



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: SEPTEMBER 10, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 31, 2015
Case No.: 2014.1079D, DRP, -02, -03/ 2014.1080D
Project Address: 1783 Noe Street
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 6652/016A
Project Sponsor: Geoff Gibson, WinderGibson Architects
351 9th Street, Ste. 301
San Francisco, CA 94103
Staff Contact: Tina Chang – (415) 575-9197
tina.chang@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.0179D	New Building Case Number	2014.1080D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	201407111073	New Building Application Number	201407111074
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	4	Number Of New Bedrooms	5
Existing Building Area	±1,435 SF; ±1,650 GSF	New Building Area*	±4,488 SF; ±5,134 GSF;
Public DR Also Filed?	Yes	Public DR Also Filed?	Yes
311 Expiration Date	5/20/15	Date Time & Materials Fees Paid	N/A

**Note: The new building area represents the most recent square footage of the proposed structure, including modifications made subsequent to public initiated discretionary reviews were filed. The new building area as noticed was 4,754 of habitable square feet and 5,400 gross square feet.*

PROJECT DESCRIPTION

The Project is to demolish an existing two-story single-family dwelling, containing 4 bedrooms, one bathroom and a one-car garage, and construct a new three-story, single-family dwelling containing 4 bedrooms, 4.5 bathrooms and a two-car garage.

SITE DESCRIPTION AND PRESENT USE

The property at 1783 Street is located on the east side of Noe Street at Laidley Street. The property has approximately 40' of lot frontage along Noe Street with a lot depth of 100'-0". The lot is relatively flat from east to west, but slopes up heading south toward Laidley Street, and contains a one-story-over-garage, single-family detached dwelling of approximately 1,650 gross square-feet. The structure was constructed in 1896 in a Victorian-era architectural style. The dwelling is setback approximately 15'-10.5" from the front property line to the west, and 16'-10" from the side property line to the south. While not at the corner, the property sits at the end of the block; accordingly, adjacent neighbors include properties that front Noe Street, Laidley Street to the south, and Harper Street to the east. The property is within a RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1904.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two- family residential dwelling structures. While the subject property is zoned RH-1 (Residential House, One-Family), the neighborhood transitions to an RH-2 (Residential House, Two-Family) zoning district mid-block, to the east and north of the subject property. The residential neighborhood contains dwellings of varying heights and depths on an up-sloping street, heading south, and down-sloping street heading north. The adjacent building to the south is a three-story, multi-family structure whereas the adjacent structure to the north is a one-story-over garage single-family structure. The property faces a corner two-story, single family structure with frontages along Laidley and Noe Streets.

30th Street, the cross to the north, marks the southern border of Noe Valley. The property is technically in Glen Park, but falls near the Noe Valley border, which is similarly characterized by one- and two- family residential dwelling structures.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	April 30, 2015- May 30, 2015	May 28, 2015	September 10, 2015	105 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 1, 2015	August 28, 2015	13 days
Mailed Notice	10 days	September 1, 2015	August 28, 2015	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	4
Other neighbors on the block or directly across the street	0	1	35
Neighborhood groups	0	0	8

The Project has completed the Section 311 and Mandatory DR notification. Aside from the three Discretionary Requests filed from neighbors, the Department did not receive any other public comment.

DR REQUESTOR 1

Sean Harrington, who resides at 105 Laidley Street, is an adjacent neighbor to the south.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The demolition of the home represents the loss of affordable housing while the proposed structure introduces an unaffordable home inconsistent with property values in the neighborhood.

- The DR Requestor questions the accuracy of the appraisal attained by the Project Sponsor, citing Zillow with valuations at \$1.2 million, compared to the \$1.7 million appraisal submitted by the Project sponsor.

Issue #2: The proposed home is massively out of character with the neighborhood.

- The DR Requestor finds that the proposed home violates the General Plan and Residential Design Guidelines because of is "out-of-place scale on the narrow street of predominantly small homes".

Issue #3: The proposed home fails to respect the unusual pattern on the block that incorporates open space in the midblock, side yards and front yards to retain a garden-like natural setting both in the midblock and on the street.

- The DR Requestor finds that the character of open space on the block is not protected, particularly the inclusion of side setbacks for properties with wider lots.

Issue #4: The DR Requestor's property and that of neighbors' properties immediately adjacent to the proposed structure will be adversely affected by the height, depth and location on the lot of the proposed structure.

- The DR Requestor indicates that he represents the interests of many families in the neighborhood, some of whom could not afford the DR filing fee. A petition including 17 signatures from residents in 14 properties is included as an attachment to the DR application. Specific impacts of the home include privacy impacts to units on Laidley Street, Harper Street and 1775 Noe Street because of the side-facing windows, the exterior view stairway and extensive decks at the rear, south and north of the property, and shadow impacts.

Issue #5: The DR Requestor finds that the home is so out of scale with the neighborhood, that a complete redesign focused on a reduction in height, depth and width is required before a productive discussion can begin on details regarding setbacks and materials.

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

DR REQUESTOR 2

Erdal (Ed) Tansev, who resides at 102 Laidley Street, is not an adjacent neighbor, but lives across the street from Sean Harrington at 105 Laidley Street.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR requestor believes that the property does not exceed the \$1.506 million threshold that exempts demolitions from a mandatory DR hearing and demolition criteria in Section 317 of the Planning Code.

- The DR Requestor questions the accuracy of the appraisal attained by the Project Sponsor, citing Zillow with valuations at \$1.2 million, compared to the \$1.7 million appraisal submitted by the Project sponsor.

Issue #2: The proposed demolition conflicts with General Plan policies that call for the retention of sound existing housing.

- The DR Requestor finds that the existing structure, no matter its value, is sound existing housing. When sound existing units are demolished for replacement by large units, an important component of affordability is lost forever.

Issue #3: Demolishing a small cottage and replacing it with a 5,500 square mansion violates policies in the General Plan that support diversity in housing type.

- Allowing the demolition of a small cottage and approving a much larger replacement suggests that the City is prioritizing the wealthiest segment of the population over the preservation of entry level housing for families of more modest means.

Issue #4: The DR Requestor finds that there are two exceptional and extraordinary circumstances that justify Discretionary Review:

- Due to high land values and construction costs, no affordable single-family homes are being constructed in the City's low density western neighborhoods. Without understanding the cumulative impacts regarding affordability within low density neighborhoods, entry-level homes are being removed with every demolition. Developers are focusing their efforts on Noe Valley, Glen Park, the Castor and other similar neighborhoods rather than the Exelsior, Visitation Valley and the Bayview where demolitions are unquestionably ineligible for the "unaffordability" exemption from a mandatory DR hearing. Consequently, affordable components that still exist within neighborhoods are being removed and the economic divide between the subject (and similar) neighborhoods continues to widen.
- The City, most notably in low density western neighborhoods, is undergoing a rapid and unprecedented development boom unanticipated by zoning controls that have not been thoroughly revised in 40 years. While many Eastern neighborhoods have undergone extensive planning efforts in the last decade, the basic zoning controls in the western neighborhoods date back to 1978. The ultimate answer is a through rezoning study for low density western neighborhoods. For now, Discretionary Review is the only short-term solution.

Issue #5: The DR Requestor seeks a proposal that improves and adds thoughtfully to the existing building.

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

DR REQUESTOR 3

David Rizzoli, who resides at 74/ 74A Harper Street, is an adjacent neighbor to the south east.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR requestor finds that the proposed structure will imposed unreasonable impacts on the existing cottage at 74A Harper, which was constructed in 1908 after the 1906 Great Earthquake and Fire several inches from the north property line. The replacement structure, to be several inches from the southern property line, will cover nearly half of the living room window, the entirety of windows for the stair leading to the basement and a small window in the basement level. The DR Requestor also states that the foundation of the proposed wall will impact the foundation stability of the north wall of the cottage at 74A Harper Street.

Issue #2: The proposed structure will block light and air to the existing rear cottage. The DR Requestor finds that the proximity of the proposed south wall foundation of 1783 Noe Street violates the "area of influence" of the gravity loading on soils that support the foundation of the existing cottage at 74A Harper Street. The present condition of the existing foundation is somewhat tenuous; the disruption of soils necessary to construct the foundation for 1783 Noe Street will most likely result in foundation failure of the existing structure. The DR Requestor finds this to be an unreasonable impact.

Issue #3: The DR Requestor suggests that the proposed 3'-0" x 12'-0" light well at the 2nd level and 3rd levels be extended to the 1st level, and east at all three levels to provide a 3' side setback for the south eastern portion of the building. The DR Requestor also suggested that the width of the setback be increased to 6'-0" at the southeast corner of the master bedroom terrace, continuing down to the proposed office at the ground floor.

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

PROJECT SPONSOR'S RESPONSE

Issue #1: Code Compliance. The Project Sponsor finds that the existing structure is undersized and is in disrepair. The replacement structure has been sensitively sculpted to more appropriately fit the Property's 40-foot wide lot. The majority of the north side is set back 5'-0" from the north property line, while the majority of the south side is set back 3'-0" from the property line. The Project provides a fully code-compliant rear yard and includes additional rear setbacks at the second and third floors. The third floor is set back 22-25 feet from the front property line and back 36-39 feet from the rear property line.

Issue #2: Neighborhood Outreach and Design Development. The Project Sponsor believes that significant time and effort to gather and respond to concerns from the DR requestors has been spent, both before and after the Project's building permits were filed. Design changes in response to neighbor concerns and in dialogue with the Planning Department include the following compared with the Project as originally proposed:

- A 3'-0" side setback on all floors for the majority of the proposed structure along the southern property line;

- An increased front setback on the 3rd story of 5'-0";
- A front setback of 5'-0" on the northern (down-slope) segment of the 2nd story, providing a more articulated and scaled façade;
- Significant mass reduction at the southeast corner of the rear façade at the second floor, with an increased rear setback of 8'-0";
- An internalized stair case to the rooftop terrace from the third floor; as originally proposed, the staircase fell alongside the southern property line.

The net effect of the changes is to ensure access to light and air for adjacent neighbors, preserve access to view corridors for neighbors located above the property – including those across Laidley Street more than 100 feet from the site, maintain the prevailing pattern of mid-block open space, and design an articulated and properly-scaled building as viewed from the pedestrian realm.

The project architect visited the properties of two of the three DR Requestors, Sean Harrington and Dave Rizzoli. The project architect took additional measurements from Mr. Harrington's property, to allow the production of accurate renderings of the view of the proposed Project from Mr. Harrington's property. The project architect offered to pay for the replacement of Mr. Rizzoli's side foundation and the relocation of an affected window, so his DR came as a surprise to the Project Sponsor.

Other than his attendance at the original pre-application meeting, Ed Tansev has not engaged in dialogue with the project architect or sponsor, even after the voluntary sharing of project plans and renderings via email. Accordingly, Mr. Tansev's DR also came as a surprise to the Project Sponsor.

Issue #3: Residential Design Guidelines Compliance. The proposed structure complies with Residential Design Guidelines in the following ways:

- **Rear Yard Cottages.** The building is articulated to minimize impacts on light to adjacent structures, including the 3'-0" side setback at the rear of all three levels, the mass reduction of the second story from the southern property line shared by both Mr. Rizzoli and Mr. Harrington. Additionally, once external stairs have been internalized without a stair penthouse, minimizing the impacts to both adjacent neighbors.
- **Front Setback.** The Project is set back 15'-0" from the front property line, transitioning along Noe Street from the neighboring building to the south that provides no setback to the adjacent building at 1775 Noe Street, which provides an approximately 38'-0" front setback. The third story is set back 7-10 feet while the second story is set back 5'-0" on the northern portion of the building.
- **Landscaping.** The Project incorporates a number of landscaping features, including a U-shaped planting area that frames a decomposed granite patio, a permeable paver driveway with planting strips, and a planting area separating the permeable driveway from the walkway leading to the front door.
- **Light.** The aforementioned features, including a 3'-0" wide side setback at the rear from the southern property line at all three levels and the 36'-0" rear setback on the southern portion of the 2nd level, ensures adequate light and air to Mr. Rizzoli's back cottage, located immediately south of the property.
- **Building Scale at Mid-Block Open Space.** Despite the lack of a consistent mid-block open space pattern, as evidenced by properties such as Mr. Rizzoli's which are developed with structures in the mid-block, the Project has been sculpted to minimize the building's scale at the rear, including the internalized staircase leading to the roof terrace, the 3'-0" side setback at all levels, and additional setback at the 2nd level, providing further relief to adjacent properties as well as preservation of the mid-block open space.

Please see the Project Sponsor's DR Response entitled, "Brief in Opposition to Discretionary Review Request".

PROJECT ANALYSIS

The replacement structure would provide a three-story, single family dwelling, with a height of approximately 35'-0". The structure is setback 15'-0" from the front property line and includes a 5'-0" wide staircase leading up to the entrance on the building's north-side, providing a setback from the adjacent bungalow.

The block is characterized by an inconsistent pattern of midblock open space. There are a number of buildings that are constructed within the mid-block open space. However, the proposed structure provides a code-compliant rear yard of 28'-0" (25'-0" is required) to preserve the mid-block open space at the southern end of the subject block. The adjacent property to the southeast contains a non-conforming cottage at the rear; accordingly, the southeastern portion of the proposed structure does run alongside the northwestern portion of the existing cottage. A 3' side setback at the southeast corner provides relief for the rear cottage. A roof deck with planters and solar panels is proposed, with a terrace at the third floor along the front façade and a terrace at the rear of the second floor. The proposal also includes a two-car garage with an office and guest suite on the ground floor, 4 bedrooms on the second floor, and the main living space on the third floor.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and complementary with the residential neighborhood character. The entrance has been designed to provide relief to the adjacent structure to the north. The building's massing, with a recess on the north side of the building, helps with the transition from the larger structure to the south and single-family building to the north. The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The windows' proportions are consistent with those in the neighborhood. The stucco wall mixed with wood siding and bronze-anodized aluminum windows are compatible with the mix of styles exhibited by existing buildings in the neighborhood.

The subject property was appraised at \$1.7 million. Despite lower valuations on sites such as Zillow, the appraisal was performed by a certified appraiser, and deemed to be credible by the Planning Department.

GENERAL PLAN COMPLIANCE

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The proposal has no impact on affordable housing, and replaces a market-rate unit with another market-rate unit.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The Project has been reviewed by the Residential Design Team, and found to be appropriate for the neighborhood. The neighborhood is characterized with a mix of larger and smaller structures. The Project is situated on a wider lot than most and was found to provide a smooth transition between the three-story, multi-family structure to the south and two-story cottage to the north. The Project is more modern in style, but is set within a neighborhood of a mixed design pattern, and does not compromise the historic or design integrity of surrounding structures.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposal does not remove any neighborhood-serving uses as the Project is replacing the existing residential use with a residential use.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the Project would not disrupt the existing neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

An appraisal was performed, valuing the property at \$1,705,000, above \$1.506 million, which marks the City's threshold for financially accessible dwelling units.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The current single-family structure contains a one-car garage. The proposed single-family structure will have a two-car garage, thus the unit will not impact off-street parking in the neighborhood nor over-burden the City's transit system.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal has no impact on and will not displace industrial or service uses and is not a commercial office development.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed building will meet all current seismic standards for new buildings, vastly improving safety for residents of this property.

7. Landmarks and historic buildings be preserved.

The property is not recognized as historically or architecturally significant. The recent Historic Resource Evaluation concludes that the property is not eligible for individual listing in the California of National Register and it is not a contributor to a potential historic district.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal will have no impact on parks and open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on September 21, 2007.

RESIDENTIAL DESIGN TEAM REVIEW

The Project was reviewed by the Residential Design Team (RDT) multiple times prior to Section 311 notification on September 4, 2014, October 24, 2014 and January 7 2015 and required that structure be sculpted for greater consistency of the prevailing context. Specifically, RDT requested that the garage door be minimized, the structure recessed at the front to reduce apparent mass, and provide vertical articulation to balance the horizontality of the building façade. RDT also requested that the proposed penthouse be entirely removed. Subsequent to the filing of discretionary reviews, RDT reviewed the Project again on August 19, 2015, and requested that a 3'-0" side setback be provided at all levels of the building beginning at the elevator. RDT also requested that the depth of the southern portion of the second floor be reduced to align with the rear wall of the third floor. All RDT concerns have been addressed in plan revisions.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction. However, the DR concerns were determined not to be exceptional or extraordinary.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a single-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will not result in the reduction of a dwelling-unit deemed affordable or financially accessible.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2014.0179D – Do not take DR and approve the demolition.

Case No. 2014.0180D – Do not take DR and approve the new construction as proposed.

Case No. 2014.0179DRP – Do not take DR and approve the new construction as proposed.

Case No. 2014.0179DRP-02 – Do not take DR and approve the demolition.

Case No. 2014.0179DRP-03 – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project meets criteria. The property was appraised by a certified residential appraiser, and valued at \$1,705,000. The 80th percentile of San Francisco single-family home values is currently set at \$1,506,000.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property has been found to be unsound at the 50% threshold. As such, the property is considered relatively sound for the purposes of this report and Planning Code Section 317.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The property was owner occupied since 1956 until the then owners passed away. The currently vacant property was sold to the current owner in 2014, who is awaiting the completion of proposed structure's construction before occupancy.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

The building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project will not result in the loss in any units and thus preserves the quantity of housing. The new structure will likely contribute to the existing cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with respect to materials, massing, and general design with the dwellings in the surrounding neighborhood. By creating a compatible new building without reducing the City's affordable housing stock, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

The existing dwelling proposed for demolition is above 80% of the average price of a single-family home and thus is not considered "relatively affordable and financially accessible" housing. Accordingly, the proposal does not affect the City's affordable housing stock.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units; the new construction does not trigger Section 415 review, which governs the City's .

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with another single-family dwelling-unit in a neighborhood characterized by one- and two-family dwellings.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create one, quality family-sized unit with five-bedrooms.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and will be constructed with high-quality materials.

15. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project does not change the number of dwelling units on the site.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from four to five.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one or two residential units. The cross street of Ocean Avenue contains ground-floor commercial spaces and residential units on upper floors. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the north is a flag lot, with a noncomplying dwelling located at the rear of the lot.

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: The new building respects the existing block pattern by balancing the mix of setbacks at both adjacent properties. The adjacent property to the north includes a front and side setback, whereas the building to the south is developed to the Noe Street property line with a non-conforming rear yard. The proposed building provides a 15'-0" front setback, providing a smooth transition from the souther property that builds to the property line, and the property to the north, which is setback 37'-9" from the

front property line. The proposed building also provides variations in massing at the front and rear building wall, providing relief to adjacent properties, by further recessing the front building wall along the north side and providing a 3'-0" side setback at the rear. The proposed structure also recesses the rear building wall along the south, reducing the impact of the mid-block open space as experienced by the adjacent property to the south at 105 Laidley. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character

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 replacement building is compatible with the established building scale at the street, as maintains the existing setback pattern, which transitions from the multi-family structure constructed to the property line to the south, and the one-story-over-garage structure to the north. The height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

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 entrance has been designed to provide relief to the adjacent structure to the north. By designing the building with stairs leading to the side entrance on the property's north side, the main building wall is setback from the adjacent property. The building's massing, with a recess on the north side of the building, provides a transition from the larger structure to the south and single-family building to the north.

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 placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The windows' proportions are consistent with those in the neighborhood. The stucco wall mixed with wood siding and bronze-anodized aluminum windows are compatible with the mix of styles exhibited by existing buildings in the neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

Attachments:

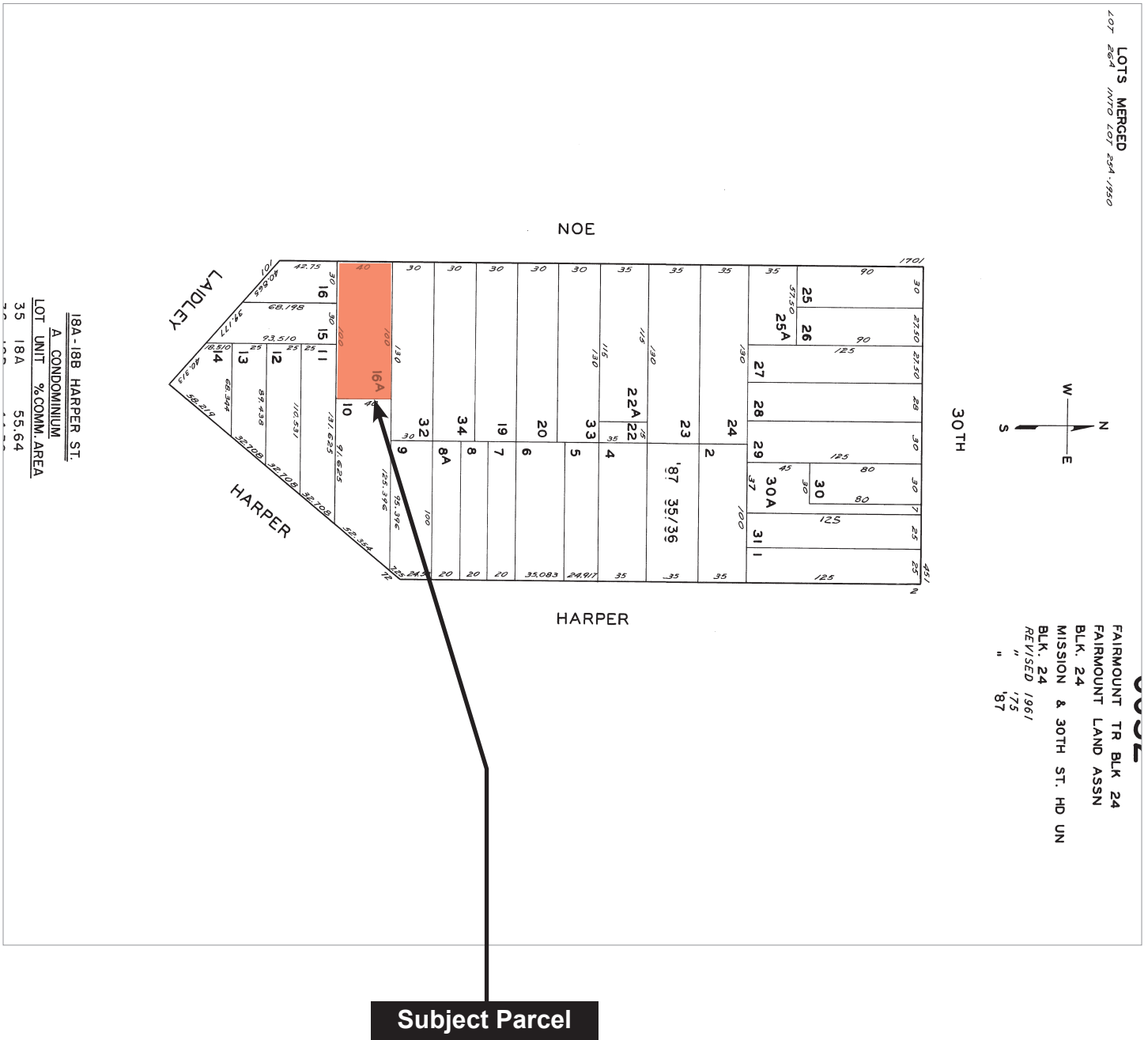
Design Review Checklist for Replacement Building
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Residential Demolition Application
Prop M findings
Appraisal
Environmental Evaluation / Historic Resources Information
Zoning Action Memo – Administrative Review of Dwelling Unit Removal
Section 311 Notice
Discretionary Review Notice
Discretionary Review Application – Sean Harrington
Discretionary Review Application – Erdal (Ed) Tansev
Discretionary Review Application – Dave Rizzoli
Letter from Project Sponsor
Revised plans, Subsequent to Filing of DRs
Color Renderings

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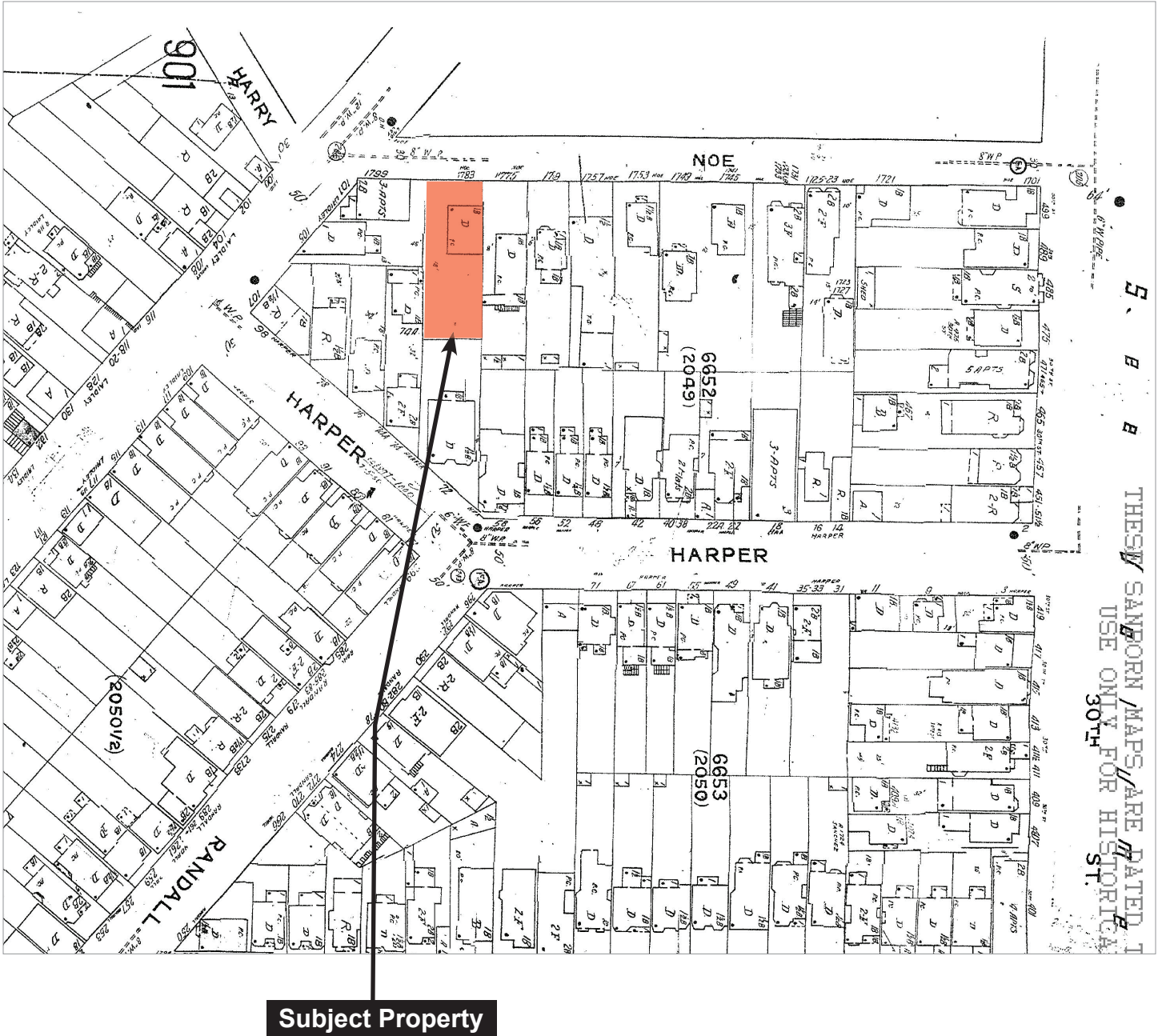
Exhibits

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Parcel Map



Sanborn Map

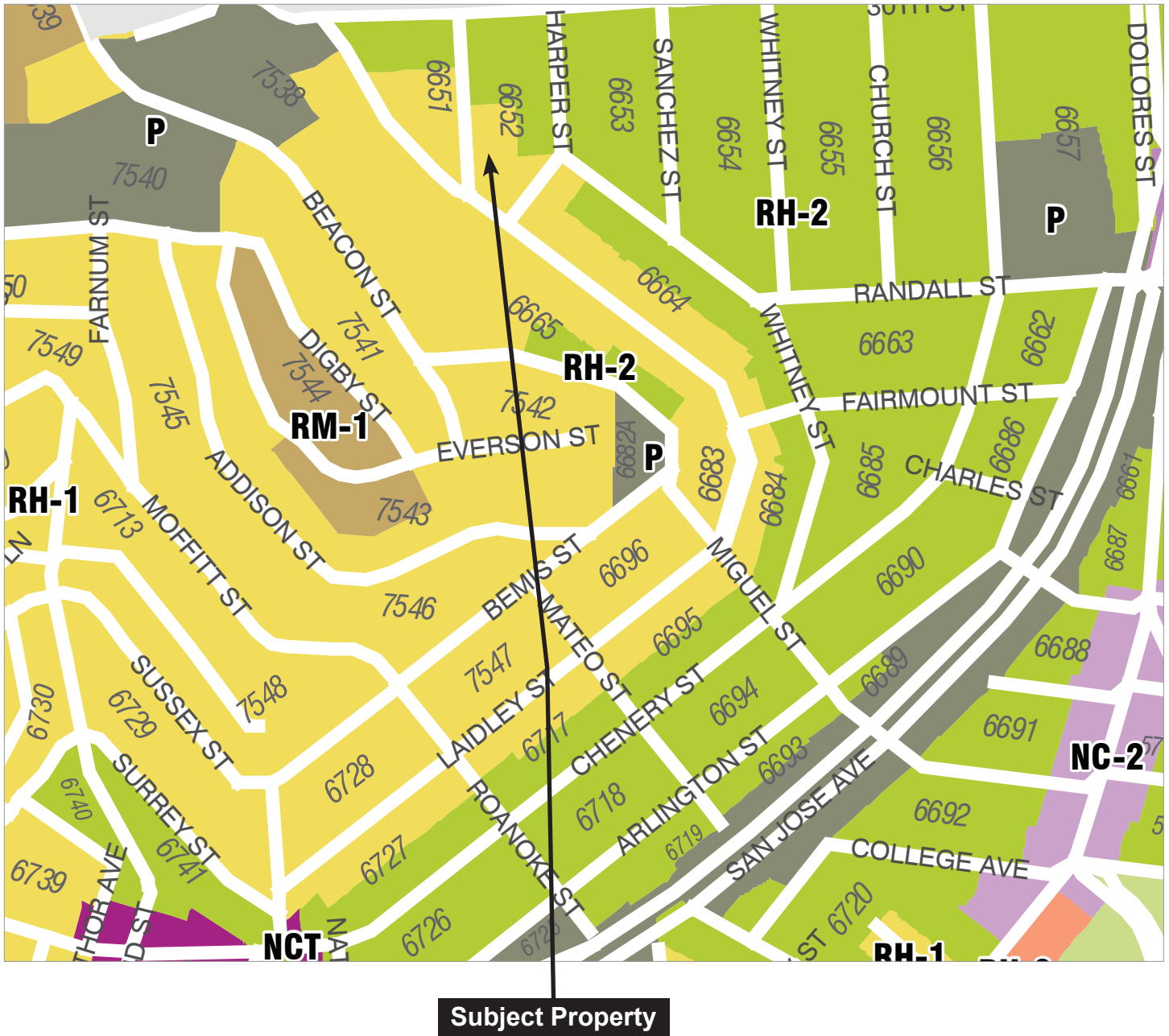


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Case Number 2014.1079D/80/DRP, -2, -03
Demolition / New Construction
1783 Noe Street

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Case Number 2014.1079D/80/DRP, -2, -03
1783 Noe Street
Block 6652 Lot 016A

Aerial Photo - Facing North



Subject Property

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Case Number 2014.1079D/80/DRP, -2, -03
Demolition / New Construction
1783 Noe Street

Site Photos - Front



SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Case Number 2014.1079D/80/DRP, -2, -03
1783 Noe Street
Block 6652 Lot 016A

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APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 1783 Noe LLC, Michael Morell		TELEPHONE: (650) 888.1891
PROPERTY OWNER'S ADDRESS: 1415 Diamond Street San Francisco, CA, 94131	EMAIL: michael@rivierapartners.com	
APPLICANT'S NAME: Geoffrey Gibson, Winder Gibson Architects Same as Above <input type="checkbox"/>		
APPLICANT'S ADDRESS: 351 Ninth Street, #301 San Francisco, CA, 94103	TELEPHONE: (415) 577-5310	EMAIL: gibson@archsf.com
CONTACT FOR PROJECT INFORMATION: same as applicant Same as Above <input type="checkbox"/>		
ADDRESS:	TELEPHONE: ()	EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): same as applicant Same as Above <input type="checkbox"/>		
ADDRESS:	TELEPHONE: ()	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 1783 Noe Street		ZIP CODE: 94131
CROSS STREETS: Laidley Street		
ASSESSORS BLOCK/LOT: 6652 / 016A	LOT DIMENSIONS: 40x100	LOT AREA (SQ FT): 4000
ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X	

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input checked="" type="checkbox"/> Rear <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):	DATE FILED:	
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 05/19/2014		
		ELLIS ACT Was the building subject to the Ellis Act within the last decade?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	1	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	22'-3"	-	34'-10 1/2"	34'-10 1/2"
Number of Stories	2	0	3	3
Bicycle Spaces	0	0	1	1
GROSS SQUARE FOOTAGE (GSF)				
Residential	1435	0	4998	4998
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	215	0	572	572
Other (Specify Use)	0	0	0	0
TOTAL GSF	1650	0	5570	5570

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	1	0
Rental Units:	0	0	0
Total Units:	1	1	0
Units subject to Rent Control:	0	0	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	2	6	+4
Rental Bedrooms:	0	0	0
Total Bedrooms:	2	6	+4
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	SFD	2	1650	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	SFD	6	5570	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Proposed project will be Greenpoint rated with minimum 150 points.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

No retail uses are affected by this project.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The existing building is in very poor repair and is a blight on the neighborhood. The proposed building is in keeping with the diverse neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The existing building's appraised value is above the threshold of affordable housing set by the City. This project therefore has no impact on the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This project generates no additional commuter traffic, has no impact on Muni and increases the off-street parking by 1 space.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

No industrial or service sector uses are affected by this project.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The existing building has no earthquake preparedness, including a brick foundation, no foundation bolting and no shear walls. The proposed building will be designed and built to current seismic codes.

7. That landmarks and historic buildings be preserved; and

No landmark or historic buildings are affected by this project.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

No parks or public open spaces are affected by this project.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	RENTAL PROTECTION	YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	PRIORITY POLICIES	YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: Other information or applications may be required.

Signature:  _____

Date: 07.08.14 _____

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

Geoff Gibson (agent)

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input checked="" type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input checked="" type="checkbox"/>
Supplemental Information Pages for Demolition	<input checked="" type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input checked="" type="checkbox"/>
Site Plan (existing and proposed)	<input checked="" type="checkbox"/>
Floor Plans (existing and proposed)	<input checked="" type="checkbox"/>
Elevations (including adjacent structures)	<input checked="" type="checkbox"/>
Current photographs	<input checked="" type="checkbox"/>
Historic photographs (if possible)	<input checked="" type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input checked="" type="checkbox"/>
Letter of authorization for agent (if applicable)	<input checked="" type="checkbox"/>
Pre-Application Materials (if applicable)	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐* Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

14.1079 D

I, Michael Morell, owner of 1783 Noe Street, authorize Geoffrey Gibson of Winder Gibson Architects to act as my agent with the Planning and Building Departments for the permits for 1783 Noe Street.

Michael Morell

Signed

07.10.14

Dated

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1783 Noe St.		6652/016A	
Case No.	Permit No.	Plans Dated	
2014.1079E	201407111074, 201407111073	7/10/2014	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of existing single-family dwelling and construction of new single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i>
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR form dated 9/22/2014</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): <i>Gretchen A. Hilgard 9/22/2014</i>	
Preservation Planner Signature: <i>Gretchen A. Hilgard</i>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen Hilgard</i>	Signature: <i>Gretchen A. Hilgard 9/22/2014</i>
	Project Approval Action: Select One <i>permit</i> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	9/19/2014
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1783 Noe Street	
Block/Lot:	Cross Streets:	
6652/016A	Laidley Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1079E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/10/2014
------------------------------------	-----------


PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Carey & Company (dated August 18, 2014).	
Proposed project: Demolition and new construction.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Carey & Company (dated August 18, 2014) and information found in the Planning Department files, the subject property at 1783 Noe Street contains one-story- over-basement wood-frame single-family residence constructed in 1896 in a Victorian-era architectural style. The original architect or builder is unknown. Known alterations to the property include: dry rot repair at the front stairs (1991 and 2008), re-roofing (1998), and covering the facades with wood shingles (unknown date).</p> <p>No known historic events occurred at the property (Criterion 1). The subject building is a common Victorian cottage constructed at the turn of the 20th century. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).</p> <p>The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Glen Park neighborhood on a block that exhibits a variety of architectural styles and construction dates from 1896 to 1960. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under Criterion 3 (Design).</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-22-2014



1. SUBJECT PROPERTY, FRONT FACADE, LOOKING EAST



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

RE-NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

(Corrected Floor Plan)

On July 11, 2014, the Applicant named below filed Building Permit Application Nos. 201407111074 (New Construction) and 201407111073 (Demolition) with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1783 NOE ST	Applicant:	Geoff Gibson
Cross Street(s):	Laidley Street	Address:	351 9 th Street
Block/Lot No.:	6652 / 016A	City, State Zip:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	415.318.8634 ext. 4003

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 checked="" 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"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	15'-10.5"	15'-0"
Side Setbacks	0'-0", 16'-0"	5'-0", 0'-0"
Building Depth	34'-6"	60'-0"
Rear Yard	49'-7.5"	25'-0"
Building Height	19'-1"	34'-10.5"
Number of Stories	1+ Garage	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
<p>The proposal is the demolition of an existing one-story-over-garage, single family dwelling unit, and new construction of a three-story single family dwelling unit. The demolition of the existing structure was administratively approved by the Zoning Administrator per Planning Code Section 317 as the home was determined to be financially infeasible.</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: Tina Chang
Telephone: 415.575.9197
E-mail: tina.chang@sfgov.org

Notice Date: 4/30/15
Expiration Date: 5/30/15

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.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, September 10, 2015**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1783 Noe Street Cross Street(s): Laidley Street Block /Lot No.: 6652/016A Zoning District(s): RH-1 / 40-X Area Plan: N/A	Case No.: 2014.0179DRP, -02, -03 Building Permit: 20140111073, 20140111074 Applicant: Geoff Gibson Telephone: (415)558-9550 x 12 E-Mail: james@johnlumarchitecture.com

PROJECT DESCRIPTION

The Request is for Discretionary Review of Building Permit Applications 2014.0711.1073 and 2014.0711.1074 proposing the demolition of an existing two-story, single family dwelling unit and the new construction of a three-story, single-family dwelling unit. The proposed project also includes a roof deck and terrace at the third floor.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tina Chang** Telephone: **(415) 575-9197** E-Mail: tina.chang@sfgov.org

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

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

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.

中文詢問請電: (415) 575-9010

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

RECEIVED

MAY 28 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I CAPPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: SEAN HARRINGTON		
DR APPLICANT'S ADDRESS: 105 LAIDLEY ST. SAN FRANCISCO, CA	ZIP CODE: 94131	TELEPHONE: (415) 282 2136
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 1783 NOE LLC		
ADDRESS: C/O WINDER GIBSON 351 9th St #301 SAN FRANCISCO, CA	ZIP CODE: 94103	TELEPHONE: (415) 577 5310
CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: sh640@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1783 NOE STREET SAN FRANCISCO, CA		ZIP CODE: 94131
CROSS STREETS: LAIDLEY STREET, HARPER STREET		
ASSESSORS BLOCK/LOT: 6652 1016A	LOT DIMENSIONS: 40 X 100	LOT AREA (SQ FT): 4,000
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 ☐

Present or Previous Use:

single family

Proposed Use:

single family

Building Permit Application No.

