

km



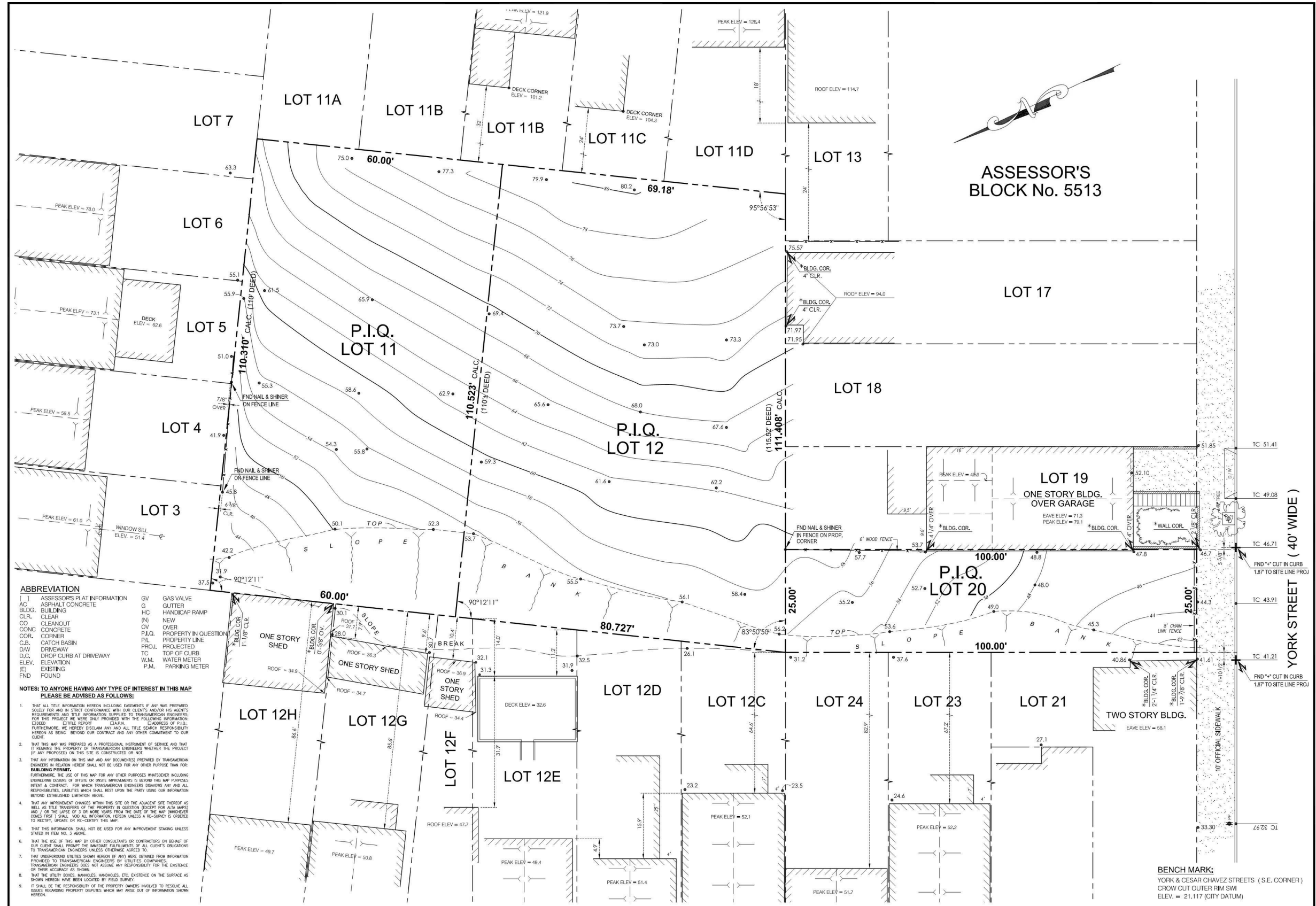
kerman morris architects

1513 YORK STREET

kerman  
morris  
architects LLP

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
kermanmorris.com

EXHIBIT B  
BLOCK / LOTS: 5513 / 020, 012, 011  
2013.0655 E / VAR / CUA



**ABBREVIATION**

( )	ASSESSOR'S PLAT INFORMATION	GV	GAS VALVE
AC	ASPHALT CONCRETE	G	GUTTER
BLDG.	BUILDING	HC	HANDICAP RAMP
CLR.	CLEAR	NEW	NEW
CO	CLEANOUT	OV	OVER
CONC.	CONCRETE	P.I.Q.	PROPERTY IN QUESTION
COR.	CORNERS	P.L.	PROPERTY LINE
C.B.	CATCH BASIN	PROJ.	PROJECTED
D/W	DRIVEWAY	TC	TOP OF CURB
D.C.	DROP CURB AT DRIVEWAY	W.M.	WATER METER
ELEV.	ELEVATION	P.M.	PARKING METER
(E)	EXISTING		
FND	FOUND		

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

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS IF ANY WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S AND/OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO TRANSMERICAN ENGINEERS; FOR THIS PROJECT WE WERE ONLY PROVIDED WITH THE FOLLOWING INFORMATION: CLERKED ( ) TITLE REPORT ( ) C.A.P.R. ( ) ADDRESS OF P.I.Q.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY HEREON AS BEING BEYOND OUR CONTRACT AND ANY OTHER COMMITMENT TO OUR CLIENT.
2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY TRANSMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMITS. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGN OR OFFICE OR FIELD IMPROVEMENTS IS BEYOND THE MAP PURPOSES INTENT & CONTRACT FOR WHICH TRANSMERICAN ENGINEERS DESIGNS ANY AND ALL RESPONSIBILITY/LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND ESTABLISHED LIMITATION ABOVE.
4. THAT ANY IMPROVEMENTS CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR A.I.A. MAPS) AND / OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO TRANSMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
7. THAT UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE EXISTENCE OR THEIR ACCURACY AS SHOWN.
8. THAT THE UTILITY BOXES, MANHOLES, HANDHOLES, ETC. EXISTENCE ON THE SURFACE AS SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY.
9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

