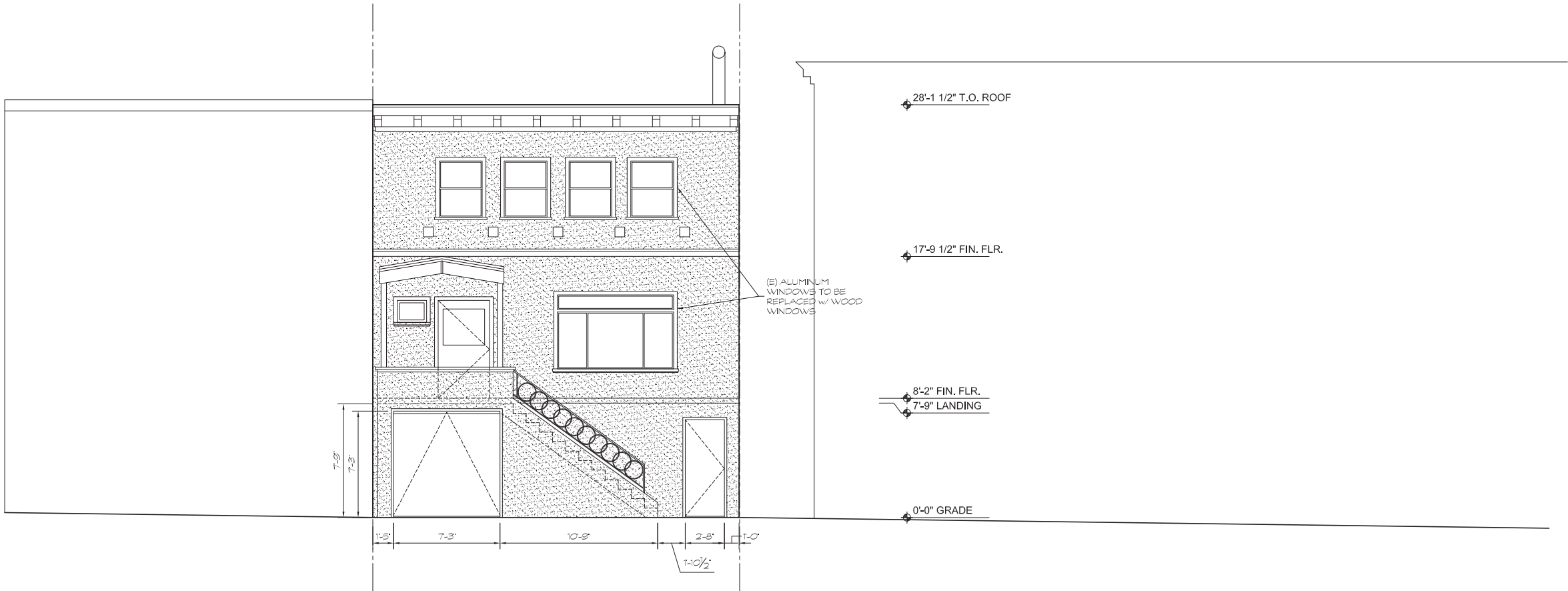
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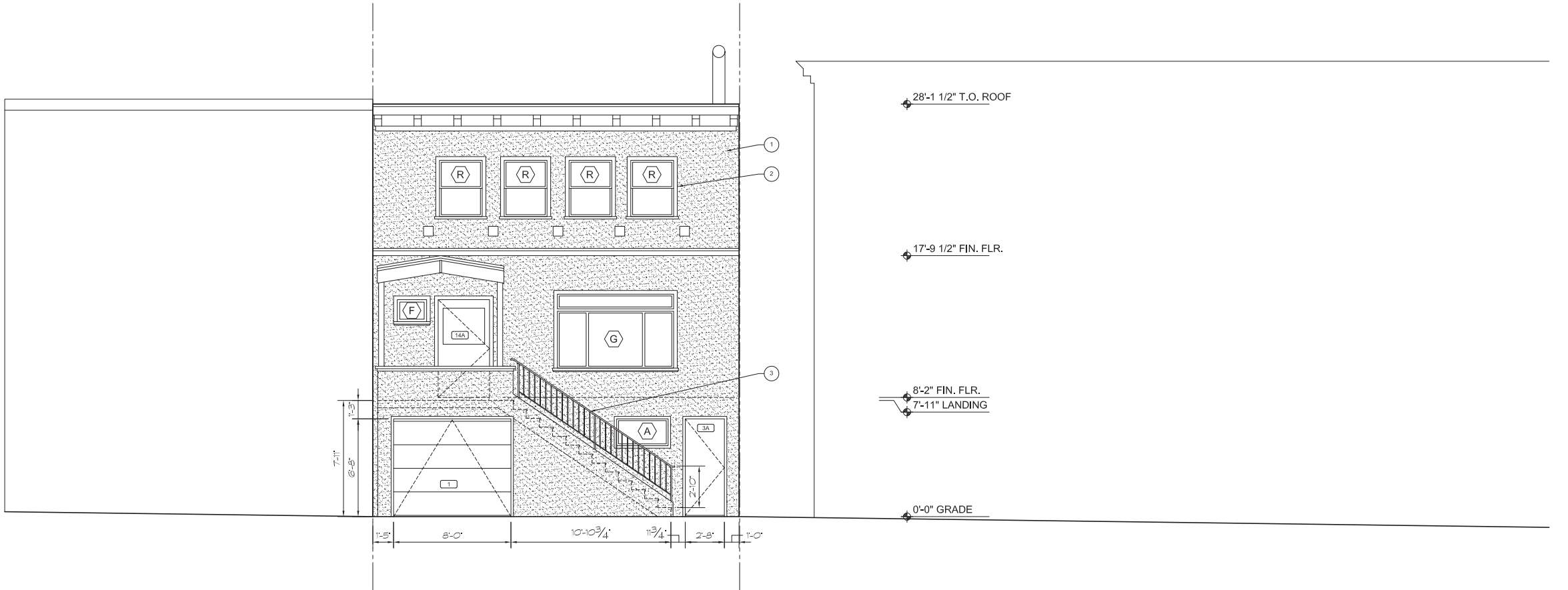
A2.4