201407111074Date Filed: **JULY 11, 2014****ORIGINAL**

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.

N/A

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.

ATTACHED

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:

ATTACHED

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?

ATTACHED

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: _____

Sean Harrington

Date: _____

5/28/2015

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

SEAN HARRINGTON
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 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"/>
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: _____

Date: _____

Discretionary Review Application for 1783 Noe Street, permit application 201407111074 (New Construction)

1. We are requesting Discretionary Review because the proposed building is too large for the neighborhood, violates the pattern of open space in the neighborhood, will block natural light and air and disturb privacy to immediately adjacent properties, and replaces an existing affordable starter home with a 5500 sf home unaffordable to even very wealthy families in the City.

There are 3 exceptional and extraordinary circumstances that justify this Discretionary Review:

i) The demolition of the home represents the loss of affordable housing while the proposed new home represents the introduction of a property value inconsistent with the neighborhood and unaffordable to every single working-class family.

The existing home was exempt from Mandatory Discretionary Review because an appraisal was submitted showing its value is \$1.7 million. However, Zillow shows the value at \$1.2 million and all comparables on that website (for similar square footage and much better conditioned homes) are in the \$1.2 million range. For a more complete description of this issue please see the Discretionary Review Application for the associated demolition permit.

Despite the property's likely and demonstrable value under the demolition exemption threshold, the City's continued approval of small home demolition (the existing home is shown as 875 sf in tax assessment records) is resulting in the value of these increasingly rare cottages being bid up, rendering the "unaffordable" exemption in Section 317 meaningless.

The proposed demolition most certainly does not meet the requirements for a mandatory DR. The proposed demolition and replacement with a 5,500 sf McMansion violates one of the most important provisions of the General Plan:

General Plan Housing Element: Objective 2: Retain Existing Housing Units, and Promote Safety and Maintenance Standards, without Jeopardizing Affordability.

ii) The proposed home is not just out of character with the street; it is *massively* out of character with the entire neighborhood.

Although the city does not regulate square footage in single family homes (as many cities do), the proposed square footage (over 5,500 sf in total; 5,015 sf excluding the two-car garage) speaks volumes about how the proposal clashes with the character of all neighboring homes. The average square footage of surrounding homes (see Exhibit A, attached) is approximately 2,000 sf, with one immediately adjacent rear cottage (at 74 Harper, which shares a side property line with the subject property) at 600 sf and with the largest home in the vicinity under 2,500 sf. Even the 3-unit apartment building on the corner of Noe and Laidley totals only 2060 sf (without garage). The subject lot is between a very modest home to the north, a nonconforming 3-unit corner apartment building to the south and a 600 sf cottage to the southeast. Design Guidelines call for a transition in height, depth and width between the existing and proposed buildings as well as an overall blended relationship to the

rest of the block, which is composed mostly of 1- and 2-story single family homes under 2,000 sf (see Exhibits B and C, front and rear facades relative to immediately adjacent buildings and street character). The proposed home violates the following provisions of the General Plan and Residential Design Guidelines because of its out-of-place scale on this narrow street of predominantly small homes:

General Plan Housing Element: Objective 11: Support and Respect the Diverse and Distinct Character of San Francisco's Neighborhood;

Planning Code Priority Policy #2: That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

RESIDENTIAL DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p.7, RDG);

RESIDENTIAL DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23, RDG);

RESIDENTIAL DESIGN GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings (p 23, RDG);

RESIDENTIAL DESIGN GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space (p.25, RDG).

iii) The proposed home fails to respect the unusual pattern on the block that incorporates open space not just in the midblock but in side yards and front yards in order to retain a garden-like natural setting both in the midblock and on the street and in order to cushion building placements in the mid-lot and rear-lot areas with surrounding open space.

If you compare a typical City block to our block (see Exhibit D), you see that on our block there are some wide lots, such as the subject lot, that incorporate open side yards next to buildings. These side yards create vistas from the street into the mid-block, create a rustic and natural feel even at the street frontage and allow homes placed in the mid-lot and rear-lot areas to exist without being boxed in by adjacent homes. The proposed home removes the existing side yard from its lot and builds right up against the adjacent rear cottage at 74 Harper, right up against the property line at 1775 Noe and extremely close to the rear walls of the home at 105 Laidley. In essence, the proposed home is attempting to change our unique block which is characterized by open space interspersed with homes to the typical block in which all open space is within a confined midblock. This flies in the face of General Plan objectives and Residential Design Guidelines which seek to treasure and preserve the unique character of our neighborhoods:

RESIDENTIAL DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p.7, RDG).

RESIDENTIAL DESIGN GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual content (p.10, RDG);

RESIDENTIAL DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings (p.11, RDG);

RESIDENTIAL DESIGN GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties (p.16);

RESIDENTIAL DESIGN GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages (p.21);

RESIDENTIAL DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23).

This block of Noe Street shares much in common with the block of Ord Court and States Street that neighbors fought to preserve through the new Interim Corona Heights Legislation. Ours is not a common or typical urban block; it is a unique block that blends open space with the street frontage and serves as a transitional area leading to the unobstructed open space of Billy Goat Hill, much like Ord, States and Museum Way serve as a transition to the open space of Corona Heights Park.

The zoning for our neighborhood is now almost 40 years old. While the Eastern Neighborhoods have benefitted from careful study and rezoning (sometimes two and three times in the last decade alone) to carefully identify the characteristics worthy of preservation, the City's Western Neighborhoods have suffered from neglect and are under siege from development of massive projects by non-residents who care only to profit from their demise. It is time for unique blocks in the Western neighborhoods to be properly identified and preserved. We do not ask for museum-like preservation but simply for sensitive treatment that respects the unique quality of our neighborhood.

2. Our property and all of our neighbors' properties that are immediately adjacent to the proposed home will be adversely affected from the height, depth and location on the lot of the proposed home.

Although we are the DR filers, we represent the interests of the many families in our neighborhood, some members of which could not afford the DR filing fee or otherwise match the deep pockets of a wealthy owner and/or speculator who can afford high-priced representation in a quest to develop what will become a \$4 million or \$5 million property. See Exhibit E, neighborhood petition in support of both DRs (on the new construction and demolition).

Specific impacts of the proposed home include: privacy impacts to units on Laidley Street, Harper Street and 1775 Noe Street because of the side-facing windows, the exterior view stairway and extensive south, north and rear decks; removal of required light and air from the 600- sf rear cottage at 74 Harper (owned by an elderly long-time resident of the neighborhood) by building up against three of its long-existing and legal property line windows; and shadow impacts on all

surrounding homes resulting from the massive height of the proposed home. On the north side, the proposal exploits the open side yard belonging to 1775 Noe by orienting its entrance hall onto that neighbor's open space while filling in its open side yard on the south to gain more interior square footage. This feature is representative of the project overall: it seeks to exploit square footage and profit at the expense of both neighbors and neighborhood character. See Proposed west and side elevations with adjacent property overlays on the 2 pages marked Exhibit F.

As important as these specific impacts are to the most nearby homes, it is the massive nature of this project that harms everyone in the neighborhood by introducing massing and lot coverage that directly contradict the character defining elements of this block and the larger neighborhood.

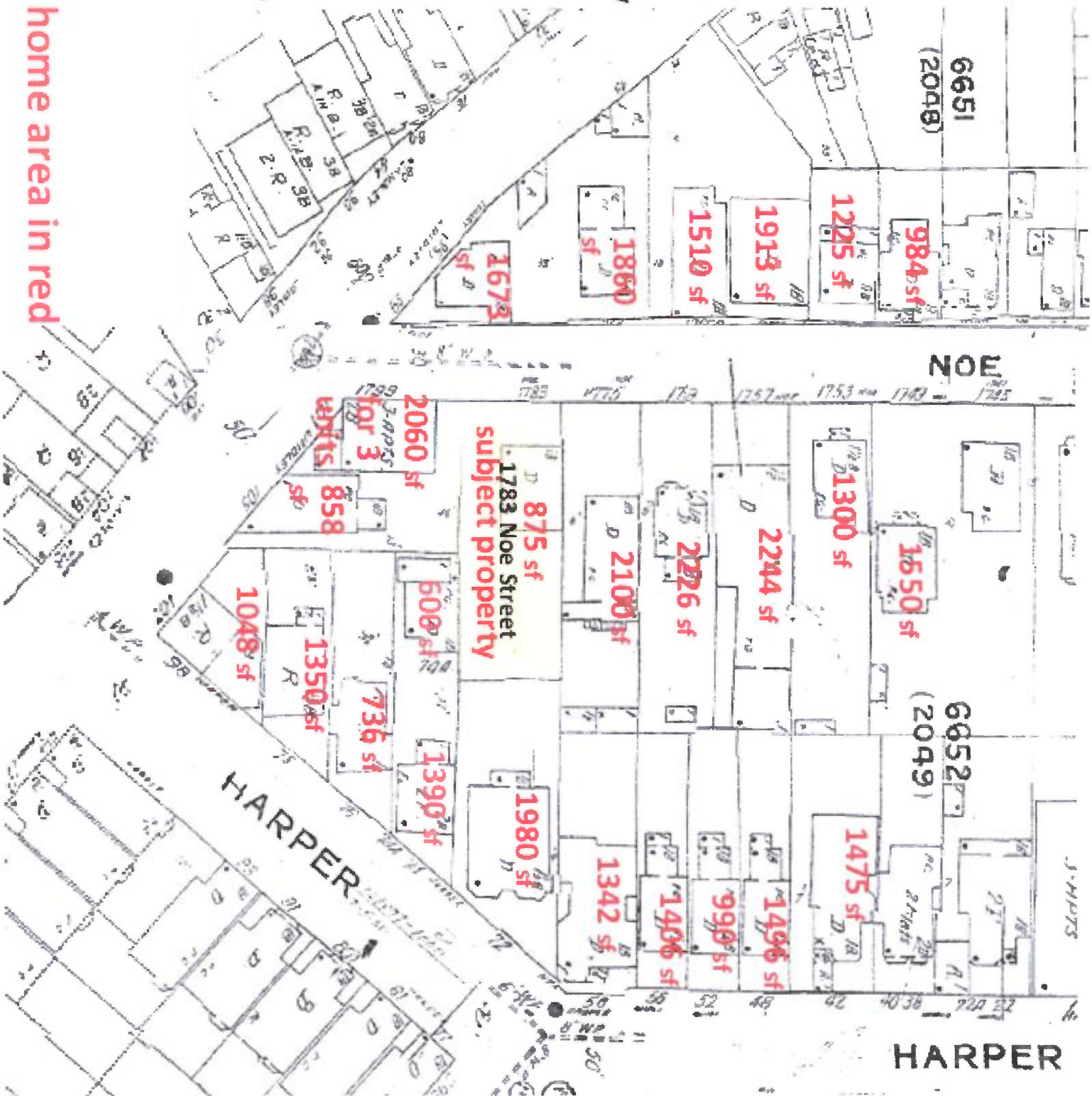
3. The proposed home is so incredibly out of scale with the neighborhood we believe a complete redesign focused on a reduction in height, depth and width is required before a productive discussion can be begun on details of setbacks and materials. In the context of a narrow street with homes ranging from 600 sf to approaching but under 2500 sf, talking about setbacks on a 5,500 sf is like trying to fit the Queen Mary into a birth intended for a rowboat. This is not a matter of asking for setbacks. The proposal needs to start from scratch on a design that respects the character of the neighborhood in scale, in location on the lot, and in context with the location, size, privacy and shadow impacts on adjacent buildings. It needs to respect and transition to the small scale of surrounding homes shown on Exhibits A -C and maintain some of the open side yard to buffer its impact on smaller adjacent homes and retain connection between mid-block and street (one of the character-defining elements of this block) as shown on Exhibit D, and remove unnecessary and egregious privacy impacts as shown in Exhibit F.

EXHIBIT A

Not a single nearby unit is over 2500 sf. Most are under 2000 sf.

Even the non-conforming 3-unit building on the corner of Noe and Laidley is only 2060 sf for all 3 units together.

The proposed new home, at over 5,000 sf would be more than TRIPLE the average size of neighboring homes.



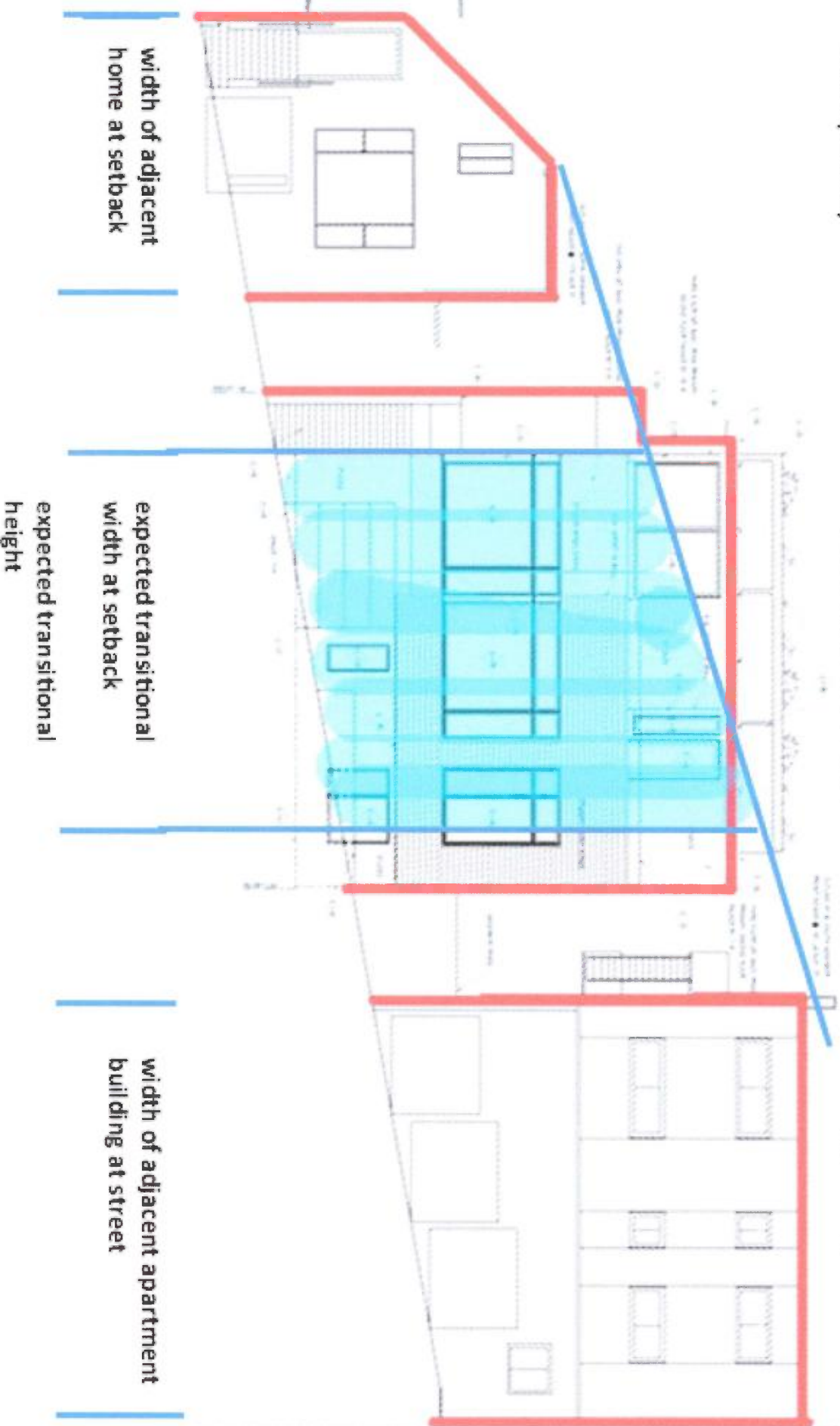
1783 Noe Street: Front Elevation

Existing single family home (1380 sf)

Proposed single family home exceeding 5000 sf

Non-conforming apartment building (2060 sf)

EXHIBIT B



1783 Noe: rear elevation

EXHIBIT C

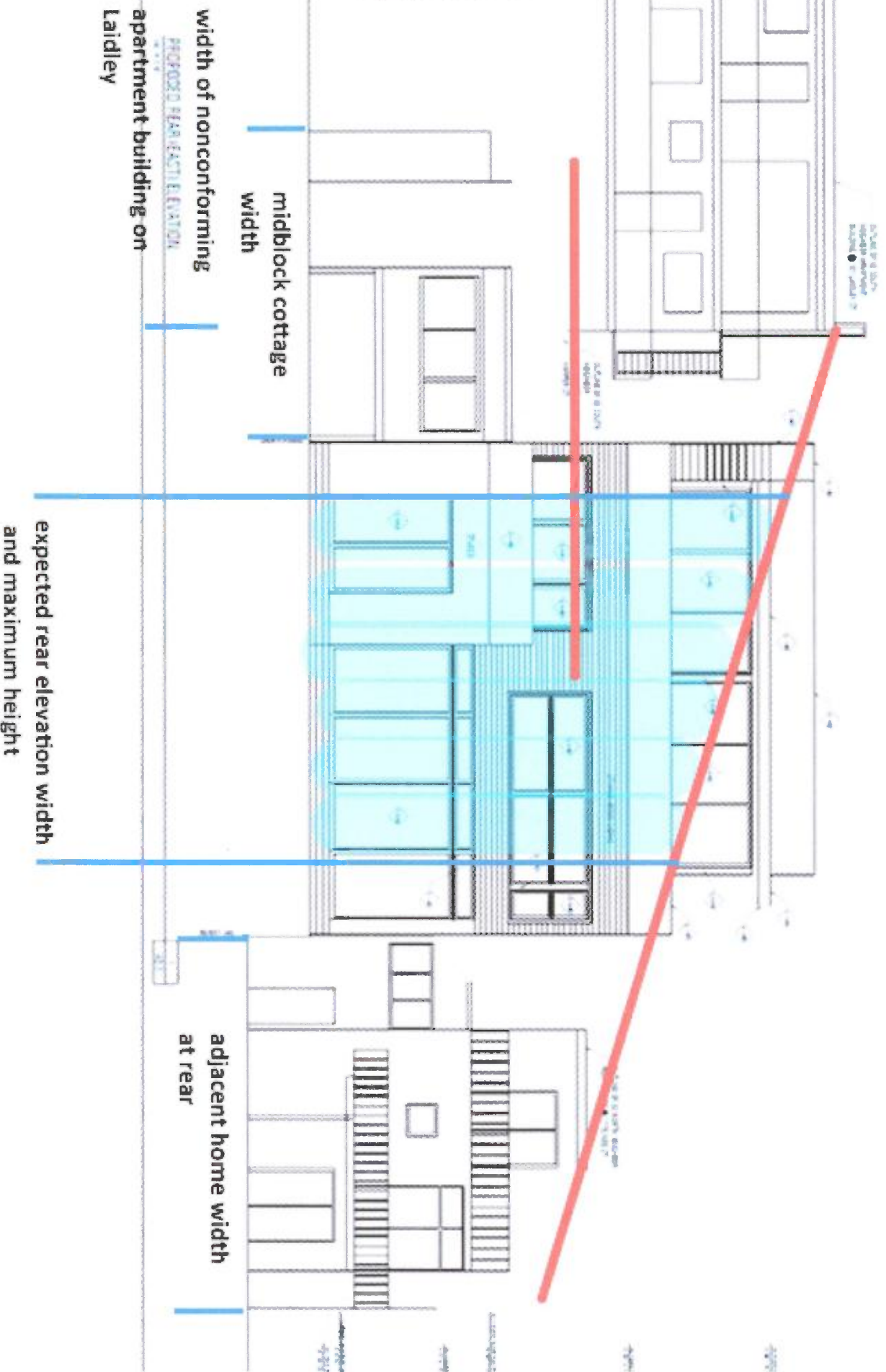
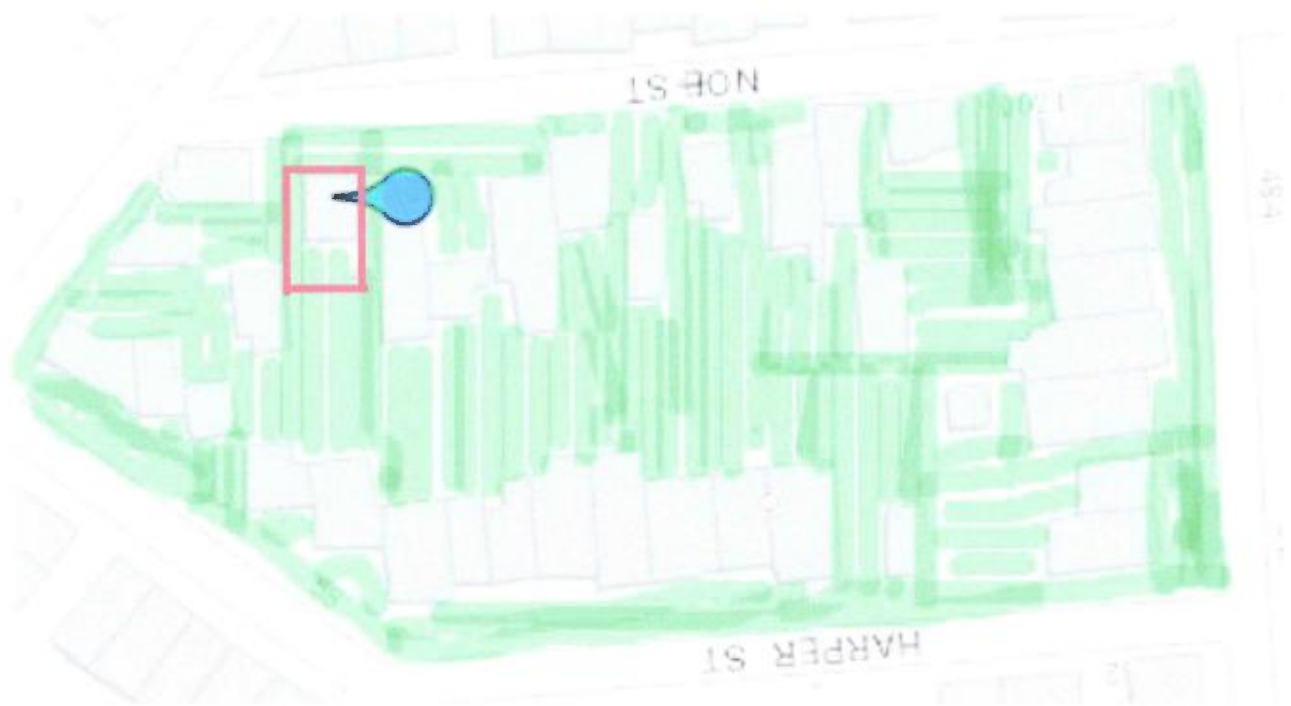


EXHIBIT D



Our block (subject property highlighted). Note side yards and set-backs (in green) complement and connect the the mid-block open space to the street.

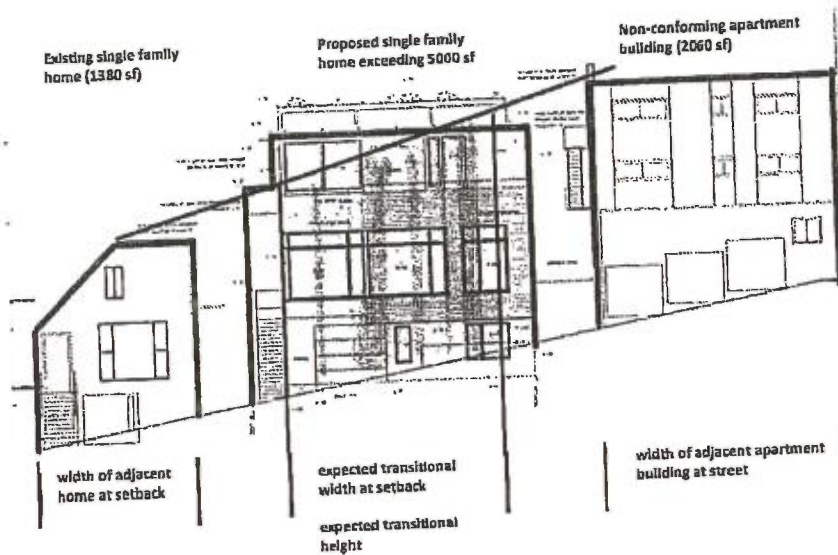
Note proposed building outline in red. It removes side yard and builds against small cottage, removing required (bedroom) exposure.



Typical city block. Almost all open space is hidden in the mid-block.

EXHIBIT E - PAGE 1

1783 Noe Street: Front Elevation



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is wider and larger than every other building and is replacing an affordable neighborhood home that could be remodeled for a modest addition. We support the Discretionary Re Applications filed on the demolition and new construction permits by our neighbors and the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

	Printed name	Signature	Address	Email
1	JOHN MURPHY	[Signature]	90 LAIDLEY	-
2	GEORGE HORWITZ	[Signature]	120 LAIDLEY	george9274@yahoo.com
3	ROSE ROSKILL	[Signature]	91 HARPER ST	BUNNYCAT 7312 @ Gmail
4	ROBERT HITE	[Signature]	14 LAIDLEY	laidley@mindspring.com
5	KEVIN WHITE	[Signature]	95 LAIDLEY	KWhite@FullFrontProd.com
6	ANNA MARIE FARO	[Signature]	95 LAIDLEY	FARODESIGN@GMAIL.COM
7	FLORA PARKER GIVENS	[Signature]	1753 NOE ST.	fparkergivens@yahoo.com
8	CHRIS ALBANESE	[Signature]	107 LAIDLEY	AntiguanosFE@aol.com

1783 Noe Street: Front Elevation

Existing single family
home (1380 sf)

Proposed single family
home exceeding 5000 sf

EXHIBIT E - PAGE 2


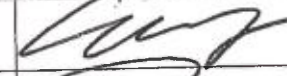

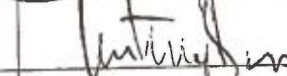

width of adjacent
home at setback

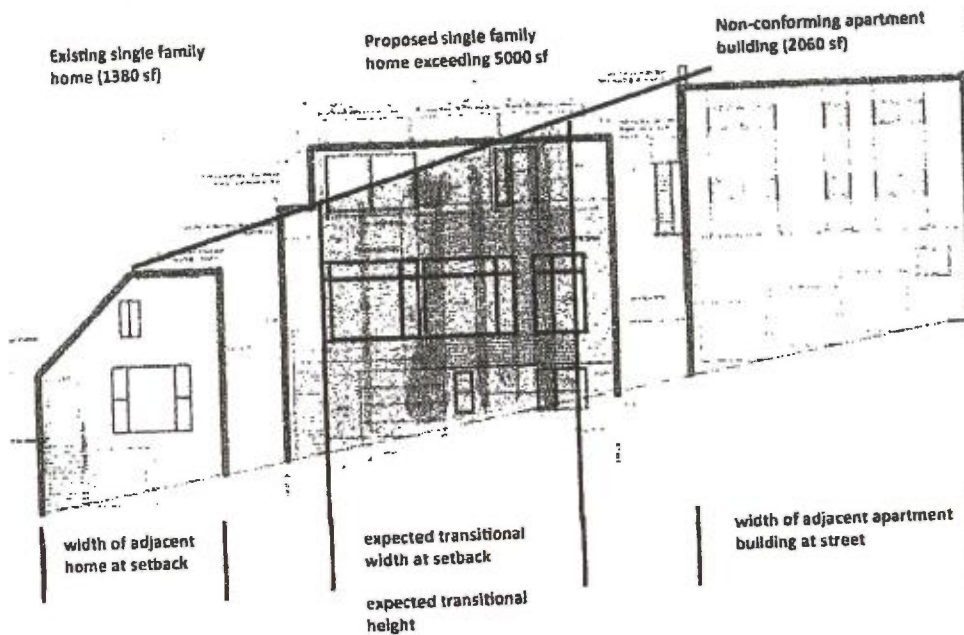
expected transitional
width at setback

width of adjacent apartment
building at street

expected transitional
height

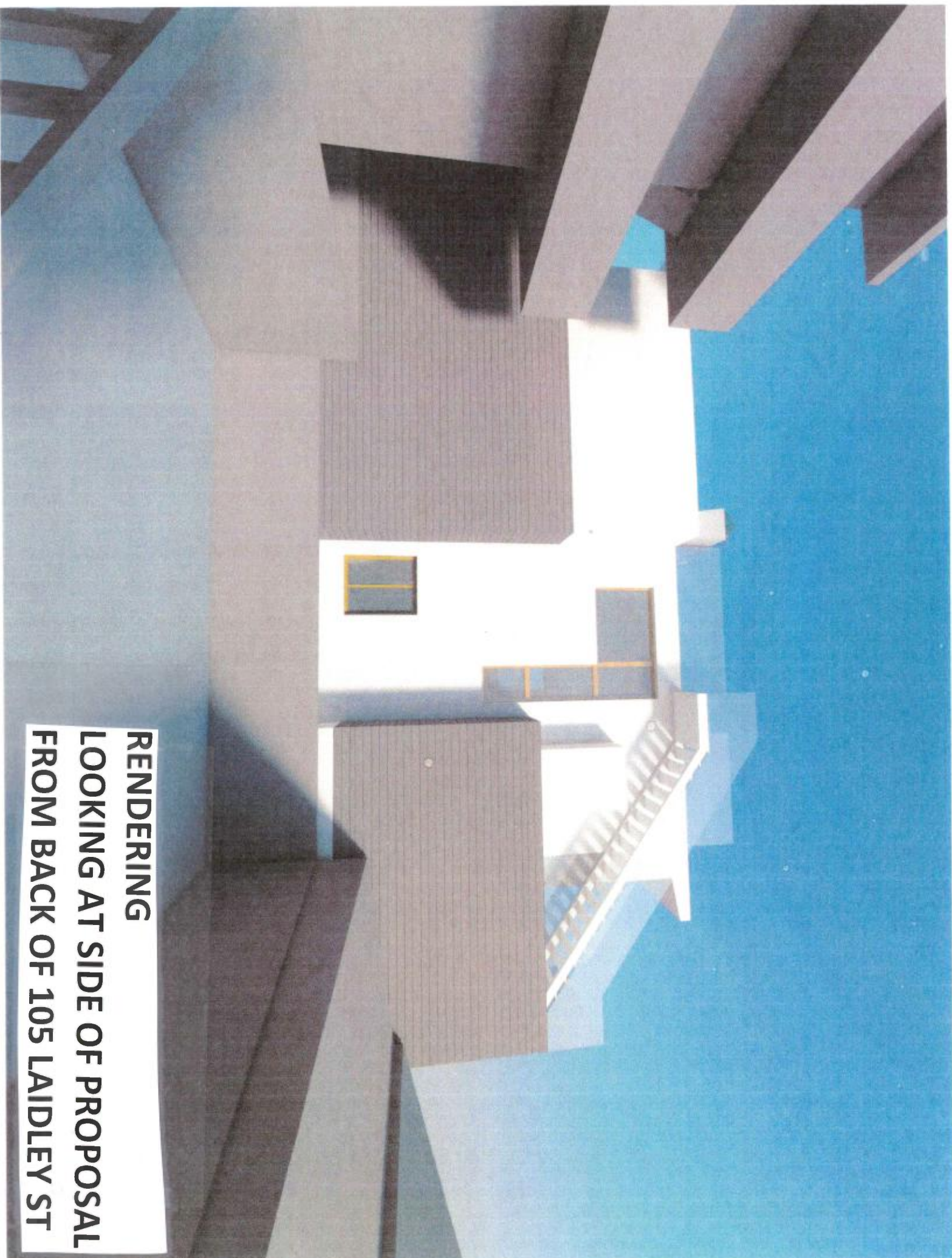
The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
C Democik		982 2nd St	CDEMOCIKO@COMCAST.NET
Kingsley Luen		84 Laidley St.	
Richard Radcliffe		1757 Noe St	RadNoe@comcast.net
Courtney Brown		1741 Noe St	Courtney_brown@hotmail.com
Whitney Burroughs		" " "	whitneyburroughs@gmail.com

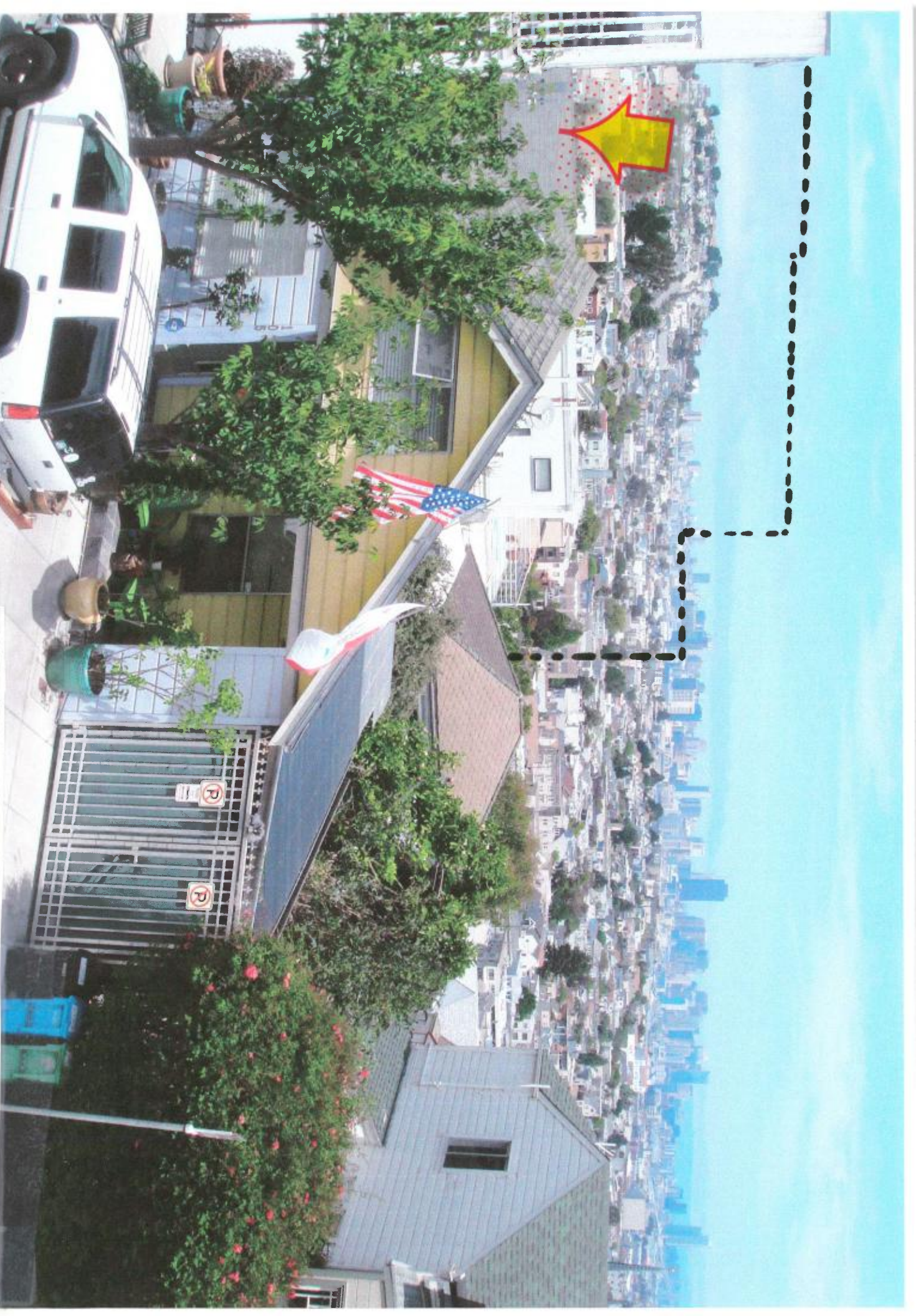


The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
Gladys ESCOBAR AZA	[Signature]	76 HARPER ST SF CA 94131 (2) A122 C12	gescoriazz
Samantha Rizzoli	[Signature]	74 Harper St.	rizzolia@yahoo.com
Charlie M. Rizzoli	[Signature]	74 Harper St.	crizzoli@yahoo.com
Sidney M. Thompson	[Signature]	93 Harper St.	



**RENDERING
LOOKING AT SIDE OF PROPOSAL
FROM BACK OF 105 LAIDLEY ST**



EXISTING COTTAGE VS. PROPOSED HOUSE
PHOTO FROM LAIDLEY STREET

CASE NUMBER:
For Staff Use only

RECEIVED

MAY 28 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P/CAPPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: ERDAL (ED) TANSEV		
DR APPLICANT'S ADDRESS: 102 LAIDLEY ST. SAN FRANCISCO, CA	ZIP CODE: 94131	TELEPHONE: (415) 394 0394
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: 1783 NOE LLC		
ADDRESS: c/o WINDER GIBSON 351 Ninth St # 301	ZIP CODE: 94103	TELEPHONE: (415) 577 5310
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: TANSEV@MYASTOUND.NET		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1783 NOE ST. SAN FRANCISCO, CA		ZIP CODE: 94131
CROSS STREETS: LAIDLEY ST. AND HARPER ST.		
ASSESSORS BLOCK/LOT: 6652 / 16A	LOT DIMENSIONS: 40 x 100	LOT AREA (SQ. FT.): 4,000
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use ☐ New Construction ☐ Alterations ☐ Demolition ☒ Other ☐Rear ☐ Front ☐ Side Yard ☐

Present or Previous Use: SFR

Proposed Use: SFR

Building Permit Application No. 201407111073

Date Filed: 7-11-2014

ORIGINAL

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

☐ YES: A DISCREPANCY BETWEEN THE PROJECT AS SUBMITTED AND THE PROJECT AS REVIEWED BY THE PLANNING DEPARTMENT. THE PROJECT AS REVIEWED BY THE PLANNING DEPARTMENT IS THE PROJECT AS SUBMITTED TO THE PLANNING DEPARTMENT.

N/A

Discretionary Review Request

1. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

ATTACHED

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

3. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

ATTACHED

3. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

ATTACHED

Applicant's Affidavit

- ☒ 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: _____

Ed Tansev

Date: _____

5-28-2015

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

☒ **ED TANSEV**

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

materials. The checklist is to be completed and

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"/>
Covenant 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.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Discretionary Review Application for 1783 Noe Street, permit application 201407111073
(Demolition)

1. We are requesting Discretionary Review on the demolition permit because the proposed demolition is not consistent with General Plan Policies regarding (i) affordability, (ii) retention of existing housing and (iii) provision of diverse housing types.

(i) We believe the value of the property is below the \$1.506 million threshold that exempts demolitions from a mandatory DR hearing and consideration of the demolition criteria in Section 317.

Section 317 of the Planning Code requires a Mandatory Discretionary Review of the demolition unless the property is "unaffordable," currently defined as over \$1.506 million. The sponsor submitted an appraisal concluding the property is valued over \$1.7 million. We believe the property value is under \$1.506 million and therefore requires a Mandatory DR. Such a hearing would require the Commission to apply the criteria listed in Planning Code Section 317(d)(3)(C). The proposed demolition fails to meet even a simple majority of the 16 criteria, does not meet a single one of the criteria having to do with affordability, neighborhood character and unit count -- arguably the most important criteria relative to General Plan Policies.

The property was listed for sale at only \$1.195 million. Zillow showed the property value at the time of listing as \$1.2 million and today (5/8/2015) as \$1.317 million. Trulia lists the value today as \$1.321 million. Zillow lists comparable property sales between \$1.1 million and \$1.5 million. Zillow does not list a single comparable over \$1.5 million. See Exhibit A for Zillow and Trulia data. The Zillow and Trulia figures are consistent with what I and my neighbors have seen in appraisals of our own properties.