**BENCH MARK:**  
YORK & CESAR CHAVEZ STREETS ( S.E. CORNER )  
CROW CUT OUTER RIM SWM  
ELEV. = 21.117 (CITY DATUM)

Job No.	2098.4
Sheet No.	1 of 1
Date	JUNE 2005
Survey	J.B. 6/06/05
Design	.
Drawn	EDL 6/30/05
Checked	H.A. 6/30/05
Scale	1" = 10'-0"



FOX PLAZA  
1390 Market St., Suite 201  
San Francisco, CA 94102  
Phone No. (415) 553-4092  
Fax No. (415) 553-4071

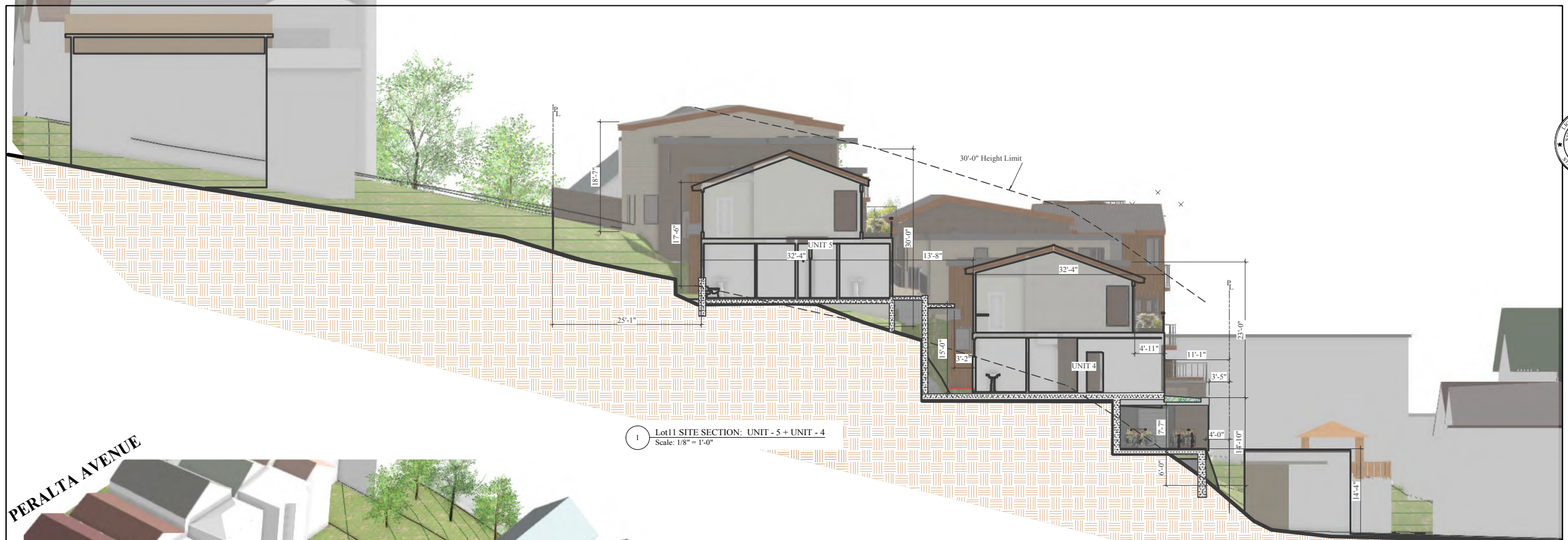
**ARCHITECTURAL SITE SURVEY**  
ASSESSOR'S BLOCK No. 5513  
LOT Nos. 11, 12 and 20  
YORK STREET

Approved by:	EPF
Chief Engineer License No.	
Approved by:	
Chief Engineer License No.	8975
Expires	9/30/2015

Revisions	By:
04/25/14	BAP
11/05/14	BAP

**SURVEY**





1 Lot11 SITE SECTION: UNIT - 5 + UNIT - 4  
Scale: 1/8" = 1'-0"



REVISIONS	BY
Sept 15, 2017	
Mar 02, 2018	
Oct 01, 2018	



STEPHEN ANTONAROS  
ARCHITECT  
2261 Market Street #324  
San Francisco, California 94114  
santonaros@gmail.com  
(415) 864-2261

for Patrick O'Quinn  
(415) 378-1333

**NEW - YORK STREET DWELLINGS**  
10 Dwelling Units on Vacant Lots 11, 12 & 20 Block 5513  
1513 YORK STREET

Date	5-4-2014
Scale	
Drawn	SA
Job	
Sheet	A4.03
of Sheets	



REVISIONS	BY
August 18, 2017	
May 31, 2018	
Oct 01, 2018	
Nov 13, 2018	



STEPHEN ANTONAROS  
ARCHITECT  
2261 Market Street # 324  
San Francisco, California 94114  
santonaros@gmail.com  
(415) 864 2261

for Patrick Quinlan  
(415) 378-1333

**NEW - YORK STREET DWELLINGS**  
10 Dwelling Units on Vacant Lots 11, 12 & 20 Block 5513  
1513 YORK STREET

Date	5-4-2014
Scale	
Drawn	SA
Job	
Sheet	A3.00
of	Sheets

PREVIOUS SITE SECTION





# CONCEPT PLAN - SETBACKS FROM PROPERTY EDGES AND EXISTING CLIFF



ELEVATIONS ARE BASED ON CITY DATAMS

- COMPLYING PRIVATE OPEN SPACE = ±1,300 SF FOR (8) UNITS
- COMMON OPEN SPACE CENTRAL GREEN (±1,000 SF) - MEETS O.S. REQUIRMENTS FOR (2) UNITS WITHOUT PRIVATE OPEN SPACE
- VIEW GARDEN FOR LOOKING OVER (= SET BACK OF (E) CLIFF)