EXISTING EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

2



PROPOSED EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

1

KEYNOTES

- (E) Stucco to remain; patch and paint like new
- (N) Wood windows to replace existing; see window schedule
- (N) Steel handrail

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SHEET NOTES

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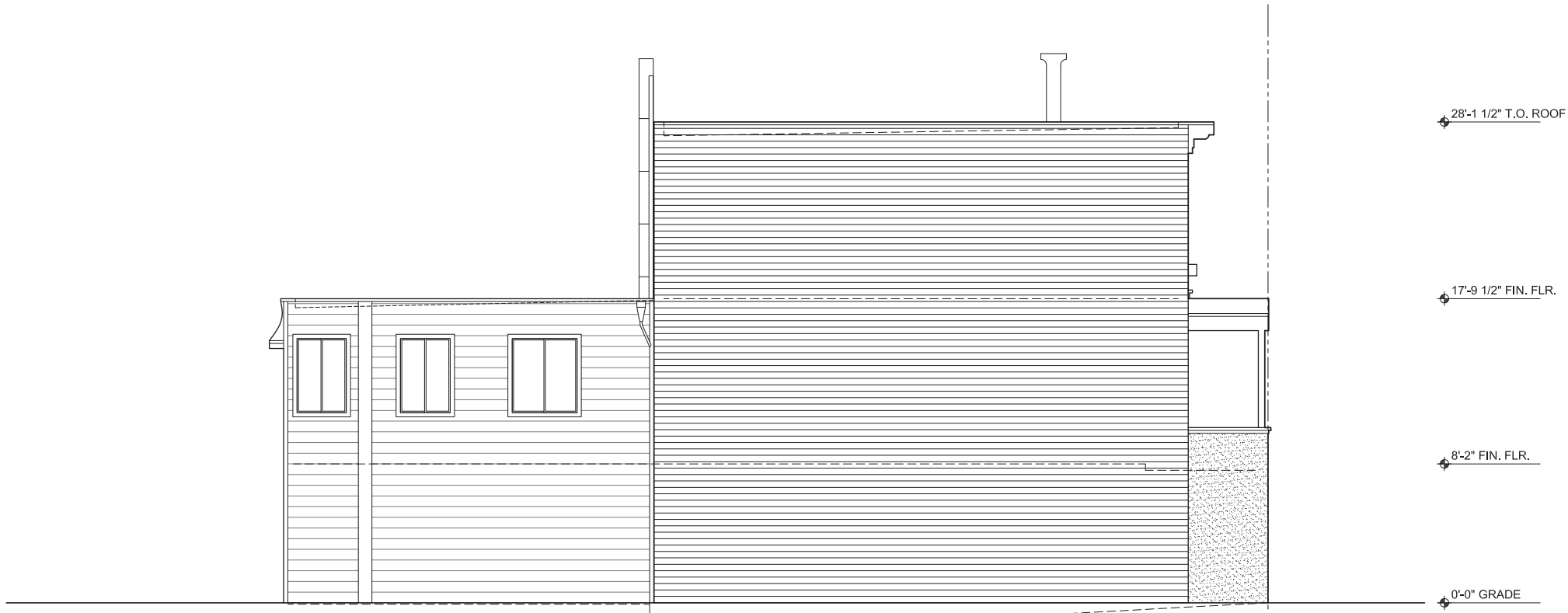
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EAST EXTERIOR
ELEVATIONS