Even parts of the sponsor's own appraisal support the Zillow and Trulia values. For example, the sponsor's appraisal (see page 2 of Exhibit B, which includes key pages from the sponsor's appraisal) shows there weren't any comparables for sale at the time the appraisal was done that were listed for over \$1.25 million. It also shows (page 2 and page 4 of Exhibit B) that while the range sales prices of comparables was between \$1 million and \$1.79 million, the median was between \$1.38 mil. and \$1.45 million. Yet the only comparables chosen to arrive at a value for the subject property were between \$1.53 million and \$1.79 million, far above the neighborhood median and conveniently above the required threshold of \$1.506 million that would exempt the demolition from mandatory DR -- a DR likely to be recommended for disapproval because a majority of the criteria for consideration would not be met.

(ii) Even if the property value continues to be considered above the threshold (despite credible evidence to the contrary), the proposed demolition conflicts with General Plan policies that call for the retention of sound existing housing.

*General Plan Housing Element: Objective 2: Retain Existing Housing Units, and Promote Safety and Maintenance Standards, without Jeopardizing Affordability; and
General Plan Housing Element: Objective 3: Protect the Affordability of the Existing Housing Stock, Especially Rental Units.*

The existing building, no matter what its value, is sound existing housing. Housing prices in San Francisco are relative. The existing home, at any value, is vastly more affordable than its proposed replacement by a factor of perhaps 300-400% or more. If approved, the project will result in a property value out of the reach of almost every San Francisco family. When sound existing housing units are demolished for replacement by excessively large units, an important component of affordability is lost forever. No one is building new 875 sf cottages in our neighborhood (or for that matter anywhere in the City). When we allow sound existing smaller homes to be demolished we promote a loss of relative affordability we are not ever going to get back.

(iii) By demolishing a 875 sf cottage and replacing it with a 5500 sf mansion General Plan policies that support diversity in Housing Type would be violated.

General Plan Housing Element Objective 4: Foster a Housing Stock That Meets the Needs of All Residents Across Lifecycles.

Every time a small cottage is demolished and its replacement home is many times its size we as a City are saying that providing for the wealthiest segment of the population is of greater priority than preserving entry level housing for families of more modest means. There are 5,500 sf mansions that exist in Pacific Heights for the former population segment to purchase. No one is building new 875 sf cottages anywhere in the City. These small cottages are the only form of both entry level housing for young families and downsized housing for retirees who want a yard in an established neighborhood. If the young families cannot even find starter homes in the City we cannot expect them to stay here until they can afford more. And to justify the proposed 5,500 sf home as "family-housing" is to fundamentally misunderstand or purposefully misinterpret the City's housing needs.

There are 2 exceptional and extraordinary circumstances that justify Discretionary Review:

(i) The existing home is affordable both in relation to Section 317 and relative to the proposed replacement project and neither the City nor our neighborhood can afford to lose anymore small, entry-level homes.

Because of high land values and high construction costs, no affordable single-family homes are being built in the City's low density western neighborhoods. Without understanding the cumulative impacts regarding affordability within low density neighborhoods we are slowly but surely removing every entry-level home from our neighborhood with every demolition. . Because developers are focusing their efforts on Noe Valley, Glen Park, the Castro and similar neighborhoods we are unwittingly furthering the economic divide between these neighborhoods and those like the Excelsior, Visitation Valley and the Bayview where demolitions are unquestionably ineligible for the "unaffordability" exemption from mandatory DR. Consequently we are removing what component of affordability still exists *within* neighborhoods such as ours and ensuring an even wider economic divide *between* our neighborhood and neighborhoods traditionally home to more diverse ethnicities and income

classes. The wide spectrum of affordability *within* neighborhoods has been overlooked entirely.

(ii) The City, most notably in low density western neighborhoods such as ours, is undergoing a rapid and unprecedented development boom unanticipated by zoning controls that have not been thoroughly revised in 40 years.

While many Eastern Neighborhoods have undergone extensive rezoning efforts -- sometimes 2 and 3 times -- in the last decade, the basic zoning controls in the western neighborhoods date from 1978. Even the recent revisions to Section 317 were piecemeal and did not include a thorough analysis of the cumulative and interrelated loss of diversity in building type and size, affordability and neighborhood character related to demolitions. Discretionary Review on demolitions of small, affordable and charming cottages is the only means by which to counteract the fact that the zoning controls in this part of the City are outdated. The ultimate answer is a thorough rezoning study for the low density western neighborhoods. For now, DR is the only short-term solution.

2. Our property and all of our neighbors' properties will be adversely affected by the demolition because it will move the neighborhood one step closer to loss of character, affordability and housing type. Although we are the DR filers, we represent the interests of the entire neighborhood, some members of which could not afford the DR filing fee or otherwise match the deep pockets of a wealthy owner and/or speculator who can afford high-priced representation in a quest to develop what will become a \$4 million or \$5 million property. See Exhibit C, neighborhood petition in support of both DRs (on the new construction and demolition).

3. We ask for a proposal that improves and adds thoughtfully to the existing building. General Plan policies promote the retention of the existing building. Planning Code and Residential Design Guidelines allow for a thoughtful and generous remodel and expansion which we would welcome.

EXHIBIT A (p.1 of 2)



Zillow value as of 5/8/2015:
\$1.317 million

1783 Noe St,
San Francisco, CA 94131

2 beds • 1 bath • 875 sqft [Edit](#)

(Zillow Home Facts) For accurate comparable data

SOLD: \$1,705,000

Sold on 05/19/14

Zestimate®: \$1,317,000

(Zillow Home Facts) For accurate comparable data

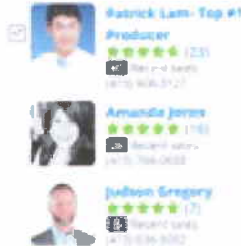
EST. MORTGAGE

\$6,283/mo [+](#)

See current rates on Zillow

See your 2013 Credit Score from Equifax

CONTACT A LOCAL AGENT



http://www.zillow.com/homes/1783-Noe-Street,-San-Francisco,-CA--94131_rb/

Trulia value as of 5/8/2015: \$1.321 million

A screenshot of a Trulia listing for 1783 Noe St, San Francisco, CA 94131. The listing shows a large photo of the house, a 'Trulia Est.' of \$1,321,000, and a list of local agents. The listing also includes a 'PUBLIC RECORD' section with details about the property, such as 'Single-Family Home', '1 full bathroom', '875 sqft', 'Lot size: 3,998 sqft', and 'Built in 1904'. A 'Request Info' button is visible at the bottom left of the listing. A large black arrow points to the 'Trulia Est.' value.

http://www.trulia.com/homes/California/San_Francisco/sold/7136001-1783-Noe-St-San-Francisco-CA-94131

EXHIBIT A (p.2 of 2)



RECENTLY SOLD HOME
Sold: \$1,133,000
 411 Bowditch St, San Francisco, CA
 2 bd, 1 ba, 1,034 sq. ft.
 same beds and baths
 109 more square feet



RECENTLY SOLD HOME
Sold: \$1,200,000
 882 Chenery St, San Francisco, CA
 2 bd, 1 ba, 750 sq. ft.
 same beds and baths
 125 more square feet



RECENTLY SOLD HOME
Sold: \$1,300,000
 162 Arbor St, San Francisco, CA
 2 bd, 1 ba, 796 sq. ft.
 same beds and baths
 115 more square feet



RECENTLY SOLD HOME
Sold: \$1,300,000
 543 Chenery St, San Francisco, CA
 2 bd, 1 ba, 1,100 sq. ft.
 225 more square feet



RECENTLY SOLD HOME
Sold: \$1,302,000
 675 27th St, San Francisco, CA
 2 bd, 1 ba, 1,675 sq. ft.
 same beds and baths
 888 more square feet



RECENTLY SOLD HOME
Sold: \$1,315,000
 228 Day St, San Francisco, CA
 2 bd, 1 ba, 1,134 sq. ft.
 same beds and baths
 263 more square feet



RECENTLY SOLD HOME
Sold: \$1,320,000
 489 Day St, San Francisco, CA
 2 bd, 1 ba, 1,054 sq. ft.
 same beds and baths
 884 more square feet



RECENTLY SOLD HOME
Sold: \$1,320,000
 197 Moffet St, San Francisco, CA
 3 bd, 2 ba, 1,467 sq. ft.
 1 more bed
 1 more bath
 782 more square feet



RECENTLY SOLD HOME
Sold: \$1,415,000
 121 Moffet St, San Francisco, CA
 2 bd, 2 ba, 1,482 sq. ft.
 8 more bath
 567 more square feet



RECENTLY SOLD HOME
Sold: \$1,450,000
 1675 Noe St, San Francisco, CA
 2 bd, 1.5 ba, 1,943 sq. ft.
 0.5 more bath
 108 more square feet



RECENTLY SOLD HOME
Sold: \$1,450,000
 49 9th Street St, San Francisco, CA
 2 bd, 2 ba, 1,610 sq. ft.
 same beds and baths
 745 more square feet



RECENTLY SOLD HOME
Sold: \$1,450,000
 391 Arlington St, San Francisco, CA
 4 bd, 1 ba, 4,246 sq. ft.
 1 more bed
 885 more square feet



RECENTLY SOLD HOME
Sold: \$1,475,000
 1841 Church St, San Francisco, CA
 1 ba, 1 ba, 1,298 sq. ft.
 1 more bed
 423 more square feet



RECENTLY SOLD HOME
Sold: \$1,500,000
 240 Chenery St, San Francisco, CA
 1 ba, 1 ba, 1,200 sq. ft.
 125 more square feet



RECENTLY SOLD HOME
Sold: \$1,500,000
 118 Valley St, San Francisco, CA
 1 ba, 1 ba, 825 sq. ft.
 50 more square feet

CONTACT A LOCAL AGENT

Judson Gregory
 5 stars (77)
 415.456.8882

Simon Shaw
 5 stars (81)
 415.456.8882

Heidi Mueller
 5 stars (28)
 415.456.8882

Your Name

Phone

Email

Please fill in your contact information similar to 1783 Noe St, San Francisco, CA 94114

Contact Agent

Learn how to appear as the agent above

Zillow Comps for 1783 Noe, run on 5/8/2015. Note none over \$1.5 M

EXHIBIT B (p.1 of 4)

SPONSOR'S
APPRAISAL

California Street Appraisals

Main File No. CSA15-0515 Page #2

Uniform Residential Appraisal Report

22-523704-5
File# CSA15-0515

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1783 Noe St City San Francisco State CA Zip Code 94131
 Borrower 1783 Noe Street, LLC Owner of Public Record 1783 Noe Street, LLC County San Francisco
 Legal Description LOT 016A, BLOCK 6652
 Assessor's Parcel # 6652-016A Tax Year 2013 R.E. Taxes \$ 661
 Neighborhood Name Glen Park Map Reference 667/G5 Census Tract 0218.00

Occupancy ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ 0 ☐ PUD HOA \$ 0 ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
 Lender/Client FIRST REPUBLIC BANK Address 111 Pine Street, San Francisco, CA 94111
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No
 Report data source(s) used, offering price(s), and date(s). DOM 24; The data sources used include RealQuest, San Francisco M.L.S., Offering Price \$1,195,000, Listing Date 04/16/14, Pending Date 05/10/14, SF MLS #419274.
 I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property sold to the owner of public record? ☐ Yes ☐ No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit	50 %					
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit	35 %					
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	615 Low 1	Multifamily	10 %					
Neighborhood Boundaries 30th St and Noe Valley (north), Dolores St, San Jose Ave, (east), San Jose Ave, (east), San Jose Ave, (east), San Jose Ave, (east)		3,100 High 1	Commercial	5 %					
Ave, and Bosworth St (south), O'Shaughnessy Blvd, Glen Canyon Park, and Diamond Heights (west).		1,327 Pred. 90	Other	%					
Neighborhood Description See attached addenda.									

Market Conditions (including support for the above conclusions) See attached addenda.

Dimensions 40' x 100' Area 4000 sf Shape Rectangular View B/City/Sky
 Specific Zoning Classification RH1 Zoning Description Residential - House, One-Family
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity ☒ ☐ Water ☒ ☐
 Gas ☒ ☐ Sanitary Sewer ☒ ☐ Street Asphalt ☒ ☐
 Alley None ☒ ☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone N FEMA Map # 0602980001N FEMA Map Date 07/05/1984
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe
 No adverse easements, encroachments, or other adverse conditions were noted. No title report was provided or reviewed by the appraiser. The highest and best use of the site in the appraiser's opinion is the current use at the present time.

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input checked="" type="checkbox"/> Craw Space	Foundation Walls	Concr/Brck/Avg	Floors	Hdwrd/Ino/Avg						
# of Stories 1	Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	WdShngle/Avg	Walls	Pstlr/WdPanel/Avg						
Type <input checked="" type="checkbox"/> Det <input type="checkbox"/> Att <input type="checkbox"/> S-Det/End Unit	Basement Area 631 sq ft	Roof Surface	CompShingle/Avg	Trim/Finish	Wd/Stained/Avg						
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish 48 %	Gutters & Downspouts	Metal/Avg	Bath Floor	Lino/Avg						
Design (Style) Victorian	Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum/Slidr/Avg	Bath Wainscot	Drywv/Pstlr/Avg						
Year Built 1904	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	N/A	Car Storage	None						
Effective Age (Yrs) 30-35	Dampness <input type="checkbox"/> Settlement	Screens	N/A	Driveway	# of Cars 1						
Attc <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amanties	Woodstove(s) # 0	Driveway Surface	Concrete						
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	Other Wat/Htr Fuel Gas	Fireplace(s) # 0	Fence Wood	Garage	# of Cars 1						
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Central Air Conditioning	Patio/Deck	None	Carport	# of Cars 0						
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	Individual <input checked="" type="checkbox"/> Other None	Pool	None	Other	None						
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 882 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.). None noted.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4: No updates in the prior 15 years. See attached addenda.											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											

Sponsor's appraisal

EXHIBIT B (p. 2 of 4)

Map File No. CSA15-0515 Page #31

Uniform Residential Appraisal Report

22-523704-5
File # CSA15-0515

The range of sales prices for comparables was \$1mil. to \$1.79mil, with a median of under \$1.45mil (see p.4) yet the appraisal only used highest end values to derive the value of this 875sf cottage in outdated condition.

The only listings of comparable properties on the market at the time were under \$1.25mil.

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,100,000 to \$ 1,249,000		There are 65 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,000,000 to \$ 1,790,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	1783 Noe St San Francisco, CA 94131	128 LaFoy St San Francisco, CA 94131	278 Randa1 St San Francisco, CA 94131
Proximity to Subject		0.06 miles SE	0.03 miles E
Sale Price	\$	\$ 1,790,000	\$ 1,690,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1184.13 sq.ft.	\$ 1467.01 sq.ft.
Data Source(s)	MLS #416001;DOM 0	MLS #419237;DOM 15	MLS #416847;DOM 17
Verification Source(s)	Doc #L035-101	SP confirmed w/agent	Doc #L060-31
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions	None/0	ArmLth None/0	
Date of Sale/Time	12/13;12/13	10/14;10/14	
Location	B;Res;	B;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	4000 sf	4477 sf	+44,000
View	B;Ch;Skyr	B;Ch;Skyr	-25,000
Design (Style)	DT1;Victorian	DT2;Edwardian	0
Quality of Construction	Q3	Q3	0
Actual Age	110	107	0
Condition	C4	C4	-25,000
Above Grade	Total Bdrms: 3 Baths: 2 Room Count: 10	Total Bdrms: 3 Baths: 2 Room Count: 10	
Gross Living Area	882 sq.ft.	1,499 sq.ft.	-46,000
Basement & Finished Rooms Below Grade	631sf303sfwo 0r0br0.0ba2o	255sf255sfwo 0r0br0.0ba2o	+20,000
Functional Utility	Average	Average	
Heating/Cooling	WattHrs/None	ElectBstbrd/None	0
Energy Efficient Items	None	DistPnd/Vndws	0
Garage/Carport	1gb1dw	2gb1dw	-10,000
Porch/Patio/Dock	None	Deck/Patio	-6,000
Finishes	None	1 F/P	-5,000
List Price / Orig. List Price	N/A	LP \$1,790,000	0
Net Adjustment (Total)		\$ -63,000	\$ -5,000
Adjusted Sale Price of Comparables		Net Adj. 3.5% Gross Adj. 10.7% \$ 1,727,000	Net Adj. 0.3% Gross Adj. 7.2% \$ 1,685,000
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain			
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
Data Source(s) Rea/Quest, San Francisco MLS			
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.			
Data Source(s) Rea/Quest, San Francisco MLS			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).			
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Date of Prior Sale/Transfer	05/19/2014	04/05/2013	
Price of Prior Sale/Transfer	\$1,705,000	\$1,550,000	
Data Source(s)	FSFM-0311400235	Doc #K609-44	Rea/Quest
Effective Date of Data Source(s)	05/22/2014	05/22/2014	05/22/2014
Analysis of prior sale or transfer history of the subject property and comparable sales No prior sale for comparables in previous 12 months. Lender provided Final Statement FSF-0031-FSFM-0311400235 showing 05/19/14 close of escrow for recent sale. The sellers received 9 offers. Comp #1 previous sale on 04/05/13. Recent sale appears to be a flip.			
Prior Sale 03/12/2014, Doc #L102-637. Sale was a transfer between family.			
Summary of Sales Comparison Approach See attached addenda.			
Indicated Value by Sales Comparison Approach \$ 1,705,000			
Indicated Value by: Sales Comparison Approach \$ 1,705,000 Cost Approach (if developed) \$ 1,745,970 Income Approach (if developed) \$			
See attached addenda.			
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This is considered a summary report of a complete appraisal as defined by SF 2-2(b) USPAP.			
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,705,000 as of 05/22/2014, which is the date of inspection and the effective date of this appraisal.			

Sponsor's
Appraisal

EXHIBIT B (p. 3 of 4)

Main File No. CSA15-0515 Page #4

Uniform Residential Appraisal Report

22-523704-5
File # CSA15-0515

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculations.			
Support for the option of site value (summary of comparable land sales or other methods for estimating site value) Land value was obtained by the extraction method, taking into consideration recent transactions that were considered tear downs in the area. NOTE: The subject property is located in San Francisco, an urban area that is predominantly built-up and with a lack of vacant land. Land values over 30% of the value of the subject are typical for San Francisco, as well as the subject's area in Glen Park, and does not affect marketability.			
ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPTION OF SITE VALUE
Source of cost data	Loc Cont/On-line Res		DWELLING 882 Sq.Ft. @ \$ 400.00 = \$ 352,800
Quality rating from cost service	Good	Effective date of cost data 05/01/2014	Basement 631 Sq.Ft. @ \$ 50.00 = \$ 31,550
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport 258 Sq.Ft. @ \$ 100.00 = \$ 25,600
Cost figures were based on the Marshall and Swift cost handbook, local contractors, and the appraiser's knowledge. Land value was based on the abstraction method due to the lack of land sales in the area. High land to value ratios are typical for the area. The remaining economic life of the subject is estimated to be 45 years.			Total Estimate of Cost-New = \$ 409,950
			Less Physical Functional External
			Depreciation 163,980 = \$(163,980)
			Depreciated Cost of Improvements = \$ 245,970
			As-is Value of Site Improvements = \$
Estimated Remaining Economic Life (HUD and VA only) 45 Years			INDICATED VALUE BY COST APPROACH = \$ 1,745,970
INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach			
Summary of Income Approach (including support for market rent and GRM)			
PROJECT INFORMATION FOR PUDs (if applicable)			
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached			
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.			
Legal Name of Project			
Total number of phases	Total number of units	Total number of units sold	
Total number of units erected	Total number of units for sale	Data source(s)	
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.			
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source			
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.			
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.			
Describe common elements and recreational facilities.			

EXHIBIT B (p. 4 of 4)

Sponsor's appraisal

Market Conditions Addendum to the Appraisal Report

Main File No. CSA15-05151 Page #111

22-523704-5

File No. CSA15-0515

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 1783 Noe St. City: San Francisco State: CA ZIP Code: 94131

Borrower: 1783 Noe Street, LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	34	11	21	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.67	3.67	7.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	2	3	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	0.5	0.4	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,327,500	1,425,000	1,450,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	22	32	22	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,150,000	1,300,000	1,199,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	76	115	13	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	119.64%	100.38%	120.69%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller (developer, builder, etc.) paid financial assistance prevalent? ☐ Yes ☒ No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions, closing cost concessions, as well as seller carry back for loan financing have remained stable over the past 6 months.

Appraiser has interviewed realtors and brokers in the market area. NRCC's range from 1% to 5%.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area.

Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realtor input.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Analysis for subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glen Park and part of Noe Valley, up to Clipper St. The total number of comparable sales and the absorption rate are increasing. The total number of comparable active listings and the months of housing supply are declining, which reflects a shortage of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this market segment.

If the subject is a unit in a condominium or cooperative project, complete the following:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature: *Andrea Tameron*

Appraiser Name: Andrea Tameron

Company Name: California Street Appraisals

Company Address: 3821 California Street, San Francisco, CA 94118

State License/Certification #: AR026681 State: CA

Email Address: andrea.tameron@csaglobal.net

Signature: _____

Supervisory Appraiser Name: _____

Company Name: _____

Company Address: _____

State License/Certification #: _____ State: _____

Email Address: _____

Median sales price of comparables was \$1.328 mil. to \$1.45 mil, all below \$1.506 mil. threshold.

EXHIBIT C - PAGE 1/8



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a 1 garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is wider and larger than every other building and is replacing an affordable neighborhood home that could be remodeled for a modest addition. We support the Discretionary Re Applications filed on the demolition and new construction permits by our neighbors and the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
JOHN MURPHY	<i>[Signature]</i>	90 LAIDLEY	—
GEORGE ARWILL	<i>[Signature]</i>	120 LAIDLEY	George9274@yahoo
ROSE ROSKILL	<i>[Signature]</i>	91 Harper St	Bunnyeat7312@gmail.com
Robert Hite	<i>[Signature]</i>	14 Laidley	laidley@mindspring.com
Kevin White	<i>[Signature]</i>	95 Laidley	KWhite@fullrangeprod.com
ANNAMARE FARO	<i>[Signature]</i>	95 LAIDLEY	FARODESIGN@GMAIL.COM
FLORENCE PARKER GIVENS	<i>[Signature]</i>	1753 NOE ST.	fparkergivens@yahoo.com
Chris Albanese	<i>[Signature]</i>	107 Laidley	Antiguariodsf@gmail.com

①

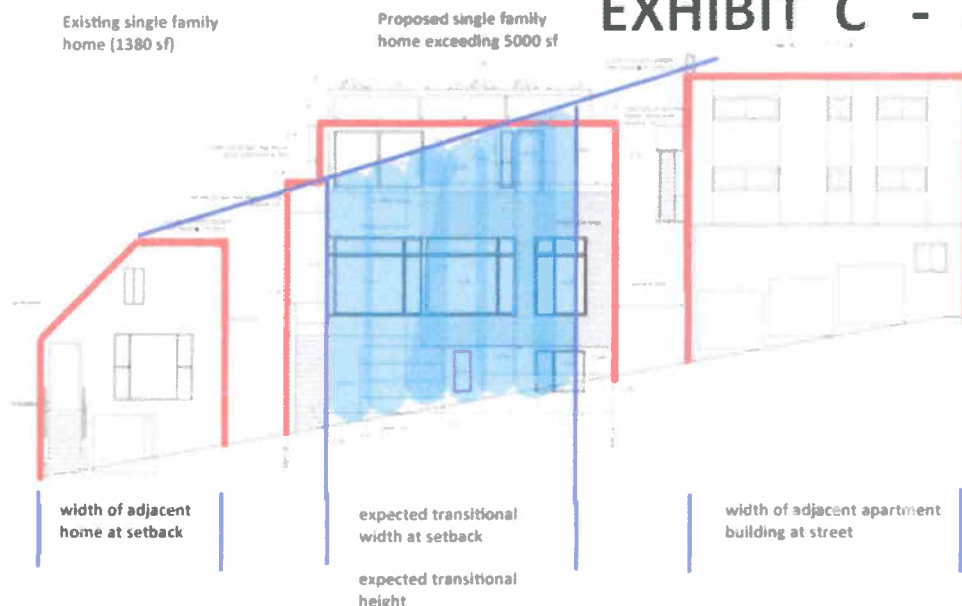
EXHIBIT C - PAGE 2/8

Existing single family
home (1380 sf)Proposed single family
home exceeding 5000 sf

The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
C. DEMOCICU		98 Laidley St	CDEMOCICU@COMCAST.NET
Kingsley Luey		84 Laidley St.	
Richard RADCLIFFE		1757 Noe St	RadNoe@comcast.net
Courtney Brown		1741 Noe St	Courtney_brown@hotmail.com
Whitney Burroughs		" " "	whitneyburroughs@gmail.com

EXHIBIT C - PAGE 3/8

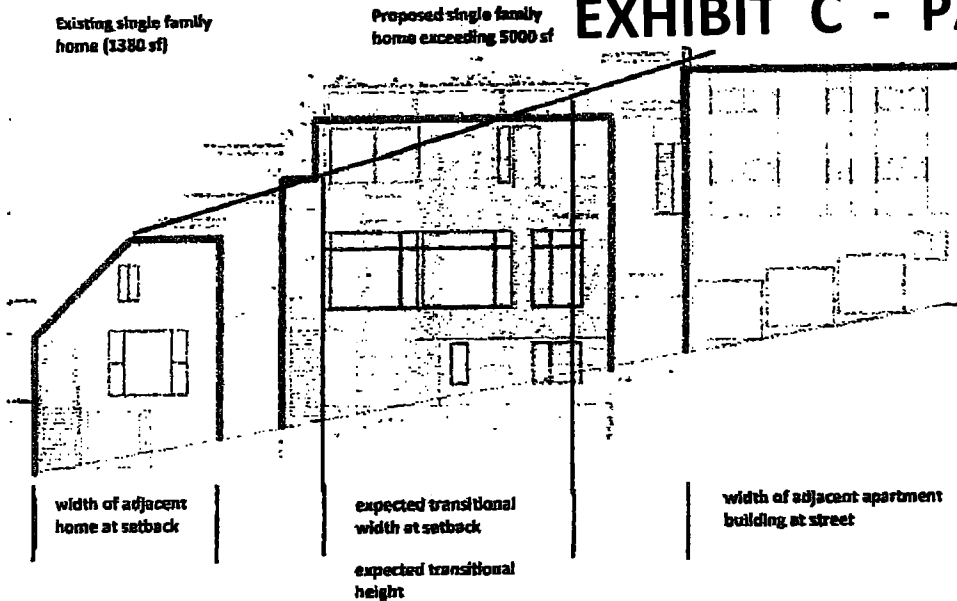


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Printed name	Signature	Address	Email
GLADYS ESCOBAR AZA	<i>[Signature]</i>	76 HARPER ST SF CA 94131	gescobar@comcast.net
Samantha Rizzoli	<i>[Signature]</i>	74 Harper St.	rizzolia@yahoo.com
Charlie M. Rizzoli	<i>[Signature]</i>	74 Harper St.	Crizzoli@yahoo.com
Sidney M. Thompson	<i>[Signature]</i>	93 Harper St.	

1783 Noe Street: Front Elevation

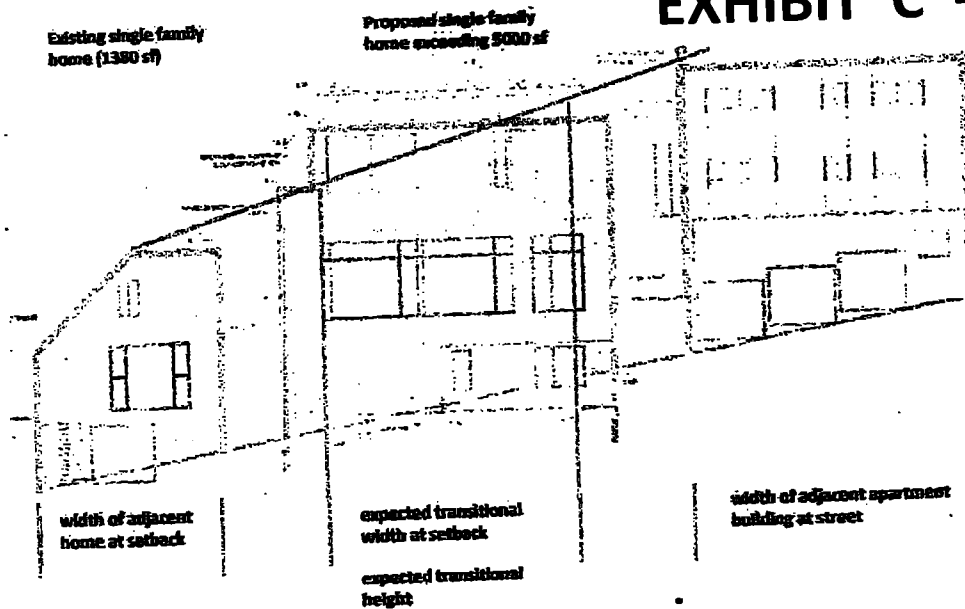
EXHIBIT C - PAGE 4/8



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name:	Signature	Address	Email
Paul Tergis	Paul Tergis	70 Laidley St	bucktergis@gmail.com
Ed Tansen	Ed Tansen	102 Laidley St	tansen@myastound.ne
Sean Harrington	Sean Harrington	105 Laidley St	sh640@aol.com
SCOTT CHANDLER	Scott Chandler	1775 NOE ST	sacsound1@yahoo.com
Yvette Harrington	Yvette Harrington	105 Laidley St	Yvette2043@yahoo.com
Edmona Ted Quarry	Edmona Ted Quarry	101 Laidley St	quarry1@yahoo.com
Michael Kravitz	Michael Kravitz	52 Laidley St	Kravitzm@yahoo.com
DANIEL C. RIZZOLI	Daniel C. Rizzoli	74/74A HARPER ST	drizzoli@aol.com

EXHIBIT C - PAGE 5/8

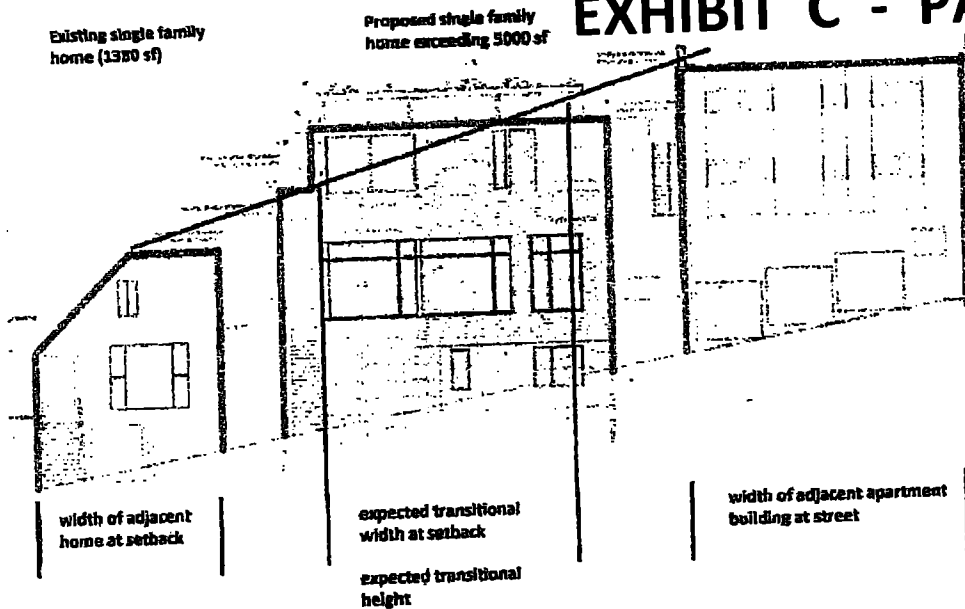


The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
MARK MUSHKAT	[Signature]	116 LAIDLEY	mmushkat@gmail.com
Charlene Attard	[Signature]	153 Randall	charlene@charleneattard.com
John Clifford	[Signature]	153 Randall	JGCLIFF@aol.com
Diane Sidd-Champion	[Signature]	118 Randall St.	stchampion@comcast.net
Tania Shertock	[Signature]	20 Chanary	dr.taniashertock@gmail.com
Terry Marks	[Signature]	135 Fannin St.	termark@yahoo.com
Candice Kollar	[Signature]	154 Laidley #4 94131	
Susan Fandel	[Signature]	67 Harper St.	See Susan 2004 @yahoo.com

1783 Noe Street: Front Elevation

EXHIBIT C - PAGE 6/8



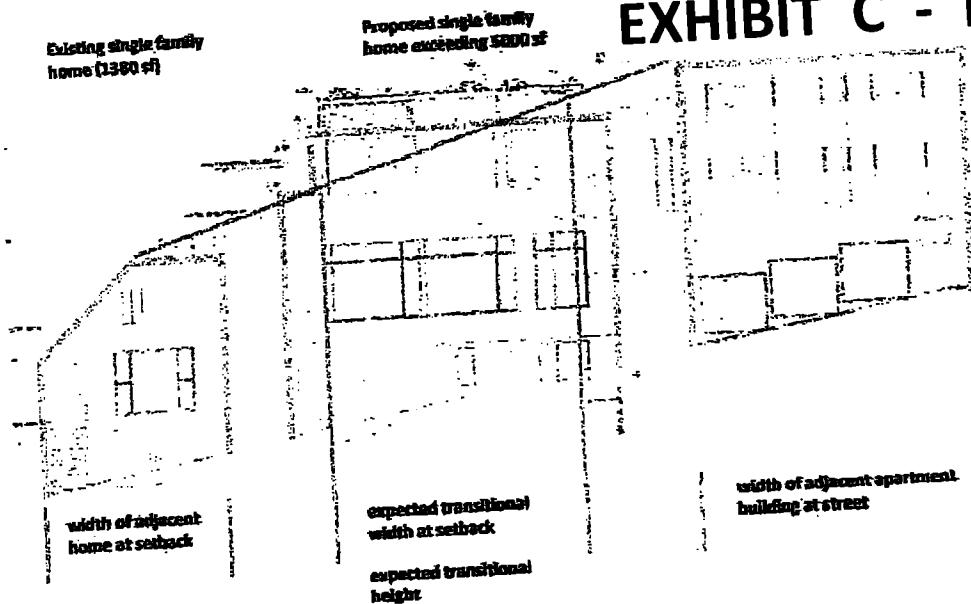
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Printed name	Signature	Address	Email
Sheila Dolan	<i>Sheila Dolan</i>	77 HARPER ST	wk03955@pipeline.com
Kathy Keller	<i>Kathy Keller</i>	180 Laidley	Kathy.Keller44@gmail
Bill Wolff	<i>Bill Wolff</i>	113 Chenery	billwolff2@aol.com
Wendy Newman	<i>Wendy Newman</i>	30 Harry	wsnewma@gmail
Daniel Upsham	<i>Daniel Upsham</i>	30 Harry	Daniel@30Harry.com
Sandra La Belle	<i>Sandra La Belle</i>	30 Harry	Sandy@30Harry.com
Casper de Clerq	<i>Casper de Clerq</i>	125 Laidley	CasperdeC@yale.edu
Francis Furey	<i>FRANCIS FUREY</i>	59 LAIDLEY	JDF@comcast

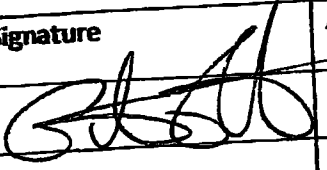
(6)

1783 Noe Street: Front Elevation

EXHIBIT C - PAGE 7/8

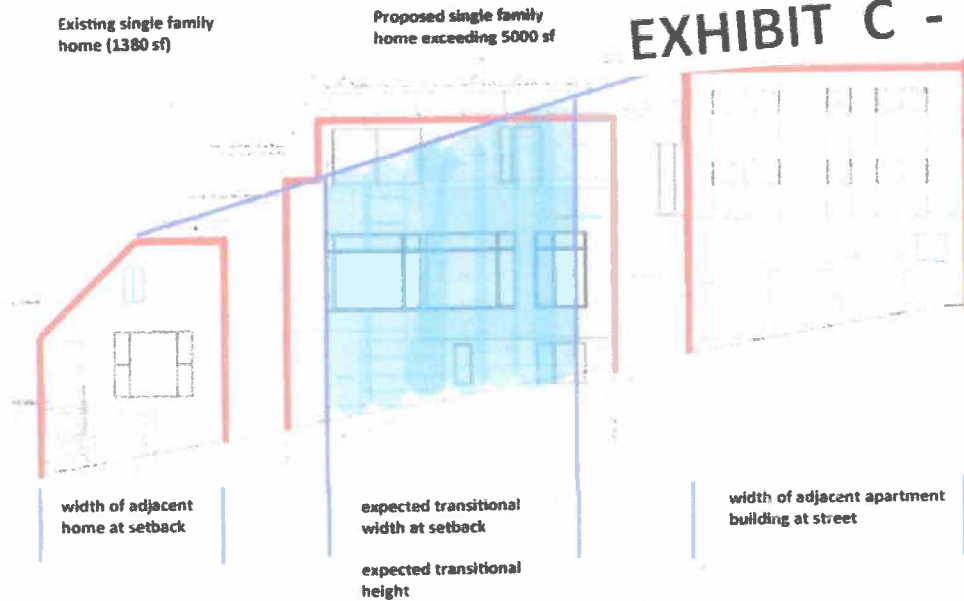


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Printed name	Signature	Address	Email
Peter Bratt		119 Laidley	peterbratt@maail