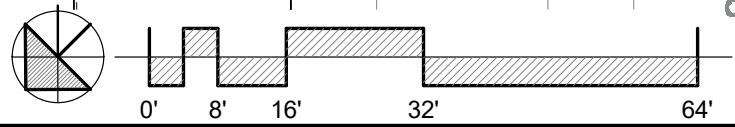


MID BLOCK PARCEL AREAS: 14958 SF  
 MID BLOCK BUILDING FOOTPRINTS: 5850 SF  
 MID BLOCK OPEN SPACE AREAS: 9108 SF  
 MID BLOCK OPEN SPACE PERCENTAGE: 60%

YORK STREET

SIDEWALK

1513 YORK STREET



# CONCEPT PLAN - COMMON AND PRIVATE OPEN SPACE

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 morris  
 architects LLP

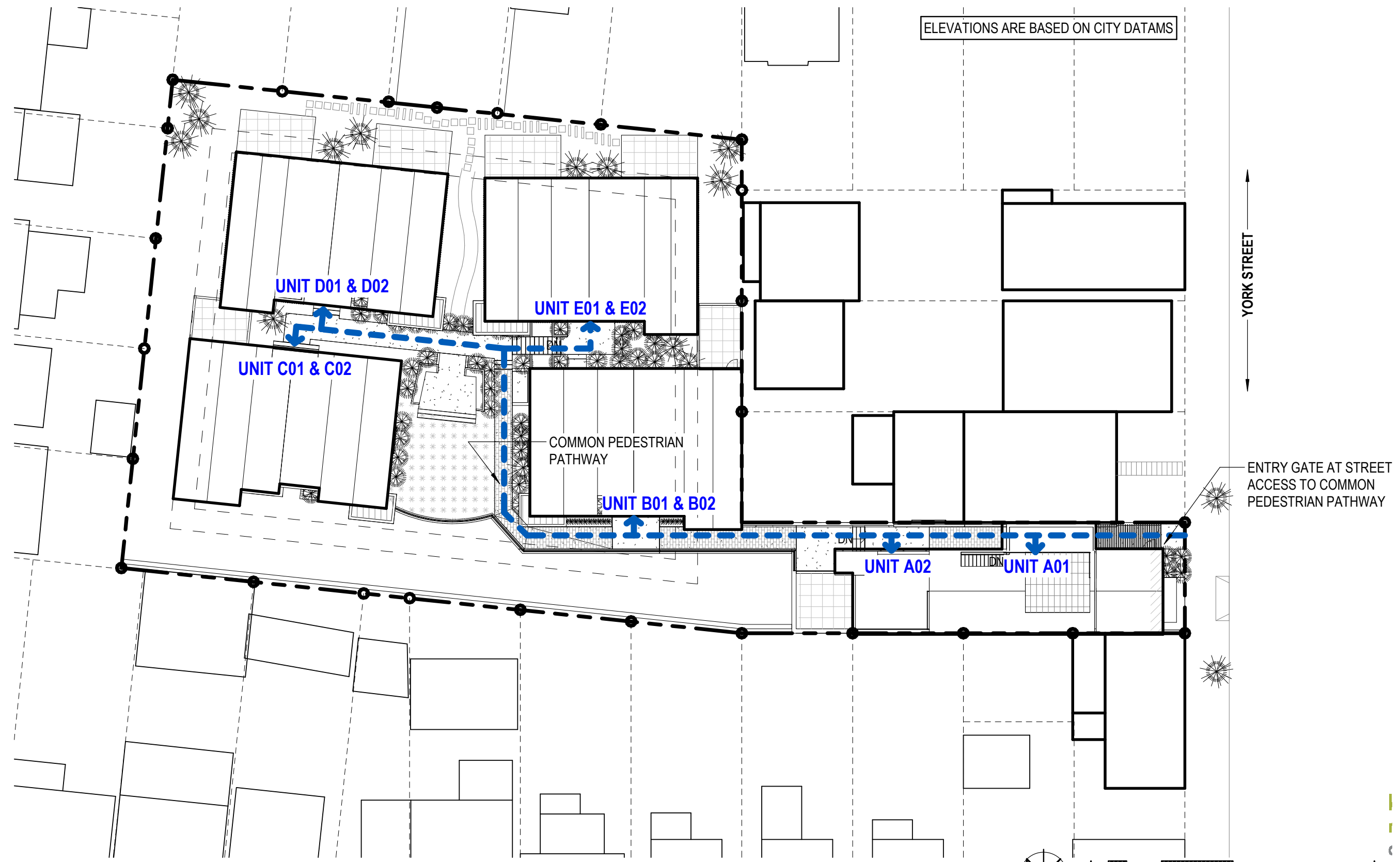
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 architects

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 San Francisco, CA  
 94114  
 415 749 0302  
 kermanmorris.com





ELEVATIONS ARE BASED ON CITY DATAMS



YORK STREET

ENTRY GATE AT STREET  
ACCESS TO COMMON  
PEDESTRIAN PATHWAY

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# CONCEPT PLAN - PEDESTRIAN CIRCULATION