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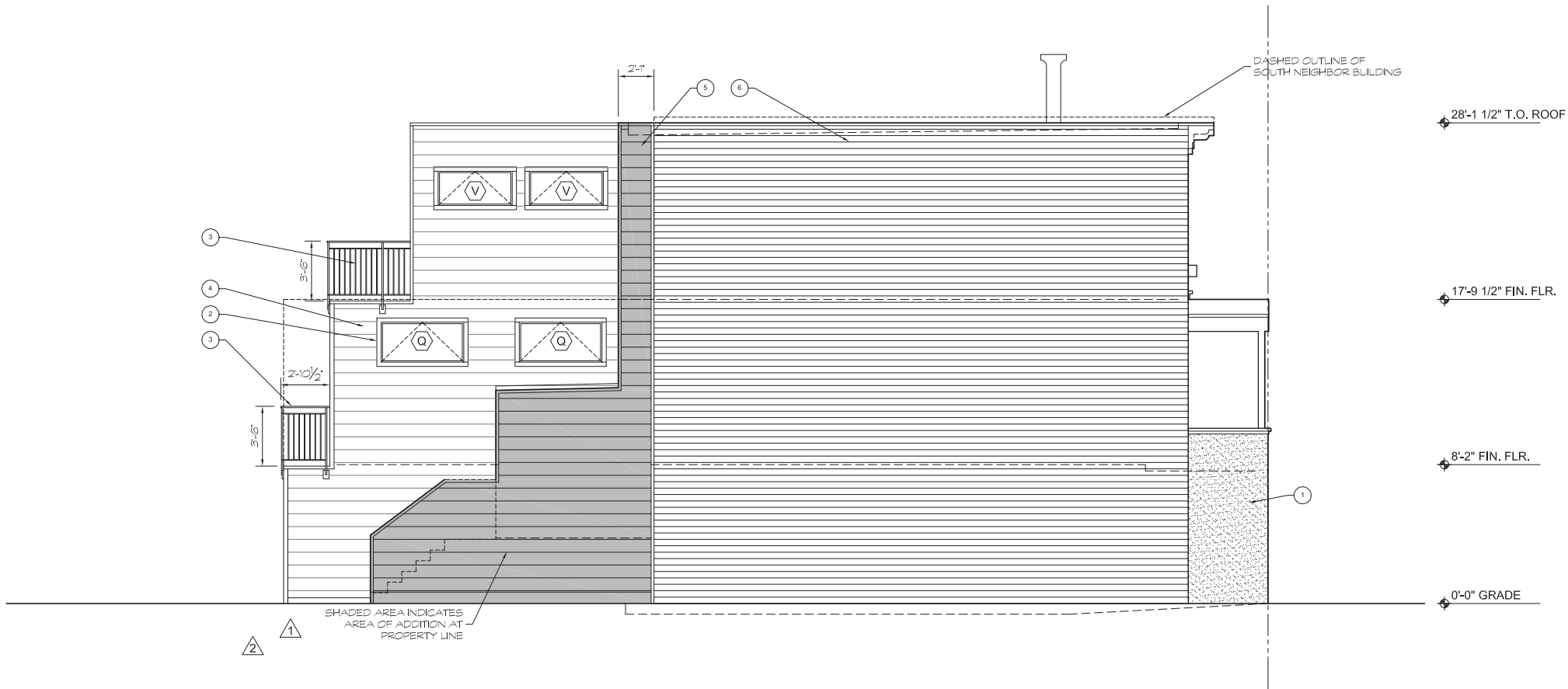
A3.1