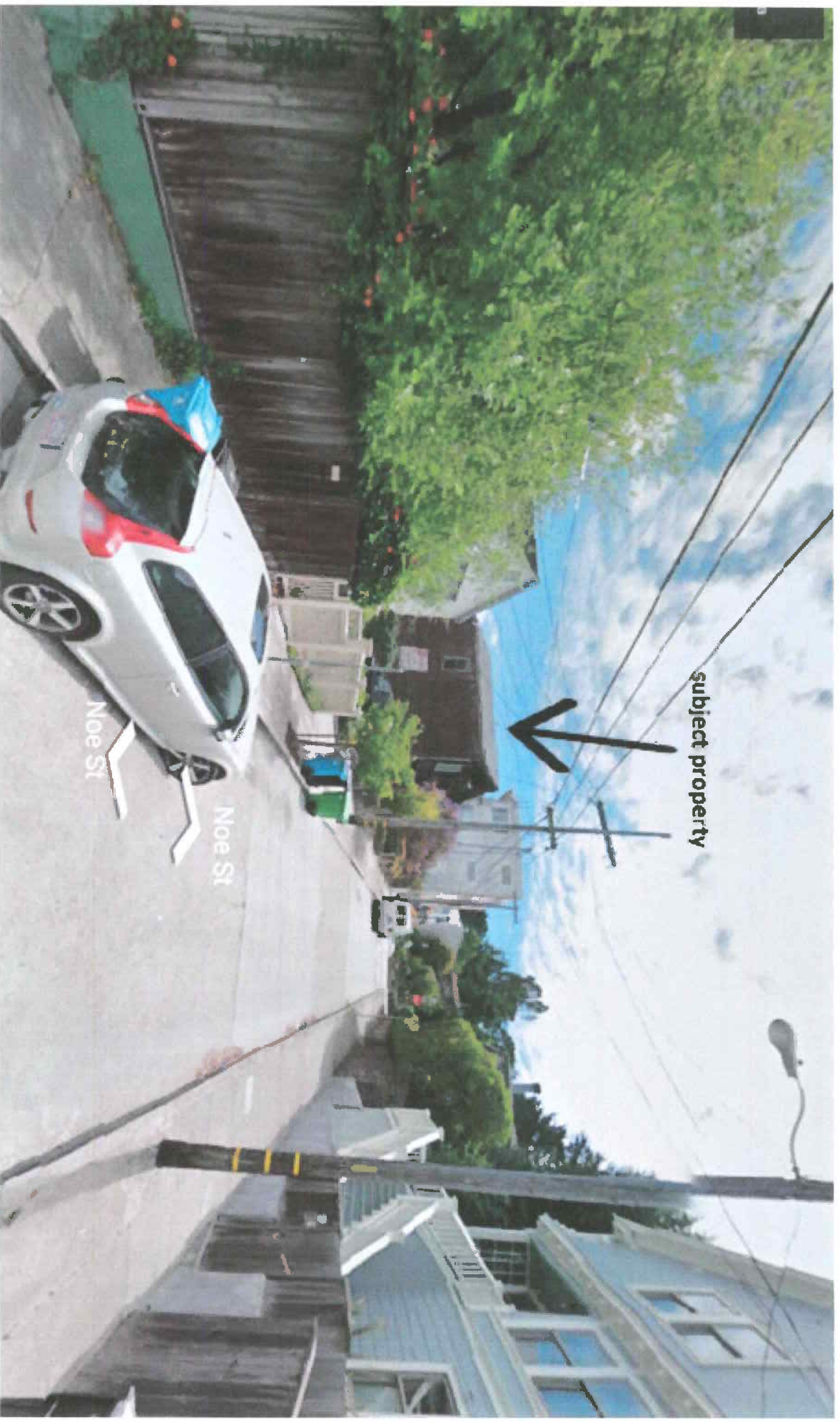
1783 Noe Street: Front Elevation

EXHIBIT C - PAGE 8/8



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
DAVID C. RIZZOLI	<i>[Signature]</i>	74 HARPER ST	drizzoli@aol.com
Zachary C Rizzoli	<i>[Signature]</i>	74 A Harper St.	zack4191@gmail
NANCY J. THOMPSON	<i>[Signature]</i>	93 HARPER ST	
JOHN P. GALVIN	<i>[Signature]</i>	72 HARPER ST	



1700 BLOCK OF NOE

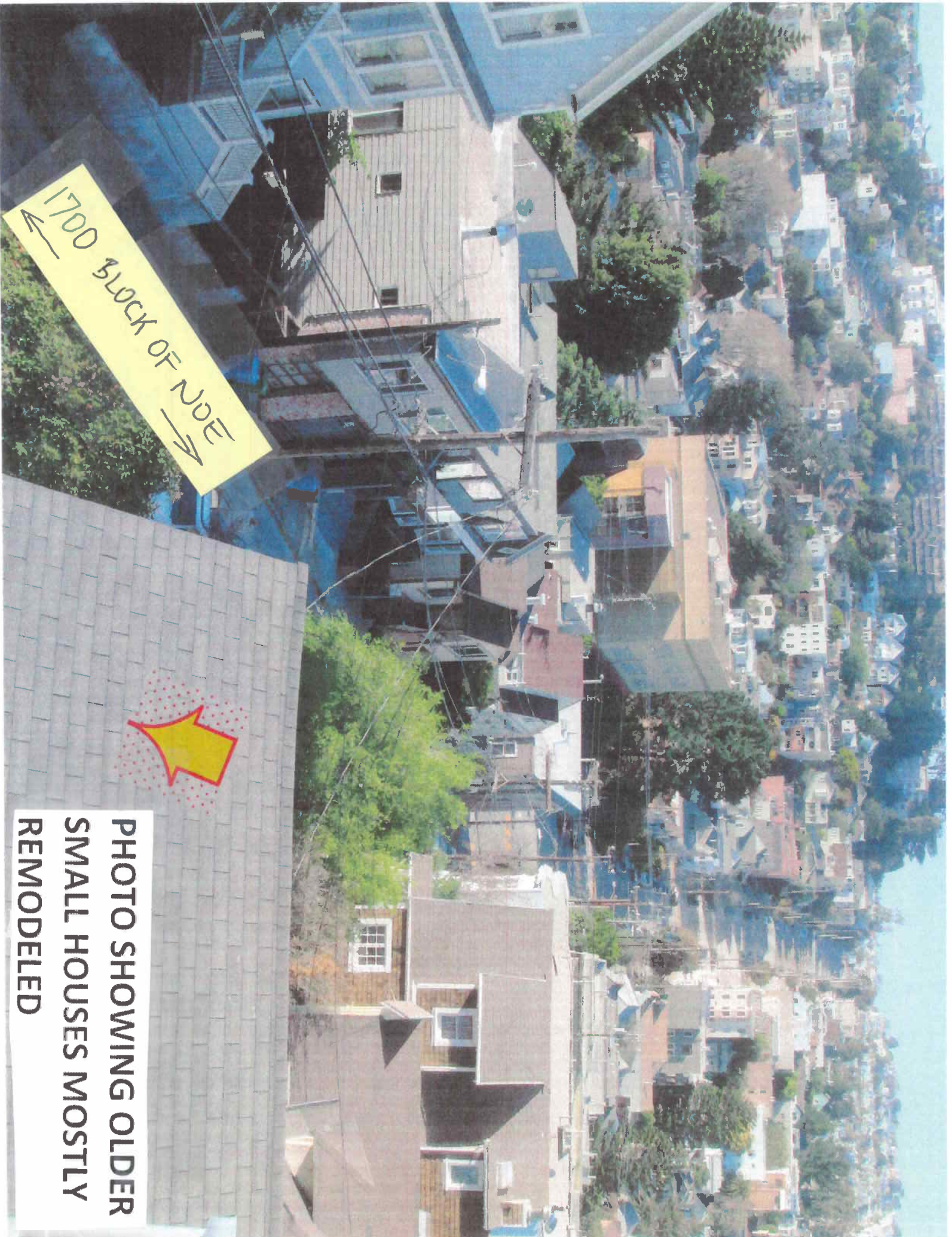


1783 NOE ST

1775 NOE ST.

1783 NOE ST.





1700 BLOCK OF NOE

PHOTO SHOWING OLDER
SMALL HOUSES MOSTLY
REMODELED

LAIDLEY



NOE & LAIDLEY CORNER



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APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: DAVID C. RIZZOLI		
DR APPLICANT'S ADDRESS: 74/74A HARPER STREET	ZIP CODE: 94131	TELEPHONE: (415) 826-6523
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: GEOFF GIBSON		
ADDRESS: 351 9TH STREET, SAN FRANCISCO	ZIP CODE: 94103	TELEPHONE: (415) 318-8634 EXT 4003
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: drizzoli@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1783 NOE STREET		ZIP CODE: 94131
CROSS STREETS: LADLEY STREET		
ASSESSORS BLOCK/LOT: 6652/016A	LOT DIMENSIONS: 40X100	LOT AREA (SQ FT): 4000
ZONING DISTRICT: RH-1/40-X		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐Present or Previous Use: **RESIDENCE**Proposed Use: **RESIDENCE**Building Permit Application No. **201407111074**Date Filed: **MAY 28, 2015****RECEIVED****MAY 29 2015****CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC**

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

ON
VACATION

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.

APPLICANT WAS NOT WILLING TO MAKE DESIGN
CHANGES TO THE PROJECT

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.

SEE ATTACHMENT

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:

SEE ATTACHMENT

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?

SEE ATTACHMENT

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: MAY 28, 2015

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

DAVID C. RIZZOLI OWNER
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"/>
Covenant or Deed Restrictions	<input 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 checked="" 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: _____

Date: _____

DISCRETIONARY REVIEW REQUEST FOR BUILDING PERMIT APPLICATION 201407111074 (NEW CONSTRUCTION) FOR A NEW RESIDENCE AT 1783 NOE STREET BLOCK/LOT NO. 6652/016A

Introduction

The proposed design for the new residence at 1783 Noe Street is extremely large and out of scale with existing residences on Noe Street between Laidley & 30th Streets. It extends the high wall of the existing apartment building at the corner of Noe & Laidley another 40 or so feet to the North and carries its 3 story bulk eastward toward the residence at 72 Harper Street and along side the 74A Harper Street residence dwarfing this Cottage.

There are two additional applications for Discretionary Review that address Community concerns related to the bulk, height, foot print, and square footage of the design for the proposed new residence at 1783 Noe Street. My family, adult sons Zachary & Max and daughter Samantha reside at 74 & 74A Harper Street. My daughter & I have participated in the discussions with the community and we support the efforts of the Community explained in the two other applications for Discretionary Review. The following Request for Discretionary Review relates to the physical impacts that the proposed 1783 Noe Street Residence will have on our Cottage at 74A Harper Street that in my opinion and best professional judgement are not reasonable.

1. Reason for Requesting Discretionary Review

There are aspects of the proposed design for the new residence at 1783 Noe Street that have direct physical impact on the adjacent 74A Harper Street Cottage Residence and impose a San Francisco Building Code violation. This Cottage was constructed in 1908 after the 1906 Great Earthquake & Fire. The North wall of the Cottage was built a few inches from the North Property line, the South Property line of the lot at 1783 Noe Street Block/Lot 6652/016A. The South wall of the proposed 1783 Noe residence, as illustrated Winder Gibson Architects drawings, will be built a few inches off the South Property Line and a few inches away from the North Wall of the 74A Harper Street Cottage for approximately 16 feet of its total length. This wall will cover nearly half of the Living Room window, the entirety of the windows for the stair leading to the basement and a small window in the basement level, as is illustrated in the drawings provided by Winder Gibson Architects. The foundations of this wall will impact the foundation stability of the North wall of the Cottage. There will no longer be access to the 16 feet of the North wall of the Cottage and maintenance of the wood siding, windows, rain gutters and so forth will no longer be possible.

2. Unreasonable Impacts

A. The San Francisco Building Code Regulations requires natural ventilation and natural light from the exterior for occupied rooms such as the living room, dining room, bedrooms and so forth. The Cottage at 74A Harper Street contain a small living room and dining room in the North side with double hung windows in the North wall, 2 small bedrooms on the South side, a small kitchen & bathroom on the West side and a porch on the East side with a total area less than 600 square feet. The lower

level under the living room, dining room & east bedroom is a low headroom basement storage area and there is crawl space under the west bedroom, bathroom & kitchen. A stair to the basement is located on the north side of the kitchen along the North property line with casement windows in the north wall. A laundry room is under the porch on the east side.

1) The area of the living room is 113.4 sq. feet. The SFBC requires the open area for natural ventilation to be 4% of the floor area and glass area for natural light to be 8% of the floor area. This calculates to 4.53 sq. ft. for natural ventilation and 9.07 sq. ft. for natural light. The available area of the window that is blocked by the proposed new south wall of 1783 Noe Street is reduced to 8 sq. ft. of clear unobstructed area for natural light thus imposing a building code violation on the 74A Harper Street Cottage. This is an unreasonable impact and imposes a building code violation.

2) Natural light and ventilation for the stair off the kitchen to the basement is from the casement windows along the north wall. The proposed new south wall of 1783 Noe Street will block the existing natural light and ventilation for this stair completely. A 100% reduction of natural light and ventilation is an unreasonable impact.

3) Natural light for the basement is from 2 small windows in the north wall. The proposed new south wall of 1783 Noe Street will block the natural light from one of these two windows completely. A 50% reduction of natural light is an unreasonable impact.

Note: All windows in the North wall of the Cottage are along the property line separating the 74/74A Harper Street lot and the 1783 Noe Street lot. This is not in compliance with the current SFPC or SFBC but because the Cottage was constructed in 1908, long before either code existed, the windows are allowed to remain but not be altered.

B. The proximity of the 1783 Noe Street proposed south wall foundation excavation to the 74A Harper cottage north wall foundations violates the "area of influence" of the gravity loading on soils that support these foundations. The present condition of the existing foundation is somewhat tenuous. The disruption of soils on the north side of the existing foundation necessary to construct the foundations for the south wall of 1783 Noe Street will most likely lead to a foundation failure. This is an unreasonable impact.

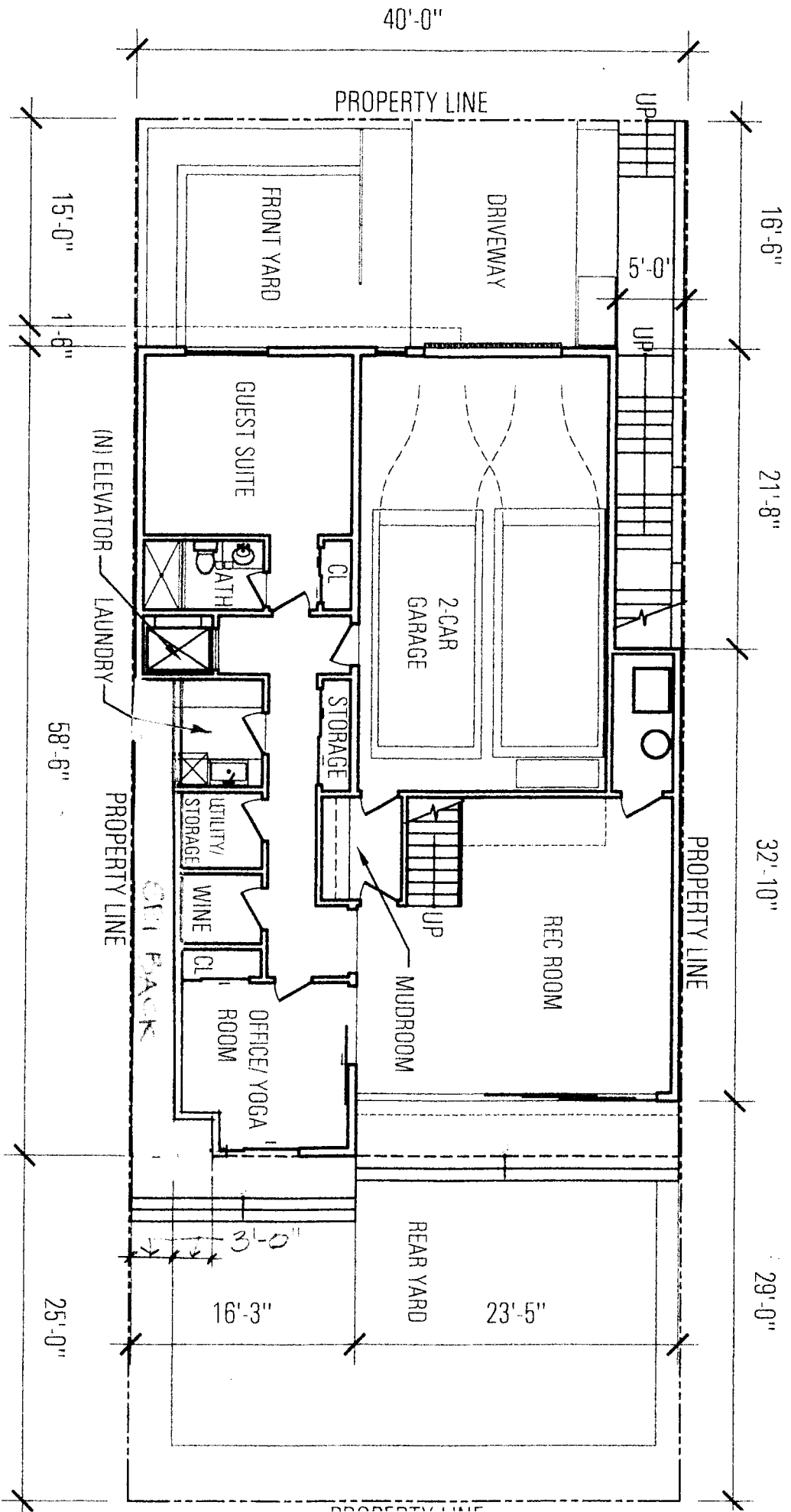
Note: The flooring of the 74A Harper Street Cottage is an Oak & Walnut wood floor assemblage of parallelogram shapes that create light & dark hexagon & star patterns bordered by an intricate pattern of small Walnut & Oak blocks. This floor was installed and may have been designed by an out of work craftsman during the Great Depression. My research over the last 30 years has not discovered a similar installation in any mansions, castles, books on unique wood flooring or any other building types. This may be a one of a kind installation. The excavation for the foundations of the proposed 1783 Noe Street South Wall may cause failure of the 74A Harper Cottage North Wall foundations that could result in major damage to the wood floor, the North Wall, roof area and so forth.

- C. The 1783 Noe Street proposed south wall is located 2 inches north of the south property line. This will leave a gap of approximately 4 inches between this south wall and approximately 16 feet of the north exterior wall of the 74A Harper Street Cottage. This will prevent maintenance of the wood siding and windows on this portion of the Cottage's north wall. This is an unreasonable impact.
- D. Walls on side property lines are now required to be of fire rated construction. This was not a requirement in 1908 and the existing North Wall of 74A is not fire rated. The proposed construction of the South Wall of 1783 Noe Street will need to recognize this. The SF Building Department may require additional fire rating for the construction of the proposed South Wall of 1783 Noe Street

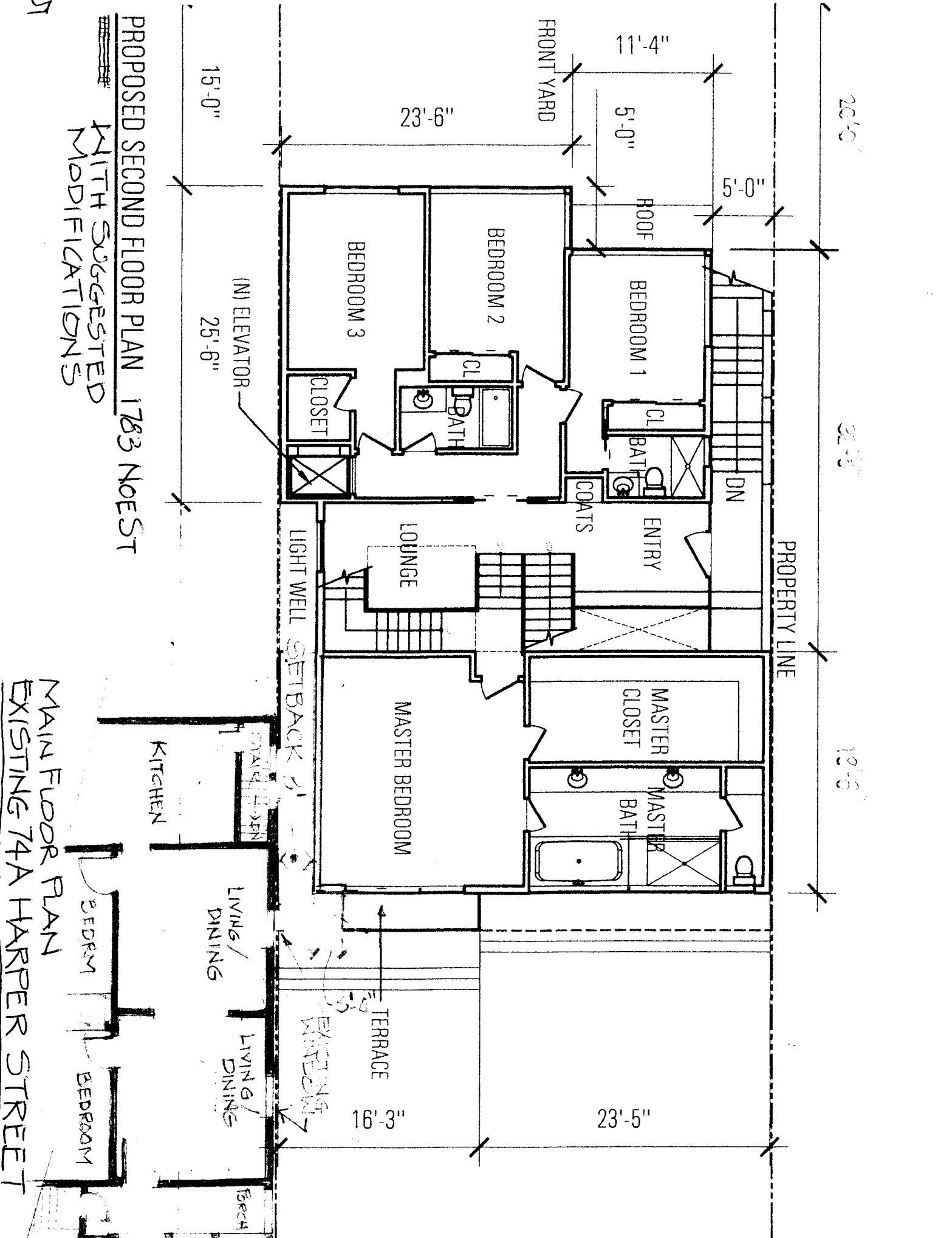
3. **Changes Necessary to Reduce Unreasonable Impact**

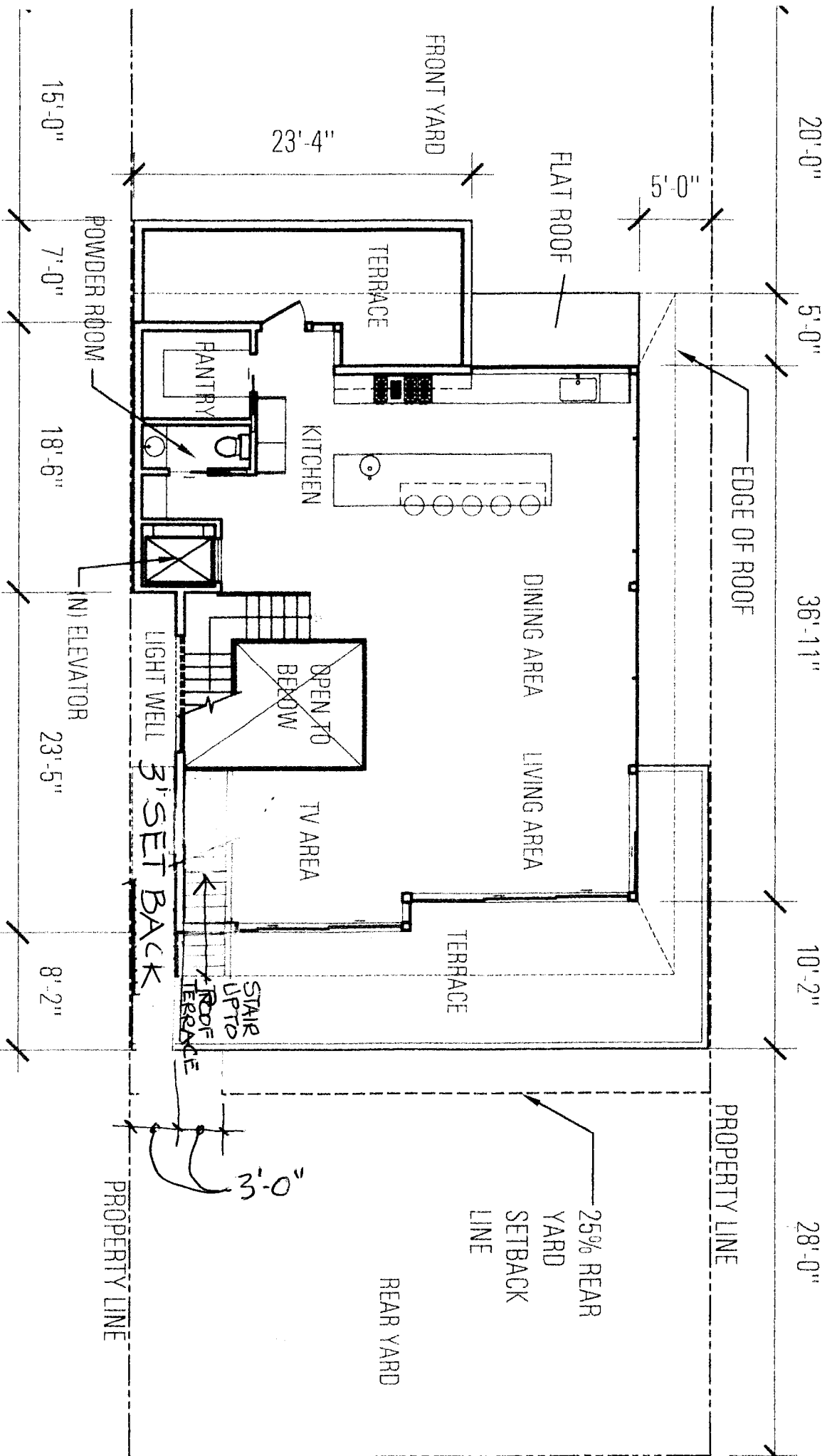
The Lot at 74/74A Harper Street is zoned R-1 which allows for 1 single family residence. This zoning occurred long after the two residences were constructed on the lot in 1915. The two residences were allowed to remain with the stipulation that improvements/alterations to the 74A Cottage that require a building permit are not allowed however maintenance/repairs to existing conditions are allowed.

- A. The proposed design of the 1783 Noe south wall indicates a 12 foot long by 3 foot deep light well extending from the roof level to the floor of the 2nd floor. This 3 foot deep light well could be extended down to the first floor and to the east along the south property line for all three floors & the roof level to the east wall of the second floor master bedroom, 19'-6". The depth could be increased to 6 feet at the 2nd floor Master Bedroom Terrace extending to the east edge of this terrace and down to the floor of Office at the first floor. These changes create a 3 foot setback to the north of the south property line with a 6 foot setback at the 2nd floor terrace and first floor office. **See Attached Drawings.** These are minimal changes to the proposed 1783 Noe Street design and will reduce but not eliminate the risk of potential foundation failure at the 74A Harper Cottage, retain existing natural light for the Cottage Living Room thus not impose a building code violation, retain existing natural light for the stair to basement level and for the basement level, and allow adequate space for maintenance of the north wall, windows, gutters and so forth, and may alleviate potential Building Department requirements for increased fire rated construction of the South Wall of proposed 1783 Noe Street Residence.

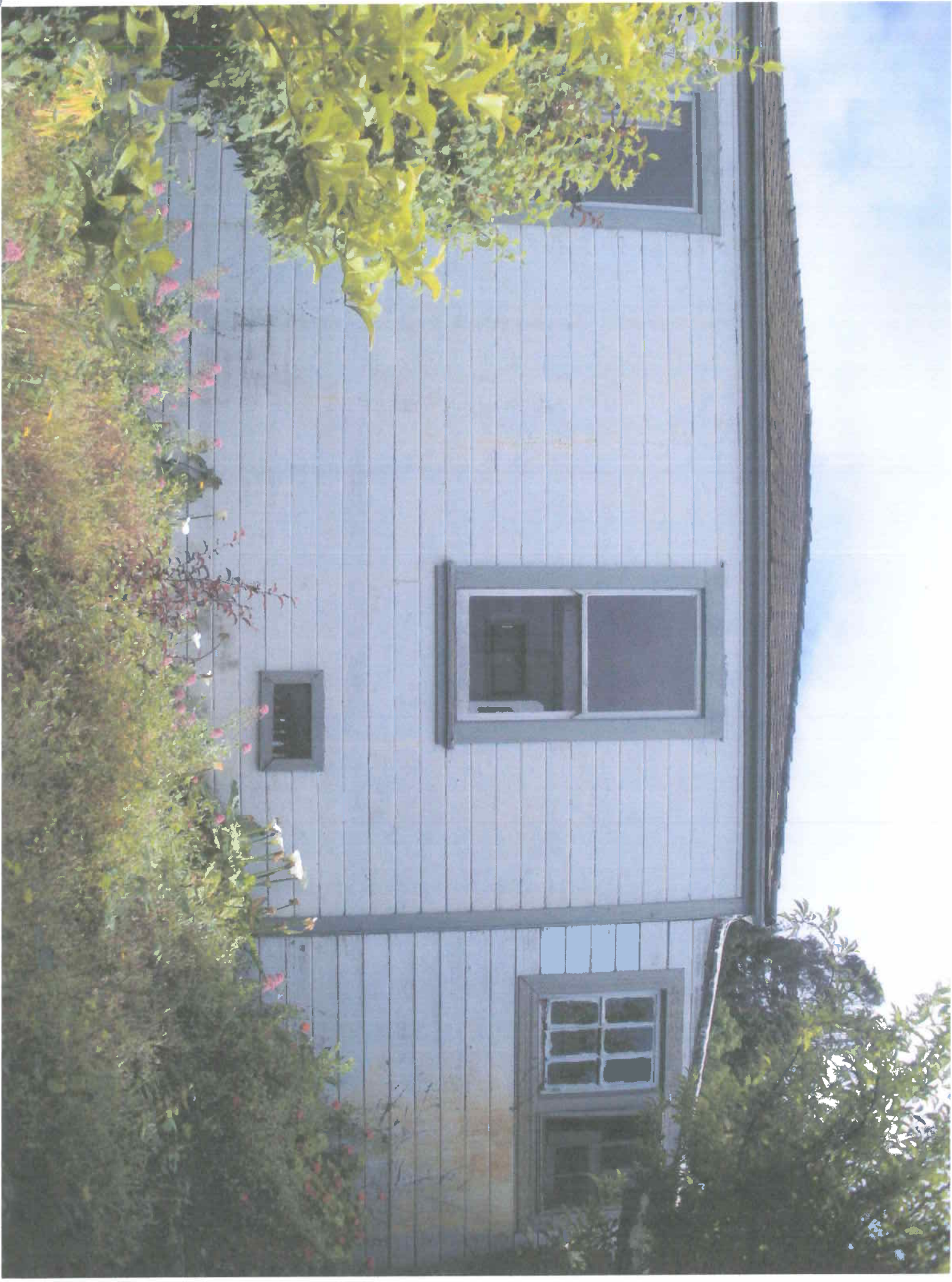


PROPOSED FIRST FLOOR PLAN - 1783 NOE STREET
WITH SUGGESTED MODIFICATIONS

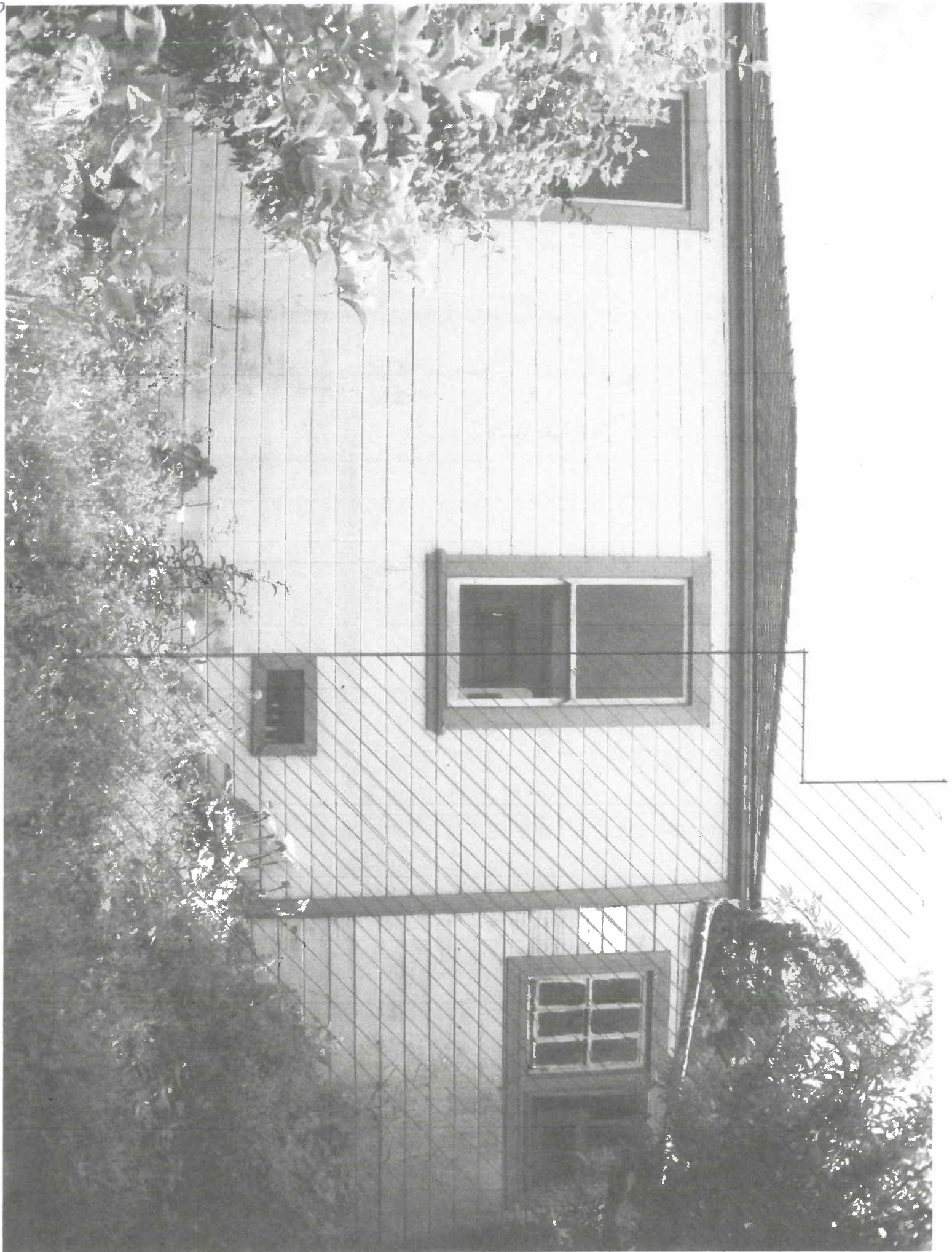




PROPOSED THIRD FLOOR PLAN
WITH SUGGESTED MODIFICATIONS



6











74 HARPER STREET COTTAGE WOOD FLOOR BORDER
PATTERN

REUBEN, JUNIUS & ROSE, LLP

August 25, 2015

By Hand Delivery

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1783 Noe Street – Brief in Opposition to Discretionary Review Request
Our File: 8908.01

Dear President Fong and Commissioners:

Our office represents 1783 Noe Street, LLC (“Project Sponsor”), owner of the property located at 1783 Noe Street (the “Property”). The Property is currently improved with a significantly under-sized single-family home. The Project Sponsor proposes to replace the existing improvements with a family-sized, single-family home (the “Project”).

Project Sponsor has been sensitive to concerns about how the Project fits into the neighborhood, as well as the Planning Department staff’s design guidance. The Project has been modified multiple times, demonstrating the Project Sponsor’s willingness to work to design a project that is compatible with the existing neighborhood. In fact, the Project before this Commission contains the majority of the modifications requested by one of the three DR requestors (the other DR requestors have so far refused to suggest any specific design changes).

The Project will replace an undersized home that is in disrepair with a modern, family-sized home that more appropriately fits the Property’s 40-foot wide lot. It has been determined by staff to be consistent with the Residential Design Guidelines and is fully consistent with the Planning Code. It will provide a home for a San Francisco family, doing its part to ease our current housing crisis.

A. Project Description

Currently, the Property is improved with a small, approximately 1435-square-foot habitable space structure that is in a state of disrepair. Plumbing, electrical and heating are all outdated, not functioning and unsafe. The structure is substandard and has been poorly altered many times over the years. The existing foundation is brick. The existing non-original exterior shingles are failing. The existing non-original single-glazed aluminum windows hardly open and are not efficient. In short, the current building is largely uninhabitable. The property was owner-occupied for many years before it was purchased by the Project Sponsor,

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny | David Silverman
Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

and is now awaiting owner-occupation pending permits. Therefore, the Project does not eliminate rental housing.

The Project would demolish the existing improvements—including the concrete slab servicing the current building's basement-level garage—and construct a 4,488-square-foot, three-story single-family home. The project provides a fully-code compliant front yard at 15 feet with additional setbacks at the north side and third floor. Side setbacks are provided even though they are not required. The majority of the north side is set back 5 feet from the property line. The majority of the south side is set back 3 feet from the property line. In addition, the project provides a fully code-compliant rear yard and includes additional rear setbacks at the second and third floors. The third floor provides a 36-38 foot setback where only 25 feet is required.

The third floor is not a full floor: it is set back 22-25 feet from the front property line (7-10 feet from the front of the new home), 5 feet from the north property line, 3 feet from the majority of the south property line, and is pulled back 36-38 feet from the rear property line. All of these reductions are voluntary and not in response to Planning Code requirements. It should also be noted that this project features an upside-down floor plan with the primary living space at the third floor. Therefore, additional reductions at this level would result in significant usability issues with the home.

Combined, these voluntary increased setbacks maintain significant light and air access to the Property's neighbors. The front setback will contain a number of landscaping features, consistent with existing neighborhood condition. A roof terrace is located on the rear of the building, more than 40 feet from the front property line, and is accessible from an interior stair to a slide-across skylight—meaning there is no rooftop penthouse.

As explained in more detail below, the Project has been sculpted to fit with the existing context of the neighborhood and to respect the light and air concerns raised by the one DR requestor to propose any alternatives to the Project's design.

B. Neighborhood Outreach and Design Development

The Project Sponsor has spent a significant amount of time and effort to gather and respond to concerns from the DR requestors, both before and after the Project's building permits were filed. In addition, the Project has been significantly reduced in size from its initial conception. Design changes in response to neighbor concerns and in dialogue with the Planning Department include the following compared with the original filing:

- A 3-foot setback on all floors on the majority of the southern side of the property;
- An increased front setback on the 3rd story of 5 feet;

- A front setback of 5 feet on the northern (down-slope) segment of the 2nd story, providing a more articulated and scaled façade;
- Significant mass reduction at the southeast corner of the rear façade at the second floor, with an increase rear setback of 8 feet;
- Relocating the stair to the rooftop terrace as an interior stair coming up to a slide-across skylight.

Diagrams of the mass reduction at the front and the rear have been provided to assist in understanding the changes that have already occurred in the design since the original pre-application meeting. See **Exhibit A**.

The net effect of these changes is to ensure access to light and air for adjacent neighbors, preserve access to view corridors for neighbors located above the Property—including those across Laidley Street more than 100 feet from the site, maintain the prevailing pattern of mid-block open space, and design an articulated and properly-scaled building as viewed from the pedestrian realm.

Of the three DR requestors, only one suggested alternatives to the Project as it was originally designed: Mr. Rizolli, who lives in a rear cottage that is directly south of the Project site. The current Project as designed has incorporated the majority of the changes Mr. Rizolli suggested as well as additional mass reduction. Nevertheless, as of this writing Mr. Rizolli has refused to withdraw his DR request.

The project architect has been highly proactive in neighborhood outreach and direct communications with the neighbors, including the DR filers. Following the Pre-Application meeting, the project architect circulated copies of all drawings and renderings and began work with the Planning Department and RDT to address both the neighbors' concerns (as documented in the Pre-application concern list) and the RDG implementation for the project.

Once the Planning Department was satisfied with the project, the project architect voluntarily emailed a revised set of plans and renderings for the project to every single person who had requested the drawings from the pre-application meeting. The email was an offer to dialogue about the Project to see if the changes made in Planning satisfied the concerns raised, as the Project team believed that they had. Not a single person responded to the email or gave an indication that a dialogue was desired or a DR would be filed.

Following the original pre-application meeting, the project architect engaged in an email dialogue with Sean Harrington, keeping him abreast of the changes to the project during Planning Review. The project architect visited Harrington's property to meet with

Harrington and take additional measurements to facilitate the inclusion of Harrington's rear façade overlaid on the Project's south façade, and to allow the production of accurate renderings of the view of the Project from Harrington's property. Harrington produced a lengthy list of demands for drawings and renderings, and the Project team worked with him to provide what was needed to understand the Project. Prior to the Section 311 meeting, the project architect met with Harrington in person and again requested dialogue, offering concrete and productive changes that were repeatedly either ignored or rebuffed by Harrington. Harrington indicated that he would file a DR and cut off the dialogue.

