SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use / Residential Demolition

HEARING DATE: JUNE 22, 2017;
CONTINUED FROM NOVEMBER 10, 2016

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Date:	June 15, 2017
Case No.:	**2015-002653CUA**
Project Address:	**1016 DE HARO STREET**
Zoning:	RH-2 (Residential – House, Two Family) Zoning District 40-X Height and Bulk District
Block/Lot:	4159/004
Project Sponsor:	Marc Dimalanta, D-Scheme Studio 222 8th Street San Francisco, CA 94103
Staff Contact:	Esmeralda Jardines – (415) 575-9144 esmeralda.jardines@sfgov.org
Recommendation:	Approval with Conditions

PROJECT DESCRIPTION

The proposal is to demolish an existing vacant & unsound one-story-over-basement single-family dwelling with a rear accessory structure, and to construct a new four-story over-basement, 40 foot tall, two-family dwelling. The existing lot is down-sloping, 25 feet wide and 100 feet deep. The proposed building will have a 4th floor setback of 17 feet, and a 25 foot rear yard at the first and basement levels. At the rear, setbacks increase with upper levels. The project contains two Class 1 bicycle parking spaces, and three off-street automobile parking spaces. The project is not seeking any exceptions or variances from the Planning Code.

The project requires Conditional Use Authroziation pursuant to Planning Code Section 317(d) to demolish a dwelling unit. This report includes findings for a Conditional Use Authorization in addition to the Demolition Criteria established in Planning Code Section 317.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	3
Number Of Existing Bedrooms	3	Number Of New Bedrooms	9
Existing Building Area	±1,705 Sq. Ft.	New Building Area	±6,820 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of De Haro Street, between 22nd and 23rd Streets, Lot 004 in Assessor's Block 4159. The subject lot is down-sloping, with dimensions of 25 feet wide and 100 feet deep, with an area of approximately 2,495 square feet. The property contains an approximately 16-foot tall, one-story-over-basement single-family dwelling of 1,442 gross square feet, constructed circa 1915. The accessory structure at the rear is 263 square feet, and appears to be last used as a bathhouse. Currently, both structures on the property are vacant. The dwelling has been determined to be unsound, with an upgrade cost exceeding 50% of the replacement cost.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Potrero Hill neighborhood, which is generally considered to be bordered by 16th Street to the north, Cesar Chavez Street to the south, Highway 101 to the west, and the bay waterfront to the east. The Property is located on a block that is zoned RH-2, as are the adjacent blocks. The residences on the subject block between 22nd and 23rd streets range from single-family to four-family dwellings constructed between 1900 and 1986 in a mix of architectural styles and materials. Building heights are generally two to four stories, with a mix of raised and ground floor entrances. They are modest structures with restrained levels of ornamentation. The adjacent property to the south is improved with a two-story, single-family dwelling that was constructed in 1929, followed by a four-story, three-family dwelling two properties to the south. The adjacent property to the north contains a two-story, four-family dwelling constructed in 1910, followed by a four-story two-family dwelling two properties to the north. There are no known historic resources on the subject block along Kansas Street. On the east side of De Haro Street, the architectural style is also mixed, and generally two to three stories over garage in height.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 2, 2017	May 31, 2017	22 days
Posted Notice	20 days	June 2, 2017	June 2, 2017	20 days
Mailed Notice	20 days	June 2, 2017	June 2, 2017	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

To date, the Department has received public comment on the project. Many letters of opposition have been forwarded to the Department and have been included in the Planning Commission packets. Members of the public in opposition to the project have stated a desire for a reduction of the proposed massing, size as well as removing the proposed fourth story in its entirety. Further, concerns have been expressed about the adequacy of the Soundness Reports.

ISSUES AND OTHER CONSIDERATIONS

- Project: The project will demolish an existing vacant & unsound three-bedroom single-family dwelling. The dwelling is currently vacant, and the Planning Department has found no evidence of a second dwelling unit on-site. The new construction will result in one net new unit, bringing the property to the maximum permitted density of two dwelling units.
- Continuance: On November 10th, 2016, the Commission continued the Request for Conditional Use Authorization to January 26th, 2017 and has subsequently been continued to June 22nd, 2017, with direction to the Project Sponsor to provide a written explanation for the design rational and programming of the building (with attention to off-street parking and the 4th floor with deck), and direction to department staff to include the soundness report in the Commission packet. Since then, the Project Sponsor has provided a supplemental response to the Commission's concerns, a reformatted soundness, and minor revisions to the plans.
- Revisions: The revised proposal is primarily the same, with minor revisions to parking and decks. The amount of off-street parking has been reduced from four parking spaces to three parking spaces. The 4th floor deck has been removed, and the 4th floor setback will not be used as private open space.
- Soundness: The Department has reviewed the soundness reports and concurs with the determination by the consultant that the existing building is unsound.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the demolition of a dwelling unit and a rear accessory structure within an RH-2 Zoning District, pursuant to Planning Code Sections 303 and 317(d).

BASIS FOR RECOMMENDATION

- The Project will remove an unsound vacant dwelling-unit.
- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units.
- 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.

- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on-site, and several of the surrounding properties reflect this ability to accommodate the maximum density. The Project is therefore an appropriate in-fill development.
- 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.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	**Approval with Conditions.**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial & Site Photographs
Environmental Evaluation / Historic Resources Evaluation
Reduced Plans & Color Rendering
Use Diagram
Pre-Application Packet/Community Outreach
Soundness Reports: McCluskey Engineering and Bonza Engineering, Inc.
Bonza Engineering, Inc. Test Pit Letter
Project Sponsor's Letter to Planning Commission
Letters of Opposition

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Context Photos
- ☒ Site Photos
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Project sponsor submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility

  3-D Renderings (new construction or significant addition)
  - ☒ Check for legibility
- ☐ Health Dept. review of RF levels
- ☐ RF Report
- ☐ Community Meeting Notice
- ☒ Environmental Determination

Exhibits above marked with an "X" are included in this packet _____EJ_____

Planner's Initials

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)
☐ Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)
☐ First Source Hiring (Admin. Code)
☐ Child Care Requirement (Sec. 414)
☐ Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 317(D) OF THE PLANNING CODE TO DEMOLISH A ONE-STORY SINGLE FAMILY DWELLING WITH A REAR ACCESSORY STRUCTURE, AND CONSTRUCT A FOUR STORY-OVER-BASEMENT, TWO-FAMILY DWELLING WITHIN AN RH-2 (RESIDENTIAL – HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 23, 2016, Marc Dimalanta of D-Scheme Studio (Project Architect) for Quach Charles (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a one-story single family dwelling with a rear accessory structure, and to construct a four-story-over-basement two-family dwelling at 1016 De Haro Street within an RH-2 (Residential – House, Two Family) Zoning District and a 40-X Height and Bulk District.

On August 26, 2015, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2015-002653ENV. The Commission has reviewed and concurs with said determination.

On November 10, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-002653CUA. At this hearing, the Planning Commission continued the item to January 26, 2017. Subsequently, the Commission continued this item to the public hearings on February 23, 2017, April 27, 2017, and finally June 22, 2017..

The Planning Commission Secretary is the custodian of records, located in the File for Case No. 2015-002653CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-002653CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. **Project Description**. The proposal is to demolish an existing one-story-over-basement single-family dwelling with a rear accessory structure, and construct a new four-story over-basement, 40 foot tall, two-family dwelling. The existing lot is down-sloping, 25 feet wide and 100 feet deep. The proposed building will have a 4th floor setback of 17 feet, and a 25 foot rear yard at the first and basement levels. The project contains two Class 1 bicycle parking spaces, and three off-street automobile parking spaces.

3. **Site Description and Present Use.** The subject property is located on the west side of De Haro Street, between 22nd and 23rd Streets, Lot 004 in Assessor's Block 4159. The subject lot is down-sloping, with dimensions of 25 feet wide and 100 feet deep, with an area of approximately 2,495 square feet. The property contains an approximately 16-foot tall, one-story-over-basement single-family dwelling of 1,442 gross square feet, constructed circa 1915. The accessory structure at the rear is 263 square feet, and appears to be last used as a bathhouse. Currently, both structures on the property are vacant. The dwelling has been determined to be unsound, with an upgrade cost exceeding 50% of the replacement cost.

4. **Surrounding Properties and Neighborhood.** The subject property is located in the Potrero Hill neighborhood. The subject property is located on a block that is located within the RH-2 Zoning District, as are the adjacent blocks. The residences on the subject block between 22nd and 23rd streets range from single-family to four-family dwellings constructed between 1900 and 1986 in a mix of architectural styles and materials. Building heights are generally two to four stories, with a mix of raised and ground floor entrances. They are modest structures with restrained levels of ornamentation. The adjacent property to the south is improved with a two-story, single-family dwelling that was constructed in 1929, followed by a four-story, three-family dwelling two properties to the south. The adjacent property to the north contains a two-story, four-family dwelling constructed in 1910, followed by a four-story two-family dwelling two properties to the north. There are no known historic resources on the subject block along Kansas Street. On the east

side of De Haro Street, the architectural style is also mixed, and generally two to three stories over garage in height.

5. Public Comment. The Department has received several comments in opposition to the proposal; letters in opposition to the Project have been included in the Planning Commission packet. Members of the public in opposition to the project have stated a desire for a reduction of the proposed massing, size as well as removing the proposed fourth story in its entirety. Further, concerns have been expressed about the adequacy of the Soundness Reports.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-2 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the Project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion; please see below.

B. **Front Setback.** Planning Code Section 132 states that the minimum front setback shall be based on the average of adjacent properties or a Legislated Setback.

The average front setback of the two adjacent buildings is 1 foot; therefore, the front setback requirement for the proposed building is 1 foot. The Project proposes a 1 foot front setback; thus, the Project complies with Planning Code Section 132.

C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by averaging of the adjacent rear building walls. When averaging, the minimum rear yard allowed is 25%, but in no case less than 15 feet, and shall be provided at the ground level. Permitted projections into the rear yard are also permitted per Planning Code Section 136, such as a two-story addition projecting up to 12 feet into the rear yard with 5 foot side setbacks on each side for the length of the projection.

The subject property is 100 feet deep; and the average rear yard depth of the adjacent neighbors is 36 feet 10 inches; therefore, the rear yard requirement is 36 feet 10 inches. The proposal provides a code-complying projection into the rear yard that is 11 feet 10 inches deep, two stories in height, and with 5 foot side setbacks for the length of the projection, which conforms to the permitted obstructions outlined in Planning Code Section 136. The Project complies with the rear yard requirements.

D. **Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or 166 square feet of common usable open space.

The Project provides access to the rear yard area for the lower level unit, and access to a private roof deck for the upper level unit. The private open space areas for all units exceed the 100 square feet required; therefore, the Project provides code-complying open space for all dwelling units.

E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley, at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

All units have direct exposure to the street or a code-complying rear yard. The lower unit faces the code-complying rear yard, and one unit faces both De Haro Street and the rear yard.

F. **Off-Street Parking**. Planning Code Section 151 requires one parking space for each dwelling unit, and allows a maximum of four spaces when two are required.

As the Project provides two dwelling units, two automobile parking spaces are required. The Project proposes three automobile spaces. The project is permitted an additional two parking spaces above the required amount as accessory off-street parking. 1016 De Haro Street is proposing three when a maximum of four are permitted and thus, the Project complies with Planning Code Section 151.

G. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit.

The Project is required to provide two Class 1 bicycle parking spaces. The Project proposes two Class 1 bicycle parking spaces at the ground level.

H. **Height**. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RH-2 Zoning Districts, height is measured at the center of the building starting from curb to a point of 40 at the front setback.

The existing building height is approximately 16 feet. The Project will construct a four-story two-family dwelling that is 40 feet at the street front, and thereby complies with the Planning Code and the Height and Bulk District.

I. **Child Care Requirements for Residential Projects**. Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a building that results in one net new dwelling. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

J. **Eastern Neighborhood Infrastructure Impact Fees**. Planning Code Section 423 is applicable to any development project that results in the new residential use over 800 gross square feet.