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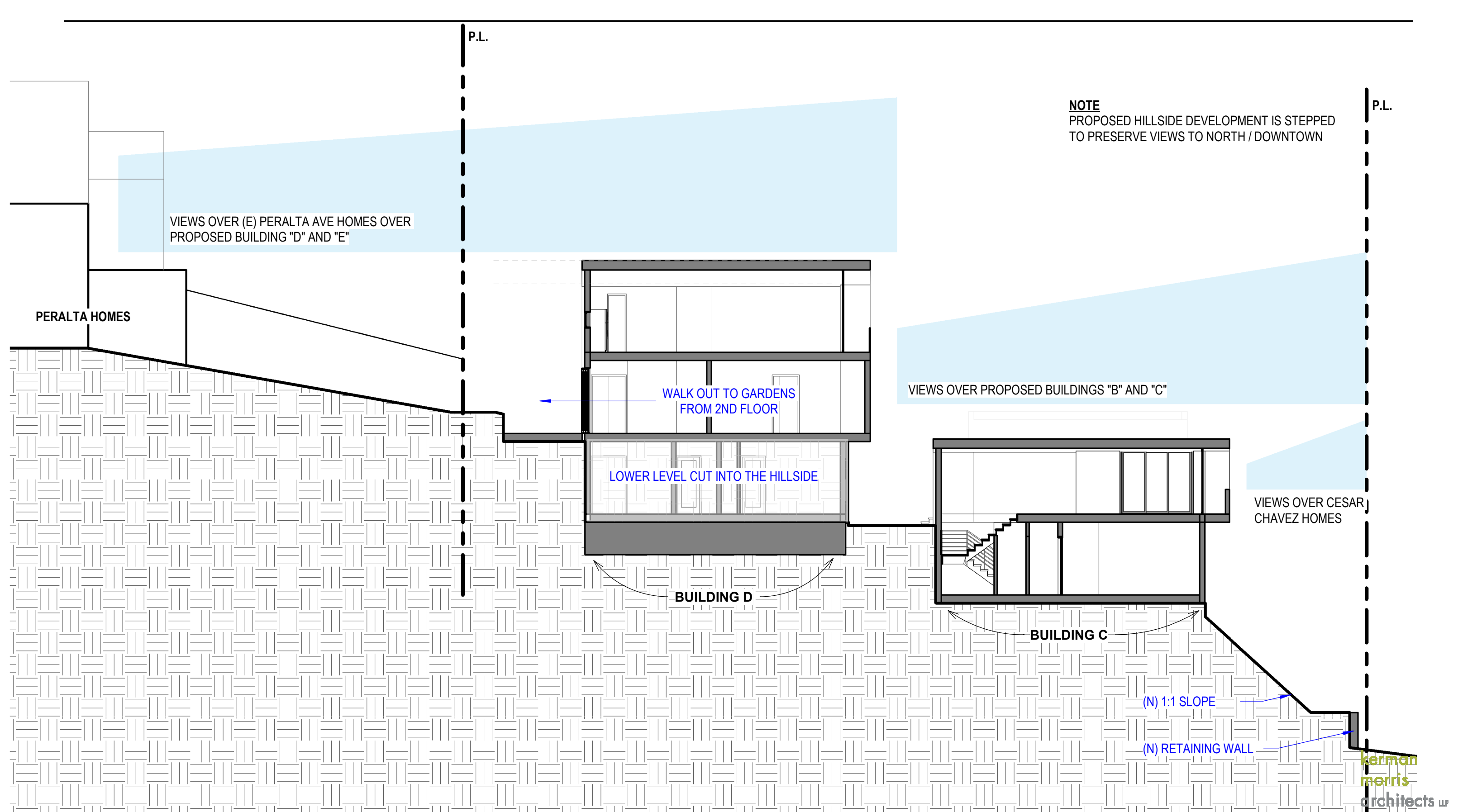
ELEVATIONS ARE BASED ON CITY DATAMS



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morris  
architects LLP

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# CONCEPT PLAN - MOVING GROCERIES / HOUSEHOLD GOODS AROUND SITE



VIEWS OVER (E) PERALTA AVE HOMES OVER PROPOSED BUILDING "D" AND "E"

**NOTE**  
PROPOSED HILLSIDE DEVELOPMENT IS STEPPED TO PRESERVE VIEWS TO NORTH / DOWNTOWN

VIEWS OVER PROPOSED BUILDINGS "B" AND "C"

VIEWS OVER CESAR CHAVEZ HOMES

PERALTA HOMES

WALK OUT TO GARDENS FROM 2ND FLOOR

LOWER LEVEL CUT INTO THE HILLSIDE

BUILDING D

BUILDING C

(N) 1:1 SLOPE

(N) RETAINING WALL

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CONCEPT PLAN - STEPPED DEVELOPMENT FOR VIEW PRESERVATION

20

km

**EXPLANATION**

- water
- Qaf Artificial fill
- Qd Dune Sand
- Qsr Slope Debris and Ravine Fill
- Qc Colma Formation
- KJs Sandstone and Shale
- KJc Chert
- KJg Greenstone
- KJm Metamorphic Rocks
- sp Serpentine
- Contact, approximately located
- Historic stream or shoreline