EXISTING EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

2



PROPOSED EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

1

KEYNOTES

- 1 (E) Stucco to remain; patch and paint like new
- 2 (N) Wood windows; see window schedule
- 3 (N) Steel guardrail
- 4 (N) Horizontal wood siding at all (N) exposed property line walls
- 5 (N) Wood siding at blind property line walls.
- 6 (E) Wood siding at blind property line walls

FINISH TAGS

SHEET NOTES

LEGEND



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SOUTH EXTERIOR
ELEVATIONS

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SCALE 1/4" = 1'-0"

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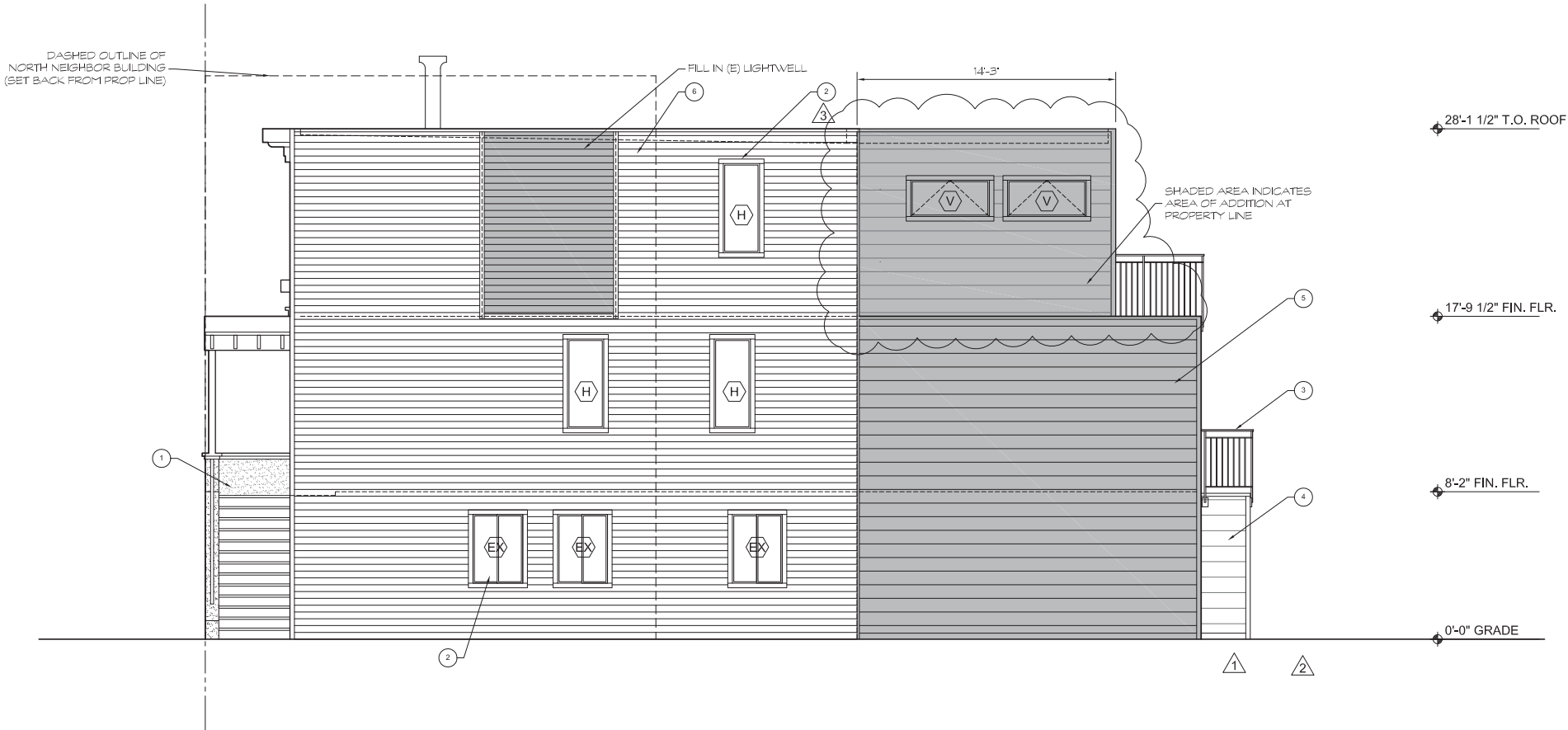
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EXISTING EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