The Project includes new residential development over 800 gross square feet. Excluding the square footage dedicated to the accessory parking spaces, this use is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the Project is compatible with the immediate neighborhood. The proposal demolishes an existing dwelling unit and a rear accessory structure, but increases the density of the property in a code-complying design-sensitive manner. Housing is a top priority for the City of San Francisco, and the construction of new family-sized housing is necessary and desirable for the immediate neighborhood and larger community.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project includes a three-story massing along the street with a fourth floor setback, which is appropriate given the two- to-four-story context of the surrounding neighborhood. In addition to the front and side setback at the top level, the proposed building provides rear setbacks, all which help to sculpt the building to minimize impacts and remain compatible with the neighborhood's numerous two- to-four-story buildings.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Although the Planning Code requires two off-street parking spaces for the proposed dwelling units, the addition of two Class 1 bicycle parking spaces provides for alternative means of transit. As the Project adds only one net dwelling unit, and provides four off-street parking spaces, the general scale of this project is not expected to impact accessibility or traffic patterns.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project proposes a 1 foot front setback along the De Haro Street frontage; thus, the Project complies with Planning Code Section 132 as well as the associated landscaping and permeability requirements therein.

C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed project is consistent with the stated purpose of the RH-2 Zoning District and brings the property to a maximum dwelling unit density permitted by the District.

8. **Plannig Code Section 317(d)** requires the Planning Commission to establish criteria and procedures for determining the soundness of a structure proposed for demolition, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

The Project Sponsor has submitted a soundness report, which demonstrates that the repair cost exceeds 50-percent of the replacement cost for each building proposed to be demolished. In addition, in accordance with the Planning Commission's Residential Demolition Policy in effect prior to adoption of Planning Code Section 317 (effective May, 18, 2008), the project sponsor has demonstrated that both buildings proposed for demolition exceed the 75-percent threshold, which included costs to correct habitability deficiencies resulting from deferred maintenance of the structures.

9. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications for Residential Demolition. On balance, the Project does comply with said criteria in that:

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

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.

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

The existing dwelling is vacant with no known code-violations; however, the building is unsound due to original design deficiencies, per the soundness report prepared by Bonza Engineering, Inc. on April 6, 2017.

iii. Whether the property is an "historical resource" under CEQA;

Although the existing structures are more than 50 years old, a review of the supplemental information resulted in a determination that neither structure is a historical resource.

iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Not applicable. The structures are not historical resources.

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

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing front building is a vacant single-family residence which was previously owner-occupied. The rear building is also vacant and was last used as a bathhouse. The proposed dwelling units will remain owner-occupied.

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

The existing single-family dwelling and rear structure are currently vacant. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 1016 De Haro Street. The Department can confirm that there are no tenants currently living in the dwelling.

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

Although the Project proposes the demolition of an existing unsound dwelling and an accessory structure, the new construction project will result in an additional dwelling unit and a net increase of six bedrooms.

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

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units. The proposed residential development is characteristic of other existing residential buildings located along De Haro Street; one net new dwelling unit would be added to the City's Housing Stock.

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

The Project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit; however, the existing dwelling is also unsound. The project also adds one family-sized dwelling unit and a net addition of 6 bedrooms to the City's Housing Stock.

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

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The proposed residential development is characteristic of other existing residential buildings located along De Haro Street.

xii. Whether the project increases the number of family-sized units on-site;

The Project proposes two opportunities for family-sized housing by creating one four-bedroom dwelling and one five-bedroom dwelling. Currently, the property only contains one unsound three-bedroom dwelling, and an accessory structure thought to be last used as a bathhouse.

xiii. Whether the Project creates new supportive housing;

The Project does not create supportive housing. The Project will be owner-occupied.

xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The proposed mixed-use development is characteristic of other existing residential buildings located along De Haro Street.

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

The Project will increase the number of on-site units from one dwelling unit to two dwelling units.

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

The existing unsound building contains a total of three bedrooms. The Project will contain a total of nine bedrooms.

xvii. Whether or not the replacement project would maximize density on the subject lot; and,

The maximum density for the subject property is two units. The project proposes the new construction of a two-unit building, increasing the existing site density and maximizing the density permitted in the RH-2 Zoning District.

xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The existing single-family dwelling and rear structure are currently vacant. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 1016 De Haro Street. The Department can confirm that there are no tenants currently living in the dwelling.

Regarding unit size and count, the existing dwelling unit has 1,705 square feet of habitable area and three bedrooms. The proposed building contains two units; one with four bedrooms and the second unit with five bedrooms. The new units provide more than the existing square footage and bedroom count.

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

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:
Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The Project proposes demolition of an unsound residential structure containing a three-bedroom single family dwelling, and a rear accessory structure. However, the new construction proposal will result in two units, which will have a net addition of six bedrooms, and thereby contribute to the general housing stock of the city.

OBJECTIVE 3:
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:
Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:
Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:
Preserve "naturally affordable" housing types, such as smaller and older ownership units.

While the project will demolish an existing vacant and unsound dwelling, the new construction project will result in an increase in the density of the property and contributes one net new dwelling unit, a net addition of six bedrooms, to the existing housing stock.

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.

Policy 11.2:
Ensure implementation of accepted design standards in project approvals.

Policy 11.3:
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5:
Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed new construction is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.

URBAN DESIGN

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:
Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The existing street pattern is a mix of predominately two- and three-story buildings, with the occasional four story building. The project proposes new construction that will reinforce the existing pattern at the block face as the building scale is appropriate for the subject block's street frontage. The topography is down-sloping on-site and throughout the immediate neighborhood. The proposed residential development is characteristic of other existing residential buildings located along De Haro Street.

Policy 1.3:
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the ground floor entries of adjacent neighbors in the immediate area. The proposed bay windows and balanced solid to void ratio on the front façade maintains elements of the existing neighbor character, while also designed to add a contemporary feel to the architectural language of the building. The horizontal elements of the front façade are appropriately aligned with adjacent neighbors, while balancing the vertical elements to provide verticality similar to other taller buildings in the neighborhood. The choice to include textured cement plaster as a design material is compatible with the adjacent neighbors and the neighborhood.

OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:
Respect the character of older development nearby in the design of new buildings.

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.13:
Improve pedestrian areas by providing human scale and interest.

The Project provides a recessed entry with a bay window above. The project proposes two new street trees, as adjacent sidewalk currently has no existing street tree. Along the project site, the pedestrian experience will be improved.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

There are no retail uses presently on-site, nor are any proposed.

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

The project is compatible with the existing housing and neighborhood character of the immediate neighborhood. The project proposes a height and scale compatible with the adjacent neighbors, and the project proposes adding an additional unit, which is consistent with the higher density buildings in the neighborhood.

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

The existing single-family dwelling and rear structure are currently vacant and unsound. Although the single-family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, nor any documentation indicating an eviction history nor eviction notices filed at the Rent Board for 1016 De Haro Street. The Department can confirm that there are no tenants currently living in the dwelling.

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

The Project meets the permitted density and bicycle parking requirements of the Planning Code; therefore, the Project is not anticipated to impede transit service or overburden our streets with neighborhood parking.

E. 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.

The existing building is residential; therefore the Project would not impact the service sector. The Project does not include any commercial office development.

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

The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-002653CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth**.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 22, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 22, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a one-story single-family dwelling and a rear accessory structure, and to construct a four-story two-family dwelling, located at 1016 De Haro Street, Lot 004 in Assessor's Block 4159, pursuant to Planning Code Sections 303 and 317(d) within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated June 8, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-002653CUA and subject to conditions of approval reviewed and approved by the Commission on June 22, 2017 under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 22, 2017 under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org .

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than **two** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two (2)** independently accessible off-street parking spaces, and a maximum of three (3) off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

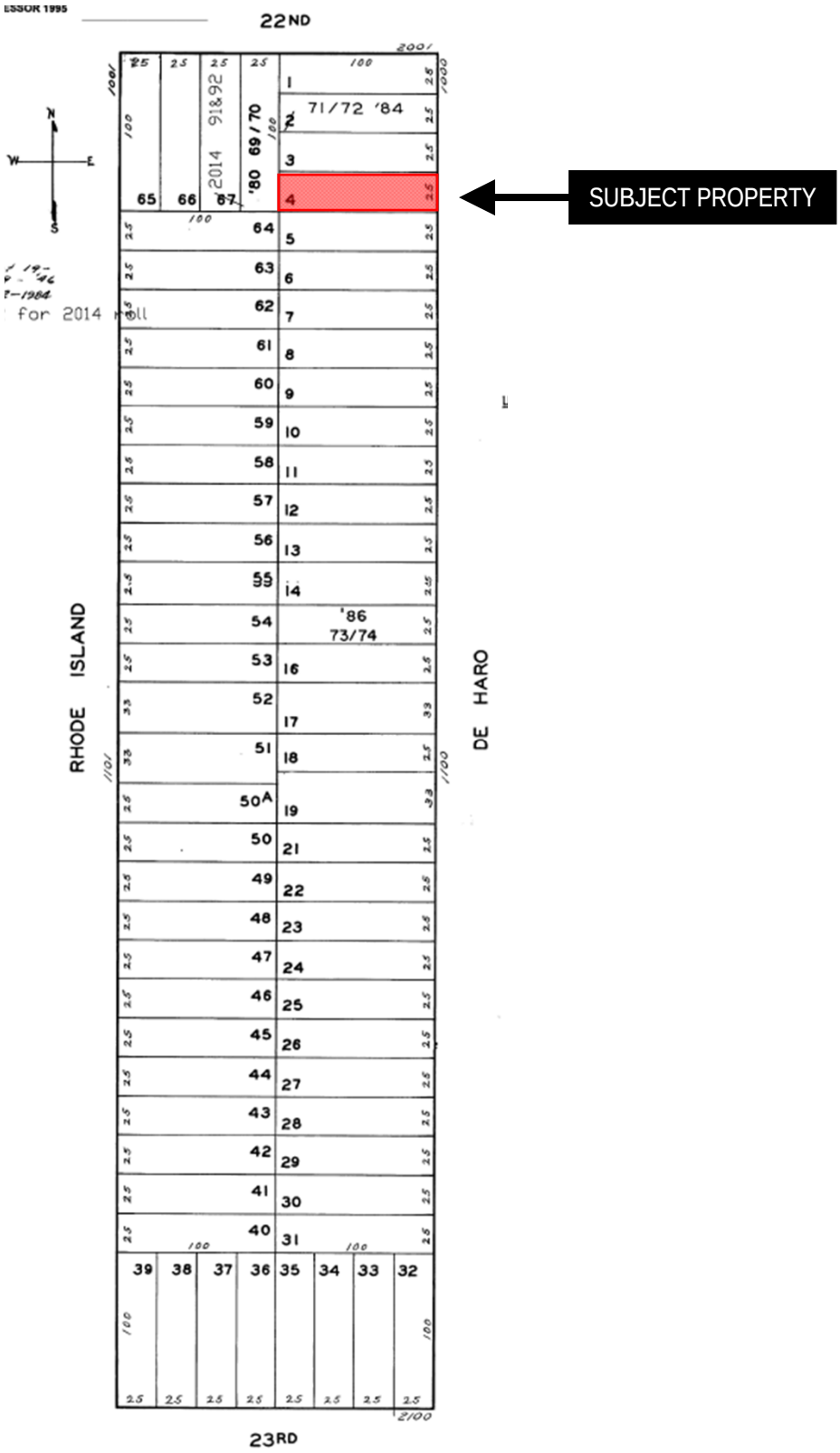
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