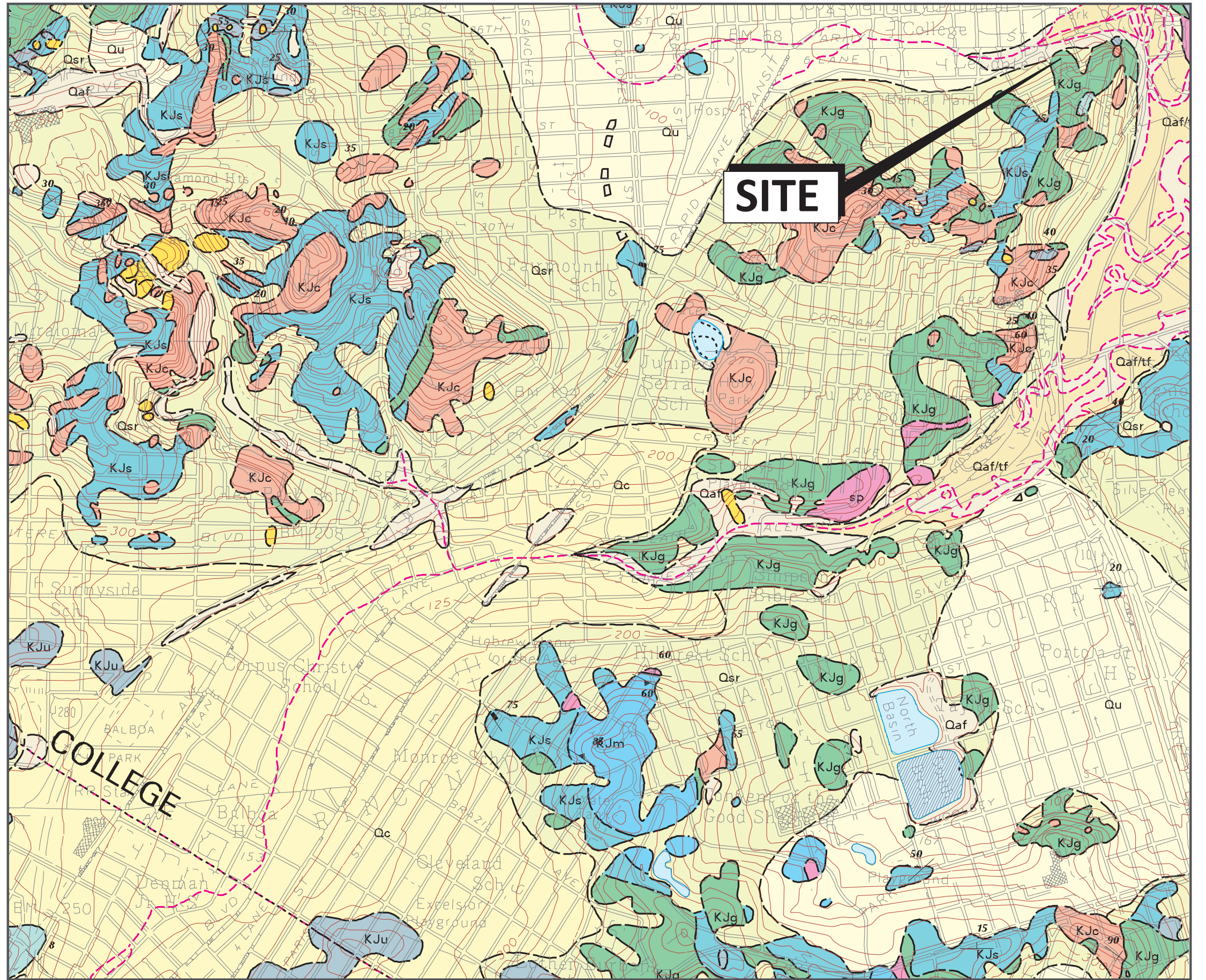


0 2000 ft  
Approximate scale

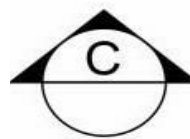
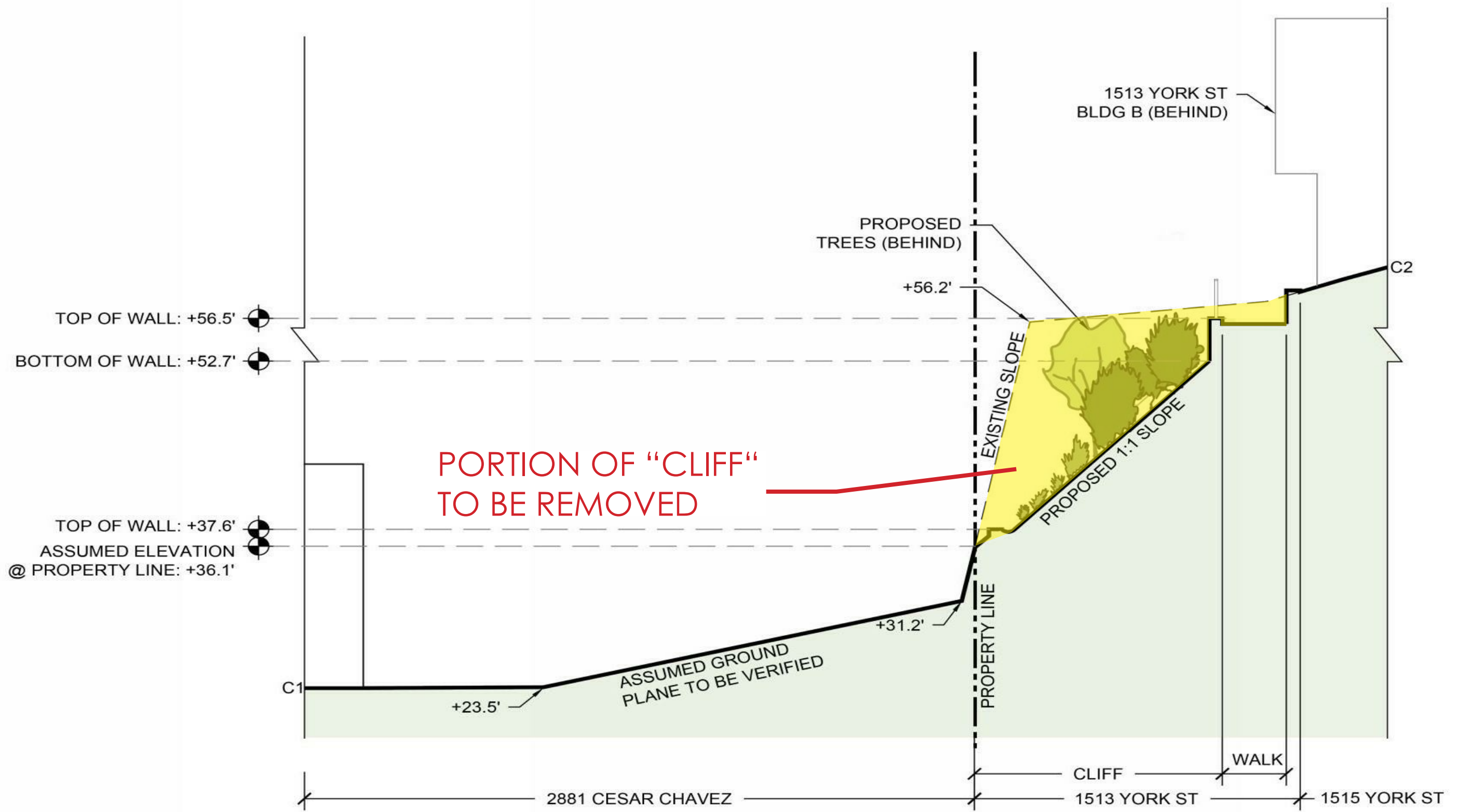
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morris  
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Reference: Bonilla, M.G., (1998). Preliminary Geologic Map of the San Francisco South 7.5' Quadrangle and parts of the Hunter's Point 7.5' Quadrangle, San Francisco Bay Area, California.