The project architect also met with David Rizzoli in person after the original pre-application meeting and offered specific remedies to Rizzoli's concerns about the rear cottage, including an offer to pay for the replacement of Rizzoli's side foundation and the relocation of an affected window. The project architect was under the impression that this offer was well received and heard nothing further from Rizzoli until the DR was filed. Therefore, Rizzoli's DR came as a complete surprise. The project architect reached out to Rizzoli several times after the DR was filed before finally getting him on the phone to offer to institute the majority of Rizzoli's requests in the DR. Rizzoli refused to discuss the project and stated that, even if all his requested changes were made, he would still go to hearing on the DR.

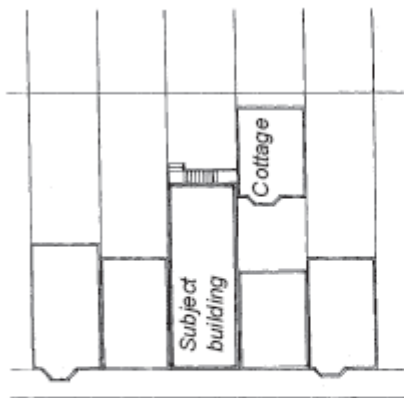
Other than his attendance at the original Pre-Application meeting, Ed Tansev has engaged in no dialogue with the project architect or sponsor, even after they voluntarily shared the revised project plans and renderings with him by email. Accordingly, Tansev's DR filing came as a complete surprise. After Tansev filed the DR, the project architect's business partner, John Winder, reached out to Tansev by email and phone and, after several attempts, spoke with him by phone. Winder and Tansev have a past relationship from Winder's work on the Yerba Buena Lofts project of which Tansev was the developer. Tansev did not offer any concrete suggestions of reasonable changes that could be made to the project to satisfy him and stated that he intended to go to the DR hearing.

The development of the Project design demonstrates Project Sponsor's willingness to be flexible and work with both Planning Department staff and neighbors who provide substantive feedback or project alternatives. As discussed above, the Project's current design reflects the majority of the changes proposed by Mr. Rizolli. Despite the numerous modifications made to the Project, it appears that the DR requestors are simply unwilling to accept a new building at the Property to replace the run down and unsafe structure that is there currently, despite the fact that the Planning Department has determined that the Project design is fully code-compliant, and consistent with all relevant aspects of the Residential Design Guidelines.

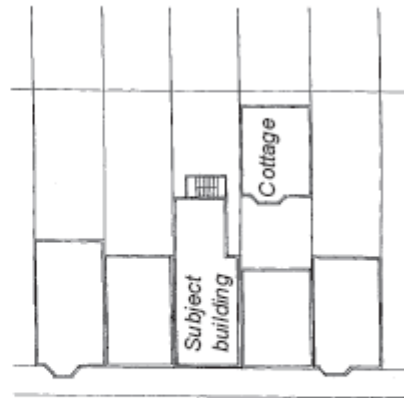
C. The Project Complies with the Residential Design Guidelines

DR requestor Sean Harrington's house is immediately south of and uphill from the Property—meaning he stands to lose a north-facing view of downtown San Francisco. Mr. Harrington's primary argument is that the Project does not comply with the Residential Design Guidelines. While Mr. Harrington lists a number of design principles and guidelines, he fails to explain the criteria and steps set out for new development to comply with these Guidelines. As explained in detail below, the Project as currently designed is actually consistent with the Guidelines' relevant design criteria:

1. **Rear Yard Cottages.** *Articulate the building to minimize impacts on light to adjacent cottages. Even though buildings in rear yards are non-complying structures that can adversely impact a block's pattern of interior open space, new buildings should be designed to reduce light impacts to the cottage. Specific design features include providing side setbacks at the rear of the building, and minimizing rear projections such as decks and stairs.¹ From the Guidelines:*



This illustration shows a new building permitted under the Planning Code. The building's design has not been modified to minimize light impacts to the adjacent cottage, and further restricts the mid-block open space.



This illustration shows a new building that provides a side setback to reduce the impact on light to the cottage.

The Project's design respects Mr. Rizolli's rear cottage, as well as Mr. Harrington's rear yard to the west of Mr. Rizolli's cottage. The majority of the Project is set back a total of three feet from this property line on all stories fronting Mr. Rizolli's and Mr. Harrington's properties. A significant portion of the second story is further set back 16 feet from this property line. Earlier iterations of the Project proposed a stairway on the northern portion of the Property, leading from a rear deck on the second story onto the roof. The stairs have been

relocated as an interior stair, coming up to a slide-across skylight, minimizing the impact on Mr. Rizolli and Mr. Harrington.

2. ***Front Setback.*** *In areas with varied front setbacks, building setbacks should be designed to act as a transition between adjacent buildings, and to unify the overall streetscape.² Facades should be articulated with well-defined building entrances and projecting and recessed façade features, creating “steps” that create a transition between adjacent buildings.*

The Project’s front façade is set back 15 feet from the front property line, transitioning along Noe Street from the neighboring building to the south that provides no setback to the adjacent building at 1775 Noe Street, which provides an approximately 38 foot front setback. The Project incorporates a significant 7-10 foot setback at the third story, and a 5-foot setback on the northern portion of the second story. These features provide a sense of scale and articulation on the front façade in “steps,” so that the Project transitions between the adjacent buildings.

3. ***Landscaping.*** *Landscaping must be an integral part of the Project’s design. Landscape areas should be of a meaningful size for planting. Paved areas should be minimized, with driveways covered in permeable surfaces.³*

The Project incorporates a number of landscaping features, as shown on the landscaping plan included with the site permit. Moving from south to north, these features include a U-shaped planting area framing a decomposed granite patio, a permeable paver driveway with planting strips, and a planting area separating the permeable driveway from the walkway leading to the front door.

4. ***Light.*** *In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected. A number of design features can be incorporated to minimize impacts on light, including setbacks on upper floors, shared light wells, open railings on decks and stairs, and using a fire-rated roof.⁴*

The Project incorporates each of these features, ensuring adequate light and air to Mr. Rizolli’s back cottage, which is located immediately to the south of the Property. A 3-foot wide side setback from the shared property line is incorporated at all levels—the standard depth of light wells. The second floor is set back from the rear yard a total of 36 feet on the southern portion of that story, further ensuring adequate light and air to Mr. Rizolli’s rear cottage. The roof deck is fire-rated and features open railings, increasing light to uphill neighbors. Additionally, the Project’s rooftop is accessible by an interior stair with a slide-across skylight, negating the need for any rooftop penthouse features.

5. ***Building Scale at the Street.*** *If a proposed building is taller than surrounding buildings, modifying building depth through upper-story setbacks and using a fire-rated roof to eliminate the need for a building parapet are appropriate features to ensure that a larger building is in scale and compatible with smaller buildings.*⁵

The Project is actually not taller than the surrounding buildings, as there are many three-story buildings on the block face. The adjacent neighbor to the north is 3 tall stories. The neighbor to the south has a gabled roof third story which becomes a flat roof at the rear. Therefore, no upper story setback is actually required in this case. Nonetheless, the Project's third story is set back between 7-10 feet from street level, with the deeper setback located on the northern (i.e. down-sloped) portion of the building so as to maintain an appropriate visual scale moving down the hill. The Project also incorporates a fire-rated roof.

6. ***Building Scale at Mid-Block Open Space.*** *Height and depth of new buildings can impact existing mid-block open space, particularly in blocks with an existing strong mid-block open space pattern. Upper floor setbacks, notches at the rear, side setbacks, and a reduction in building footprint are all design features that can respond to concerns about mid-block open space.*

The subject block does not have a well-defined pattern of mid-block open space. Indeed, Mr. Rizolli's own rear cottage is located in the middle of the block, and the three buildings to the north of the Property along Noe Street are similarly built well into a standard mid-block area. In many respects, a project at the Property built equal to the rear of these structures would be more consistent with the prevailing mid-block character.

In any event, the Project does incorporate a number of design features to minimize the building's scale in the rear. As noted above, there is a 3-foot setback at all floors fronting both Mr. Harrington's lot and Mr. Rizolli's rear cottage. Moreover, a significant notch feature has been added on the southeastern portion of the second story. The proposed outdoor stair leading to the roof has been relocated to the interior. The third floor is set 8-10 feet back from the further projection of the second floor. Therefore, the project has been sculpted to step back and away from the open space and ensure light and air reach the open space, and the midblock open space is consistent with the dominant urban pattern in San Francisco. Mr. Harrington's lot is one lot in from the corner, and lots in that position commonly face the side walls of buildings facing the street around the corner. In fact, the rear yards at 76 Harper and 78 Harper both face the flank of Mr. Harrington's house.

The Project's relevant design features comply with the Guidelines and ensure that its building scale and orientation respect existing conditions. The Project is completely code-compliant, provides all setbacks requested by Mr. Rizolli, and appropriately provides a sense of scale and articulation so that the Project transitions between the adjacent buildings. In fact,

it appears the DR requestors may simply misunderstand the impact the proposed project will have on their views. As demonstrated in **Exhibit B**, the diagram one of the DR requestors filed grossly overstates the Project's impact on views from Laidley Street.

D. Project Scale

All three DR requestors raise the issue of the overall scale of the building, while repeatedly misstating the scale as “over 5,000 sf” or 5,500 square feet. In truth, the habitable square footage was only 4,754 square feet at the time of Section 311 mailing, and has now been reduced to 4,488 square feet. To make their case about a prevailing scale of houses, the DR requestors have submitted an area plan showing square footages based on tax records. However, tax records are often low, not accounting for all developed space and not noting potential developable space already within the building envelope, including basements, ground floor spaces and attics. The DR requestors also neglect to provide the square footages of any houses on the southwest side of Laidley Street. This is relevant because 1783 Noe Street is the last house on Noe and essentially faces Laidley. There are numerous larger homes on Laidley, including 76 Laidley (3,512 square feet), 84 Laidley (3,418 square feet), 90 Laidley (3,312 square feet), 112 Laidley (3,213 square feet) and 132 Laidley (3,322 square feet). Several of these homes and others are also under construction with vertical and horizontal additions.

It must be emphasized that 1783 Noe Street is an unusual 40 foot wide lot. It has 4,000 square feet in lot area, and accordingly can support a larger home while maintaining the density and lot coverage typical for the area. Imagine for a moment that this were a typical 25 foot wide lot. If we were to slice off 15 feet of our project, our proposed building would have an area of only 2,805 square feet, which is well within the norm for the area. The project sponsor should not be restricted to building a smaller building when it is placed on a larger lot and entirely appropriate for the lot size.

The Project has a lot coverage of 2,018 square feet – only a 50 percent lot coverage. Furthermore, as already demonstrated, the building tapers in from all sides as it rises. The top floor is only 1,296 square feet, representing only a 32 percent lot coverage. To compare, Harrington's property at 105 Laidley has approximately a 48 percent lot coverage including his side garage. Rizzoli's property at 74 and 74A Harper has approximately a 48 percent lot coverage including his front and back buildings.

The Project not a ‘monster home’ as characterized by the DR requestors. It is well scaled to its 4,000-square-foot lot and has been sensitively designed to taper and step in as it rises in proper relation to all of the neighboring structures. The Project follows dominant patterns of lot coverage and provides generous front and rear yards as well as side setbacks. This project is a good neighbor and fits the context of the neighborhood.

E. The Project Was Properly Appraised

DR requestor Ed Tansev, who requested Discretionary Review of the demolition permit, argues that Planning Staff erroneously determined that the project's appraised value exceeds \$1.506 million, the current 80th percentile value of single-family homes in San Francisco. This argument is without merit. The Project Sponsor provided an appraisal prepared by First Republic Bank demonstrating that the value of the Property in its current condition was \$1.705 million, as of May 22, 2014. (**Exhibit C.**) The Project's demolition permit was filed on July 11, 2014, well within the 6-month validity period for appraisals, pursuant to Section 317.⁶

Mr. Tansev did not provide a new appraisal prepared by a bank or other qualified appraiser. Instead, he relied on "estimates" of the Property's value from the real estate websites Zillow and Trulia, as they appeared in May 2015. That is simply insufficient to refute a professionally-prepared appraisal. As an indication of how inaccurate and misleading these websites can be, as of August 14, 2015, Zillow's "Zestimate®" of the Property was actually \$1,559,787, exceeding the current 80th percentile threshold. (**Exhibit D.**)

F. Conclusion

The Project Sponsor proposes a new, badly-needed family-sized San Francisco home that is sensitive to and respectful of the existing built environment in the neighborhood. It is scaled, set back, and articulated in a fashion to minimize impacts on adjacent neighbors, a difficult task on a large 40-foot wide lot located towards the top of a hill, with three neighboring lots located uphill from the Property.

The Project Sponsor has agreed to the majority of the design modifications suggested by the only DR requestor who provided design requests. However, that DR requestor, Mr. Rizolli, now refuses to withdraw his request. It appears that the DR requestors have taken the position that they simply will not accept any new construction project at the site. Therefore, the Project Sponsor has no choice but to proceed to hearing. As demonstrated above, the Project is reasonable in design and appropriate for the area, and, therefore, does not raise "exceptional or extraordinary circumstances" necessary for the DR request to be approved. Therefore we respectfully request your support for the Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com

Enclosures

cc: Vice President Cindy Wu
Commissioner Michael Antonini
Commissioner Rich Hillis
Commissioner Christine Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin – Commission Secretary
Tina Chang – Current Planner

¹ San Francisco Residential Design Guidelines (“Guidelines”), pg. 21.

² Guidelines, pgs. 12-13.

³ Guidelines, pg. 14.

⁴ Guidelines, pg. 16.

⁵ Guidelines, pgs. 24-25.

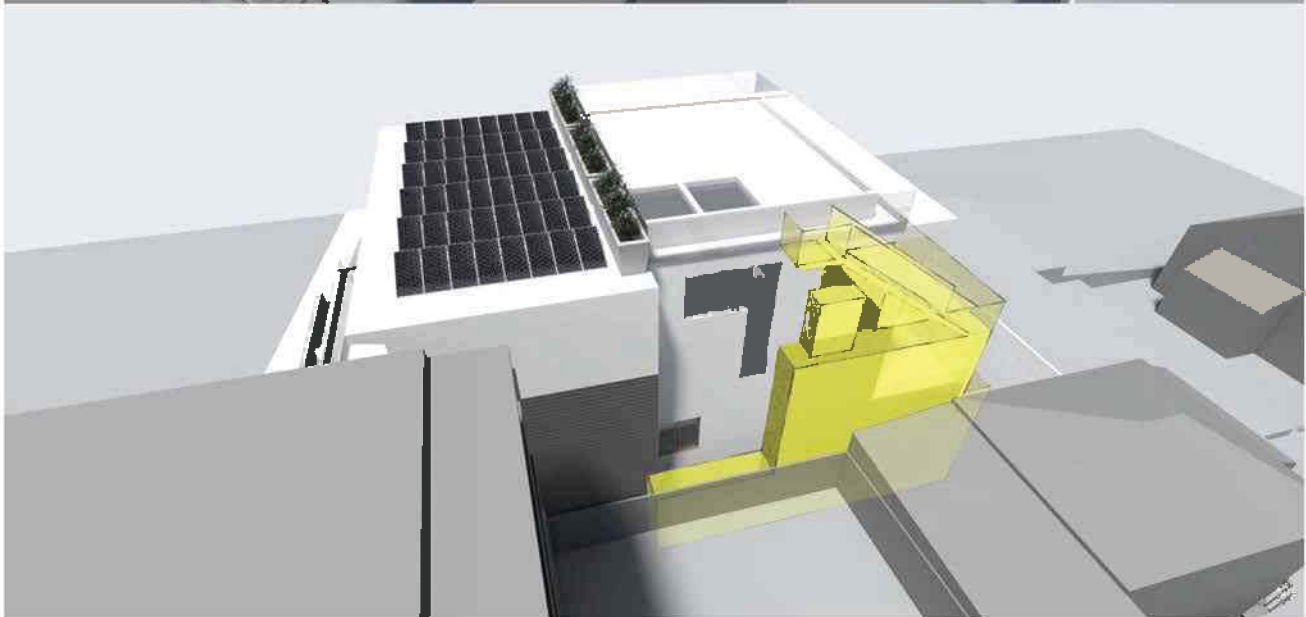
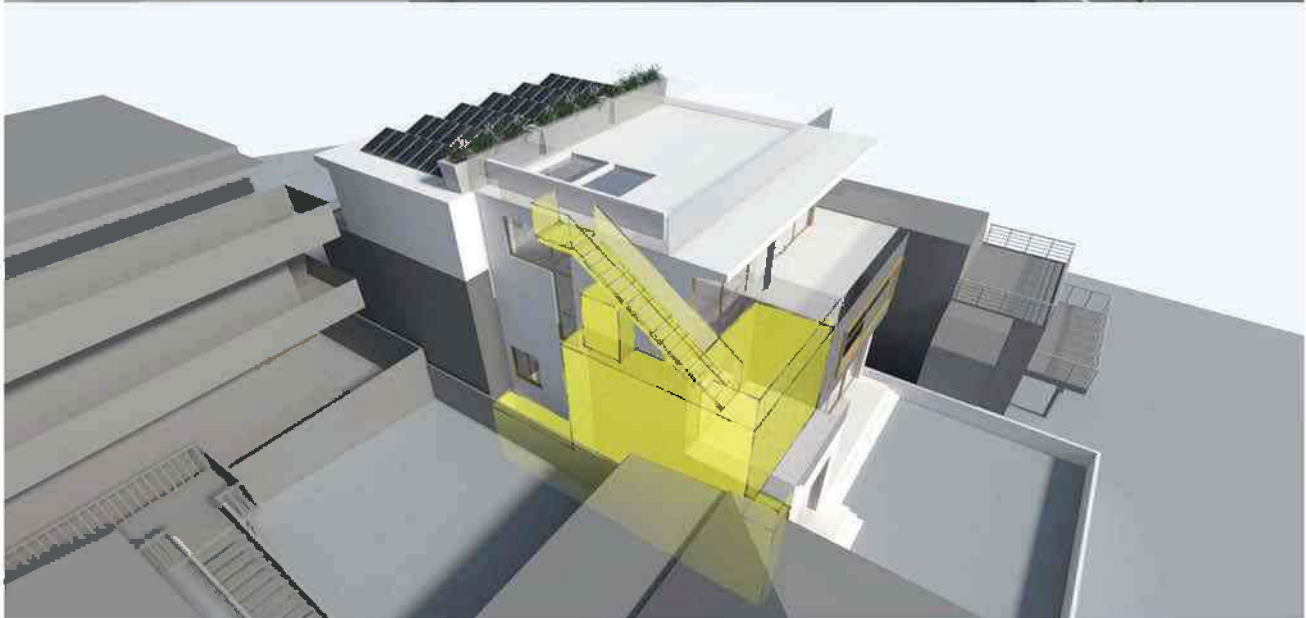
⁶ See San Francisco Building Permit Application No. 2014-07-111073, filed July 11, 2014.

EXHIBIT A



1783 NOE STREET/ FRONT MASS REDUCTION DIAGRAM/ 08.24.15

YELLOW HIGHLIGHTED AREAS REPRESENT MASS REDUCTIONS BETWEEN
THE ORIGINAL SITE PERMIT FILING AND THE REVISED 08.24.15 DESIGN



1783 NOE STREET/ REAR MASS REDUCTION DIAGRAM/ 08.24.15

YELLOW HIGHLIGHTED AREAS REPRESENT MASS REDUCTIONS BETWEEN
THE ORIGINAL SITE PERMIT FILING AND THE REVISED 08.24.15 DESIGN

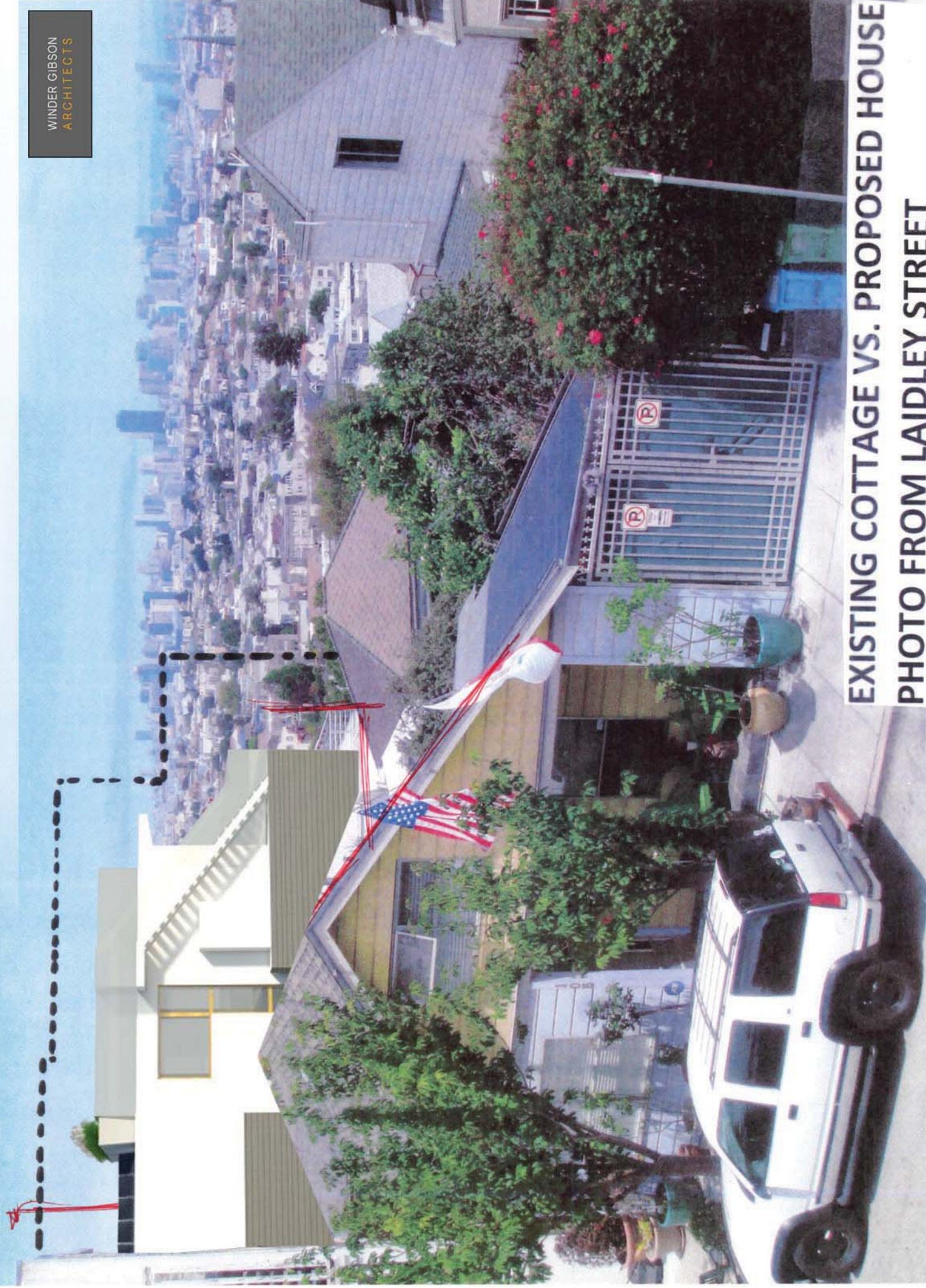
EXHIBIT B

WINDER GIBSON
ARCHITECTS



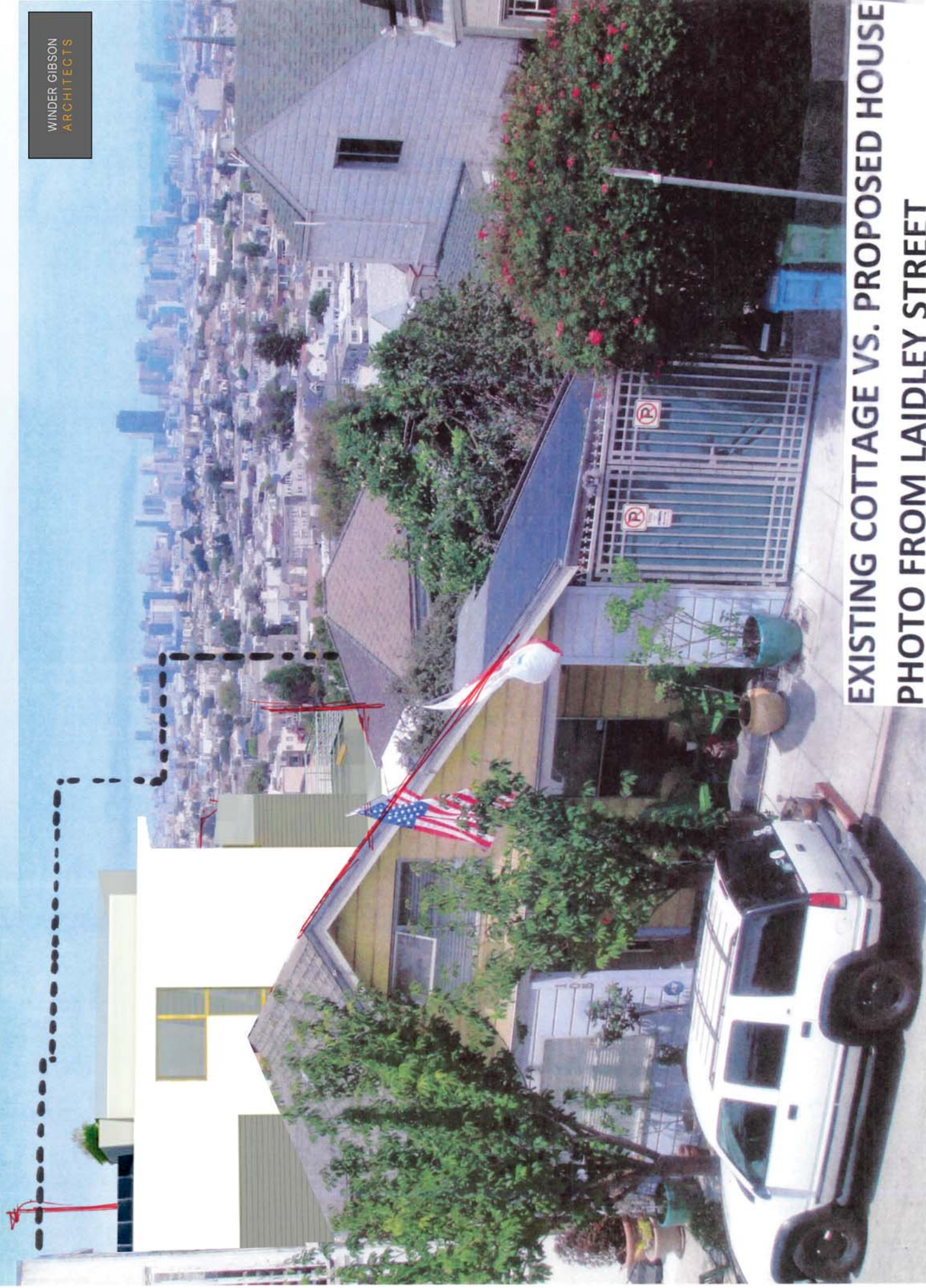
EXISTING COTTAGE VS. PROPOSED HOUSE
PHOTO FROM LAIDLEY STREET

WINDER GIBSON
ARCHITECTS



EXISTING COTTAGE VS. PROPOSED HOUSE
PHOTO FROM LAIDLEY STREET

WINDER GIBSON
ARCHITECTS



EXISTING COTTAGE VS. PROPOSED HOUSE
PHOTO FROM LAIDLEY STREET

EXHIBIT C

APPRAISAL OF REAL PROPERTY



Date of Valuation:

05/22/2014

Located At:

1783 Noe St
LOT 016A, BLOCK 6652
San Francisco, CA 94131

For:

FIRST REPUBLIC BANK
111 Pine Street, San Francisco, CA 94111

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California Street Appraisals
3821 California Street
San Francisco, CA 94118

05/27/2014

FIRST REPUBLIC BANK
111 Pine Street
San Francisco, CA 94111

Re: Property: 1783 Noe St
San Francisco, CA 94131
Borrower: 1783 Noe Street, LLC
File No.: CSA15-0515

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Andrea Tameron
Certified Residential Appraiser # AR026681
California Street Appraisals

Uniform Residential Appraisal Report

22-523704-5
File # CSA15-0515

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																									
Property Address		1783 Noe St			City		San Francisco		State CA Zip Code 94131																																																																																																																																																
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Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																																																																									
No adverse easements, encroachments, or other adverse conditions were noted. No title report was provided or reviewed by the appraiser. The highest and best use of the site in the appraiser's opinion is the current use at the present time.																																																																																																																																																									
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Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 882 Square Feet of Gross Living Area Above Grade																																																																																																																																																									
Additional features (special energy efficient items, etc.). None noted.																																																																																																																																																									
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;See attached addenda.																																																																																																																																																									
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																																																																									
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																																																																																									

Uniform Residential Appraisal Report

22-523704-5
File # CSA15-0515

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,100,000 to \$ 1,249,000 .	
There are 66 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,000,000 to \$ 1,790,000 .	
FEATURE	SUBJECT
Address 1783 Noe St San Francisco, CA 94131	128 Laidley St San Francisco, CA 94131
Proximity to Subject	0.06 miles SE
Sale Price	\$ 1,790,000
Sale Price/Gross Liv. Area	\$ 1194.13 sq.ft.
Data Source(s)	MLS #416001;DOM 0
Verification Source(s)	Doc #L035-101
VALUE ADJUSTMENTS	DESCRIPTION
Sales or Financing	NonArm
Concessions	None;0
Date of Sale/Time	s12/13;c12/13
Location	B;Res;
Leasehold/Fee Simple	Fee Simple
Site	4000 sf
View	B;CtySky;
Design (Style)	DT1;Victorian
Quality of Construction	Q3
Actual Age	110
Condition	C4
Above Grade	Total Bdrms. Baths
Room Count	4 2 1.0
Gross Living Area	882 sq.ft.
Basement & Finished	631sf303sfwo
Rooms Below Grade	0rr0br0.0ba0o
Functional Utility	Average
Heating/Cooling	WallHtrs/None
Energy Efficient Items	None
Garage/Carport	1gbi1dw
Porch/Patio/Deck	None
Fireplace	None
List Price / Orig. List Price	N/A
Net Adjustment (Total)	\$ -63,000
Adjusted Sale Price	\$ 1,727,000
of Comparables	
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) RealQuest, San Francisco MLS	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) RealQuest, San Francisco MLS	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	05/19/2014
Price of Prior Sale/Transfer	\$1,705,000
Data Source(s)	FSFM-0311400235
Effective Date of Data Source(s)	05/22/2014
Analysis of prior sale or transfer history of the subject property and comparable sales No prior sale for comparables in previous 12 months. Lender provided Final Statement FSF-0031-FSFM-0311400235 showing 05/19/14 close of escrow for recent sale. The sellers received 9 offers. Comp #1 previous sale on 04/05/13. Recent sale appears to be a flip.	
Prior Sale 03/12/2014, Doc #L102-637. Sale was a transfer between family.	
Summary of Sales Comparison Approach See attached addenda.	
Indicated Value by Sales Comparison Approach \$ 1,705,000	
Indicated Value by: Sales Comparison Approach \$ 1,705,000 Cost Approach (if developed) \$ 1,745,970 Income Approach (if developed) \$	
See attached addenda.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This is considered a summary report of a complete appraisal as defined by SF 2-2(b), USPAP.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is	
\$ 1,705,000 , as of 05/22/2014 , which is the date of inspection and the effective date of this appraisal.	

RECONCILIATION

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land value was obtained by the extraction method, taking into consideration recent transactions that were considered tear downs in the area. **NOTE: The subject property is located in San Francisco, an urban area that is predominantly built-up and with a lack of vacant land. Land values over 30% of the value of the subject are typical for San Francisco, as well as the subject's area in Glen Park, and does not affect marketability.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	1,500,000
Source of cost data Loc Cont/On-line Res	DWELLING 882 Sq.Ft. @ \$ 400.00	= \$	352,800
Quality rating from cost service Good Effective date of cost data 05/01/2014	Basement 631 Sq.Ft. @ \$ 50.00	= \$	31,550
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	= \$	
Cost figures were based on the Marshall and Swift cost handbook, local contractors, and the appraiser's knowledge. Land value was based on the abstraction method due to the lack of land sales in the area. High land to value ratios are typical for the area. The remaining economic life of the subject is estimated to be 45 years.	Garage/Carport 256 Sq.Ft. @ \$ 100.00	= \$	25,600
	Total Estimate of Cost-New	= \$	409,950
	Less Physical Functional External		
	Depreciation 163,980	= \$(163,980)
	Depreciated Cost of Improvements	= \$	245,970
	"As-is" Value of Site Improvements	= \$	
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH	= \$	1,745,970

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Andrea Tameron
 Company Name California Street Appraisals
 Company Address 3821 California Street
San Francisco, CA 94118
 Telephone Number (415) 235-2352
 Email Address andrea.tameron@sbcglobal.net
 Date of Signature and Report 05/27/2014
 Effective Date of Appraisal 05/22/2014
 State Certification # AR026681
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 04/08/2016

ADDRESS OF PROPERTY APPRAISED

1783 Noe St
San Francisco, CA 94131

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,705,000

LENDER/CLIENT

Name No AMC
 Company Name FIRST REPUBLIC BANK
 Company Address 111 Pine Street, San Francisco, CA 94111
 Email Address appraisals@firstrepublic.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

22-523704-5
File # CSA15-0515

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1783 Noe St San Francisco, CA 94131	4326 Cesar Chavez St San Francisco, CA 94131			354 28th St San Francisco, CA 94131					
Proximity to Subject		0.54 miles NW			0.30 miles N					
Sale Price	\$	\$ 1,530,000			\$ 1,525,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1109.50 sq.ft.			\$ 1297.87 sq.ft.			\$ sq.ft.		
Data Source(s)		MLS #417511;DOM 0			MLS #418772;DOM 19					
Verification Source(s)		Doc #L087-327			Doc #J873-116 / Protected tenants					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing		NonArm			ArmLth					
Concessions		None;0			Conv;0					
Date of Sale/Time		s02/14;c02/14			s05/14;c04/14					
Location	B;Res;	B;Res;			B;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	4000 sf	2850 sf		+29,000	3040 sf		+24,000			
View	B;CtySky;	B;CtySky;			B;CtySky;					
Design (Style)	DT1;Victorian	DT2;Edwardian		0	DT2;Marina		0			
Quality of Construction	Q3	Q3			Q3					
Actual Age	110	114		0	87		0			
Condition	C4	C4			C4					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	4 2 1.0	5 2 1.0		0	5 2 1.0		0			
Gross Living Area	882 sq.ft.	1,379 sq.ft.		-37,000	1,175 sq.ft.		-22,000			
Basement & Finished	631sf303sfwo	0sf		+30,000	0sf		+30,000			
Rooms Below Grade	0rr0br0.0ba2o			0			0			
Functional Utility	Average	Average			Average					
Heating/Cooling	Wall/Htrs/None	Central/None		0	Central/None		0			
Energy Efficient Items	None	None			None					
Garage/Carport	1qbi1dw	1qbi1dw		+15,000	2qbi1dw		-10,000			
Porch/Patio/Deck	None	None			Deck		-3,000			
Fireplace	None	None			1 F/P		-5,000			
List Price / Orig. List Price	N/A	LP \$1,530,000		0	LP \$1,000,000		0			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	37,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	14,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price		Net Adj. 2.4 %			Net Adj. 0.9 %			Net Adj. %		
of Comparables		Gross Adj. 7.3 %	\$	1,567,000	Gross Adj. 6.2 %	\$	1,539,000	Gross Adj. %	\$	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	05/19/2014									
Price of Prior Sale/Transfer	\$1,705,000									
Data Source(s)	FSFM-0311400235	RealQuest			RealQuest					
Effective Date of Data Source(s)	05/22/2014	05/22/2014			05/22/2014					
Analysis of prior sale or transfer history of the subject property and comparable sales No comparable sales in previous 12 months.										
Analysis/Comments See attached addenda for adjustments and further comments.										

Supplemental Addendum

File No. CSA15-0515

Client	FIRST REPUBLIC BANK			
Property Address	1783 Noe St			
City	San Francisco	County	San Francisco	State CA Zip Code 94131
Owner	1783 Noe Street, LLC			

Additional Certification:

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

Additional Definition:

EXPOSURE TIME: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Subject's estimated exposure time, in the current market when reasonably priced, is less than 1 month.

Intended User

The intended user of this appraisal report is First Republic Bank. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Scope of Work

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Freddie Mac and Freddie Mae. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings, as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

• URAR : Neighborhood - Description

The subject is located in the Glen Park (5A) district. The subject's neighborhood is characterized by turn of the century Victorian and Edwardian style properties, with the neighborhood one-unit housing trend showing a predominant age of 90+ years. The neighborhood also reflects homes that have been torn down and have been built as a contemporary style in the mid to late 70's. In addition, the area has older homes that require structural upgrades in order to meet seismic code requirements and remodeled interiors in order to improve dwelling utility and to increase marketability. Single family homes that have structural issues and need extensive remodeling are considered "tear downs" in the subject's immediate market area.

The subject property is located on Noe St, near 30th St and borders the Noe Valley district. The property is in close proximity to the Billy Goat Park, Walter Haas Playground, Glen Canyon Park, and Glen Park Recreation Center, and is within walking distance of the Church St and Dolores St neighborhood restaurants and retail stores located along these commercial shopping strips.

• URAR : Neighborhood - Market Conditions

The housing market in the subject's neighborhood in the Glen Park (5A) district and the subject's general market area is considered strong. Property values have been increasing over the previous 6-9 months due to a shortage of inventory, historically low interest rates, and increased consumer confidence in the real estate market. Typical financing has involved cash to new first conventional loan. Concessions are not prevalent. Data supplied by the San Francisco MLS.

Market analysis for 68 SFR properties sold in the previous 12 months located within the defined neighborhood boundaries. There are 6 listings for SFR properties currently on the market, with 2 listings pending sales, 2 listings in contract, and only 2 active listings. There is a shortage of single family homes in the subject's market area. Marketing time for single family homes is less than 45 days for reasonably priced listings.

• URAR : Improvements - Condition of the Property

The subject property is a 1 story Victorian 2 bedroom 1 bath single family home. The subject property has 1 car garage parking and 1 car off street driveway parking. The subject property has city light views and partial bay views.

The subject property is located on a larger size lot for the neighborhood. The lot is relatively flat and has good lot utility. The lot has a 40' frontage, which allows building a home up to 5,000 sq.ft.

NOTE: The subject property has average finishes that have reached the end of their economic life. The property was listed in the MLS as a "fixer". The subject has a partial brick foundation. See digital photos.

NOTE: The subject property does have a carbon monoxide detector installed as required per the CA SB 183 - Carbon Monoxide Poisoning Act of 2010.

Features include hardwood flooring in main living areas; living room with wood paneling at walls; kitchen with linoleum flooring, laminate countertops, 4-burner gas stove, refrigerator; (2) bedrooms with hardwood flooring, wood paneling at walls; bathroom with linoleum flooring, wall-mounted sink, shower.

Other amenities include a ground floor area with partially finished bonus rooms; laundry with washer dryer.

• URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

All comparable sales were taken from the subject's market area and have closed within the last 4-6 months. There is no active inventory for comparable properties; therefore (5) closed sales have been provided to support value. The selected sales are the best available comparables as of the effective date of the appraisal. Other sales had net and gross adjustments greater than industry standards and were therefore not considered comparable sales. *The appraiser previously inspected Comp #2 on 10/02/13.*

GLA ADJUSTMENTS: Adjustments were made at \$75/sq.ft. for variance greater than 100 sq.ft. Bedroom adjustments at \$10,000/bedroom. Bathroom adjustments at \$15,000/bath, \$7,500/half bath. Adjustments rounded to nearest \$1,000. Across the board adjustments were warranted and unavoidable due to the subject's smaller square footage.

The subject property has a large 631 sq.ft. basement space and was adjusted at \$30,000. Comp #1 has a basement area, with a net adjustment at \$20,000.

SITE / LOT ADJUSTMENTS: Site/lot adjustments at \$25/sq.ft. for variance greater than 500 sq.ft. Comp #1 has steep upsloping terrain with limited lot utility. Lot utility adjusted at 50%, with a net adjustment at \$44,000. Comp #3 has the most similar lot size to the subject.

VIEW ADJUSTMENTS: Superior city views adjusted at \$25,000.

Supplemental Addendum

File No. CSA15-0515

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

GARAGE PARKING ADJUSTMENTS: Due to the difficulty of street parking in the subject's neighborhood and immediate market area, garage parking adjusted at \$50,000/garage space. \$25,000/second garage space. Off street parking adjusted at \$15,000. Net adjustment for 2 car parking is \$10,000 (\$25,000 - \$15,000).

SUMMARY OF ADJUSTMENTS:

Comp #1 is located on Laidley St, a few blocks from the subject. The property has larger square footage, superior views, inferior lot utility. The property has average interiors, with slightly superior C4 condition. Adjustment at \$25,000.

Comp #2 is located on Randall St, a few blocks from the subject. The property has larger square footage, inferior lot size. The property has average interiors, with slightly superior C4 condition.

Comp #3 is located on Noe St, a few homes down from the subject. The property has large square footage, similar lot size, and has superior interior finishes. C3 condition adjustment at \$50,000.

Comp #4 has larger square footage, inferior lot size, and has similar C4 condition with average interiors.

Comp #5 has larger square footage, inferior lot size, and has similar C4 condition with average interiors. The property has elderly protected tenants that have lived in the property since 1967.

All adjustments are considered necessary and are based on comparable information, appraiser experience and appraiser calculations. If there were inconsistencies in database information, the information deemed most reliable by the appraiser was used. The adjustments were rounded and reflect our opinion of the subject's fair market value. All of the comparables were considered when arriving at value.

• URAR : Reconciliation - Reconciliation and Final Value Conclusion

The subject property has appraised at \$1,705,000, with most weight given to Comp #1, Comp #2, and Comp #3 as they the most reliable indicators of value. Comp #1 is proximate to the subject, has slightly superior view, has a larger lot with inferior lot utility. Comp #2 is the most recent comparable sale, has larger square footage, similar lot size, and superior interior finishes. Comp #3 has larger square footage, superior interior finishes..

The subject has appraised above the neighborhood predominant one-unit housing price due to the subject's large lot size with good lot utility. In addition, the lot has 40' street frontage that allows a single family home to be built up to 5,000 sq.ft. The subject is located at the top of Noe Street and has good view amenities. The opinion of value reflects the development potential of the lot, the desirable location on Noe St, and the larger lot size with good lot utility.

Market Conditions Addendum to the Appraisal Report

File No. CSA15-0515

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1783 Noe St City San Francisco State CA ZIP Code 94131

Borrower 1783 Noe Street, LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	34	11	21	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.67	3.67	7.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	2	3	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.7	0.5	0.4	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,327,500	1,425,000	1,450,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	22	32	22	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,150,000	1,300,000	1,199,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	76	115	13	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	119.64%	100.36%	120.69%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions, closing cost concessions, as well as seller carry back for loan financing have remained stable over the past 6 months.

Appraiser has interviewed realtors and brokers in the market area. NRCC's range from 1% to 5%.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosure sales (REO sales) are not a driving factor for **competitive comparable sales** in the subject's immediate market area.

Cite data sources for above information. Data was pulled from the San Francisco MLS and RealQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realtor input.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Analysis for subject's market area was for **competitive comparable sales** located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glen Park and part of Noe Valley, up to Clipper St. The total number of comparable sales and the absorption rate are increasing. The total number of comparable active listings and the months of housing supply are declining, which reflects a shortage of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this market segment.


If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 
 Appraiser Name Andrea Tameron
 Company Name California Street Appraisals
 Company Address 3821 California Street, San Francisco, CA 94118
 State License/Certification # AR026681 State CA
 Email Address andrea.tameron@sbcglobal.net

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

SINGLE FAMILY COMPARABLE RENT SCHEDULE

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3						
Address	1783 Noe St San Francisco, CA 94131	Valley @ Church St San Francisco, CA 94131	561 Clipper St San Francisco, CA 94114	1134 Castro St San Francisco, CA 94114						
Proximity to Subject		0.34 miles NE	0.66 miles NW	0.82 miles N						
Date Lease Begins	Vacant	Available now	Available 06/01/2014	Available 07/01/2014						
Date Lease Expires	N/A	Unknown	12 month	12 month						
Monthly Rental	If Currently Rented: \$ 3,500	\$ 4,000	\$ 3,850	\$ 3,880						
Less: Utilities	\$ 0	\$ 0	\$ 0	\$ 0						
Furniture	0	0	0	0						
Adjusted Monthly Rent	\$ 3,500	\$ 4,000	\$ 3,850	\$ 3,880						
Data Source	Inspection/SFMLS RealQuest	RealQuest / SF MLS Craigslist #4484557719	RealQuest / SF MLS Craigslist #4480339658	RealQuest / SF MLS Craigslist #4476069134						
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-)\$ Adjust.	DESCRIPTION	+	(-)\$ Adjust.	DESCRIPTION	+	(-)\$ Adjust.
Rent		Conventional			Conventional			Conventional		
Concessions		None			None			None		
Location/View	B;Res; B;CitySky;	B;Res; B;Garden/greenbelt	+100		B;Res; B;Garden/greenbelt	+100		B;Res; B;Garden/greenbelt	+100	
Design and Appeal	DT1;Victorian Good	Traditional Good			Contemporary Good			Victorian Good		
Age/Condition	110 C4	Unknown C4			93 C4			114 C3		-400
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths			Total Bdrms: Baths			Total Bdrms: Baths		
Room Count	4 2 1.0	5 2 2	-150		5 2 1			4 1 1	+200	
Gross Living Area	882 Sq. Ft.	1,200 Sq. Ft.	-250		1,164 Sq. Ft.	0		1,200 Sq. Ft.	+250	
Other (e.g., basement, etc.)	631sf303sfwo 0rr0br0.0ba2o	0sf			0sf			0sf		
Other:	1 Car Garage	2 Car Garage	-200		2 Car Garage	-200		1 Car Garage		
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-100		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	150	
Indicated Monthly Market Rent		\$ 3,500			\$ 3,750			\$ 4,030		

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.) Monthly rents are based on market knowledge of rents for the area as well as information from both the San Francisco MLS and Craigslist. Property managers and brokers that specialize in property leasing and executive relocation provided additional information regarding market rents for the subject's neighborhood and immediate market area. Market trends were also obtained from local realtor input.

The rental market is strong for the subject's market area. Monthly rental pricing has been increasing over the previous 6 to 9 months. There is a shortage of rental properties available in the subject's neighborhood and immediate market area. Rental comparables pulled from Craigslist may have intersections as addresses or proximate locations.

Final Reconciliation of Market Rent: Information regarding the subject property was pulled from RealQuest, Craigslist, and the San Francisco MLS.

After review of the information provided through Craigslist and broker input, the rental market for similar single family homes has been estimated as a range of between \$3,500 - \$4,030/month. The subject property is currently vacant. The monthly market rent is estimated at \$3,500 / month.

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 05/22/2014 20 14 TO BE \$ 3,500

Appraiser(s) SIGNATURE

NAME Andrea Tameron

Review Appraiser SIGNATURE

(If applicable)

NAME

Subject Photo Page

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Subject Front**

1783 Noe St
 Sales Price
 Gross Living Area 882
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View B;CtySky;
 Site 4000 sf
 Quality Q3
 Age 110

**Subject Rear****Subject Street**

Additional Photos

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Off Street Parking Space**

1783 Noe St
 Sales Price
 Gross Living Area 882
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View B;CtySky;
 Site 4000 sf
 Quality Q3
 Age 110

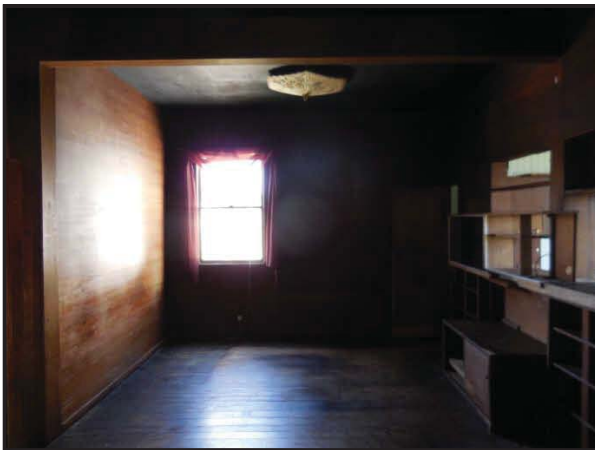
**Additional Front View****Backyard**

Subject Photos Interior

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Dining Room**

1783 Noe St
 Sales Price
 Gross Living Area 882
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View B;CtySky;
 Site 4000 sf
 Quality Q3
 Age 110

**Living Room****Kitchen**

Subject Photos Interior

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Kitchen**

1783 Noe St

882

4

2

1.0

B;Res;

B;CtySky;

4000 sf

Q3

110

**Carbon Monoxide Detector****Bathroom**

Subject Photos Interior

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				



Bedroom

1783 Noe St
Sales Price
Gross Living Area 882
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location B;Res;
View B;CtySky;
Site 4000 sf
Quality Q3
Age 110



Bedroom



Bedroom

Subject Photos Interior

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Bedroom**

1783 Noe St
 Sales Price
 Gross Living Area 882
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View B;CtySky;
 Site 4000 sf
 Quality Q3
 Age 110

**Garage****Garage**

Subject Photos Interior

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Laundry**

1783 Noe St
 Sales Price
 Gross Living Area 882
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View B;CtySky;
 Site 4000 sf
 Quality Q3
 Age 110

WATER HEATER DOUBLE
 STRAPPED

**Bonus Room**

NOTE: PARTIAL BRICK

**Bonus Room**

NOTE: PARTIAL BRICK
 FOUNDATION.

Comparable Photos 1-3

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Comparable 1**

128 Laidley St
Prox. to Subject 0.06 miles SE
Sales Price 1,790,000
Client 1,499
Owner 5
Total Bedrooms 2
Total Bathrooms 2.0
Location B;Res;
View B;CtySky;
Site 4477 sf
Quality Q3
Age 107

PHOTO PULLED FROM MLS.

**Comparable 2**

278 Randall St
Prox. to Subject 0.08 miles E
Sales Price 1,690,000
Gross Living Area 1,152
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location B;Res;
View B;CtySky;
Site 2879 sf
Quality Q3
Age 104

**Comparable 3**

1753 Noe St
Prox. to Subject 0.04 miles N
Sales Price 1,650,000
Gross Living Area 1,300
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 3.0
Location B;Res;
View B;CtySky;
Site 3900 sf
Quality Q3
Age 107

Comparable Photos 4-6

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				

**Comparable 4**

4326 Cesar Chavez St
Prox. to Subject 0.54 miles NW
Sales Price 1,530,000
Client 1,379
Owner 5
Total Bedrooms 2
Total Bathrooms 1.0
Location B;Res;
View B;CtySky;
Site 2850 sf
Quality Q3
Age 114

**Comparable 5**

354 28th St
Prox. to Subject 0.30 miles N
Sales Price 1,525,000
Gross Living Area 1,175
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location B;Res;
View B;CtySky;
Site 3040 sf
Quality Q3
Age 87

Comparable 6

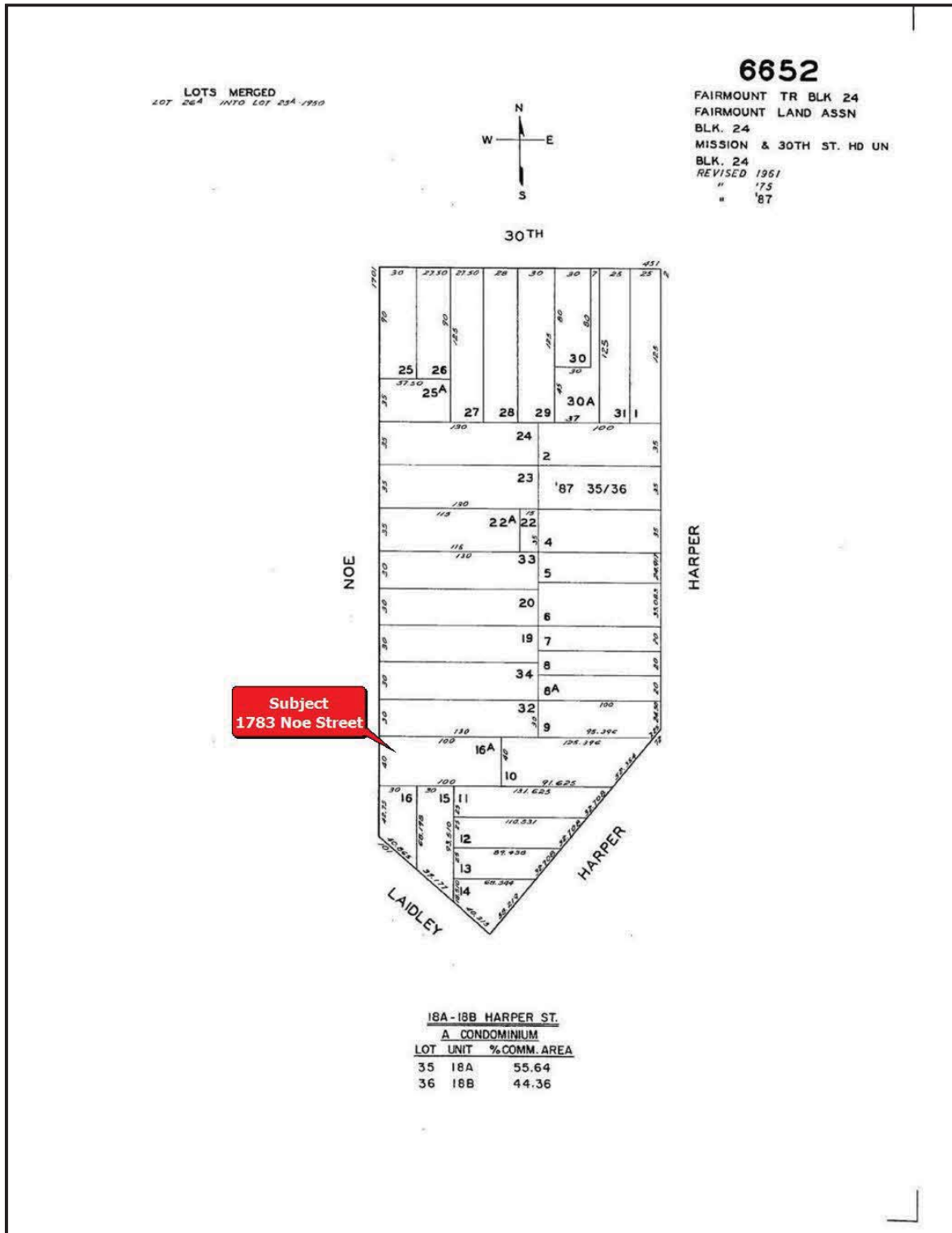
Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Location Map

Client	FIRST REPUBLIC BANK			
Property Address	1783 Noe St			
City	San Francisco	County	San Francisco	State CA Zip Code 94131
Owner	1783 Noe Street, LLC			

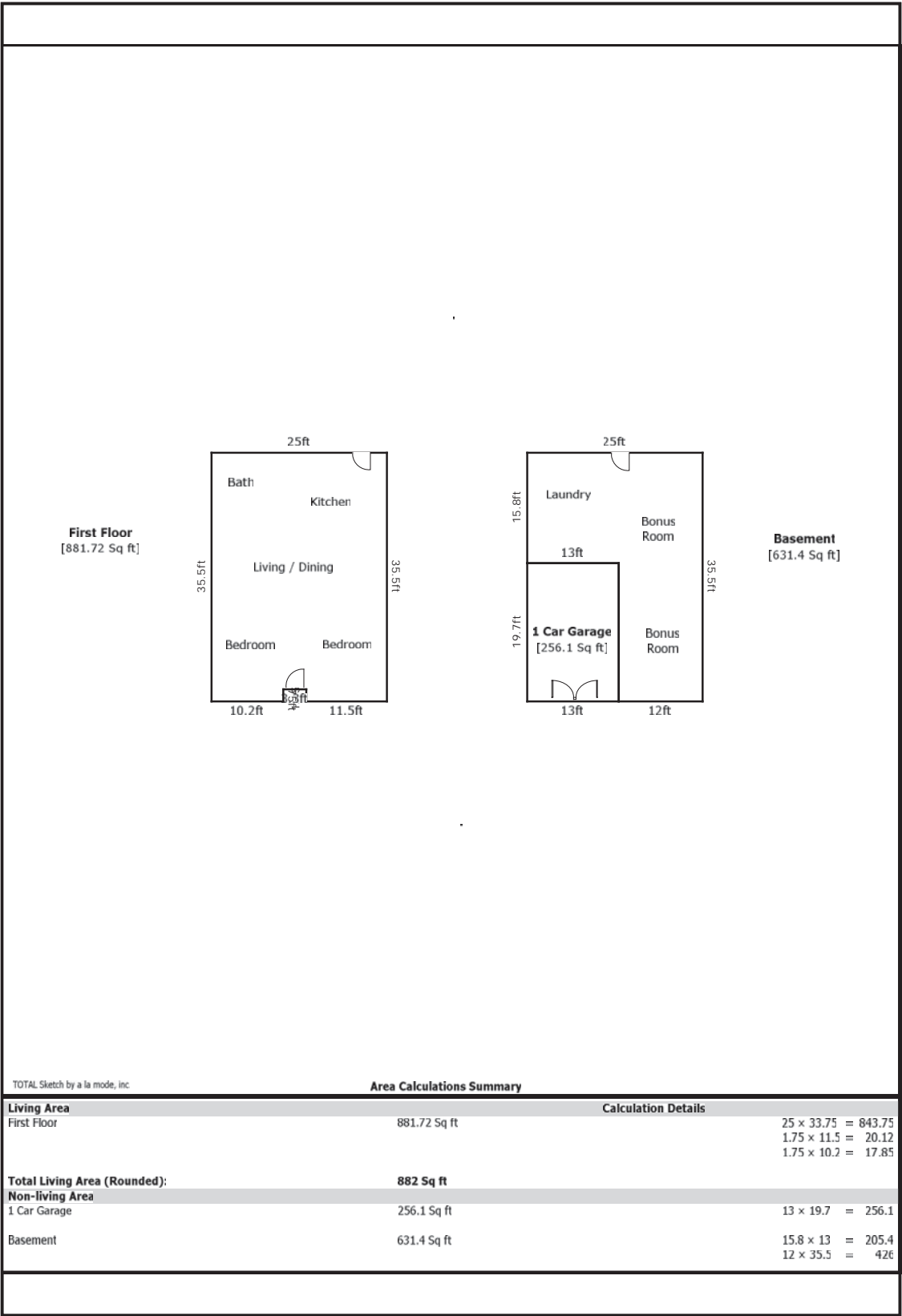


Plat Map



Building Sketch

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County	San Francisco	State	CA Zip Code 94131
Owner	1783 Noe Street, LLC				



Property Profile

RealQuest.com ® - Report

http://pro.realquest.com/jsp/report.jsp?&client=&action=confirm&type=.

Property Detail Report

For Property Located At :
1783 NOE ST, SAN FRANCISCO, CA 94131-2736



Owner Information

Owner Name: **BRATT WILLIAM C/BRATT-PERIEFF ROSANA**
 Mailing Address: **19051 QUERCUS CT, FIDDELTOWN CA 95629-9714 H001**
 Vesting Codes: **/ A / TE**

Location Information

Legal Description:	BLK 24 LOT 23	APN:	6652-016A
County:	SAN FRANCISCO, CA	Alternate APN:	
Census Tract / Block:	218.00 / 1	Subdivision:	FAIRMOUNT LAND ASSN
Township-Range-Sect:		Map Reference:	14-B2 / 667-G5
Legal Book/Page:		Tract #:	
Legal Lot:	16A	School District:	SAN FRANCISCO
Legal Block:	6652	School District Name:	
Market Area:		Munic/Township:	
Neighbor Code:	05A		

Owner Transfer Information

Recording/Sale Date:	03/12/2014 / 03/08/2014	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	L102-637		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:	875	Parking Type:		Construction:	WOOD
Living Area:	875	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1904 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	RH-1	Acres:	0.09	County Use:	1 DWELLING UNIT (D)
Lot Area:	3,998	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$34,669	Assessed Year:	2013	Property Tax:	\$661.30
Land Value:	\$21,555	Improved %:	38%	Tax Area:	1000
Improvement Value:	\$13,114	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$27,669				

License

Client	FIRST REPUBLIC BANK			
Property Address	1783 Noe St			
City	San Francisco	County	San Francisco	State CA Zip Code 94131
Owner	1783 Noe Street, LLC			

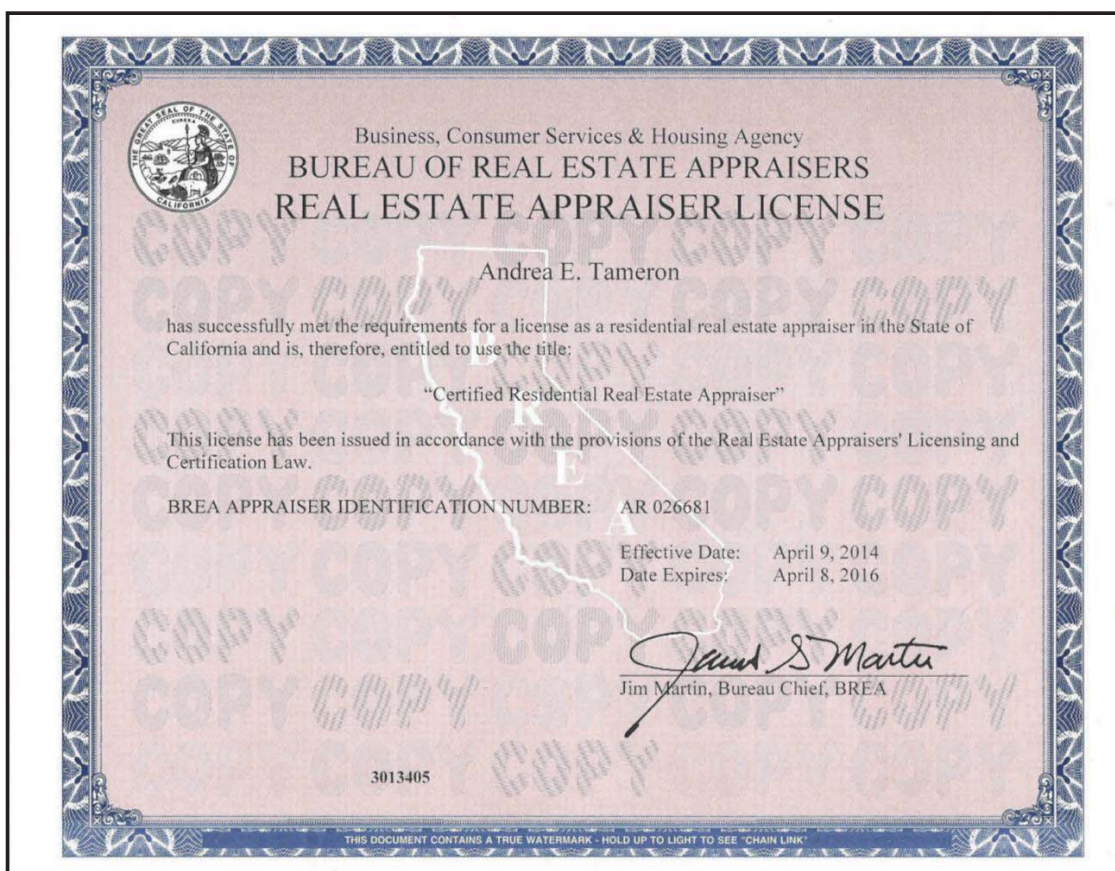
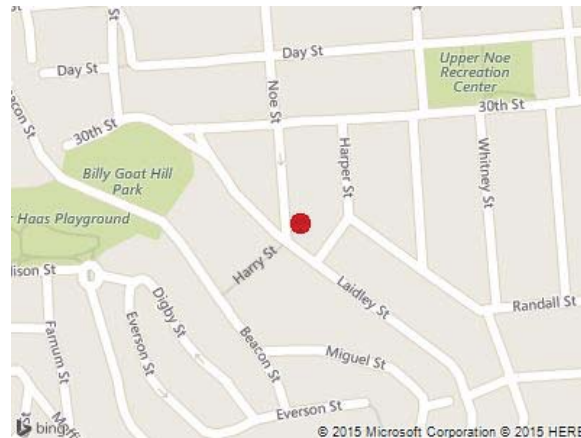


EXHIBIT D

1783 Noe St, San Francisco, CA 94131 is Recently Sold


1783 Noe St,
San Francisco, CA 94131

2 beds • 1 bath • 875 sqft

Edit home facts for a more accurate Zestimate.

SOLD: \$1,705,000

Sold on 05/19/14

Zestimate®: \$1,559,787

Est. Mortgage

\$6,309/mo

Fairmount Hts/Noe Valley remodeled 875 sq ft Victorian house on extra large 40' x 100' lot zoned RH-1. Downtown, Bay and Hills views! On quiet one-way block between 30th St and Laidley St. Full basement with garage and laundry area. Remnants of developed living area in basement. Trust Sale with limited disclosures. Roof is 16 years old, Wellington Pest Report from 4/3/2014 of \$24,360. Current home is single-story, views shown are from a potential horizontal addition. Large, level garden with mature landscaping. Great location! Walk to Church St restaurants & shops. Near J-Church, several bus lines and easy freeway access. Upper Noe Rec Center & Playground, Billy Goat Hill are nearby. Walk score 82, transit 85, bike 66. Great opportunity!

...

FACTS

- Lot: 3,920 sqft
- Built in 1904
- Last sold: May 2014 for \$1,705,000
- Single Family
- Views: 1,315 all time views
- Last sale price/sqft: \$1,949

CONSTRUCTION

- Room count: 4
- Stories: 1
- Unit count: 1

OTHER

- Floor size: 875 sqft
- Parcel #: 6652 016A
- Zillow Home ID: 15183630

Zestimate Details

DEMOLITION NOTES

1. THE DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW WORK, WHICH IS SHOWN ELSEWHERE. THE INTENT OF THESE DRAWINGS IS TO GENERALLY SHOW THE DEMOLITION SCOPE OF WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE ANY ADDITIONAL DEMOLITION WORK AND VERIFY THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO ACCOMMODATE ANY NEW WORK.

2. ALL THE DIMENSIONS SHOWN, OR NOT SHOWN BUT REQUIRED, MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE INFORMATION SHOWN ON THESE DRAWINGS WAS DERIVED BY THE ARCHITECT WITHOUT ANY SURVEYING OR ENGINEERING EQUIPMENT AND IS INTENDED TO BE HELPFUL, BUT NOT NECESSARILY ACCURATE.

3. ALL BIDS OR PROPOSALS MUST CLEARLY IDENTIFY WHAT WORK WILL BE PERFORMED AND WHAT WORK WILL NOT BE PERFORMED. THE CONTRACTOR WILL ALSO IDENTIFY ANY ALLOWANCES FOR WORK TOO UNCERTAIN TO BID FROM THE INFORMATION SHOWN ON THESE DRAWINGS.

4. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING PLUMBING FIXTURES, SPRINKLER SYSTEMS AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING ROUGH-IN SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW PLUMBING FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

5. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE MECHANICAL SYSTEM AND RELATED DEVICES SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING ANY NEW MECHANICAL SYSTEM AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM OR EQUIPMENT. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

6. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING ELECTRICAL FIXTURES AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW ELECTRICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

7. THE CONTRACTOR WILL PROTECT EXISTING MATERIALS TO REMAIN, AS REQUIRED. DAMAGE TO EXISTING MATERIALS TO REMAIN, BECAUSE OF INADEQUATE PROTECTION SHALL BE FIXED, REPAIRED OR REPLACED, AS REQUIRED BY THE ARCHITECT, AT THE SOLE EXPENSE OF THE CONTRACTOR INCLUDING BUT NOT NECESSARILY LIMITED TO LABOR AND MATERIALS.

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ANY ADDITIONAL PERMITS, ENGINEERING, SHORING AND ANY CONSTRUCTION DOCUMENTS BY OTHERS RELATED TO THIS WORK, WHETHER OR NOT THEY ARE REQUIRED, FROM THE LOCAL AUTHORITIES.

9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY STORE AND PROTECT ANY MATERIAL DESIGNATED ON THE DRAWINGS TO BE SALVAGED AND RE-INSTALLED AS PART OF THE NEW WORK INTENT.

CONSTRUCTION NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN THE SECURITY OF THE JOB SITE DURING THE CONSTRUCTION PROCESS UNTIL FINAL ACCEPTANCE BY THE OWNER OR UNTIL AN ALTERNATE DATE, AS MUTUALLY AGREED BETWEEN THE OWNER AND THE CONTRACTOR.

2. THE CONTRACTOR WILL VERIFY THE ROUGH-IN DIMENSIONS AND REQUIREMENTS FROM THE APPROPRIATE MANUFACTURER OR FABRICATOR FOR DOORS, WINDOWS, EQUIPMENT, CABINETRY, PLUMBING FIXTURES, ELECTRICAL FIXTURES, APPLIANCES AND ANY OTHER DEVICES BEFORE PROCEEDING TO LAY OUT AREAS WHERE SUCH ITEMS ARE LOCATED.

3. ALL CONNECTIONS AND FASTENERS ARE INTENDED TO BE CONCEALED, UNLESS OTHERWISE NOTED. WHERE SUCH DEVICES CAN NOT BE CONCEALED AS INTENDED NOTIFY THE ARCHITECT FOR REVIEW OF DESIGN CONFORMANCE.

4. FIREBLOCKING SHALL BE PROVIDED IN ALL LOCATIONS IDENTIFIED IN SECTION 717.2 OF THE CALIFORNIA BUILDING CODE (CBC) AND IN ANY ADDITIONAL LOCATIONS IDENTIFIED BY THE LOCAL AUTHORITIES OR LOCAL ORDINANCES.

5. THE CONTRACTOR WILL VERIFY ALL ROOF AND FRAMING SPACES REQUIRED TO BE VENTILATED WITH THE LOCAL FIELD INSPECTOR OR BY THE CBC AND PROVIDE THE APPROPRIATE NET FEE VENTILATION AREA, BUT IN NO CASE SHALL IT BE LESS THAN 1/50TH OF THE AREA OF THE SPACE TO BE VENTILATED. WHEN THE MEANS OF THE VENTILATION IS VISIBLE FROM A COMMONLY USED SPACE, PASSAGEWAY, YARD OR PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL REVIEW THIS SITUATION WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE INSTALLING SUCH DEVICES, EQUIPMENT OR MATERIALS.

6. THE CONTRACTOR WILL VERIFY AND PROVIDE THE REQUIRED BLOCKING AND BACKING FOR ALL CABINETRY, WALL-MOUNTED ACCESSORIES, BUILT-IN EQUIPMENT, LIGHT FIXTURES OR OTHER DEVICES REQUIRING BLOCKING OR BACKING.

7. THE CONTRACTOR WILL VERIFY AND PROVIDE ALL CODE REQUIRED FIREPROOFING AT ALL PENETRATIONS INTO AND THROUGH A FIRE RATED FLOOR, WALL, CEILING OR ROOF ASSEMBLY.

8. ALL CHANGES OR OFFSETS IN FLOOR FINISH MATERIAL WILL OCCUR UNDER A THRESHOLD, WHEN PROVIDED, OR AT THE CENTERLINE OF A DOOR TRANSITION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. OTHER LOCATIONS OF THESE CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECT IN THE FIELD FOR DESIGN CONFORMANCE BEFORE INSTALLING ANY MATERIAL.

9. THE SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS REQUIRING THESE PRODUCTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS, SIMILAR PRODUCTS AND REVIEW THESE CONDITIONS NOT IDENTIFIED IN THE DRAWINGS WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

10. COMPLETE ALL WORK REQUIRED TO MEET THE STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS IDENTIFIED IN THE TITLE 24 REPORT SUBMITTED FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO ALL MANDATORY AND SPECIAL FEATURES, AS WELL AS ANY LOCAL ORDINANCES (CECO AND RECO) AND ANY NEW REQUIREMENTS IDENTIFIED BY THE LOCAL BUILDING FIELD INSPECTOR. IF A TITLE 24 REPORT WAS NOT REQUIRED FOR THIS PROJECT, THEN THE CONTRACTOR SHALL PROVIDE ALL MEASURES REQUIRED BY THE STATE APPROVED MANDATORY FEATURES REGULATIONS IDENTIFIED IN TITLE 24.

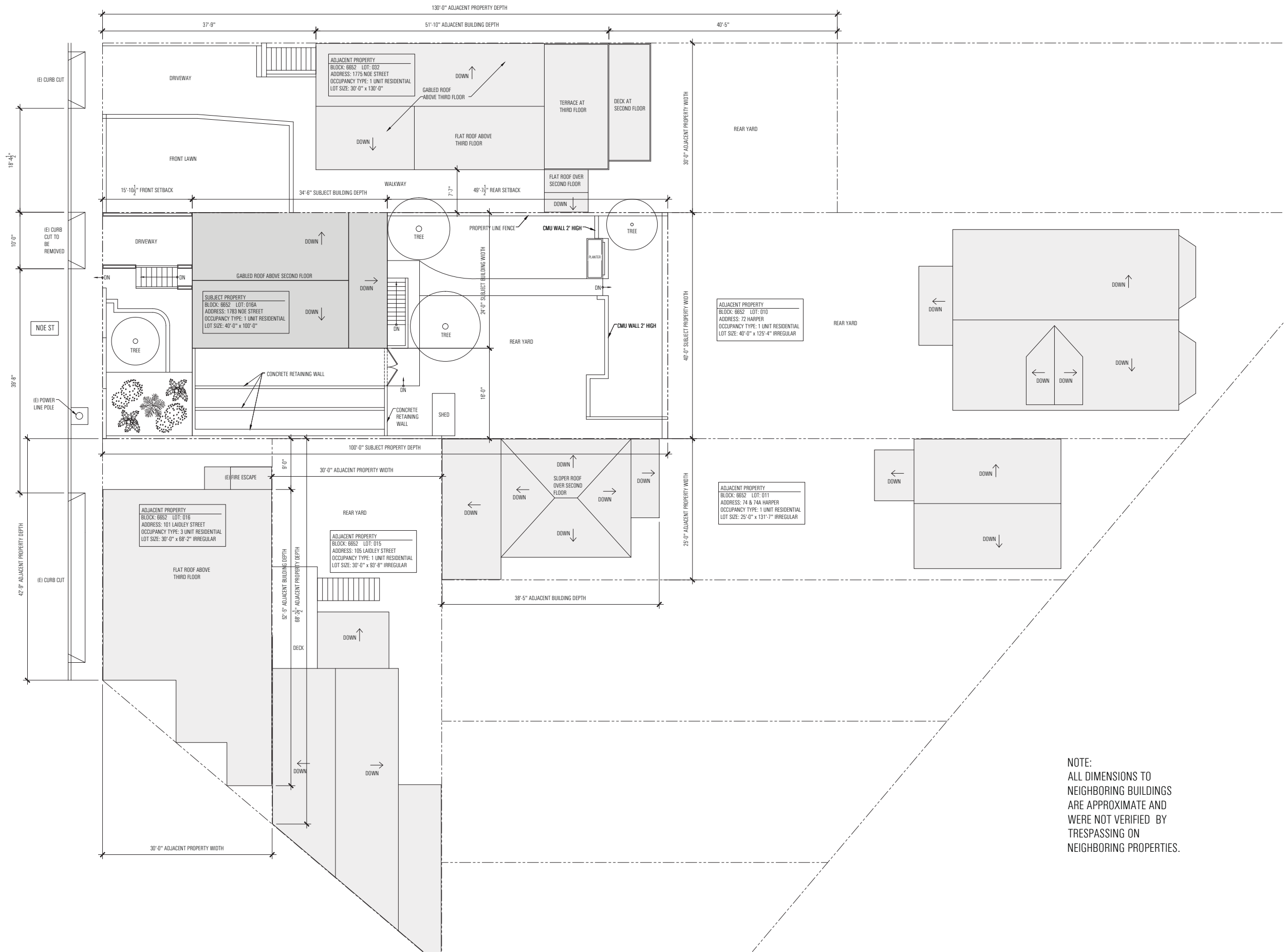
11. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL WHICH UTILITY TYPE (WATER, ELECTRICITY, TELEPHONE, INTERNET, ETC.) CONNECTIONS, USE AND RELATED COSTS WILL BE INCLUDED IN HIS OVERHEAD AND WHICH COSTS HE EXPECTS THE OWNER TO PROVIDE. ANY UTILITY TYPE COST WHICH IS NOT IDENTIFIED, AS AN OWNER PROVIDED ITEM, WILL BE ASSUMED TO BE INCLUDED IN THE CONTRACTOR'S OVERHEAD COST.

12. THE CONTRACTOR SHALL IDENTIFY AND PROVIDE THE REQUIRED SIDEWALK AND PUBLIC PASSAGE ENCLOSURE PROTECTION AT ANY AFFECTED RIGHT-OF-WAY AREAS OR PUBLIC ACCESS LOCATIONS. THE CONTRACTOR WILL REVIEW ALL INTENDED SIGNAGE WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ANY DIRECTION FROM THE OWNER OR THE ARCHITECT SHALL NOT BE CONSTRUED TO OVER RIDE THIS RESPONSIBILITY UNLESS MUTUALLY AGREED TO IN A WRITTEN DOCUMENT IDENTIFYING A SPECIFIC AREA OF WORK FOR WHICH THE CONTRACTOR WILL NOT BE RESPONSIBLE.