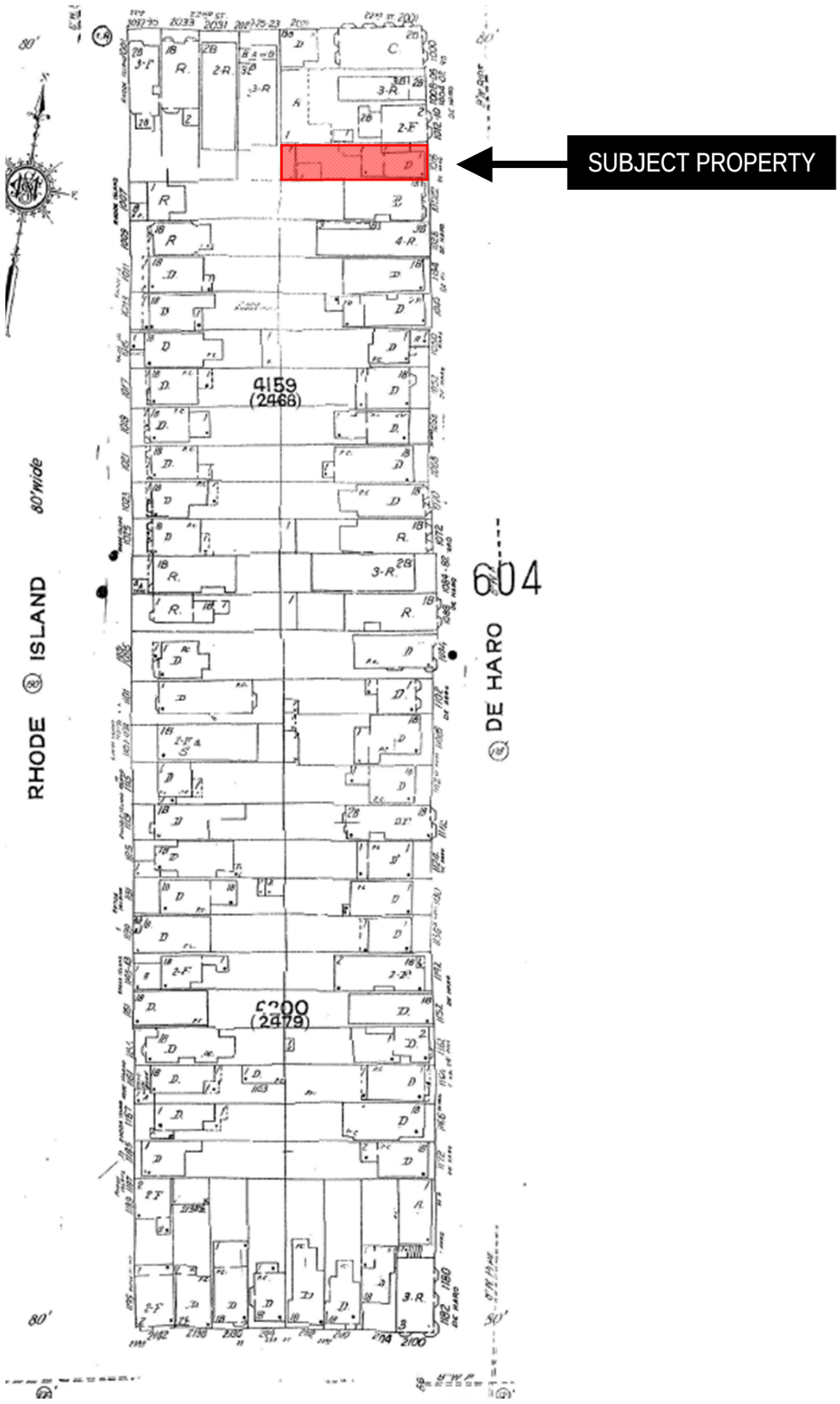
12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017,.http://sfdpw.org/*

Parcel Map



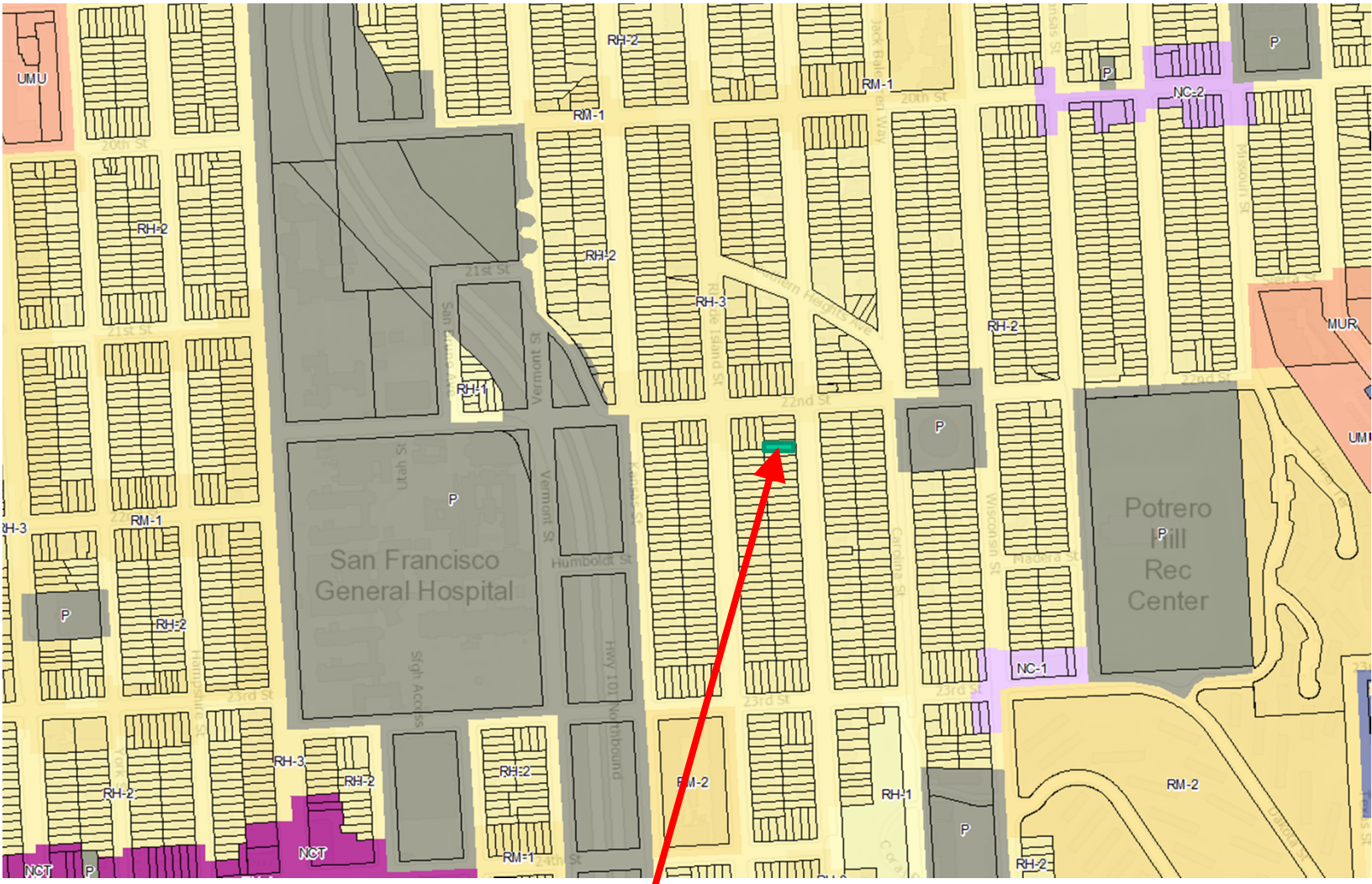
Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street

Sanborn Map*



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

Zoning Map



Conditional Use Authorization Hearing
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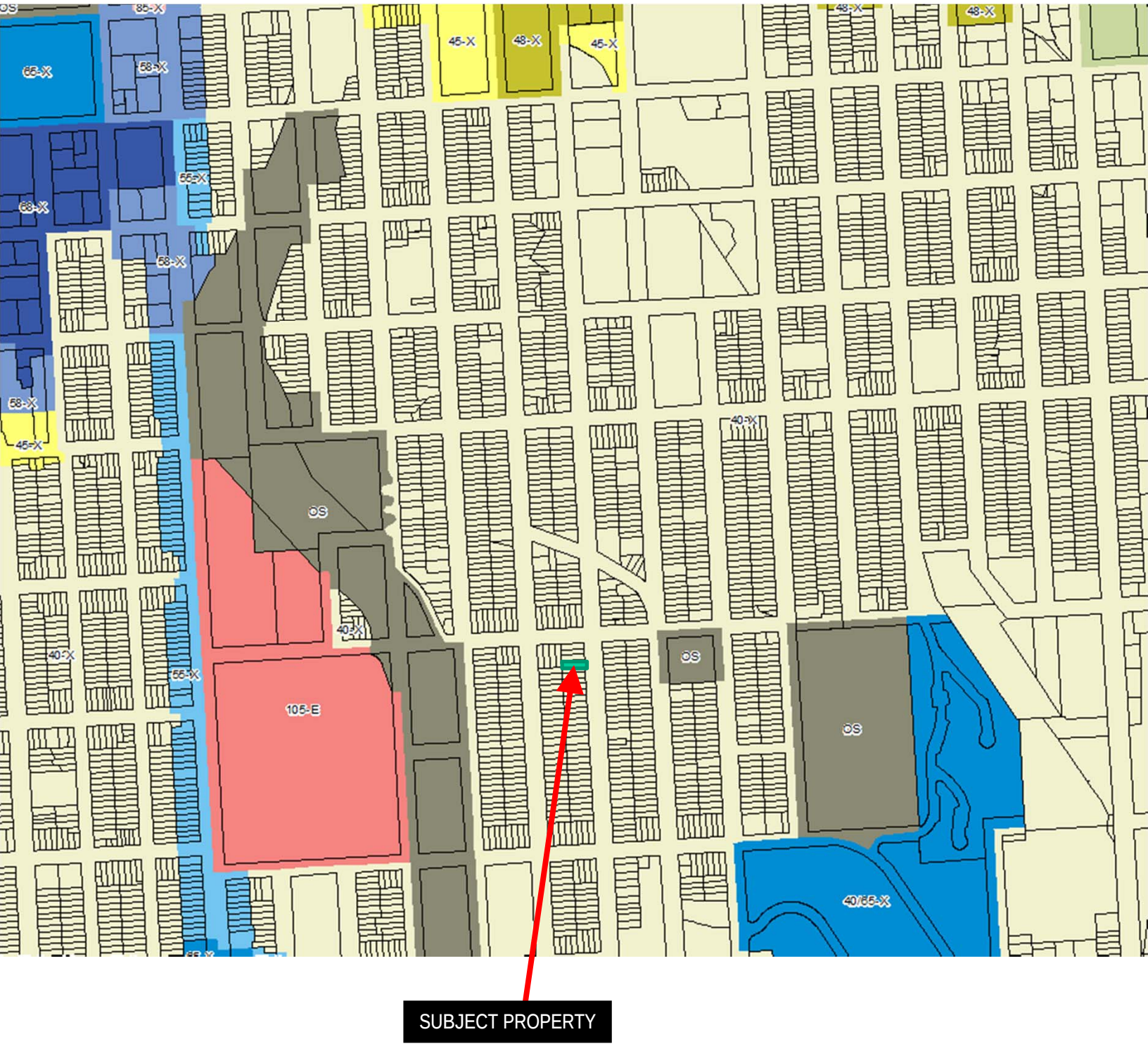
Height and Bulk Map