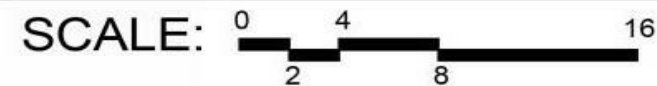
139 Noe Street  
San Francisco, CA  
94114  
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kermanmorris.com



# REGIONAL GEOLOGIC MAP



SECTION/ELEVATION C



# LANDSCAPE - SITE SECTION



SET BACK CLIFF TO  
45 DEGREE SLOPE  
AND REPLANT

km

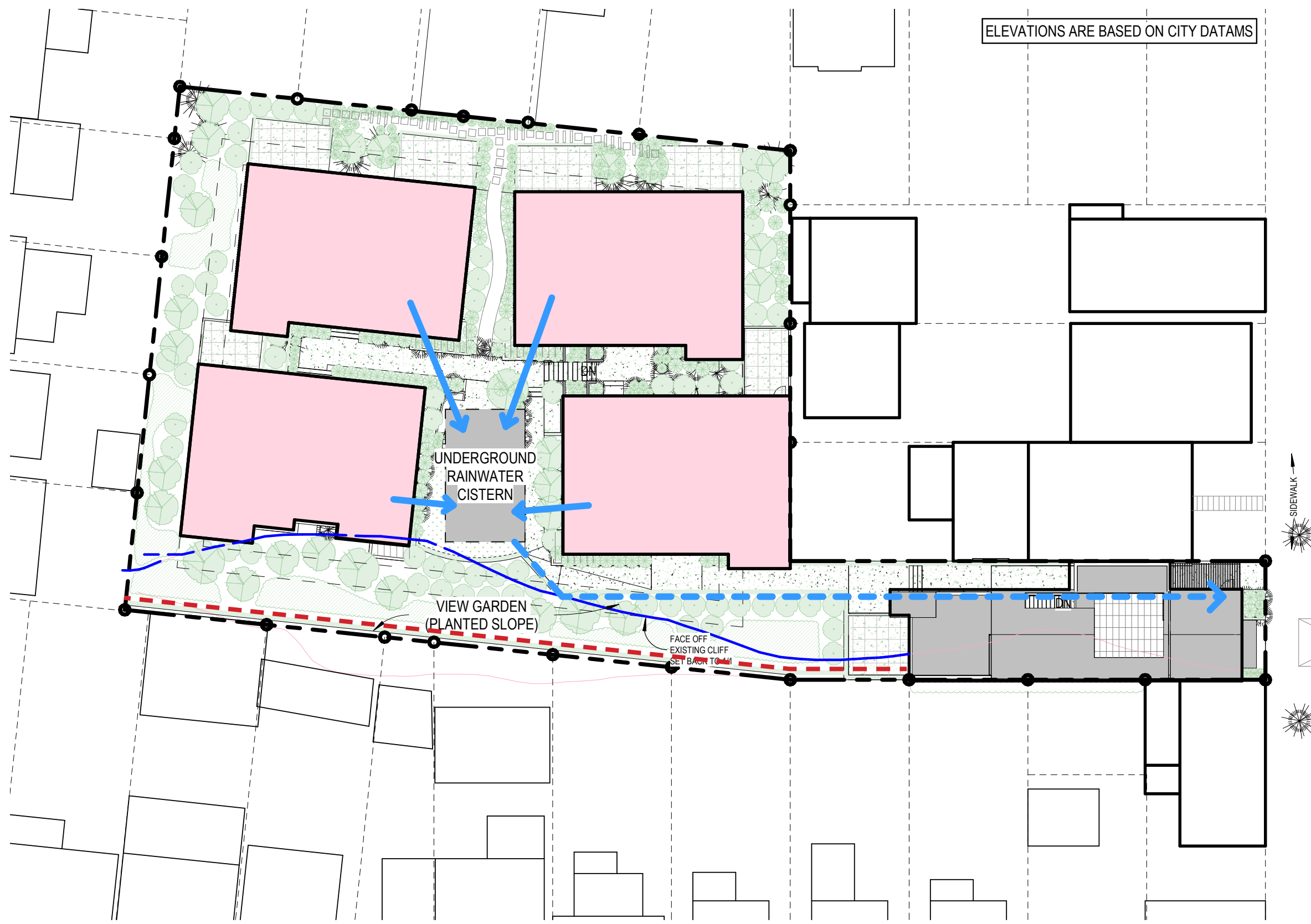


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139 Noe Street  
San Francisco, CA  
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# SITE PANORAMA: LOOKING NORTH / DOWN HILL

ELEVATIONS ARE BASED ON CITY DATAMS



- RAINWATER COLLECTED OFF OF (4) INTERIOR BLOCK STRUCTURE ROOF
- COLLECTED RAINWATER DIRECTED TO CISTERN FOR IRRIGATION OF LANDSCAPING
- EXCESS WATER DISCHARGED TO CITY STORM SYSTEM