2



PROPOSED EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

1

KEYNOTES

- 1 (E) Stucco to remain; patch and paint like new
- 2 (N) Wood windows; Replace existing where occurs; see window schedule
- 3 (N) Steel guardrail
- 4 (N) Horizontal wood siding at exposed property line walls
- 5 (N) Wood siding at blind property line walls.
- 6 (E) Wood siding at blind property line walls

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NORTH EXTERIOR
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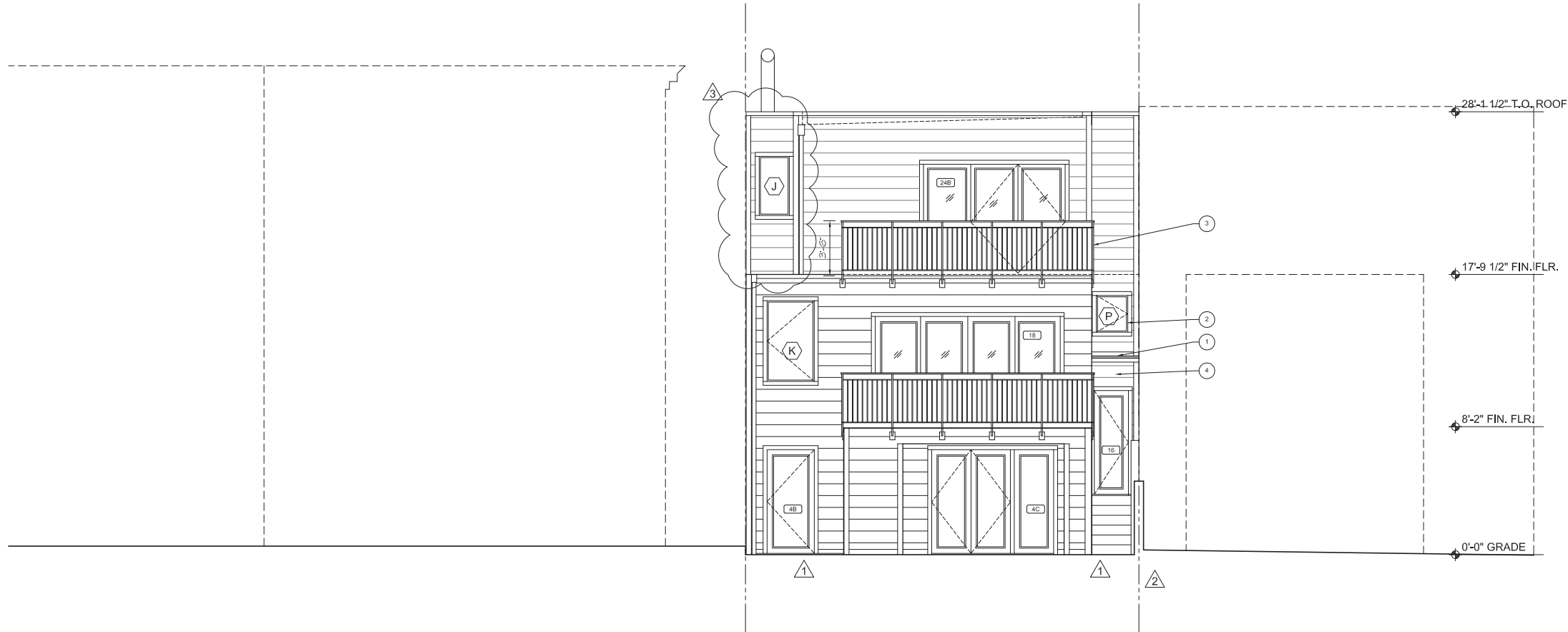
A3.3