GreenPointRATED		NEW HOME RATING SYSTEM, VERSION 6.0					Blueprint				
1783 Noe Street		Points Targeted	Community	Energy	Indoor Air Quality	Resources	Water				
Single Family New Home - v. 6.0.1											
CALGreen											
A. SITE		CALGreen Res (REQUIRED)	4	1	1	1	1	1	1	1	1
A2. Job Site Construction Waste Diversion											
Yes		A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	2							2	
Yes		A3. Recycled Content Base Material	1							1	
Yes		A4. Heat Island Effect Reduction (Non-Roof)	1		1						
Yes		A6. Stormwater Control: Prescriptive Path									1
Yes		A6.1 Permeable Paving Material	1								1
Yes		A6.2 Filtration and/or Bio-Retention Features	1								1
Yes		A6.3 Non-Leaching Roofing Materials	1								1
B. FOUNDATION											
Yes		B1. Fly Ash and/or Slag in Concrete	1							1	
Yes		B3. Foundation Drainage System	2							2	
C. LANDSCAPE											
24.95%		Enter the landscape area percentage									
Yes		C1. Plants Grouped by Water Needs (Hydrozoning)	1							1	
Yes		C2. Three Inches of Mulch in Planting Beds	1							1	
Yes		C3. Resource Efficient Landscapes									
Yes		C3.1 No Invasive Species Listed by Cal-IPC	1							1	
Yes		C3.2 Plants Chosen and Located to Grow to Natural Size	1							1	
Yes		C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3								3
Yes		C4. Minimal Turf in Landscape									
Yes		C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2								2
210%		C4.2 Turf on a Small Percentage of Landscapes/Areas	9								2
Yes		C4. High-Efficiency Irrigation System	2								2
Yes		C18. Submeter or Dedicated Meter for Landscape Irrigation	2								2
Yes		C13. Reduced Light Pollution	1	1							
D. STRUCTURAL FRAME AND BUILDING ENVELOPE											
Yes		D1. Optimal Value Engineering	3		1					2	
Yes		D1.1 Joists, Rafters, and Sills at 24 Inches on Center	1							1	
Yes		D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1							1	
Yes		D3. Engineered Lumber									
Yes		D3.2 Wood I-Joists or Wall Trusses for Floors	1							1	
Yes		D3.3 Engineered Lumber for Roof Rafters	1							2	1
Yes		D3.3 OSB for Subfloor	0.5							0.5	
Yes		D4. Insulated Headers	1		1						
Yes		D6. Reduced Pollution Entering the Home from the Garage							1		
Yes		D6.2 Mitigation Strategies or Attached Garage	1						1		
Yes		D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2						1	1	
Yes		E2. Flashing Installation Third-Party Verified	2							2	
Yes		E5. Durable Roofing Materials									
Yes		E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1							1	
F. INSULATION											
Yes		F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions									
Yes		F2.1 Walls and Floors	1						1		
Yes		F2.2 Ceilings	1						1		
Yes		F3. Insulation That Does Not Contain Fire Retardants									
Yes		F3.1 Cavity Walls and Floors	1						1		
G. PLUMBING											
Yes		G1. Efficient Distribution of Domestic Hot Water									
Yes		G1.1 Insulated Hot Water Pipes	1		1						
Yes		G2. Install Water-Efficient Fixtures									
Yes		G2.1 WaterSense Showerheads with Matching Compensation Valve	2								2
Yes		G2.2 WaterSense Bathroom Faucets	1								1
Yes		G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1								1
H. HEATING, VENTILATION, AND AIR CONDITIONING											
Yes		H1. Sealed Combustion Units									
Yes		H1.1 Sealed Combustion Furnaces	1						1		
Yes		H1.2 Sealed Combustion Water Heater	2								
Yes		H2. High-Performing Zoned Hydronic Radiant Heating System	2		1						
Yes		H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1						1		
Yes		H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality									
Yes		H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	R	R	R
Yes		H6.2 Advanced Ventilation Standards	1						1		
Yes		H6.3 Outdoor Air Ducted to Bedroom and Living Areas	2						2		
Yes		H7. Effective Range Hood Design and Installation									
Yes		H7.1 Effective Range Hood Ducting and Design	1						1		
Yes		H8. No Fireplace or Sealed Gas Fireplace	1								
Yes		H16. Register Design Per ASCA Manual T	1		1				1		

Yes	H11. High Efficiency HVAC Filter (MERV 8+)	1				1					
I. RENEWABLE ENERGY											
20.95%		I3. On-site Renewable Generation (Solar PV, Solar Thermal, and Wind)	5						25		
J. BUILDING PERFORMANCE AND TESTING											
Yes		J1. Third-Party Verification of Quality of Insulation Installation	1						1		
Yes		J3. Mechanical Ventilation Testing and Air Leakage	1						1		
Yes		J4. Combustion Appliance Safety Testing	1						1		
20.05%		J5. Building Performance Exceeds Title 24 Part 6									
Yes		J5.1 Home Outperforms Title 24 Part 6	35						60		
Yes		J6. Title 24 Prepared and Signed by a CDEEC Certified Energy Analyst	1						1		
Yes		J7. Participation in Utility Program with Third-Party Plan Review	1						1		
2.5 to 1.5 unbal		J8. ENERGY STAR® for Homes	1						1		
Yes		J16. Blower Door Testing	2						2		
K. FINISHES											
Yes		K1. Entryways Designed to Reduce Tracked-In Contaminants									
Yes		K1.1 Individual Entryways	1						2	1	
Yes		K2. Zero-VOC Interior Wall and Ceiling Paints	2							2	
Yes		K3. Low-VOC Caulks and Adhesives	1							1	
250%		K4. Environmentally Preferable Materials for Interior Finish									
250%		K4.2 Interior Trim	1							2	
250%		K4.3 Shelving	1							2	
250%		K4.4 Doors	2							2	
Yes		K5. Formaldehyde Emissions in Interior Finish Exceed CARB									
Yes		K5.1 Doors	1						1		
Yes		K5.3 Interior Trim and Shelving	2							2	
L. FLOORING											
21.5%		L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	3						3		
Yes		L3. Durable Flooring	1							1	
M. APPLIANCES AND LIGHTING											
Yes		M1. ENERGY STAR® Dishwasher	1							1	
CEE Tier 2		M2. CEE-Rated Clothes Washer	2						1		2
Yes		M4. Permanent Centers for Waste Reduction Strategies	1								
Yes		M4.1 Built-In Recycling Center	1							1	
Yes		M5. Lighting Efficiency									
Yes		M5.1 High-Efficiency Lighting	2						2		
N. COMMUNITY											
Yes		N1. Smart Development									
Yes		N1.1 Infill Site	2		1					1	
4998		N1.3 Home Size Efficiency	0							9	
6		Enter the area of the home, in square feet									
Yes		N2. Home(s) Development Located Within 1/2 Mile of a Major Transit Stop	2		2						
Yes		N3. Pedestrian and Bicycle Access									
10		N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2		2						
0		Enter the number of Tier 1 services									
Yes		N3.2 Connection to Pedestrian Pathways	1		1						
Yes		N5. Social Interaction									



EXISTING SITE/ROOF PLAN - ENTIRE DWELLING AND ALL SITE WORK TO BE REMOVED

1/8" = 1'-0"

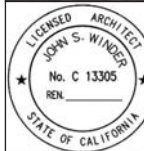
NOTE:
ALL DIMENSIONS TO
NEIGHBORING BUILDINGS
ARE APPROXIMATE AND
WERE NOT VERIFIED BY
TRESPASSING ON
NEIGHBORING PROPERTIES.

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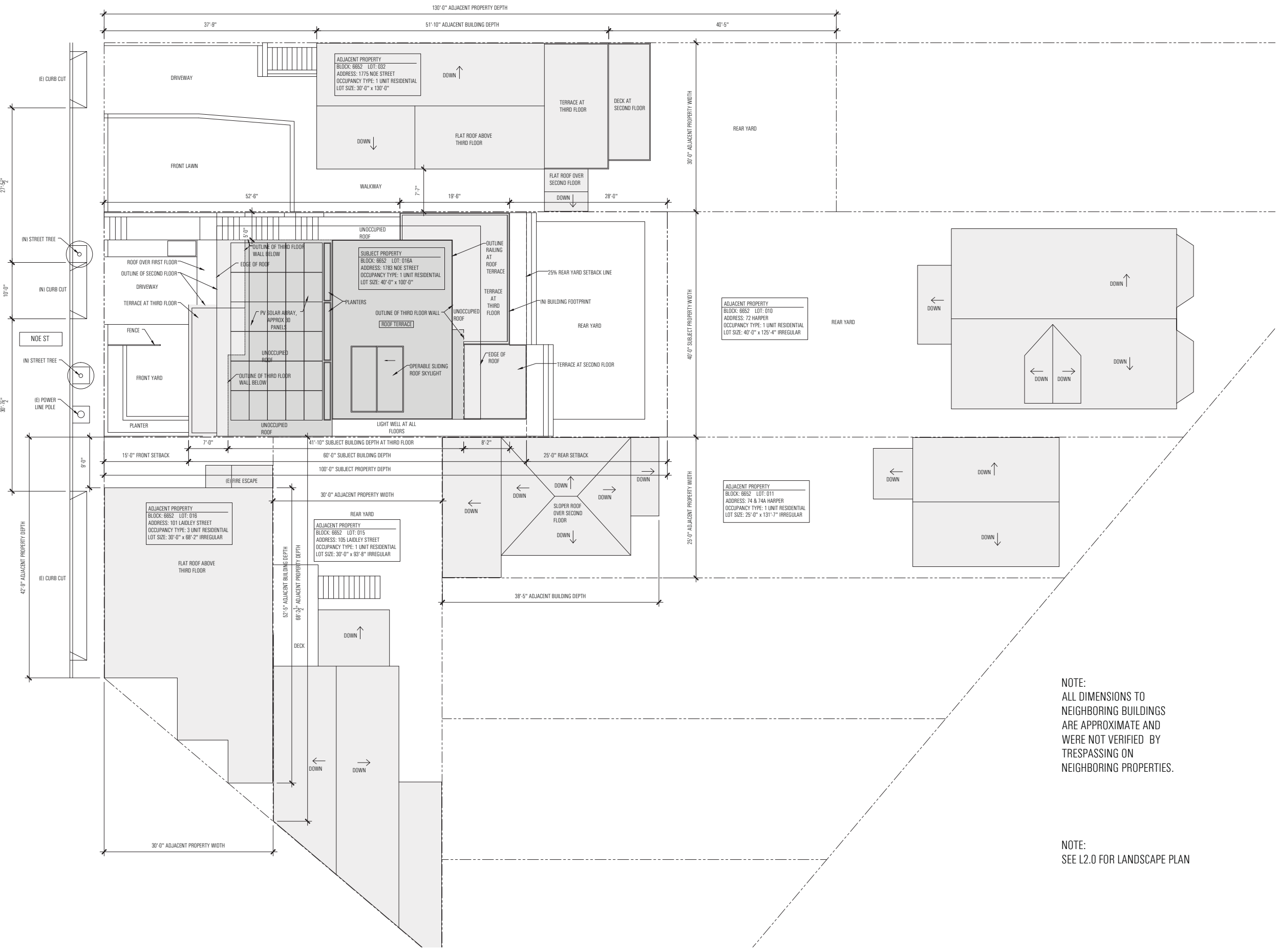
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SAN FRANCISCO, CA 94131

PLANNING REVISION
SET 08.24.15

EXISTING AND DEMOLITION SITE PLAN
REVISION 02.10.15

A 1.0

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS



PROPOSED SITE/ROOF PLAN
1/8" = 1'-0"

NOTE:
ALL DIMENSIONS TO
NEIGHBORING BUILDINGS
ARE APPROXIMATE AND
WERE NOT VERIFIED BY
TRESPASSING ON
NEIGHBORING PROPERTIES.

NOTE:
SEE L2.0 FOR LANDSCAPE PLAN

1
A2.0



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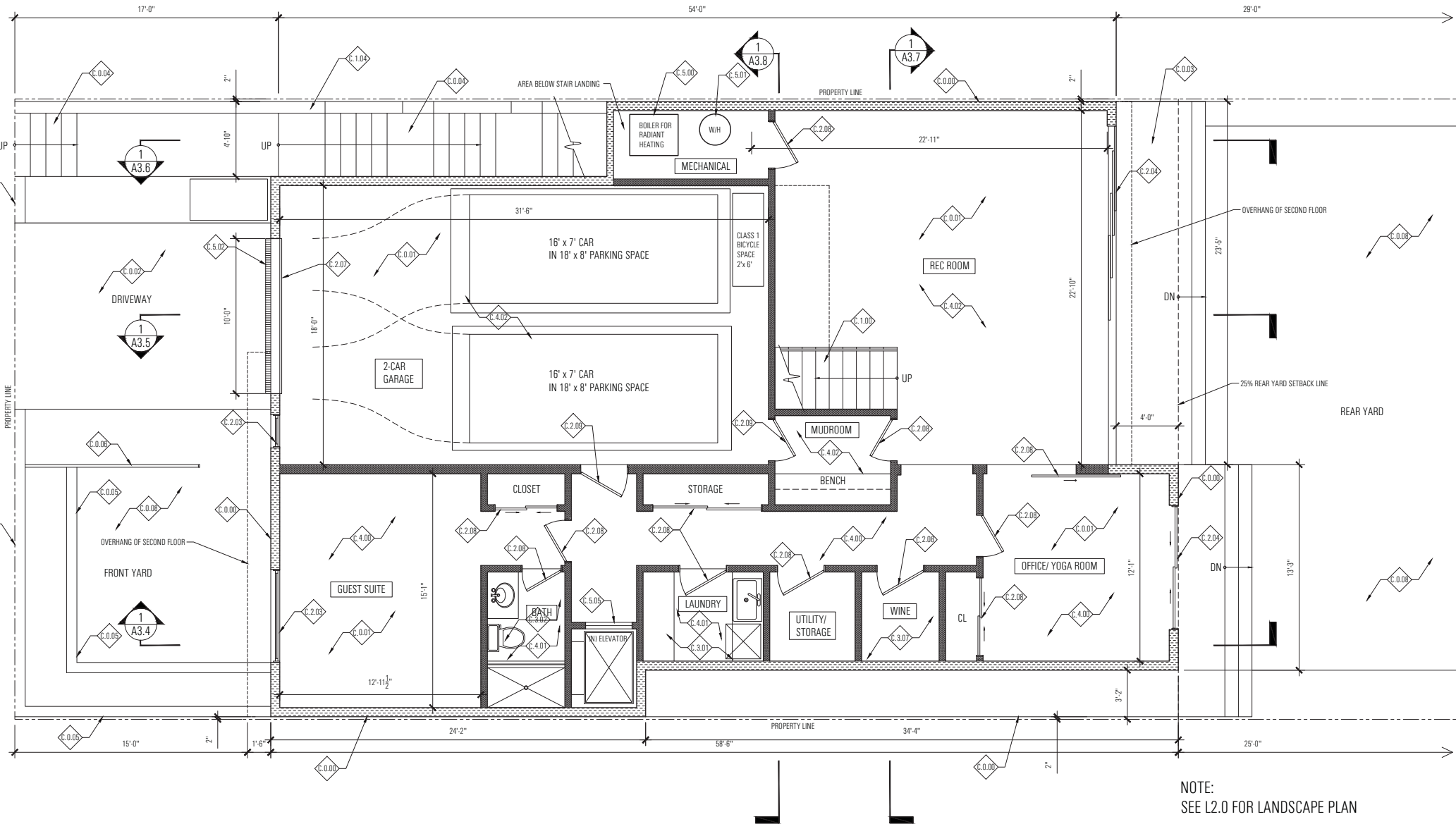
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PLANNING REVISION
SET 08.24.15

PROPOSED SITE PLAN
REVISION 02.10.15

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GG

A2.0



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

1
A2.1

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 3/4" TYPE-X GYPSUM WALLBOARD AT CEILING
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
- 30" HIGH SOLID PARAPET WALL

- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
- 20 MIN FIRE RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS. VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS

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PLANNING REVISION
SET 08.24.15

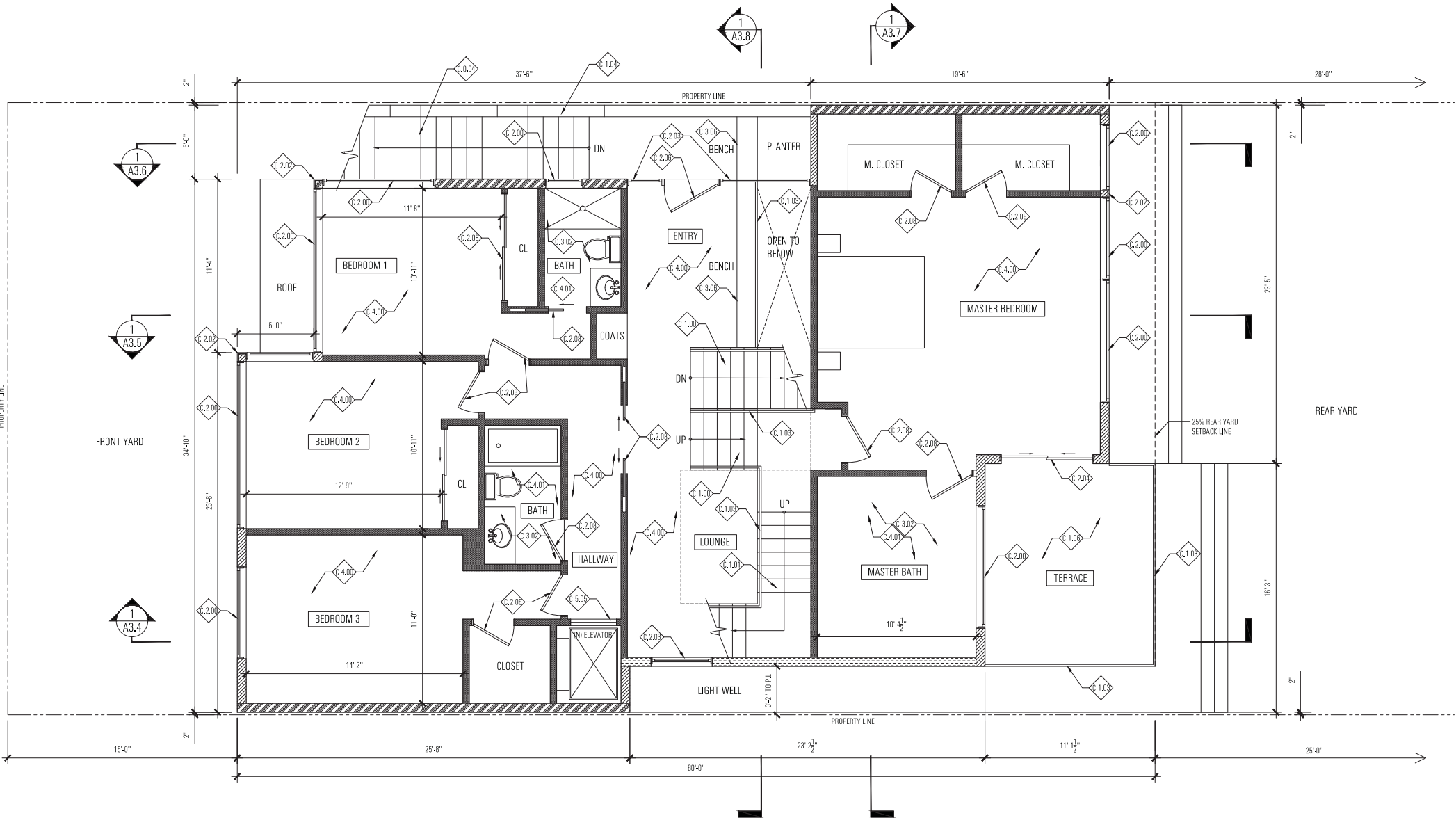
PROPOSED FLOOR PLANS
REVISION 02.10.15

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS

A2.1

NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
13R





PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

1
A2.2

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
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- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
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- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
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- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
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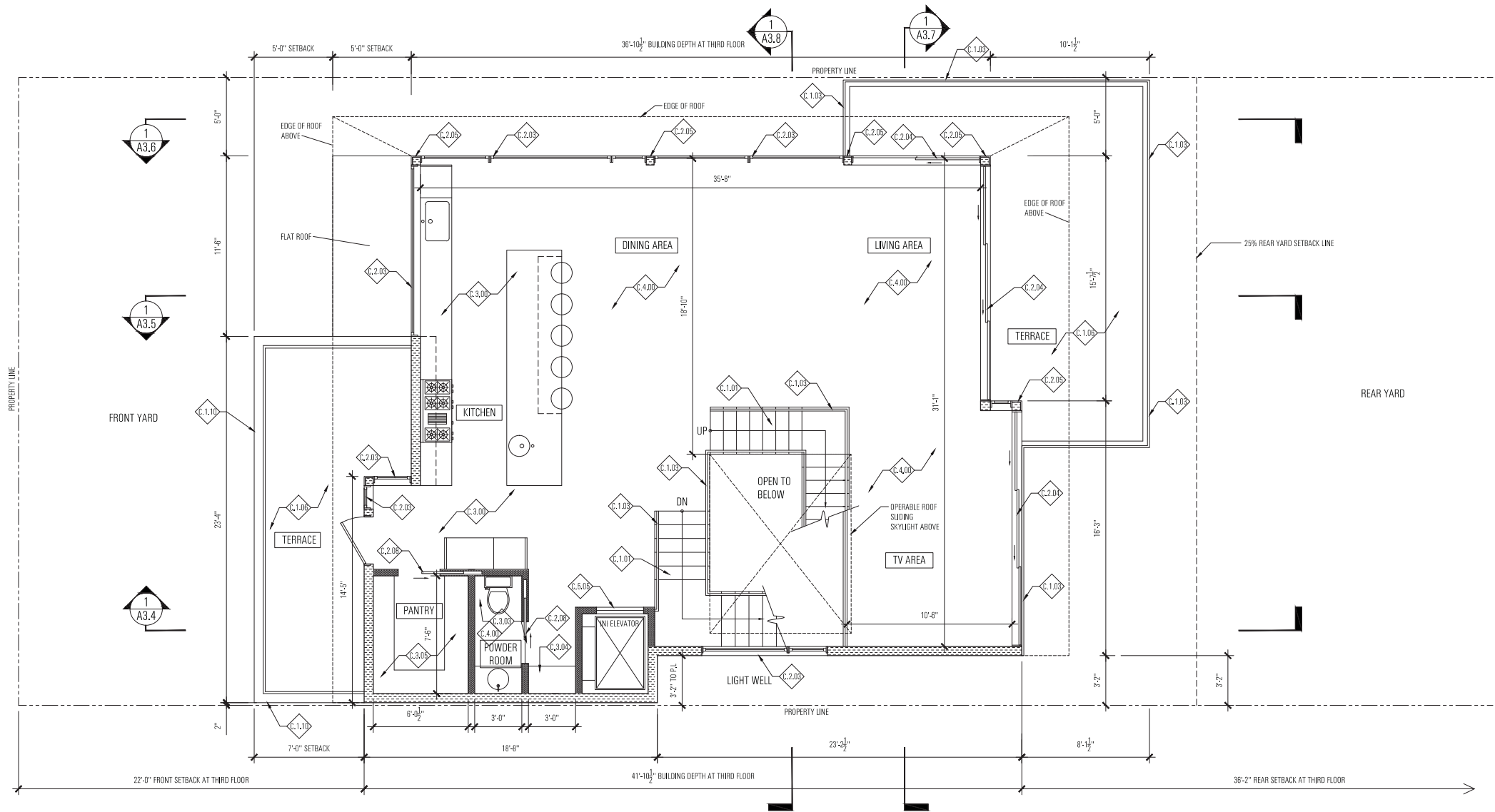
PROPOSED FLOOR PLANS
REVISION 02.10.15

A2.2

DATE 08.24.15
SCALE AS NOTED
DRAWN DK, CW, GS

NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
13R





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

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL-TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
- 30" HIGH SOLID PARAPET WALL

- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
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- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
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- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE

- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS. VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS



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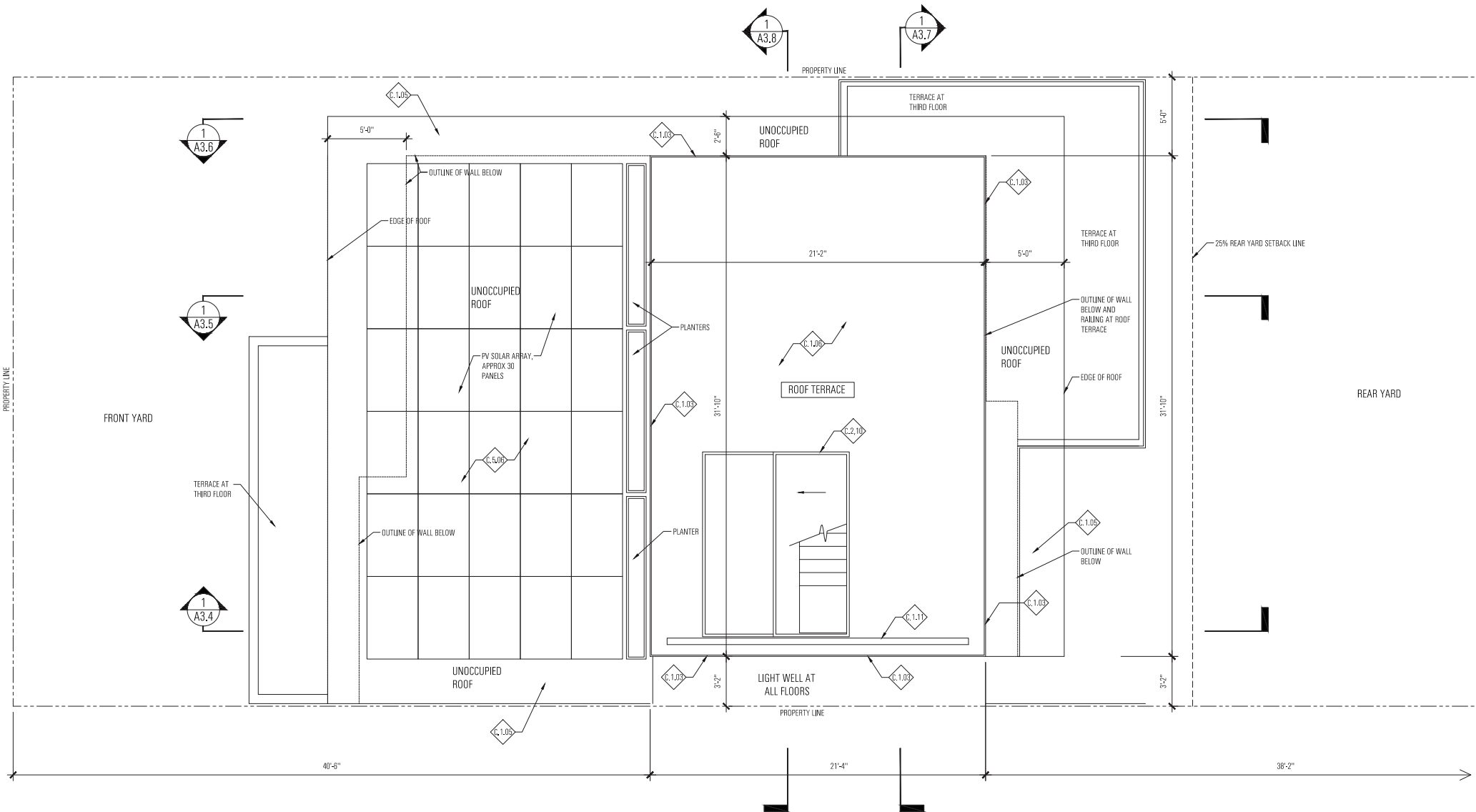
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PLANNING REVISION
SET 08.24.15

PROPOSED FLOOR PLANS	
REVISION 02.10.15	

A2.3

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS



PROPOSED ROOF TERRACE PLAN
1/4" = 1'-0"

1
A2.4

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
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- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
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PLANNING REVISION
SET 08.24.15

PROPOSED FLOOR PLANS	
REVISION 02.10.15	

A2.4

NEW DESIGN-BUILD
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DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS



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PLANNING REVISION
SET 08.24.15

PROPOSED LANDSCAPE PLAN	
REVISION 02.10.15	

L 2.0

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GG

AREA OF NON-PLANTED SURFACES = 466.6 sq. ft.
AREA OF PLANTED SURFACES = 193.4
AREA TOTAL FRONT YARD = 660 sq. ft.

AREA OF NON-PLANTED SURFACES = 70.70 % OF FRONT YARD
AREA OF PLANTED SURFACES = 29.30 % OF FRONT YARD

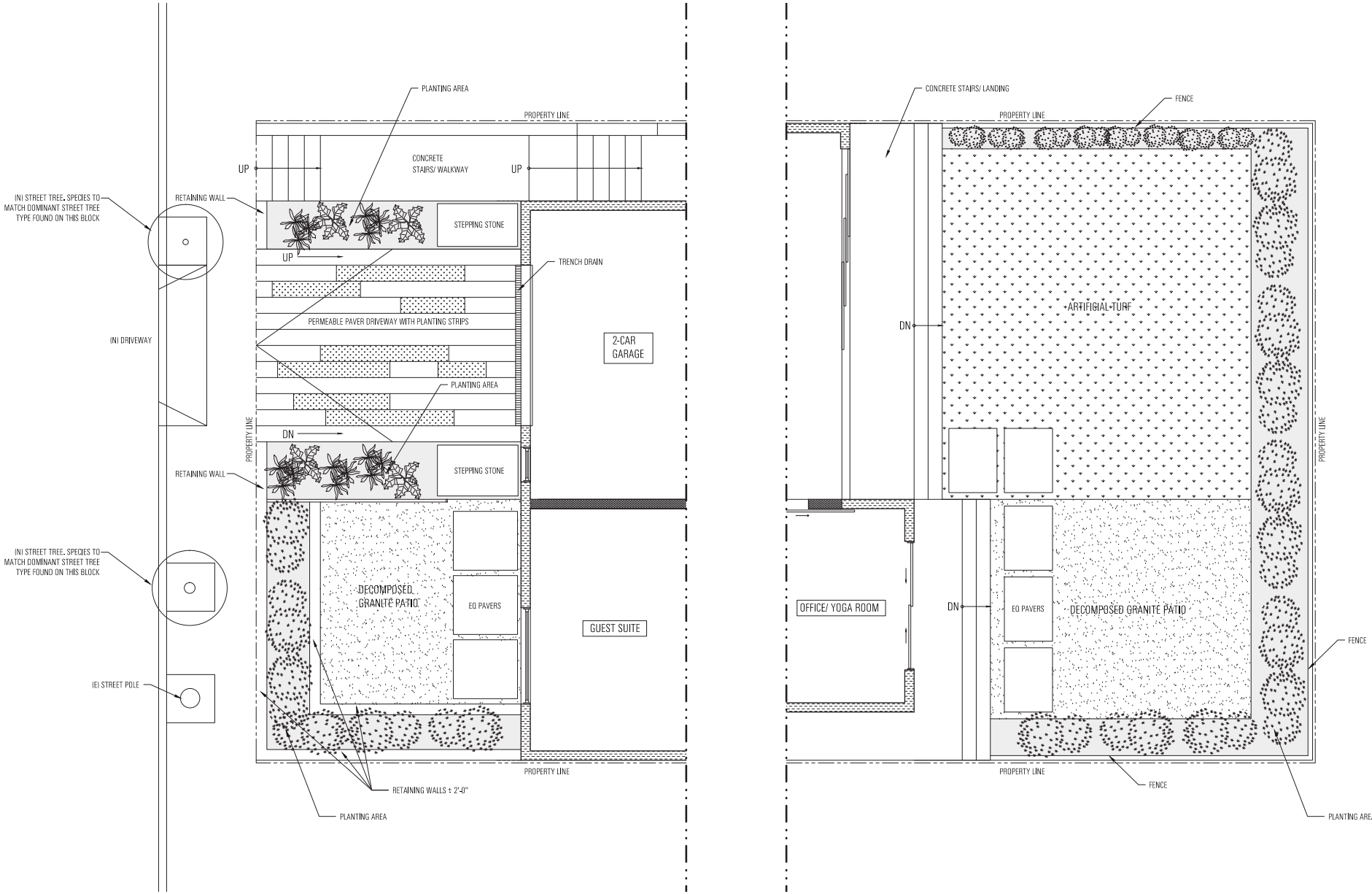
AREA OF NON-PERMEABLE SURFACES = 194 sq. ft.
AREA OF PERMEABLE SURFACES = 466
AREA TOTAL FRONT YARD = 660 sq. ft.

AREA OF NON-PERMEABLE SURFACES = 29.39 % OF FRONT YARD
AREA OF PERMEABLE SURFACES = 70.61 % OF FRONT YARD

LANDSCAPE PLAN FRONT YARD CALCULATIONS IN SQUARE FEET				
	PERMEABLE	NON-PERMEABLE	TOTAL	PERCENTAGE OF TOTAL
PLANTED	193.4	0	193.4	29.30 % PLANTED
NOT PLANTED	272.6	194	466.6	70.70%
TOTAL	466	194	660	100 %
PERCENTAGE OF TOTAL	70.61 % PERMEABLE	29.39 %	100 %	

* MINIMUM 20 % OF FRONT YARD TO BE PLANTED SURFACES

* MINIMUM 50 % OF FRONT YARD TO BE PERMEABLE SURFACES



PROPOSED LANDSCAPE PLAN
1/4" = 1'-0"



WALL TYPES

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- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
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NEW DESIGN-BUILD
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PLANNING REVISION
SET 08.24.15

PROPOSED ELEVATIONS	
REVISION 02.10.15	

A3.0

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS

PROPOSED FRONT (WEST) ELEVATION

1/4" = 1'-0"

1
A3.0

WALL TYPES

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NEW DESIGN-BUILD
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SHEET NOTES

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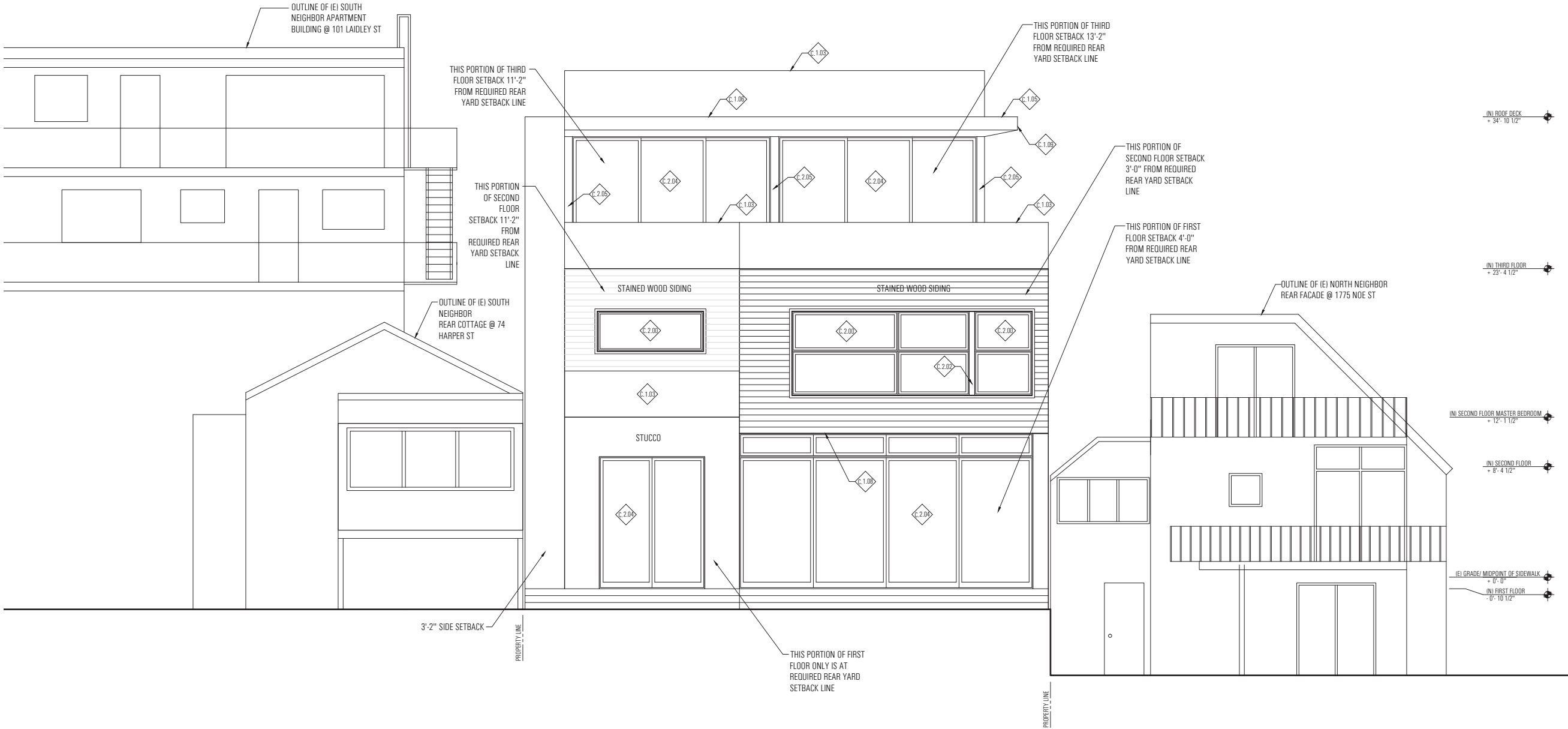
PROPOSED ELEVATIONS	
REVISION 02.10.15	

A3.1

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS

PROPOSED REAR (EAST) ELEVATION

1/4" = 1'-0"



WALL TYPES

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CONSTRUCTION
SHEET NOTES

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C.0.01 CONCRETE SLAB, SSD

C.0.02 PERMEABLE PAVER DRIVEWAY

C.0.03 CONCRETE TERRACE OR WALK

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C.0.05 CONCRETE RETAINING WALL

C.0.06 PAINTED WOOD FENCE

C.0.07 PRECAST CONCRETE PLANTER

C.0.08 SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS

SEE WALL-TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS

C.1.00 INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE. 36" HIGH

C.1.01 INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE. 36" HIGH

C.1.02 NOT USED

C.1.03 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL

C.1.04 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.

C.1.05 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

C.1.06 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

C.1.07 3/4" TYPE-X GYPSUM WALLBOARD AT CEILING

C.1.08 STAINED WOOD SOFFIT TO MATCH SIDING

C.1.09 INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE

C.1.10 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE

C.1.11 30" HIGH SOLID PARAPET WALL

C.2.00 EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM

C.2.01 EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM

C.2.02 EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS

C.2.03 EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL

C.2.04 EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL

C.2.05 EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS

C.2.06 EXTERIOR PAINTED FLUSH WOOD DOOR

C.2.07 EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE

C.2.08 INTERIOR DOOR

C.2.09 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE

C.2.10 MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE

C.3.00 KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES

C.3.01 LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED

C.3.02 BATHROOM WITH NEW FIXTURES AND FINISHES

C.3.03 POWDER ROOM WITH NEW FIXTURES AND FINISHES

C.3.04 BUILT-IN CABINET

C.3.05 BUILT-IN PANTRY CABINETS

C.3.06 BUILT-IN BENCH

C.3.07 BUILT-IN WINE STORAGE SYSTEM

C.4.00 NEW HARDWOOD FLOORING

C.4.01 NEW TILE FLOORING

C.4.02 NEW CONCRETE FLOORING

C.5.00 RADIANT HEATING SYSTEM WITH BOILER

C.5.01 WATER HEATER

C.5.02 TRENCH DRAIN AT GARAGE DOOR

C.5.03 LAUNDRY CONNECTIONS AT MASTER CLOSET

C.5.04 NOT USED

C.5.05 ELEVATOR

C.5.06 PHOTOVOLTAIC PANELS

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SET 08.24.15

PROPOSED ELEVATIONS
REVISION 02.10.15

A3.2

DATE 08.24.15

SCALE AS NOTED

DRAWN DK, CW, GG

WALL TYPES

EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 5/8" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR

INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
13R

CONSTRUCTION
SHEET NOTES

C-0.00 CONCRETE FOUNDATIONS S.S.D

C-0.01 CONCRETE SLAB, SSD

C-0.02 PERMEABLE PAVER DRIVEWAY

C-0.03 CONCRETE TERRACE OR WALK

C-0.04 CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE. NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25" NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.

C-0.05 CONCRETE RETAINING WALL

C-0.06 PAINTED WOOD FENCE

C-0.07 PRECAST CONCRETE PLANTER

C-0.09 SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS

SEE WALL-TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS

C-1.00 INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH

C-1.01 INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH

C-1.02 NOT USED

C-1.03 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL

C-1.04 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.