YORK STREET  
SIDEWALK

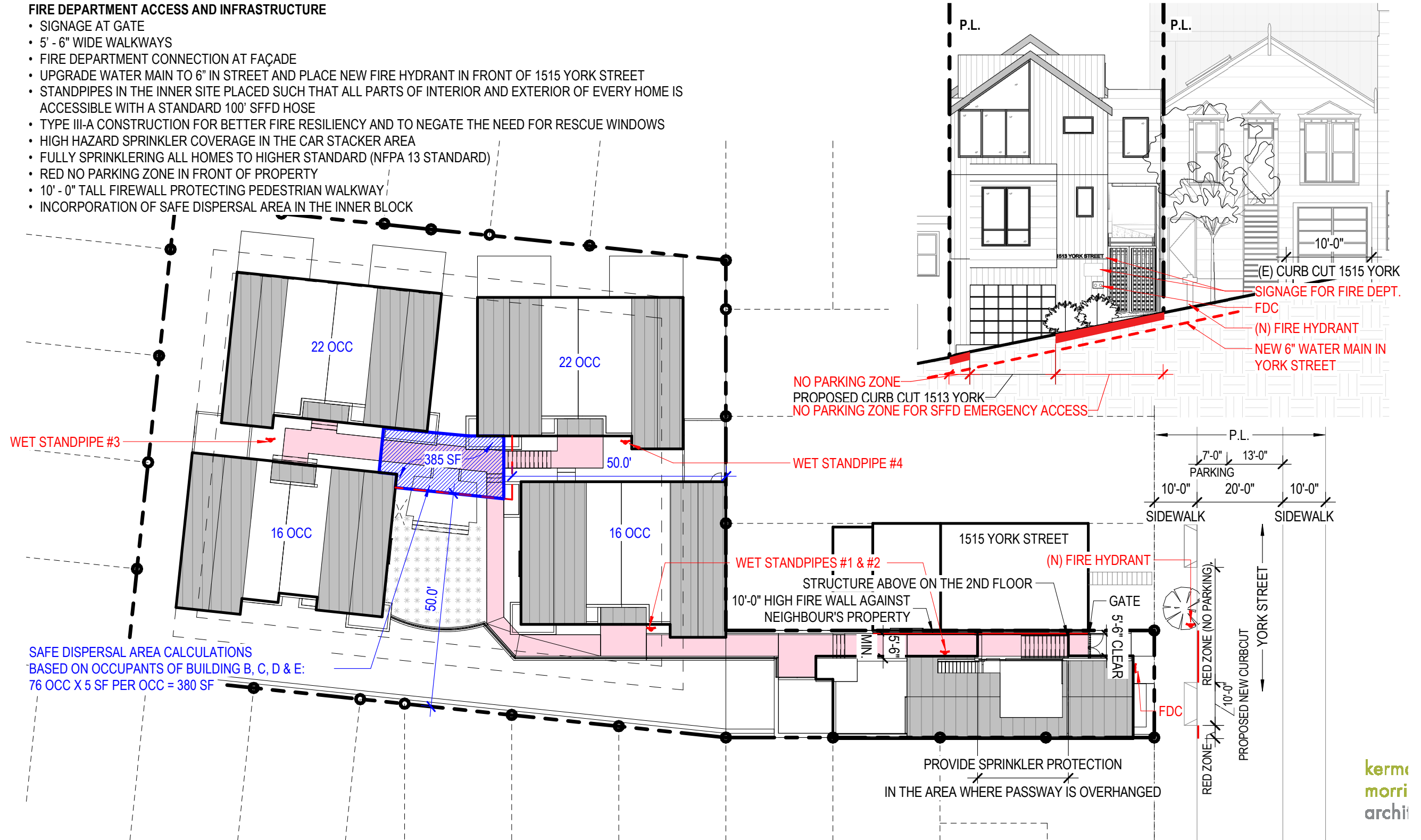
1513 YORK STREET

# TECHNICAL PLAN - STORMWATER MANAGEMENT



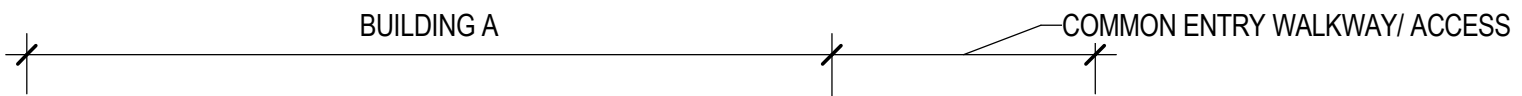
**FIRE DEPARTMENT ACCESS AND INFRASTRUCTURE**

- SIGNAGE AT GATE
- 5' - 6" WIDE WALKWAYS
- FIRE DEPARTMENT CONNECTION AT FAÇADE
- UPGRADE WATER MAIN TO 6" IN STREET AND PLACE NEW FIRE HYDRANT IN FRONT OF 1515 YORK STREET
- STANDPIPES IN THE INNER SITE PLACED SUCH THAT ALL PARTS OF INTERIOR AND EXTERIOR OF EVERY HOME IS ACCESSIBLE WITH A STANDARD 100' SFFD HOSE
- TYPE III-A CONSTRUCTION FOR BETTER FIRE RESILIENCY AND TO NEGATE THE NEED FOR RESCUE WINDOWS
- HIGH HAZARD SPRINKLER COVERAGE IN THE CAR STACKER AREA
- FULLY SPRINKLERING ALL HOMES TO HIGHER STANDARD (NFPA 13 STANDARD)
- RED NO PARKING ZONE IN FRONT OF PROPERTY
- 10' - 0" TALL FIREWALL PROTECTING PEDESTRIAN WALKWAY
- INCORPORATION OF SAFE DISPERSAL AREA IN THE INNER BLOCK