PROPOSED EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

2



PROPOSED EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

1

KEYNOTES

- 1 (N) Asphalt shingle roofing
- 2 (N) Wood windows; see window schedule
- 3 (N) Steel guardrail
- 4 (N) Horizontal wood siding

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SHEET NOTES

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WEST EXTERIOR
ELEVATIONS

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SECTION

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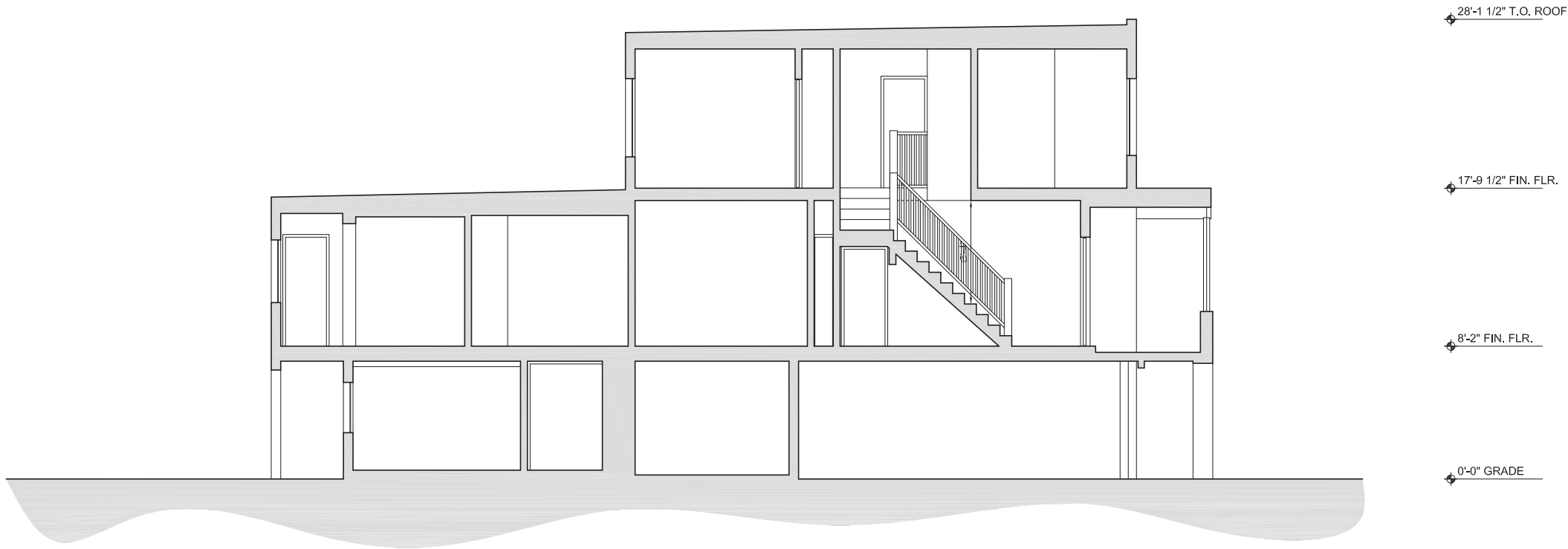
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3	3/8/2016	DR