Conditional Use Authorization Hearing
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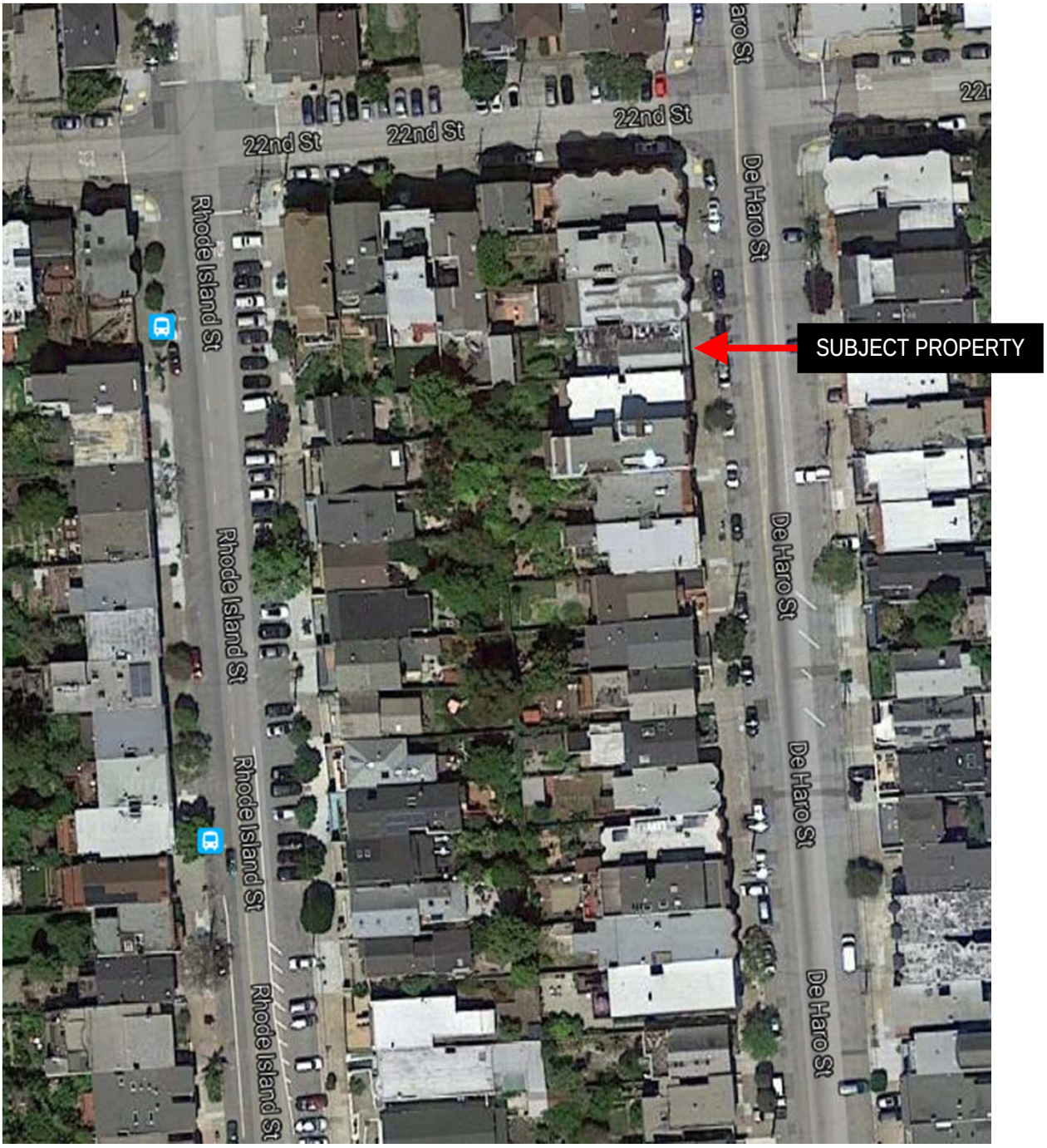
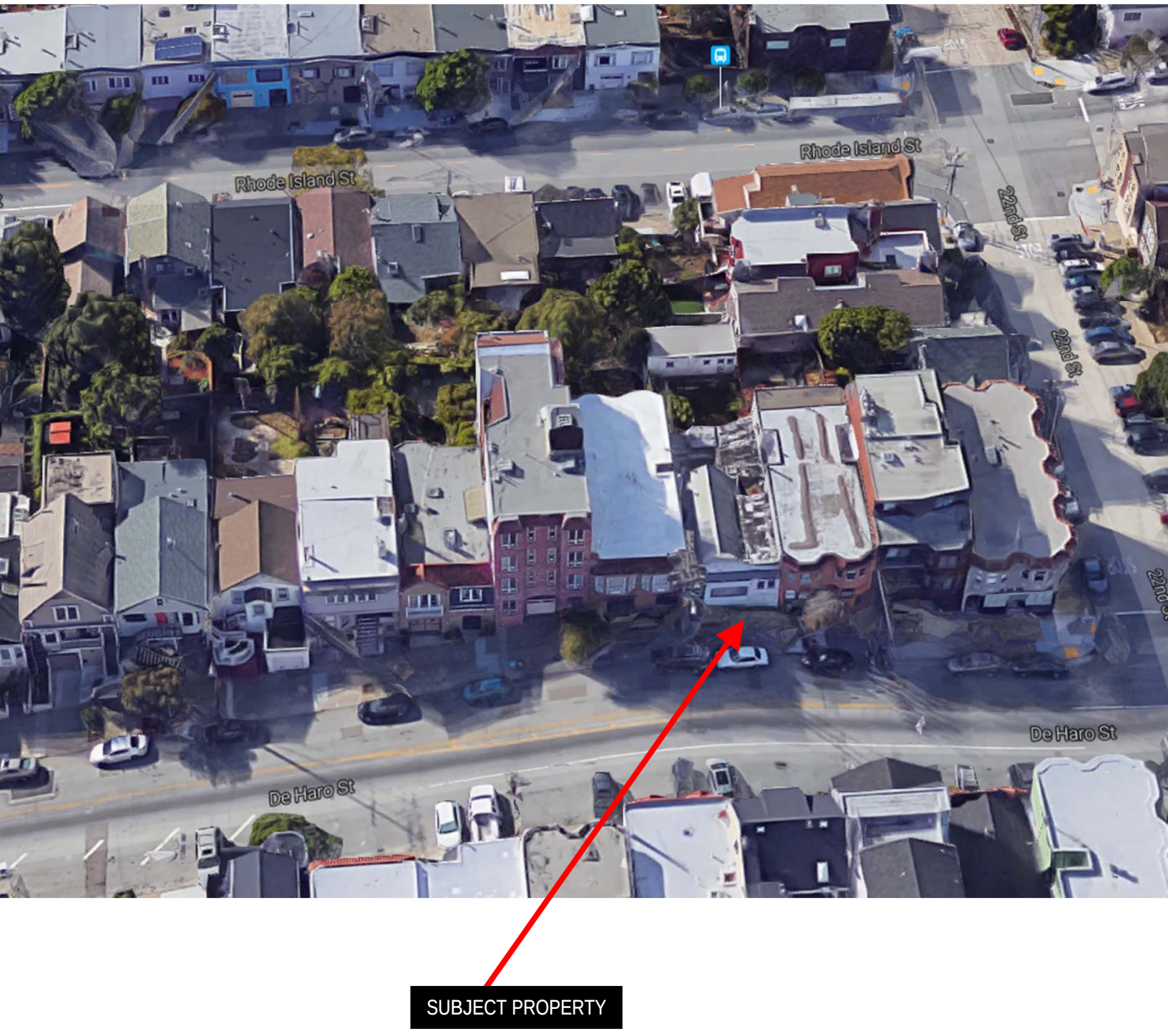
Aerial Photo



Aerial Photo



Aerial Photo

Site Photo

Site Photo

Environmental Evaluation/Historic Resource Evaluation

Conditional Use Authorization Hearing
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1016 De Haro Street

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1016 De Haro St.		4159/004	
Case No.	Permit No.	Plans Dated	
2015-002653ENV	2015.0622.9514	2/27/15	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Demolish an existing one-story, single-family home with one parking space and construct a new four-story, two-family home with a four-vehicle garage.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**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.
☐	**Class**__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**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)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**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. *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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**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?
☑	**Archeological Resources:** 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)*
☐	**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)*
☐	**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)*
☐	**Slope = or > 20%:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☑	**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 Archeo review completed.	

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

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**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.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☑	10. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 8/24/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**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*):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.08.25 14:15:53 -07'00'
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	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:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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~~	8/20/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1016 De Haro Street	
Block/Lot:	Cross Streets:	
4159/004	22nd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-002653ENV

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
(•) CEQA	( ) Article 10/11	( ) Preliminary/PIC	( ) Alteration	(•) Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/27/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation prepared by Johanna Street (dated May 14, 2015). Proposed project: demolition and construction of a new 4-story 2-family residence.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	( ) Yes	(•) No *	( ) 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:	( ) Yes (•) No	Criterion 1 - Event:	( ) Yes (•) No
Criterion 2 -Persons:	( ) Yes (•) No	Criterion 2 -Persons:	( ) Yes (•) No
Criterion 3 - Architecture:	( ) Yes (•) No	Criterion 3 - Architecture:	( ) Yes (•) No
Criterion 4 - Info. Potential:	( ) Yes (•) No	Criterion 4 - Info. Potential:	( ) Yes (•) No
Period of Significance:		Period of Significance:	
		( ) Contributor	( ) Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment:	○ Yes	◉ No	
Needs More Information:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	◉ Yes	○ No	

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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Johanna Street (dated May 14, 2015) and information found in the Planning Department files, the subject property at 1016 De Haro Street contains two buildings: a one-story hip and shed-roofed wood frame building constructed in a Vernacular tradition in 1915 (this building was originally constructed as a store and converted to residential use in the 1940s); and a flat-roofed rectangular wood frame building at the rear constructed in ca. 1918 in a vernacular tradition. The rear building appears to have been originally used as a stable. Known major alterations to the property include: alteration of storefront windows (1919), construction of a garage (prior to 1924), extension of the garage (1924), window replacement and interior alterations (1966).

No known historic events occurred at the property (California Register Criterion 1). None of the owners or occupants have been identified as important to history (California Register Criterion 2). The building was not designed by an architect and was constructed in 1915 by the original owner. The subject building is vernacular in character and does embody a particular period or style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Potrero Hill neighborhood. This area of Potrero Hill was first settled by Russians of the Molokan faith in the early 20th century. The subject block exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically, culturally or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Smata	8/24/2015

Historical Resource Evaluation Report
1016 De Haro Street, San Francisco, CA

May 14, 2015

Prepared for Charles Quach

Prepared by Johanna Street, Architect
311 Leland Avenue, Menlo Park, CA 94025

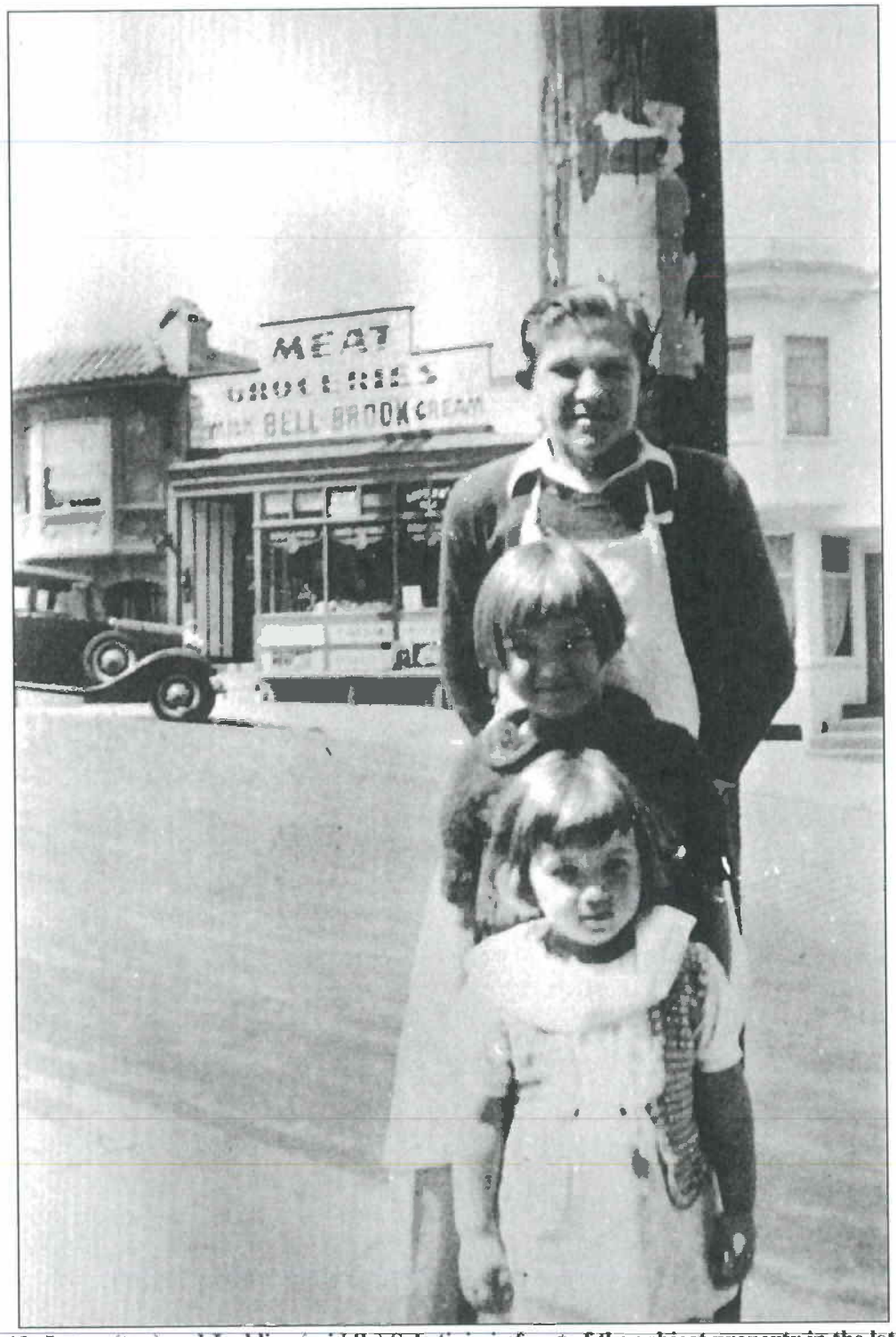


Figure 12: James (top) and Jackline (middle) Schetinin in front of the subject property in the late 1930s[7]

[7] Linenthal, P. and Johnston, A. (2009). *Potrero Hill*. San Francisco: Arcadia, p. 95.