# TECHNICAL PLAN - FIRE DEPARTMENT ACCESS AND INFRASTRUCTURE





# RENDERING - YORK STREET VIEW

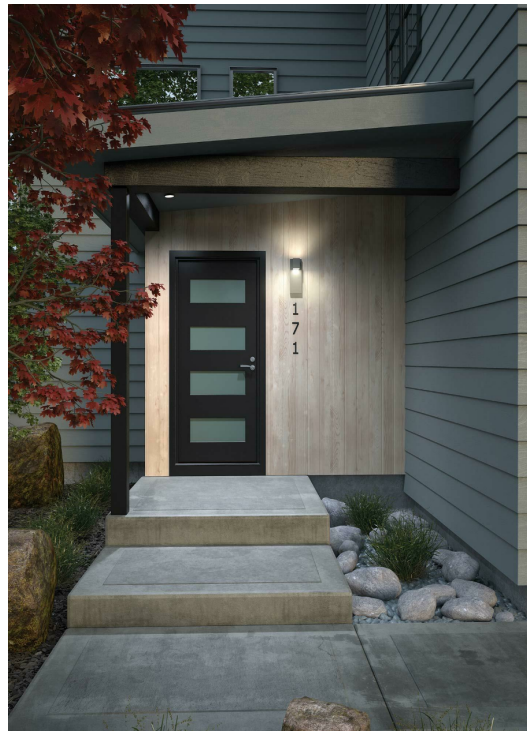




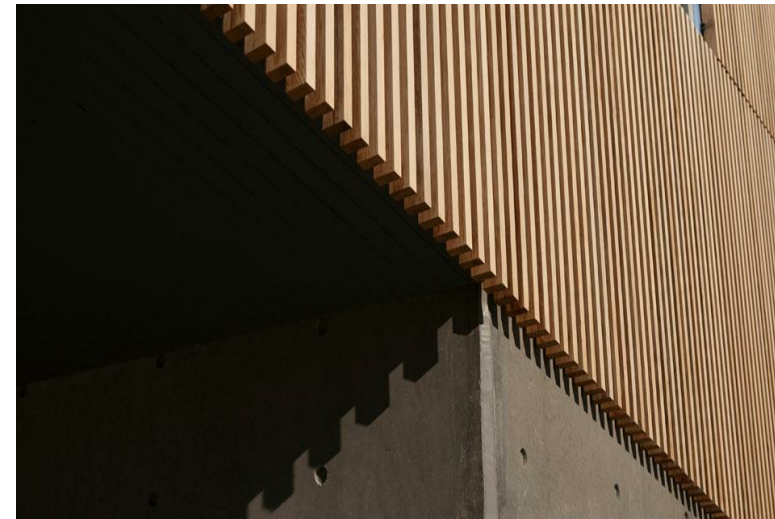
**HORIZONTAL WOOD SIDING, STAINED**



**STANDING SEAM METAL ROOF**



**VERTICAL WOOD SIDING, STAINED**



**WOOD SIDING WITH VERTICAL BATTENS**

















# Bernal Heights

## East Slope Design Review Board

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

July 24, 2019

Toby Morris  
Kerman Morris Architects  
139 Noe Street  
San Francisco CA 94114  
[toby@kermanmorris.com](mailto:toby@kermanmorris.com)

RE: 1513 York Street  
Block/Lot #5513/11,12,20  
CC: Richard Sucre, SF Planning  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)  
Kimberly Durandet, SF Planning  
[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)

Dear Toby,

Members of the Bernal Heights East Slope Design Review Board attended a neighborhood meeting on July 9, 2019, to learn about updates to the design for ten new homes at 1513 York Street and adjoining lots at the interior of the block. The meeting was attended by approximately 12 - 15 neighbors. This was the latest in a series of meetings about the subject property that have been held over many years with the Board and neighbors, and the second meeting with Kerman Morris Architects.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The scale and architectural expression of individual residences is consistent with the neighborhood. Issues raised by neighbors at previous meetings relating to open space/landscaping, vehicular access, views to and from adjacent buildings, fire department access, and other concerns have been substantially addressed. The participation of the project's geotechnical engineer and landscape architect gave neighbors the opportunity to better understand how some of their concerns would be addressed from a technical standpoint.

Attendees at the meeting appeared to support the landscape proposal that cut back the "cliff" behind the Cesar Chavez neighbors at a 1:1 slope, and we agree. This allows more opportunity to landscape this interface within the subject property. A Cesar Chavez neighbor in attendance requested that the project sponsor provide a green wall at the rear of his property which backs up to the York Street duplex, similar to that being provided for his next-door-neighbor.

Some neighbors requested more detailed information about views from and shadow impacts to their properties, and we understand that you will update the SketchUp model to more accurately reflect the proposed grading, landscape, and geolocation, so you can provide them with this information.

The Board thanks you for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,



Wendy Cowles, Chair  
On Behalf of the Bernal Heights ESDRB



KITCHEN PROPERTY LINE WINDOW AT 1515 YORK

SETBACK OF REAR WALL TO OPEN VIEW FOR NEIGHBOR AT 1515 YORK AS NEGOTIATED)

GREEN ROOF PROPOSED

REAR POP OUT KEPT LOW TO PRESERVE VIEW FROM 1515 YORK KITCHEN WINDOW



GREEN WALL PROPOSED AS REQUESTED BY NEIGHBORS AT 2889 CESAR CHAVEZ & 2897 CESAR CHAVEZ



HISTORIC AERIAL



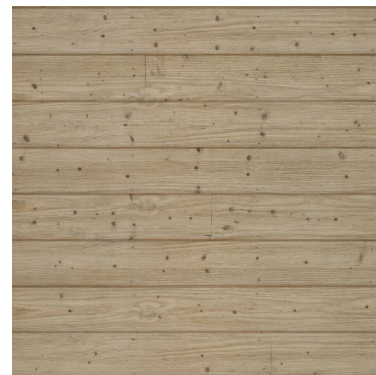
CURRENT AERIAL

# HISTORIC AND CURRENT AERIAL



3  
4  
2  
1

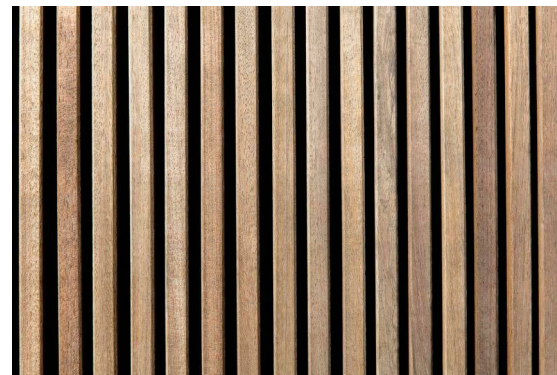
4  
1  
2



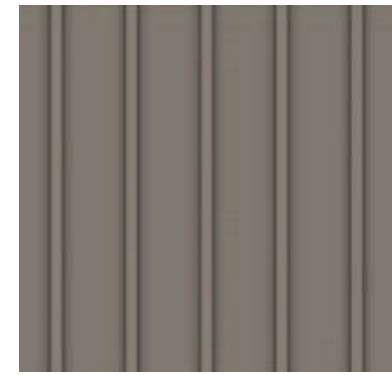
1. HORIZONTAL WOOD SIDING, STAINED



2. VERTICAL WOOD SIDING, STAINED



3. WOOD SIDING WITH VERTICAL BATTENS



4. STANDING SEAM METAL ROOF

1513 YORK STREET

kerman  
morris  
architects LLP

1901

sheet name | scale

sheet number

MATERIALS 2

62

139 Noe Street  
San Francisco, CA  
94114  
415 749 0302  
kermanmorris.com