C-1.05 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

C-1.06 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 5/8" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER

C-1.07 5/8" TYPE-X GYPSUM WALLBOARD AT CEILING

C-1.08 STAINED WOOD SOFFIT TO MATCH SIDING

C-1.09 INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE

C-1.10 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE

C-1.11 30" HIGH SOLID PARAPET WALL

C-2.00 EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM

C-2.01 EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM

C-2.02 EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS

C-2.03 EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL

C-2.04 EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL

C-2.05 EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS

C-2.06 EXTERIOR PAINTED FLUSH WOOD DOOR

C-2.07 EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE

C-2.08 INTERIOR DOOR

C-2.09 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE

C-2.10 MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE

C-3.00 KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES

C-3.01 LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED

C-3.02 BATHROOM WITH NEW FIXTURES AND FINISHES

C-3.03 POWDER ROOM WITH NEW FIXTURES AND FINISHES

C-3.04 BUILT-IN CABINET

C-3.05 BUILT-IN PANTRY CABINETS

C-3.06 BUILT-IN BENCH

C-3.07 BUILT-IN WINE STORAGE SYSTEM

C-4.00 NEW HARDWOOD FLOORING

C-4.01 NEW TILE FLOORING

C-4.02 NEW CONCRETE FLOORING

C-5.00 RADIANT HEATING SYSTEM WITH BOILER

C-5.01 WATER HEATER

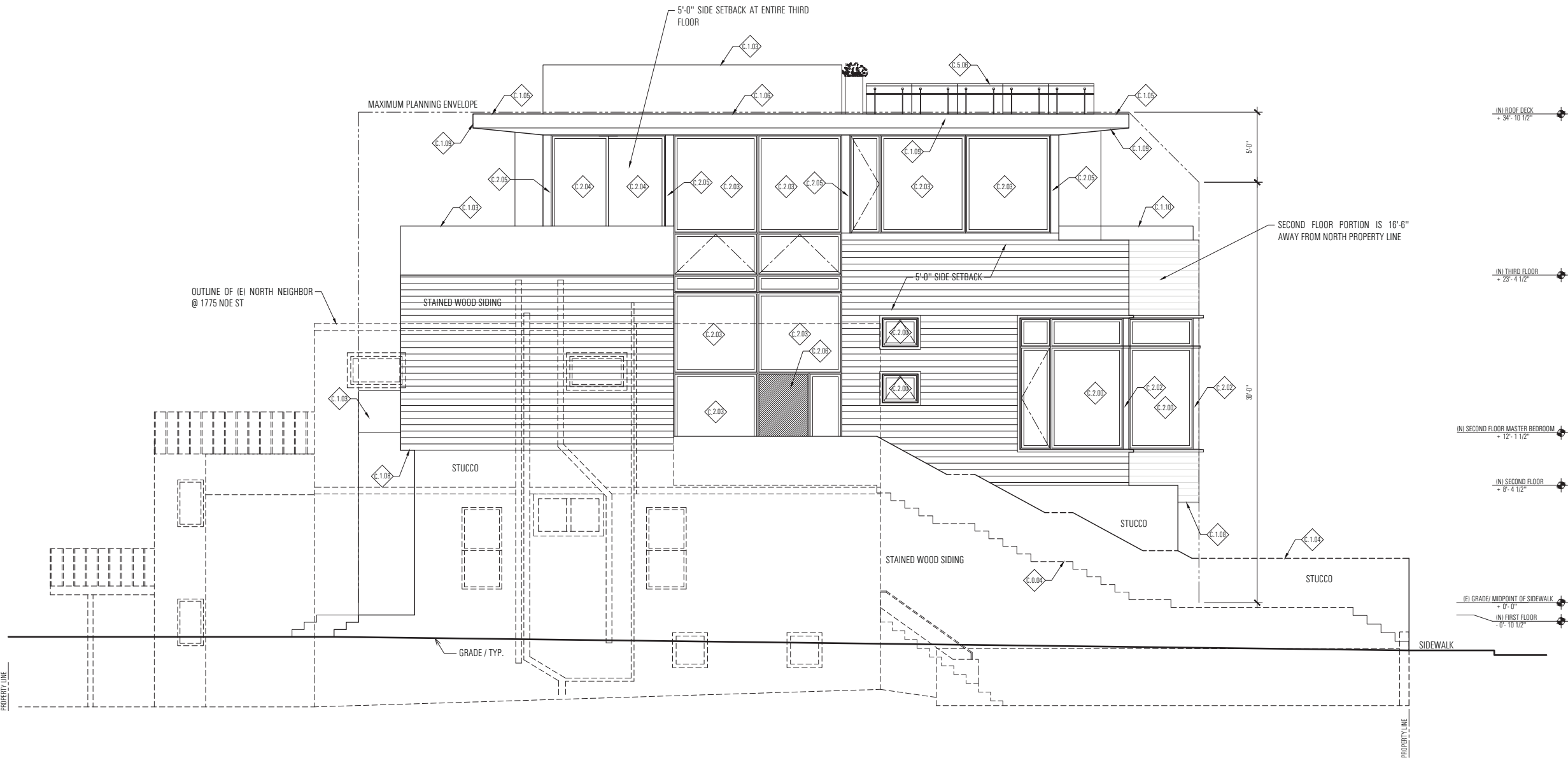
C-5.02 TRENCH DRAIN AT GARAGE DOOR

C-5.03 LAUNDRY CONNECTIONS AT MASTER CLOSET

C-5.04 NOT USED

C-5.05 ELEVATOR

C-5.06 PHOTOVOLTAIC PANELS



PROPOSED NORTH SIDE ELEVATION

1/4" = 1'-0"

1
A3.3

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SET 08.24.15

PROPOSED ELEVATIONS
REVISION 02.10.15

A3.3

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GS



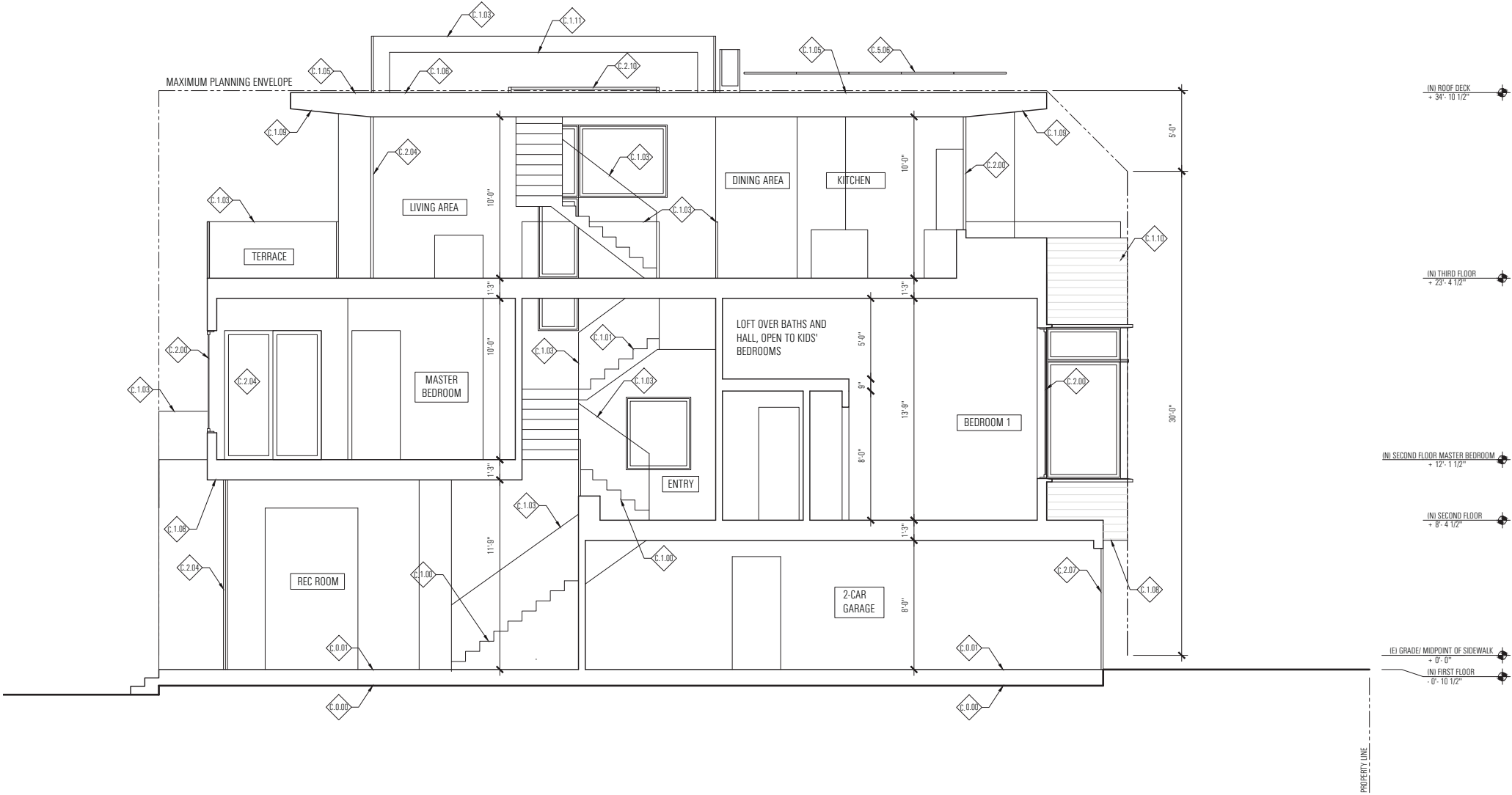
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A3.4

NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
13R

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A 3.4

DRAWN DK, CW,



PROPOSED NORTH-SOUTH SECTION
1/4" = 1'-0"

1
A3.5

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE, NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25" NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL-TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
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- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
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- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
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- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
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- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
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- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
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- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER, NEW CABINETS, VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS

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REVISION 02.10.15

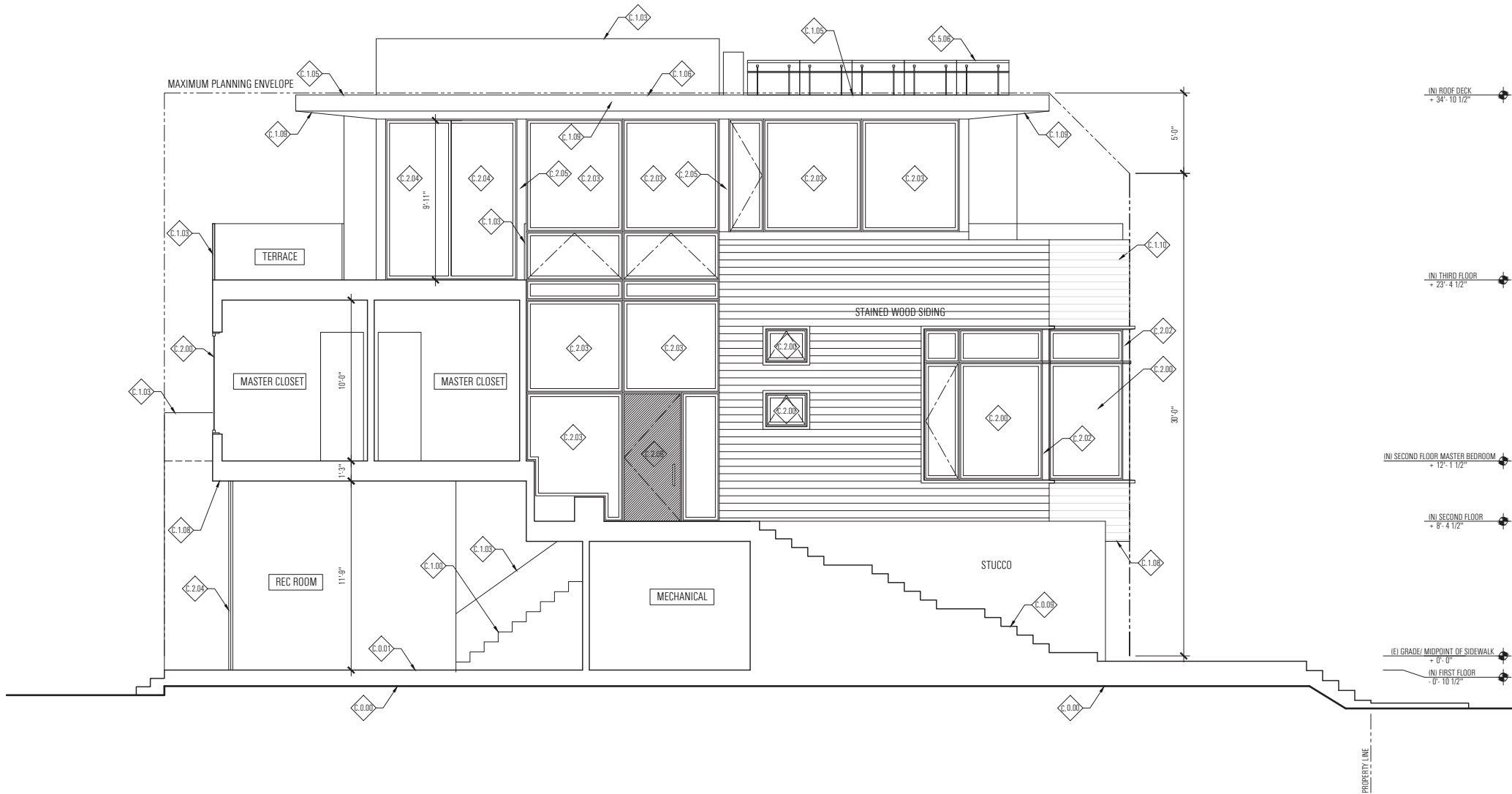
A3.5

DATE 08.24.15

SCALE AS NOTED

DRAWN DK, CW, GS

NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
13R



PROPOSED NORTH-SOUTH SECTION
1/4" = 1'-0"

WALL TYPES	
	EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
	EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
	EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
	INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

	EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
	EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/ PAINTED WOOD TRIM
	EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
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	EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
	EXTERIOR PAINTED FLUSH WOOD DOOR
	EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
	INTERIOR DOOR
	20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE

CONSTRUCTION SHEET NOTES	
	CONCRETE FOUNDATIONS S.S.D
	CONCRETE SLAB, SSD
	PERMEABLE PAVER DRIVEWAY
	CONCRETE TERRACE OR WALK
	CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE, NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
	CONCRETE RETAINING WALL
	PAINTED WOOD FENCE
	PRECAST CONCRETE PLANTER
	SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
	SEE WALL-TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
	INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS, STEEL HANDRAIL ON ONE SIDE, 36" HIGH
	INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE, WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS, STEEL HANDRAIL ON ONE SIDE, 36" HIGH
	NOT USED
	42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
	42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
	1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
	1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING, WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
	1/2" TYPE-X GYPSUM WALLBOARD AT CEILING
	STAINED WOOD SOFFIT TO MATCH SIDING
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f: 415. 318.8638
351 ninth street, suite 301
san francisco, ca 94103

LICENSED ARCHITECT
JOHN S. WINDER
No. C 13305
REN.
STATE OF CALIFORNIA

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SAN FRANCISCO, CA 94131

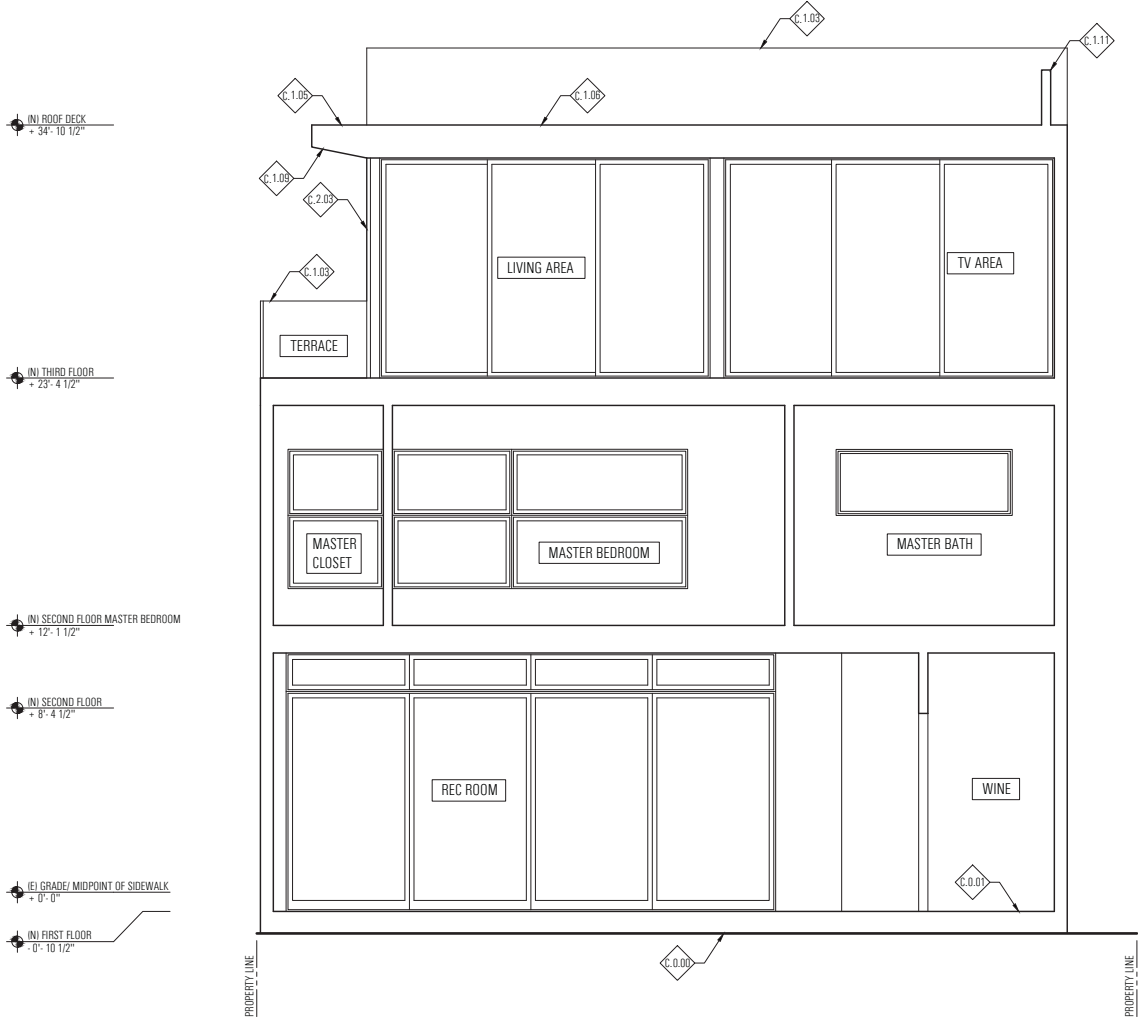
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SET 08.24.15

PROPOSED SECTIONS
REVISION 02.10.15

A3.6

DATE 08.24.15
SCALE AS NOTED
DRAWN DK, CW, GS

1413



PROPOSED NORTH-SOUTH SECTION
1/4" = 1'-0"

1
A3.7

WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
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- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH WOOD STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- INTERIOR STAIR, MIN 10" RUN, MAX 7.75" RISE. WITH STEEL STRUCTURE, HARDWOOD TREADS AND RISERS. STEEL HANDRAIL ON ONE SIDE, 36" HIGH
- NOT USED
- 42" HIGH FRAMELESS TEMPERED GLASS GUARDRAIL
- 42" HIGH 1-HR FIRE-RATED GUARDWALL WITH 2x6 WOOD FRAMING AND 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING BOTH SIDES AND TOP.
- 1 HR FIRE-RATED LOW-SLOPE UNOCCUPIED ROOF WITH BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 1 HR FIRE-RATED LOW-SLOPE ROOF TERRACE WITH PORCELAIN TILE OVER MORTAR OVER BUILT-UP CLASS-A OR B ROOFING, 1 1/2" PLYWOOD, WOOD FRAMING AND 3/4" TYPE-X GYP. BD. AT CEILING. WITH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER
- 3/4" TYPE-X GYPSUM WALLBOARD AT CEILING
- STAINED WOOD SOFFIT TO MATCH SIDING
- INTEGRAL COLOR STUCCO FASCIA AND CANTED EAVE
- 30" HIGH SOLID GUARDWALL WITH STAINED WOOD SIDING AND 12" HIGH FRAMELESS TEMPERED GLASS RAIL ABOVE.
- 30" HIGH SOLID PARAPET WALL

- EXTERIOR BRONZE ANODIZED ALUMINUM WINDOW UNIT W/ PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM SLIDING DOOR UNIT W/PAINTED WOOD TRIM
- EXTERIOR BRONZE ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR CLEAR ANODIZED ALUMINUM WINDOW UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM SLIDING DOOR UNIT SET 2" BACK IN OPENING WITH STUCCO RETURN AND ALUMINUM SILL
- EXTERIOR CLEAR ANODIZED ALUMINUM BREAK PANEL BETWEEN WINDOW UNITS
- EXTERIOR PAINTED FLUSH WOOD DOOR
- EXTERIOR PAINTED UPWARD-ACTING SECTIONAL AUTOMATIC FLUSH WOOD GARAGE DOOR, 12' WIDE
- INTERIOR DOOR
- 20 MIN FIRE-RATED SOLID-CORE INTERIOR DOOR WITH SELF-CLOSER AND SMOKE GASKET BETWEEN GARAGE AND LIVING SPACE
- MOTORIZED OPERABLE SLIDING SKYLIGHT FOR ACCESS TO ROOF TERRACE
- KITCHEN WITH CABINETS, COUNTERS, APPLIANCES AND FIXTURES
- LAUNDRY ROOM WITH NEW WASHER & DRYER. NEW CABINETS. VENT AS REQUIRED
- BATHROOM WITH NEW FIXTURES AND FINISHES.
- POWDER ROOM WITH NEW FIXTURES AND FINISHES.
- BUILT-IN CABINET
- BUILT-IN PANTRY CABINETS
- BUILT-IN BENCH
- BUILT-IN WINE STORAGE SYSTEM
- NEW HARDWOOD FLOORING
- NEW TILE FLOORING
- NEW CONCRETE FLOORING
- RADIANT HEATING SYSTEM WITH BOILER
- WATER HEATER
- TRENCH DRAIN AT GARAGE DOOR
- LAUNDRY CONNECTIONS AT MASTER CLOSET
- NOT USED
- ELEVATOR
- PHOTOVOLTAIC PANELS

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f: 415. 318.8638

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1783 NOE STREET
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PLANNING REVISION
SET 08.24.15

PROPOSED SECTIONS
REVISION 02.10.15

A3.7

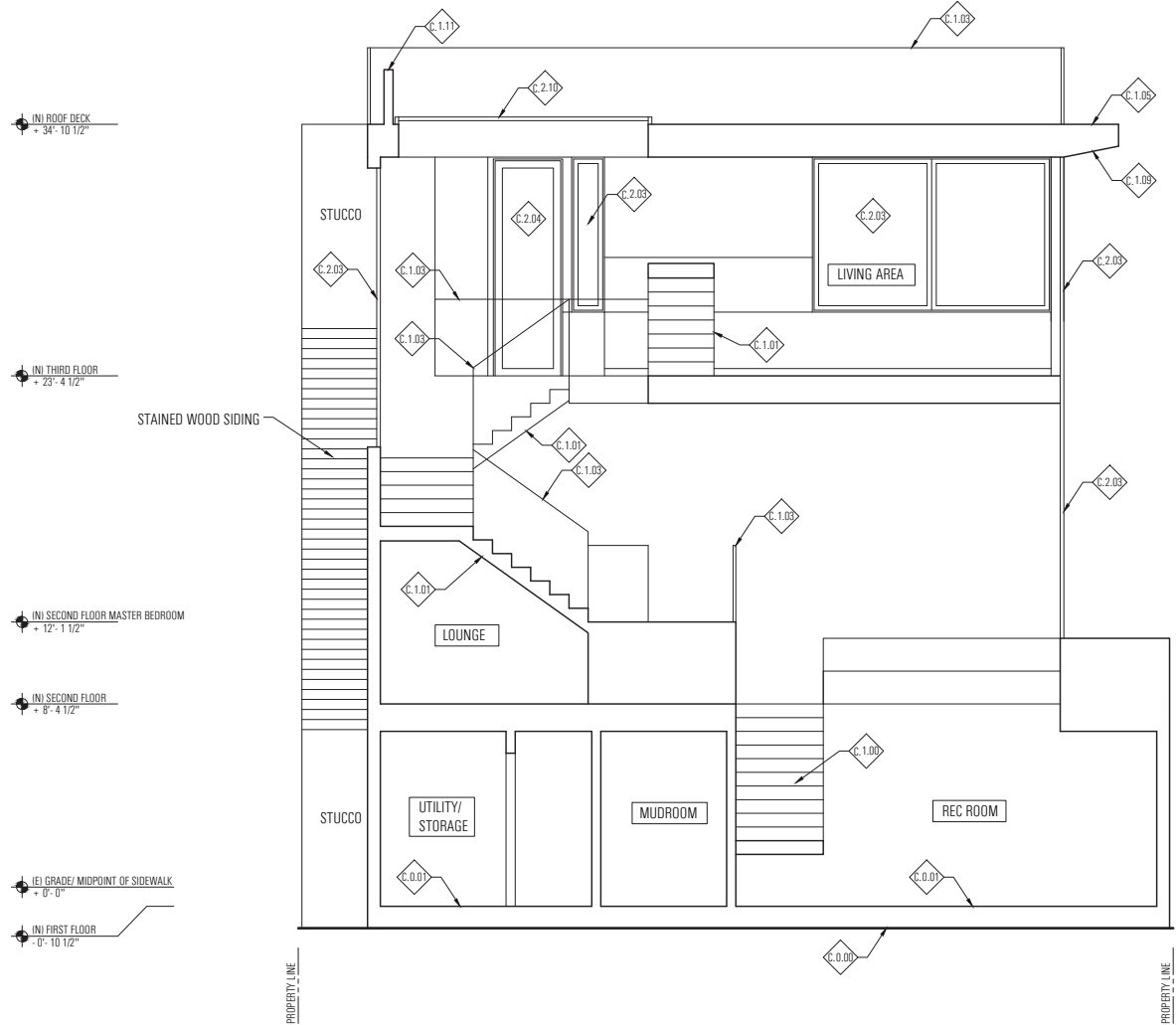
DATE 08.24.15
SCALE AS NOTED
DRAWN DK, CW, GS

NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
13R

PROPOSED NORTH-SOUTH SECTION

1/4" = 1'-0"

1
A3.8



WALL TYPES

- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ 7/8" INTEGRAL COLOR STUCCO, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR 1 HOUR FIRE-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER 3/4" TYPE-X GYP SHEATHING, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- EXTERIOR NON-RATED 2x6 WOOD STUD WALL W/ STAINED 1x6 V-GROOVE WOOD SIDING, OVER BUILDING PAPER, OVER PLYWD SHEATHING, OVER FRAMING W/ BATT INSULATION, WITH 5/8" TYPE-X GYP. BD. INTERIOR
- INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.

CONSTRUCTION SHEET NOTES

- CONCRETE FOUNDATIONS S.S.D
- CONCRETE SLAB, SSD
- PERMEABLE PAVER DRIVEWAY
- CONCRETE TERRACE OR WALK
- CONCRETE STAIRS PER CBC 1009.4: MIN 10" RUN, MAX 7.75" RISE, NOSING NOT LESS THAN .75" BUT NOT MORE THAN 1.25". NEW GUARDRAIL ON ONE SIDE, 42" ABOVE TREAD NOSING. 36" HIGH HANDRAIL WHERE REQUIRED.
- CONCRETE RETAINING WALL
- PAINTED WOOD FENCE
- PRECAST CONCRETE PLANTER
- SEE LANDSCAPE PLAN FOR ALL LANDSCAPE MATERIALS AND DETAILS
- SEE WALL-TYPE LEGEND ABOVE FOR ALL WALL TYPES AND SPECIFICATIONS
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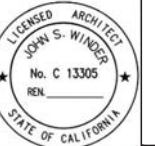
PLANNING REVISION
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SCALE AS NOTED
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NEW DESIGN-BUILD
SPRINKLER SYSTEM UNDER
SEPARATE PERMIT PER NFPA
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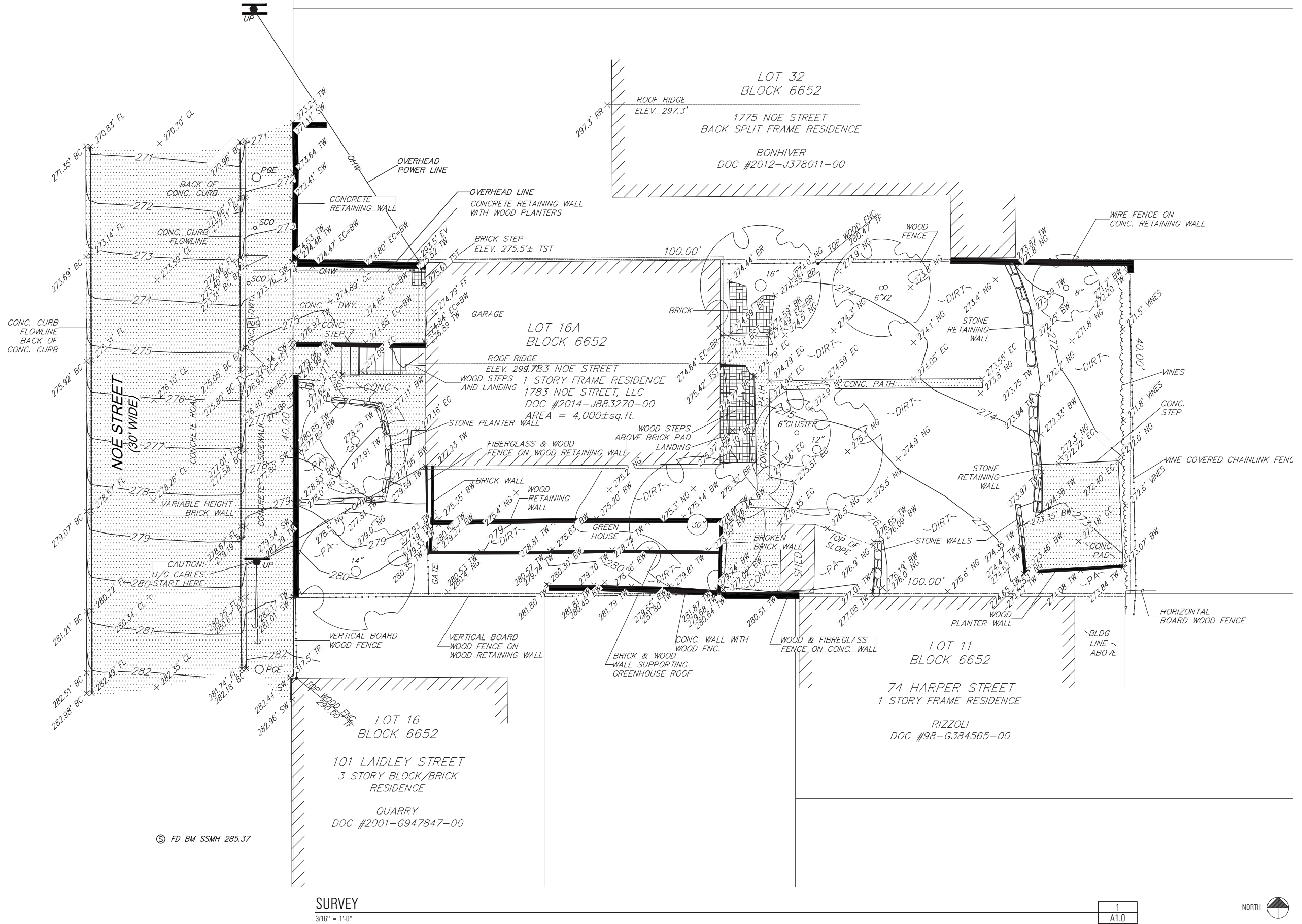
PLANNING REVISION
SET 08.24.15

SURVEY
REVISION 02.10.15

1.0

DATE	08.24.15
SCALE	AS NOTED
DRAWN	DK, CW, GG

13





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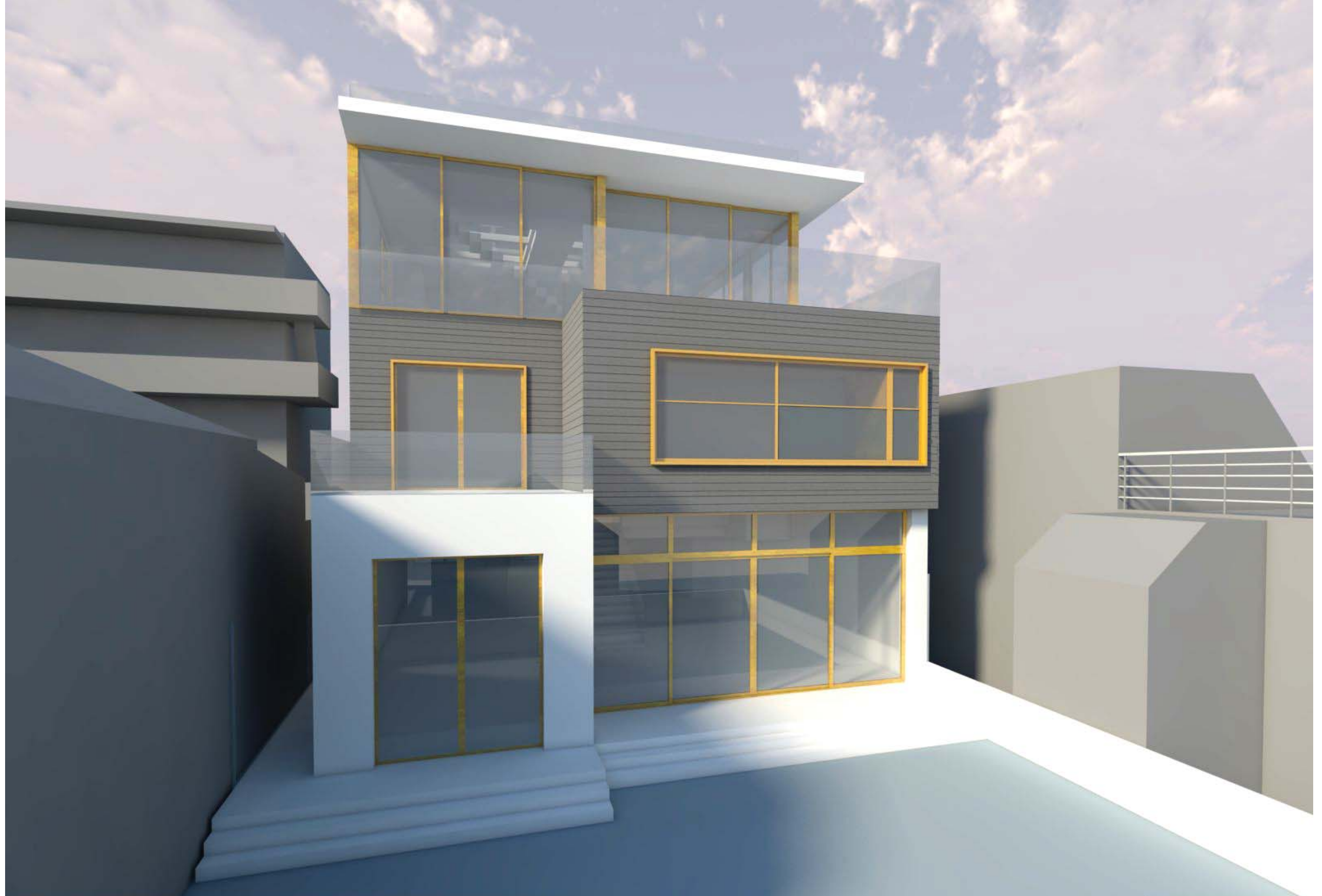
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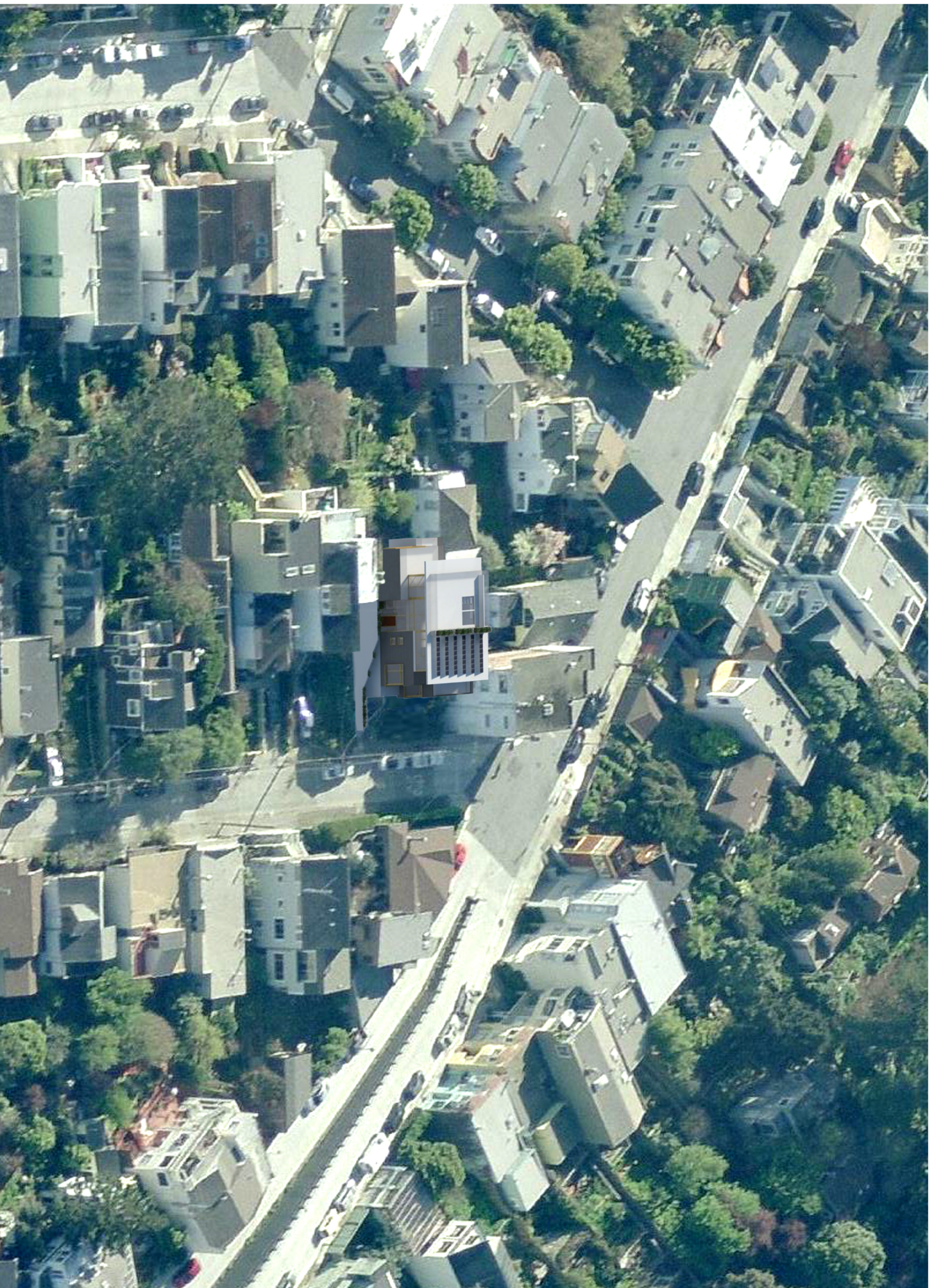


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