Reduced Plans & Color Rendering

Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street

SAN FRANCISCO
PLANNING DEPARTMENT

GENERAL NOTES

1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF BURLINGAME AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.
11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED - CONFIRM W/ THE CITY OF BURLINGAME RECYCLING SPECIALIST.
12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.
13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL.
14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.
16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.
17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTORS WORK.
19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.
20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.
21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.
22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.
23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED & SANDED SMOOTH.
24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCHT'. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC.
25. DIMS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.
26. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.
27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.
28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS.
29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.
32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.
33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
34. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.

SYMBOL LEGEND

- NORTH ARROW
- COLUMN LINE/GRID LINE
- MATCH LINE
- WORK POINT CONTROL POINT OR DATUM POINT
- CENTER LINE (DIMENSION LINE)
- PROPERTY LINE
- ELEVATION — ELEVATION NUMBER — SHEET NUMBER
- SECTION — SECTION NUMBER — SHEET NUMBER
- DETAIL — DETAIL NUMBER — SHEET NUMBER
- ENLARGED DETAIL — DETAIL NUMBER — SHEET NUMBER
- INTERIOR ELEVATION — ELEVATION GROUP NUMBER — SHEET NUMBER — ELEVATION DESIGNATION
- FINISH MATERIAL
- ROOM NAME — ROOM NUMBER
- SHEET NOTES
- APPLIANCE REFERENCE NO.
- CEILING HGT.-REFLECTED CEILING PLAN
- REVISION
- DOOR SYMBOL
- (N) DOOR & DOOR FRAME
- WINDOW MARK — SEE WINDOW SCHEDULE
- PARTITION TYPE
- ALIGNMENT SYMBOL
- +153.96' NEW SPOT ELEVATION
- (E)+150.00' EXISTING SPOT ELEVATION
- FLUOR. LT. FIXT. (SURFACE MOUNTED) S.E.D.
- FLUOR. RECESSED LIGHTING: S.E.D.
- FLUOR. WALL SCONCE: S.E.D.
- SUSPENDED PENDANT LIGHT: S.E.D.
- WALL OUTLET DUPLEX
- WALL OUTLET FOURPLEX
- TELEPHONE/FAX/MODEM OUTLET
- NETWORK CABLE OUTLET
- EXHAUST FAN/LIGHT
- EXHAUST FAN/HEAT/LIGHT
- SWITCH
- OCCUPANCY SENSOR, WALL MOUNTED
- GAS LINE
- WATER LINE

NOTE: SOME OF THE ABOVE SYMBOLS MAY NOT HAVE BEEN USED FOR THIS PROJECT.

ABBREVIATIONS

℄	PROPERTY LINE
|	CHANNEL
&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
//	PARALLEL
ABV.	ABOVE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
A.C.	ASPHALTIC CONCRETE
BAL.	BALANCE
BAS.	BASEMENT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BOTH.	BOTH
BSMT.	BASEMENT
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CL.	CLEAR
CLR.	CLEAR
CLRM.	CLASSROOM
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMPT.	COMPACTOR
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEFLECT.	DEFLECTION
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.I.	DRAIN INLET
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRICAL WATER COOLER
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.BKT.	FIRE BLANKET
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.P.	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.R.	FIRE RETARDENT
FRZ.	FREEZER
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDICAPPED
HD.	HAND
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.	HANGER STRIP
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LNDG.	LANDING
L.P.	LOW PARTITION
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.F.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULAR
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER(DIM.)
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OFF.	OFFICE
O.F.S.	OUTSIDE FACE OF STUD
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.I.P.	POURED IN PLACE
PL.	PLATE
PLN.	PLAN
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTABLE
P.T.S.	PNEUMATIC TUBE SYSTEM
Q.T.	QUARRY TILE
(RE)	RELOCATED EXISTING
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RESID.	RESIDENTIAL
RESIL.	RESILIENT
R.F.P.	REINFORCED FIBERGLASS PANELS
REGTR.	REGISTER
R.H.	ROBE HOOK
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DWGS.
SCHED.	SCHEDULE
SCRN.	SCREEN
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELEC. DWGS.
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.M.D.	SEE MECH. DWGS.
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
S.P.D.	SEAT PROTECTION DISPENER
SQ.	SQUARE
S.S.D.	SEE STRUCT DWGS.
SST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.&G.	TONGUE AND GROOVE
T.B.	TOWEL BAR
T.B.R.	TO BE REMOVED
TEL.	TELEPHONE
TEMP.	TEMPORARY
TER.	TERRAZZO
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.R.	TRASH RECPTACLE
TRD.	TREAD
T.V.	TELEVISION
T.W.G.	TACKABLE WALL COVERING
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL OR VERTICALLY
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W.	WEST OR WIRE
W./C.	WATER CLOSET
W/H	WATER HEATER
WD.	WOOD
WDW.	WINDOW
WK	WORK
W.O.	WHERE OCCURS
W/O	WITHOUT
WP.	WATERPROOF
W.PT.	WORKING POINT
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
W/	WITH

1016 DE HARO STREET

SAN FRANCISCO, CA 94107

SCOPE OF WORK

- DEMOLITION OF 1-STORY EXISTING HOUSE
- 4-STORY NEW CONSTRUCTION OF TWO FAMILY HOUSE

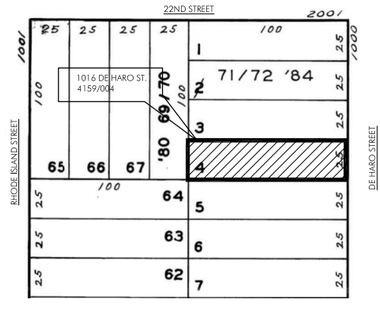
PROJECT TEAM

CLIENT:
CHARLES QUACH
1016 DE HARO STREET
SAN FRANCISCO, CA 94107
CONTACT: CHARLES QUACH
T:650.218.6197

ARCHITECT:
D-SCHEME STUDIO
222 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: MARC DIMALANTA
T: 415.252.0888
F: 415.252.8388

ASSESSOR MAP

NOT TO SCALE



BUILDING DATA

LOCATION:	1016 DE HARO STREET SAN FRANCISCO, CA 94107
BLOCK / LOT NO.:	BLOCK 4159 / LOT 004
NUMBER OF STORIES:	4 STORY
ZONING DISTRICT:	RH-2 RESIDENTIAL HOUSE, TWO FAMILY
BUILDING AREA:	(E) MAIN HOUSE (E) 1,442 G.S.F. (E) BATH HOUSE (E) 263 G.S.F. TOTAL: (E) 1,705 G.S.F.
PARCEL AREA:	(E) 2,495 S.F.
PROPOSED BUILDING AREA:	GROUND FLOOR 1,187 G.S.F. FIRST FLOOR 1,669 G.S.F. SECOND FLOOR 1,676 G.S.F. THIRD FLOOR 1,500 G.S.F. FOURTH FLOOR 788 G.S.F. TOTAL 6,820 G.S.F.
CONSTRUCTION TYPE:	V-B
SCOPE OF WORK:	NEW CONSTRUCTION OF TWO FAMILY HOUSE
APPLICABLE CODES:	2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CFC, 2013 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF SAN FRANCISCO, AND THE CITY OF SAN FRANCISCO MUNICIPAL CODE.

VICINITY MAP

NOT TO SCALE

DRAWING INDEX

1016 DE HARO STREET
SAN FRANCISCO, CA 94107

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.dscheme.com

LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

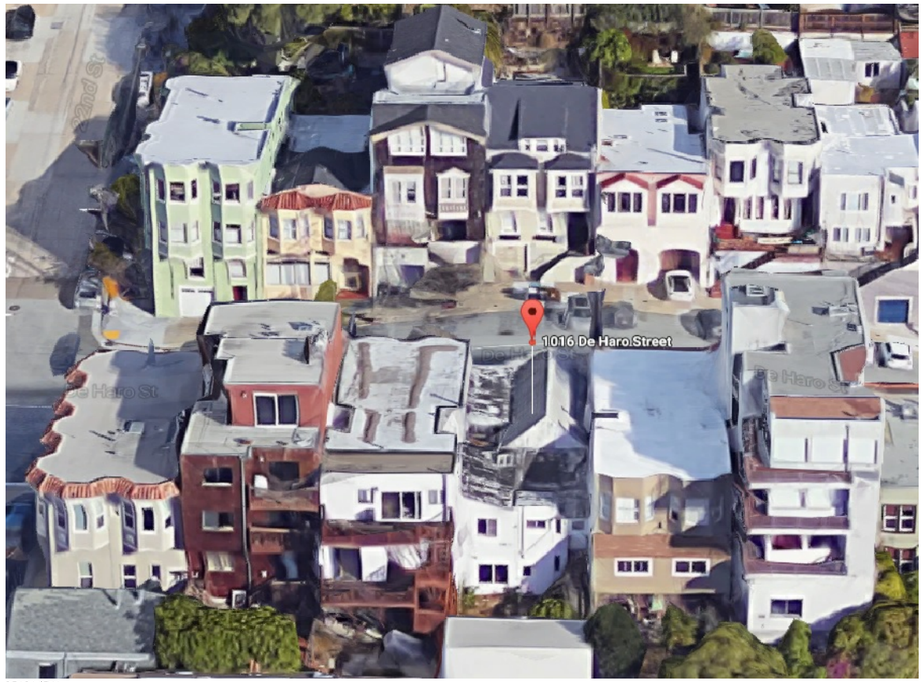
	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE: AS NOTED

SHEET TITLE:
COVER PAGE

SHEET NUMBER:
A0.0



REAR VIEW

NEIGHBORING PROPERTIES ALONG DE HARO STREET


NORTH VIEW TOWARDS 22ND ST.


1016 DE HARO ST. - PROJECT SITE


SOUTH VIEW TOWARDS 23RD ST.

PROJECT SITE AND ADJACENT PROPERTIES


REAR YARD OF 1016 DE HARO ST.


REAR YARD OF 1016 DE HARO ST.


REAR YARD OF 1012 DE HARO ST.


REAR OF 1022 DE HARO ST.