KEYNOTES

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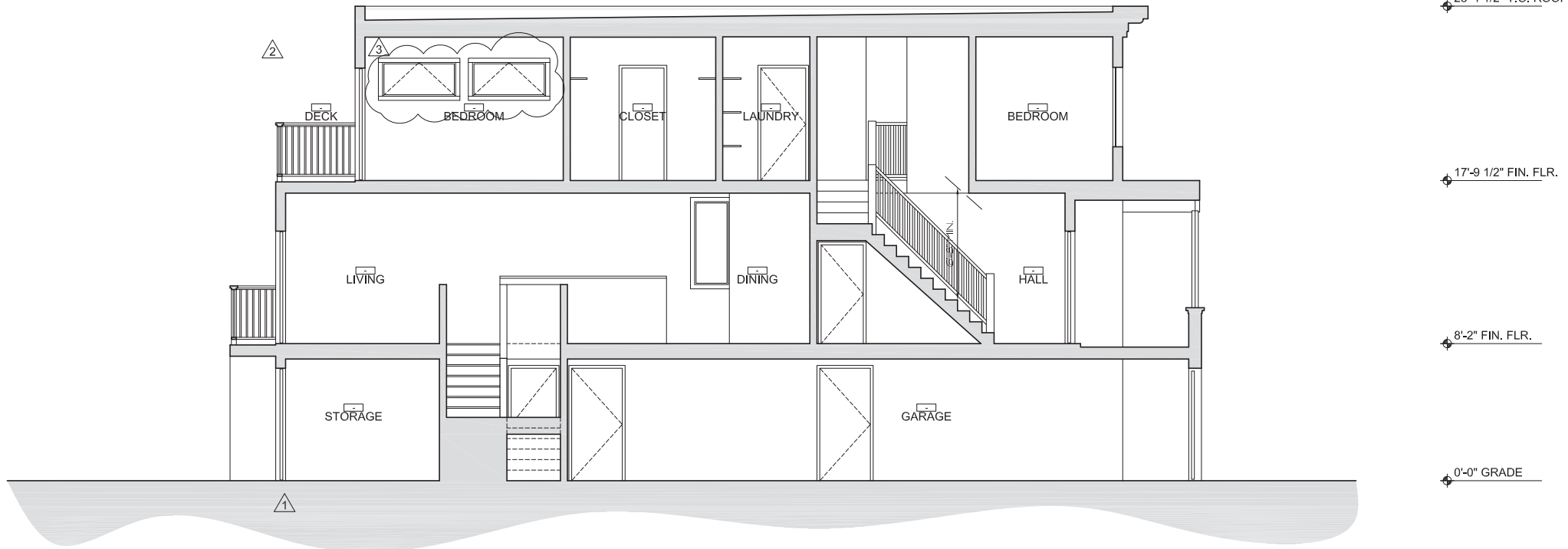
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EXISTING SECTION

1/4" = 1'-0"

2



PROPOSED SECTION

1/4" = 1'-0"

1



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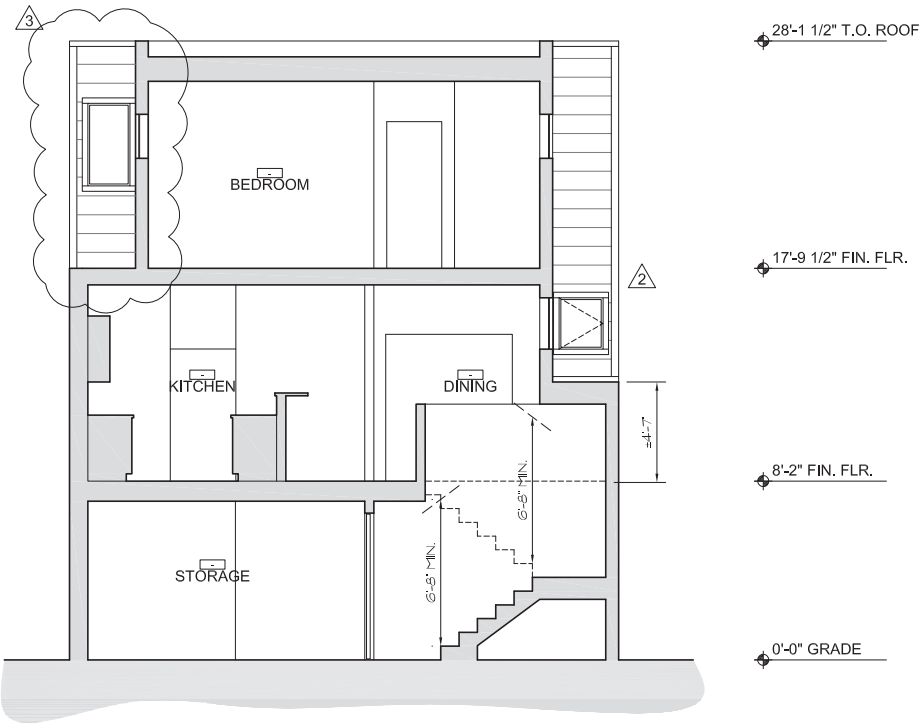
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KEYNOTES

FINISH TAGS

SHEET NOTES

LEGEND



PROPOSED SECTION

1/4" = 1'-0"

1