1016
DE HARO STREET
SAN FRANCISCO, CA 94107

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET
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T: 415.252.0888
F: 415.252.8388
www.dscheme.com

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-17
STATE OF CALIFORNIA

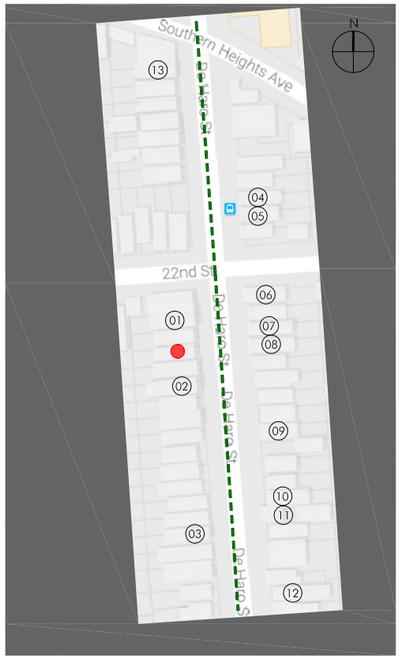
	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
EXISTING SITE PHOTOS

SHEET NUMBER:
A0.01

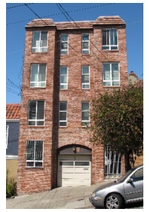


PROJECT SITE 1016 DE HARO ST | 4 OR MORE STORY BUILDING | PHOTO PATH


01 1006-08 DE HARO ST.


01 1006-08 DE HARO ST.


01 1006-08 DE HARO ST.


02 1026-30 DE HARO ST.


02 1026-30 DE HARO ST.


02 1026-30 DE HARO ST.


03 1082-84 DE HARO ST.


03 1082-84 DE HARO ST.


06 1945-1947 22ND ST.


06 1945-1947 22ND ST.


07 1013 DE HARO ST.


08 1017 DE HARO ST.

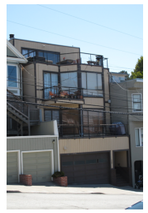
09 1051 DE HARO ST.


10 1065-67 DE HARO ST.


11 1071-73 DE HARO ST.


12 1101 DE HARO ST.


04 981 DE HARO ST.


05 987 DE HARO ST.


13 946 DE HARO ST.


13 946 DE HARO ST.

PHOTO PATH - DE HARO STREET FACING WEST

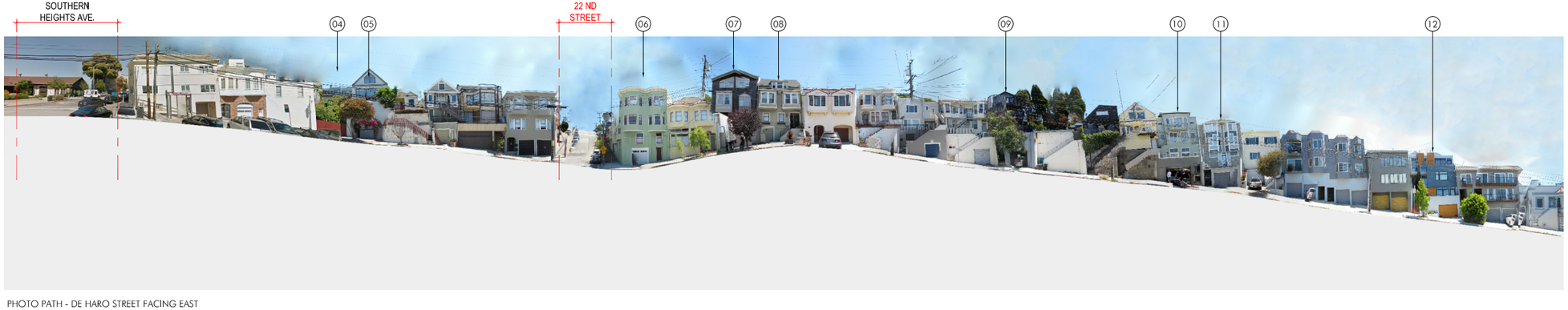


PHOTO PATH - DE HARO STREET FACING EAST

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
SURROUNDING SITE SURVEY

SHEET NUMBER:
A0.02

SOUTH-WEST VIEW AT DE HARO STREET

NORTH-EAST VIEW AT DE HARO STREET

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DE HARO STREET
SAN FRANCISCO, CA 94107

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MARC DIMALANTA
No. C-33350
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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY:
MJ/JL

DATE:
10.27.2015

CHECKED BY:
JI

SCALE:

SHEET TITLE:
3D RENDERING IMAGES

SHEET NUMBER:
A0.03

SOUTH-WEST VIEW AT DE HARO STREET

NORTH-EAST VIEW AT DE HARO STREET

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY:
MJ/JL

DATE:
10.27.2015

CHECKED BY:
JI

SCALE:

SHEET TITLE:

3D RENDERING IMAGES

SHEET NUMBER:

A0.04

RESIDENTIAL DESIGN GUIDELINES P.24 - CHAPTER 4 - BUILDING SCALE AND FORM

FRONT ELEVATION AT DE HARO STREET

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE:

SHEET TITLE:

CONFORMITY TO RESIDENTIAL DESIGN GUIDELINE

SHEET NUMBER:

A0.05

Green Building: Site Permit Submittal

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

Project Name	Block/Lot	Address
1016 DE HARO STREET	4159 / 004	1016 DE HARO STREET
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
6,774 G.S.F.	B / R-2	4 FLOORS
Design Professional/Applicant: Sign & Date	D-SCHEME STUDIO / MARC DIMALANTA	10.28.15

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

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

AND

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

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Resicential Major Alteration
Type of Project Proposed (Indicate at right)		X				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER [2]	SILVER	GCLD	GOLD	GOLD
Base number of required points:	60	[2]	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EAp2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency **Effective 1/1/2012:** Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after.[3]	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥$200,000[3]
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinas.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. **OR** for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilien: Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency **Effective January 1, 2012:** Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

1016
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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
GREEN BUILDING ATTACHMENT C-2

SHEET NUMBER:
A0.1

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED OCTOBER 28, 2015 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application #_____

Property Address: 1016 DE HARO STREET, SAN FRANCISCO, CA

Block and Lot: 4159/004 Occupancy Group: R-2 / B Type of Construction: V-B No. of Stories: 4

Describe Use of Building 4-STORY, NEW CONSTRUCTION OF TWO FAMILY HOUSE.

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
CBC CHAPTER 7, TABLE 705.8 - OPENINGS ON EXTERIOR WALLS NOT PERMITTED LESS THAN 3 FEET FROM THE PROPERTY LINE ON GROUP R-2 ON BUILDINGS OF V-B CONSTRUCTION.

Proposed Modification or Alternate
PER AB-009, INSTALL ¾ HOUR FIRE-RATED, FIXED WINDOW ASSEMBLIES AT THE PROPOSED BUILDING PROPERTY LINE WALL OPENINGS. THE PROPOSED FIRE-RATED WINDOWS WILL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
THE PROPOSED OPENINGS (WINDOWS) ARE NOT REQUIRED FOR LIGHT AND VENTILATION AND NOT REQUIRED FOR EGRESS OR EMERGENCY RESCUE. THE WINDOWS ARE FIXED (NON-OPERABLE). THE WINDOWS SHALL HAVE ¾ HOUR-RATED ASSEMBLIES.

	PROJECT SPONSOR	ARCHITECT/ENGINEER
Requested by:	JIMMY QUACH	MARC DIMALANTA
Print Name:		D-SCHEME STUDIO
Signature:		
Telephone:	650-218-6197	415-252-0888

[PROFESSIONAL STAMP HERE]

LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:			
Division Manager:			
for Director of Bldg. Inspection			
for Fire Marshal:			

CONDITIONS OF APPROVAL or OTHER COMMENTS

ATTACHMENT B

Recording Requested By And When Recorded

Return To: DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414
or
_____
_____ DIVISION

DECLARATION OF USE LIMITATION

I/We, _____, owner/s of the herein described property Commonly known as _____ in San Francisco, Assessor's Block No. _____, Lot No. _____ hereby consent to the within described limitations that:

In the event that the property located at _____ commonly known as Block No. ___, Lot No. __ is improved in such a matter that the openings in the building located at _____ no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the **Director of the Department of Building Inspection.**

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: _____
OWNER/S

Date of Execution: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
County of _____
On _____ before me, _____ personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Notary Public in and for said Country and State

ATTACHMENT C

SAN FRANCISCO ADMINISTRATIVE CODE
CHAPTER 23: REAL PROPERTY TRANSACTIONS
ARTICLE V: LOT LINE WINDOW AGREEMENTS

SEC. 23.45. AUTHORITY OF DIRECTOR OF PROPERTY.

An owner of Real Property adjoining Real Property of the City may request that the City consent to openings in building walls on the owner's Real Property that are closer to the common property line than the distances prescribed in the San Francisco Building Code by filing with the Director of Property an original and two copies of a written application, together with plans, specifications and other supporting documents, and paying the required application fee. Upon such filing, the Director of Property shall investigate the application and consult with the department that has jurisdiction over the Real Property. Copies of the application and its supporting documents shall be delivered by the Director of Property to the Department of City Planning and the Bureau of Building Inspection for review and comment as that department and that bureau may deem appropriate. If the department having jurisdiction over the Real Property approves and the Director of Property concludes that it is in the best interest of the City to give the requested consent, the Director of Property is authorized to approve and execute a lot line window agreement which complies with all of the provisions of this Article.

(Formerly Sec. 21.27; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.46. DETERMINATION OF VALUE.

The Director of Property shall determine a monthly fee for the privilege of installing the openings in building walls that are made possible by the City's consent. The monthly fee shall be based upon an appraisal by the Director of Property of the enhancement in fair market value of the building owner's Real Property that will result from installation of the proposed openings in building walls.

If the original monthly fee based upon the Director of Property's appraisal is more than $50 the agreement shall provide for payment by the building owner, in advance, of the monthly fee so determined by the Director of Property. The monthly fee may, at the Director of Property's discretion, be payable monthly, quarterly, semiannually or annually. The agreement shall contain a provision for annual adjustment of the monthly fee to reflect increases or decreases in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Metropolitan Area and a provision for a redetermination of the monthly fee by the Director of Property, upon the same appraisal basis as the original fee determination, at the end of each five-year period.

If the original monthly fee based upon the Director of Property's appraisal is $50 or less, a one-time fee of $1,000 shall be paid by the building owner and no monthly fees shall be payable.

(Formerly Sec. 21.28; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.47. REQUIREMENTS FOR LOT LINE WINDOW AGREEMENTS.

All lot line window agreements shall comply with the following requirements:

1. The building to which the agreement relates shall comply with the Building Code and all other applicable codes, ordinances and regulations of the City and with all applicable federal and State laws and regulations.

2. The building shall be constructed or remodeled in conformity with the plans and specifications submitted with the application for a lot line window agreement and shall be used for the purposes stated in the application.

3. The agreement shall be terminable at any time, with or without cause and without penalty, by either party. The termination will not be effective, however, unless the terminating party gives at least 90 days prior written notice of termination which is mailed or delivered to the other party. The notice of termination shall contain the legal descriptions of both properties and shall be acknowledged by the terminating pary. The notice of termination may be recorded by either party at any time and, after the termination date, the recorded notice shall be conclusive proof of termination of the agreement.

4. The building owner shall agree that, in the event the agreement is revoked, the openings consented to by the agreement shall be protected or closed, as required by the Building Code, and the building otherwise modified as may be necessary to comply with those Building Code requirements that become applicable because of protecting or closing the openings.

5. The building owner shall indemnify the City, its officers, employees and agents, against all liabilities that may result from or be connected with the agreement.

6. During the life of the agreement, the building owner shall maintain comprehensive personal liability insurance with limits satisfactory to the Risk Manager of the City and with the City, its officers, agents and employees named as additional insureds.

7. The agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.

8. The agreement shall be executed by both parties and shall contain the legal descriptions of both properties. The Director of Property shall execute the agreement for and on behalf of the City, provided the agreement has been previously approved by the City Attorney and the head of the department having jurisdiction over the City's Real Property. The agreement shall be acknowledged by both parties and the Director of Property shall cause the agreement to be recorded.

(Formerly Sec. 23.29; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.48. FEES AND FEE PAYMENTS.

The application fee which is to accompany each application shall be $2,500 unless changed by appropriate action of the Board of Supervisors. If the Director of Property determines, after his investigation of the application, that the application fee is inadequate to cover the cost of preparing and processing an agreement, the Director of Property shall notify the building owner of the additional amount that is required. The additional amount shall be paid by the building owner as a prerequisite to preparation and processing of an agreement by the Real Estate Department.

The Real Estate Department is authorized to collect the fees due under lot line window agreements and shall deposit such fees to the credit of the department having jurisdiction over the City's Real Property.

The application fees and any additional amounts required to cover the cost of preparing and processing agreements shall be deposited to the credit of the Real Estate Department.

(Formerly Sec. 23.30; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
ADMINISTRATIVE BULLETIN 009

SHEET NUMBER:
A0.2

BUILDING PERMIT OR CASE NUMBER: For Staff Use only	

REQUIRED CHECKLIST FOR
Tree Planting and Protection

1. Applicant Information

CONTACT FOR PROJECT INFORMATION:	
Charles Quach	
ADDRESS:	TELEPHONE:
715 San Bruno Ave. San Francisco, CA 94107	(650)218-6197
	EMAIL:
	relativity@gmail.com

2. Location and Classification of Property

STREET ADDRESS OF PROJECT:		
1016 De Haro St.		
CROSS STREETS:		
22nd Street / 23rd Street		
ASSESSORS BLOCK/LOT:	LENGTH OF ALL LOT FRONTAGE(S)	ZONING DISTRICT
4159 / 004	25'-0"	RH-2
RELATED BUILDING PERMIT APPLICATION AND/OR CASE NO.		

3. Scope of Project

Requirements for new street trees and tree protection apply to the types of projects identified in the chart below. Please check all boxes which apply to your project. If no boxes are checked, you do not need to complete this form.

	DEVELOPMENT FEATURES
☒	construction of a new building
☐	relocation of a building
☐	paving or repaving more than 200 square feet of the front setback
☐	addition of gross floor area (GFA) equal to 20% or more of the GFA of the existing building
☐	addition of a new dwelling unit
☐	addition of one or more parking spaces
☐	addition of a garage

4. Disclosure of Existing Protected Trees

Only the following specific types of trees require protection under the Public Works Code: Street Trees, Significant Trees and Landmark Trees. These trees are collectively known as "Protected Trees." In the following table, please indicate the presence or lack thereof of such on, over, or adjacent to the parcel containing the proposed construction.

SIGNIFICANT TREES

A "Significant Tree" is a tree that is planted on the subject property (i.e. outside of the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has (a) a diameter at breast height (DBH) in excess of twelve inches **OR** (b) a height in excess of twenty feet **OR** (c) a canopy in excess of fifteen feet.

CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE. If you are unsure of the boundary of the public right-of-way, contact DPW's Bureau of Street Use and Mapping. Please note that the public right-of-way may be wider than the sidewalk.		
	☐ Significant Tree(s) exist on the subject property	QTY.
	☐ Significant Tree(s) exist on any adjacent property	QTY.
	☒ There are no Significant Trees on or adjacent to the subject property.	

LANDMARK TREES

A "Landmark Tree" is a tree designated as such by the Board of Supervisors owing to particular age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character.

CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE. If you have questions about the presence of Landmark Trees, please consult with DPW or visit www.sfdpw.org/trees.		
	☐ Landmark Trees exist on the subject property	QTY.
	☐ Landmark Trees exist on the adjacent sidewalk	QTY.
	☐ Landmark Trees exist on any adjacent property	QTY.
	☒ There are no Landmark Trees on or adjacent to the subject property.	

COMPLETE LIST OF LANDMARK TREES AS OF SUMMER 2012

Six Blue Gums adjacent to 1801 Bush Street	Brazilian pepper at Third St. and Yosemite Street in the median
[illegible] 1701 Franklin Street	[illegible] 555 Battery Street
New Zealand Christmas Tree at 1221 Stanyan Street	All Canary Island Date Palms in the center island on Dolores Street
13 Canary Island Date Palms in Quesada St median west of 3rd St	Two Palms in median across from 730 Dolores St & 1546 Dolores St
[illegible] 1636-1650 Dolores St	[illegible] 20-28 Rosemont Place
[illegible] 730 28th Avenue	[illegible] 4124 23rd Street
Two Flowering Ash at the Bernal Library at 500 Cortland Street	Blue Elderberry near intersection of Folsom & Bernal Heights Blvd
Moreton Bay Fig at 3555 Cesar Chavez St / 1590 Valencia St	Monterey Cypress in the backyard of 2626 Vallejo Street
[illegible] 115 Parker Avenue	[illegible] 757 Pennsylvania Street
[illegible] 2040-60 Sutter Street	Two Canary Island Palms [illegible] 2040-60 Sutter St.

STREET TREES

A "Street Tree" is any tree growing within the public right-of-way (e.g. sidewalk) that is not also a Landmark Tree.

CHECK THE BOX THAT APPLIES AND INDICATE QUANTITY, IF APPROPRIATE. Regardless of size, all trees in the public right-of-way are protected under Article 16 of the Public Works Code.		
	☐ Street Trees exist adjacent to the subject property	QTY.
	☒ There are no Street Trees adjacent to the property.	

5. Impact of Project on Existing Protected Trees

If your responses above indicate that any Protected Tree(s) exist on, over or adjacent to the subject property, please check the applicable boxes, below:

BOX 1 ☒ **The project will not remove or have any other impact on Protected Trees, as follows:** No construction-related activity whatsoever will occur within the dripline of any Significant Tree or Street Tree. This includes, but is not limited to, the following: (1) No grading or excavation will take place within the dripline of any Significant Tree or Street Tree. (2) No construction staging and/or storage of materials and/or equipment will occur within the dripline of any Significant Tree or Street Tree. (3) Any pruning of Significant Trees or Street Trees will be limited and consistent with applicable regulations. (4) No dumping of trash and/or liquids (such as project waste-water) will take place within the basin or dripline of any Significant Tree or Street Tree.

If you have checked this box, a Tree Protection Plan is not required.

BOX 2 ☐ **The project involves the removal of one or more Protected Trees.** A permit from DPW is required in order to remove any Protected Tree. The Planning Department will not approve a building permit for a project which involves the removal of a Protected Tree unless DPW has first reviewed the proposal and found it to be consistent with applicable rules and regulations.

If you have checked this box, a Tree Protection Plan is not required, however you must provide evidence to the Planning Department that DPW has reviewed the removal request and found it to be "approvable."

BOX 3 ☐ **The project may have an impact on one or more Protected Trees which are not proposed for removal, as follows:** Either (1) any construction-related activity, no matter how minor, is panned or is reasonably foreseeable to occur within the dripline of a Significant Tree or a Street Tree or (2) regardless of the location of construction activity, the property contains a Landmark Tree.

If you have checked this box, a Tree Protection Plan must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity.

Such plan must meet the following minimum standards:

- ✓ The Tree Protection Plan must be developed by an International Society of Arboricuture (ISA) Certified Arborist.
- ✓ The project sponsor must submit a written declaration that the protections specified in the Tree Protection Plan will be completely in place prior to the start of any construction, demolition, or grading.
- ✓ Full-size site plans submitted along with the associated construction project must clearly indicate the street, curb, sidewalk, driveway, structure(s), and the locations of all Protected Trees and non-protected trees. Protected Trees must also be shown to include accurate tree height, accurate canopy dripline and trunk and canopy diameters. The plans must graphically depict implementation of all measures called for in the Tree Protection Plan. Additionally, the Tree Protection Plan itself along with the written declaration must be reproduced on full-size plans.

6. Calculation of Number of New Required Street Trees

One street tree is required for each 20 feet of street frontage of the subject property, with fractions of 0.5 rounded up, however credit is given for existing street trees. Please complete the table below to determine the number of street trees required for your project. If no street trees are required, please skip to the Applicant's Affidavit at the end of this form and once signed, return it to the Planning Department along with your Building Permit Application or other application.

COMBINED LENGTH OF ALL STREET FRONTAGES		DIVIDED BY TREE SPACING REQUIREMENT		GROSS NUMBER OF TREES REQUIRED		MINUS NUMBER OF EXISTING TREES		NET STREET TREE REQUIREMENT
25'-0"	÷	20'	=	1.25 (rounded)	–	0	=	1

Unless site conditions physically prevent the planting of a street tree, a waiver or modification of street tree requirements is available only under extremely limited circumstances and **only outside of Residential Districts** (i.e. RH, RM, RTO, RED). Be aware that even when available, an in-kind improvement or in-lieu payment is required for every such waiver. Please contact the Planning Department for information regarding the waiver process.

7. Applicable Requirements for New Street Trees

The Planning Department has developed three distinct 'Tree Schedules' to aid in the implementation of the Planning Code's street tree requirements. The particular Tree Schedule applicable to your project will depend on the zoning district in which your property is located, the scope of your project, and the type of authorization that your project requires. In general terms, Tree Schedule A applies to small-scale projects in residential or industrial zoning districts, Tree Schedule B applies to moderate scale projects or projects in commercial or mixed use zoning districts, and Tree Schedule C applies to larger projects. In the following chart, please check the applicable box based on the characteristics of your project.

	TREE SCHEDULE	PROJECT CHARACTERISTICS
☐	A	The project is located in a Residential (RH, RM, RTO, RED), Industrial (M) or Production/Distribution/Repair (PDR) Zoning District **and does not involve** a Planned Unit Development (PUD). A PUD is a special authorization granted by the Planning Commission that applies only to major projects involving large properties.
☐	B	1. The project is located in a RH, RM, RTO, RED, M or PDR Zoning District **and involves a PUD** **OR** 2. The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets neither **OR** one of the following criteria, **but not both:** ✓ It is located on a parcel that contains (1) more than 1/2-acre in total area **or** (2) more than 250 feet of total street frontage **or** (3) street frontage which spans the entire block face between the nearest two intersections. ✓ It involves (1) the construction of a new building **or** (2) the addition of more than 20% of the gross floor area of the existing building **or** (3) a change of use of more than 50% of the existing square footage of the building.
☒	C	The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets **both** criteria of Tree Schedule B(2), above.

TREE SCHEDULE A

	REQUIREMENT	SPECIFICATION
✓	Location	either in the public right of way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓	Size	minimum of 24-inch box size

TREE SCHEDULE B

	REQUIREMENT	SPECIFICATION
✓	Location	either in the public right of way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓	Size	minimum 2 inch caliper, measured at breast height
		branch a minimum of 80 inches above sidewalk grade
✓	Opening	be planted in a sidewalk opening of at least 16 square feet
		have a minimum soil depth of 3 feet 6 inches
		include a basin edged with decorative treatment, such as pavers or cobbles (edging will not count against the minimum 16 square foot opening if the edging material is permeable. A permeable material is one that allows stormwater to infiltrate the underlying soils. Permeable surfaces shall include, but not be limited to, vegetative planting beds, porous asphalt, porous concrete, single-sized aggregate, open-jointed blocks, stone, pavers or brick that are loose-set and without mortar. Permeable surfaces are required to be contained so neither sediment nor the permeable surface discharges of the site.

TREE SCHEDULE C

	REQUIREMENT	SPECIFICATION
✓	Location	As set forth in Schedule B, above.
✓	Size	
✓	Opening	
✓	Trenching	Trees must be planted in a continuous soil-filled trench parallel to the curb, such that the basin for each tree is connected. The trench may be covered by permeable surfaces (as described above), except at required tree basins, where the soil must remain uncovered.

Applicant's Affidavit

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am the property owner or authorized agent of the property owner, familiar with the property, and able to provide accurate and complete information herein.

The undersigned agrees to the conditions of this form. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may lead to denial or rescission of my permit or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action and the imposition of administrative fines.

I understand that should my project be subject to a required Tree Protection Plan, that I will have a plan meeting or exceeding the minimum requirements prepared and submit it to the Department of Public Works prior to the commencement of any construction activities. Such submittal may in person, by mail or via email at urbanforestrypermits@sfdpw.org.

Signature _______________ Date: February 27, 2015

Print Name: Marc Dimalanta, D-Scheme Studio
Indicate whether owner, or authorized agent: Owner ☐ Authorized Agent ☒

Phone Number: 415-252-0888

Phone Number

Fax or Email

Planning Department Determination

TO BE COMPLETED BY STAFF ONLY. DO NOT LEAVE ANY SECTION BLANK

BUILDING PERMIT / CASE NO

PLANS DATED

New Street Trees
☐ New street trees are **not required** as part of this project.
☐ Street Trees are **required** as part of this project.
Number of new street trees required:
Applicable Tree Schedule ☐ A ☐ B ☐ C
Compliance with as of right requirements shown on plans?
☐ YES
☐ NO - MODIFICATION OR WAIVER APPROVED, EXPLAIN IN COMMENTS BELOW.

Existing Tree Protection
☐ A Tree Protection Plan **is not required**: Box 1 or Box 2 in Section 5 has been marked.
☐ A Tree Protection Plan **is required**: Box 3 in Section 5 has been marked.

Existing Tree Removal
☐ No Protected Trees are proposed for removal.
☐ One or more Protected Trees are proposed for removal.

STAFF [illegible] UNLESS A WAIVER OR MODIFICATION HAS BEEN APPROVED, IN WHICH CASE ZA SIGNATURE IS REQUIRED.

Signature ______ Print Name ______ Date: ______

Comment if any: ______

Staff Checklist:

- ✓ The applicant has completed this entire checklist including the affidavit on the preceding page.
- ✓ If street trees are required, a building permit cannot be approved until the applicant provides evidence from DPW that the required planting permit can be issued.
- ✓ If Protected Trees are proposed for removal, a building permit cannot be approved until the applicant provides evidence from DPW that tree removal permits can be issued.
- ✓ If a Tree Protection Plan is required, the applicant has been informed verbally and/or in writing of his or her obligation to submit one directly to DPW prior to the commencement of construction.
- ✓ Once signed, a copy of this checklist has been returned to the applicant. The original has been included in the project file or, if processed over-the-counter, it has been routed upstairs for scanning by support staff.

1016
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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 STATE OF CALIFORNIA

06.19.15	SITE PERMIT
09.15.15	DEMOLITION PERMIT
03.23.16	CUA APPLICATION
04.11.16	REVISION PER NOPDR#1
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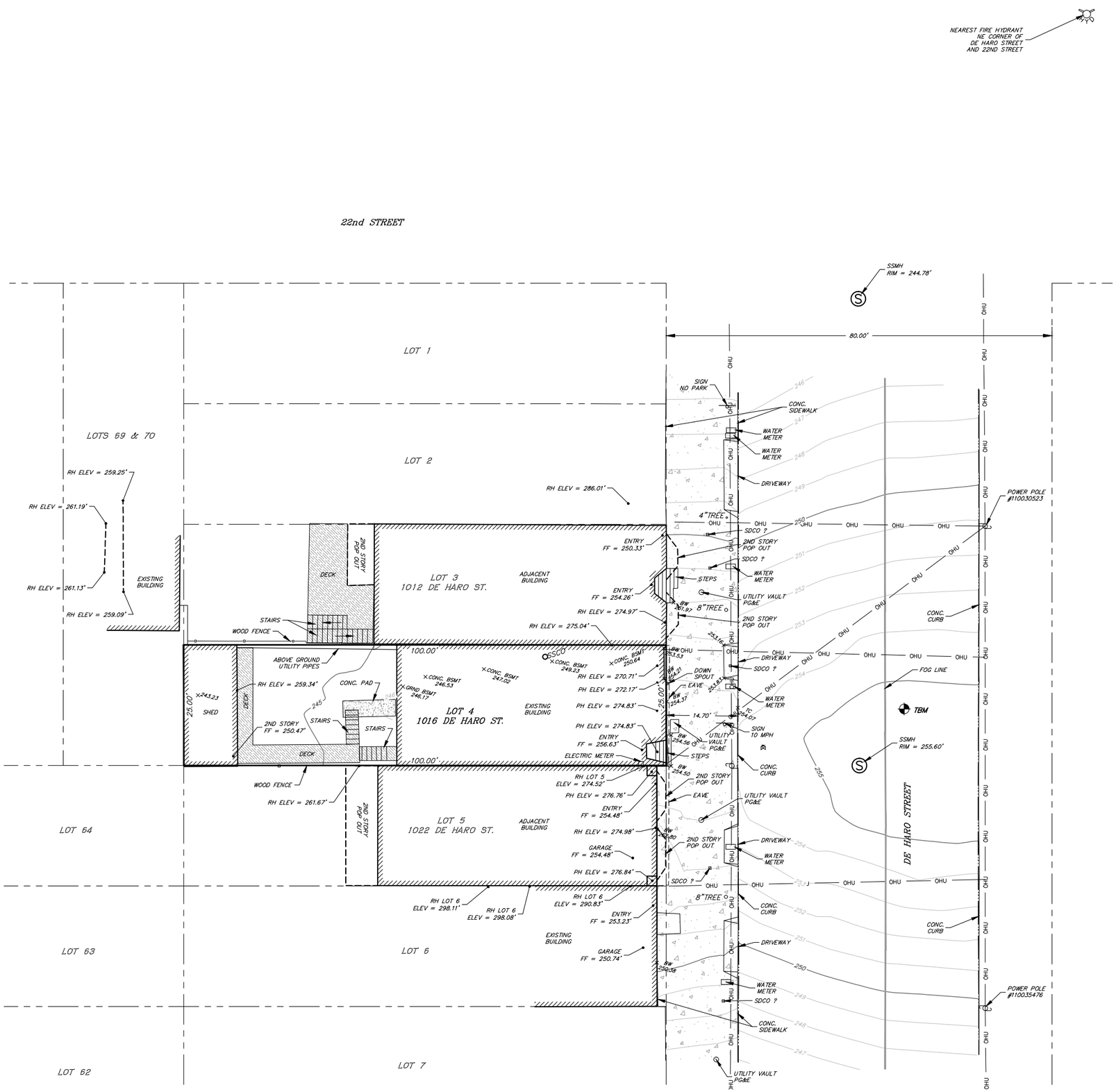
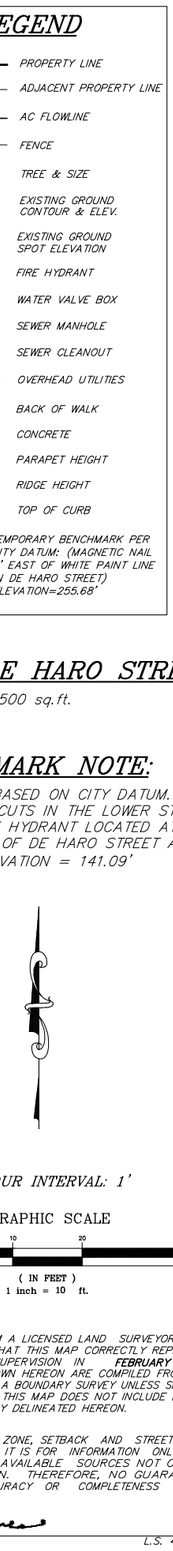
10.05.16	REVISION PER PLANNING DEPT
10.12.16	REVISION PER PLANNING DEPT.
01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE: AS NOTED
SHEET TITLE: TREE PLANTING AND PROTECTION
SHEET NUMBER: A0.3





LOT 4 (1016 DE HARO STREET)

2,500 sq.ft.

BENCHMARK NOTE:

ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK IS 3 CUTS IN THE LOWER STOP COCK OF THE FIRE HYDRANT LOCATED AT THE INTERSECTION OF DE HARO STREET AND 23RD STREET. ELEVATION = 141.09'

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN **FEBRUARY 2015** , THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND DO NOT REFLECT A BOUNDARY SURVEY UNLESS SPECIFICALLY NOTED HEREON, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW HOLMES L.S. 4428

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

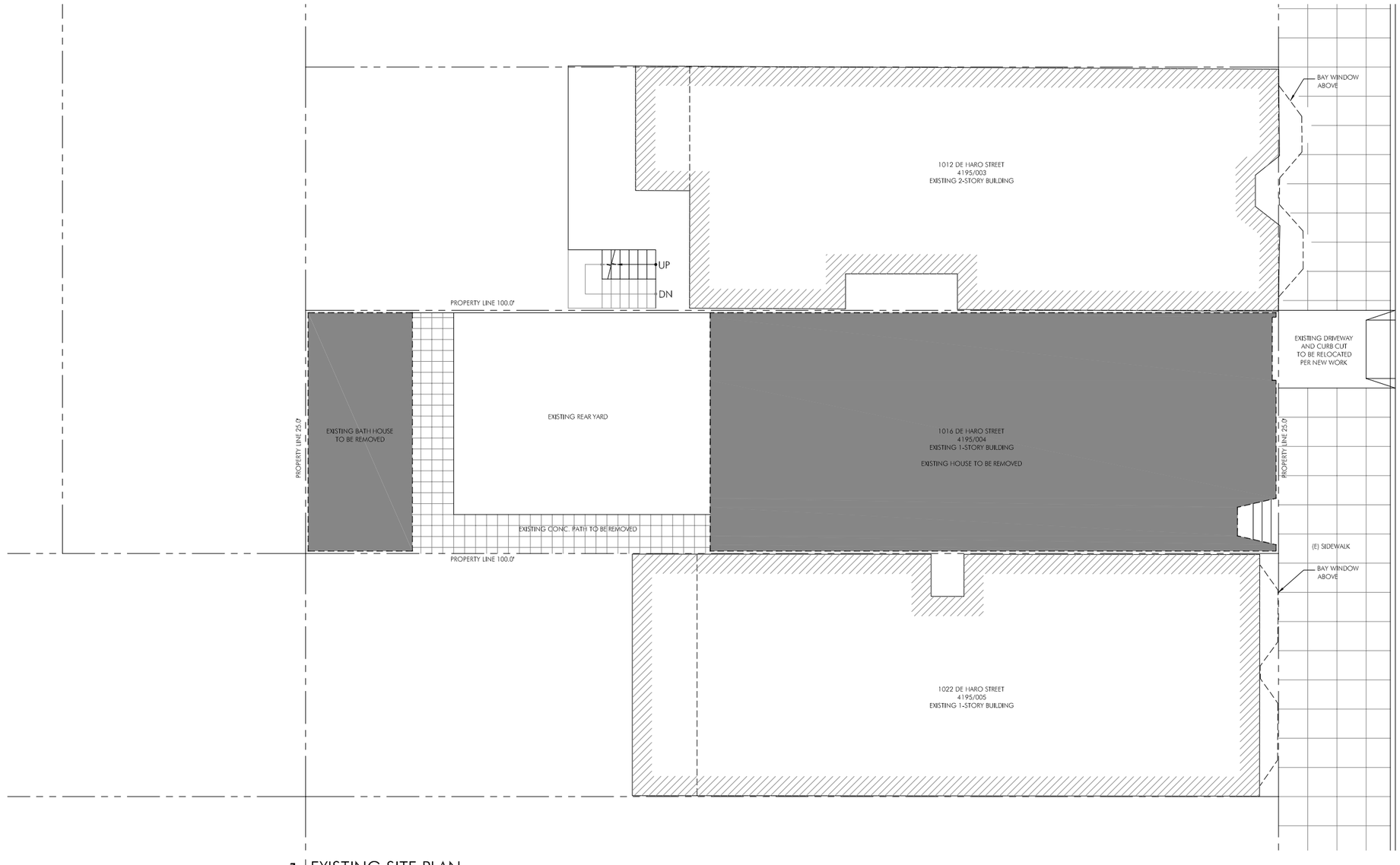
REVISIONS:	BY:

PREPARED FOR:
CHARLES QUACH

1016 DE HARO STREET
TOPOGRAPHIC SURVEY
CITY OF SAN FRANCISCO
COUNTY OF SAN FRANCISCO

DATE	2/27/2015
SCALE	1"=10'
DRAWN	SF
JOB NO.	9-1659
DWG	1
SHEET	1 OF 1

K:\09 RMC\9-1659 1016 De Haro Street\Acad\Topo\9-1659 Topo Rotated.dwg Feb 27,2015 - 10:53am, sfuller



1 EXISTING SITE PLAN
3/16"=1'-0"

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MARC DIMALANTA
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RENEWAL DATE
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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 3/16" = 1'-0"

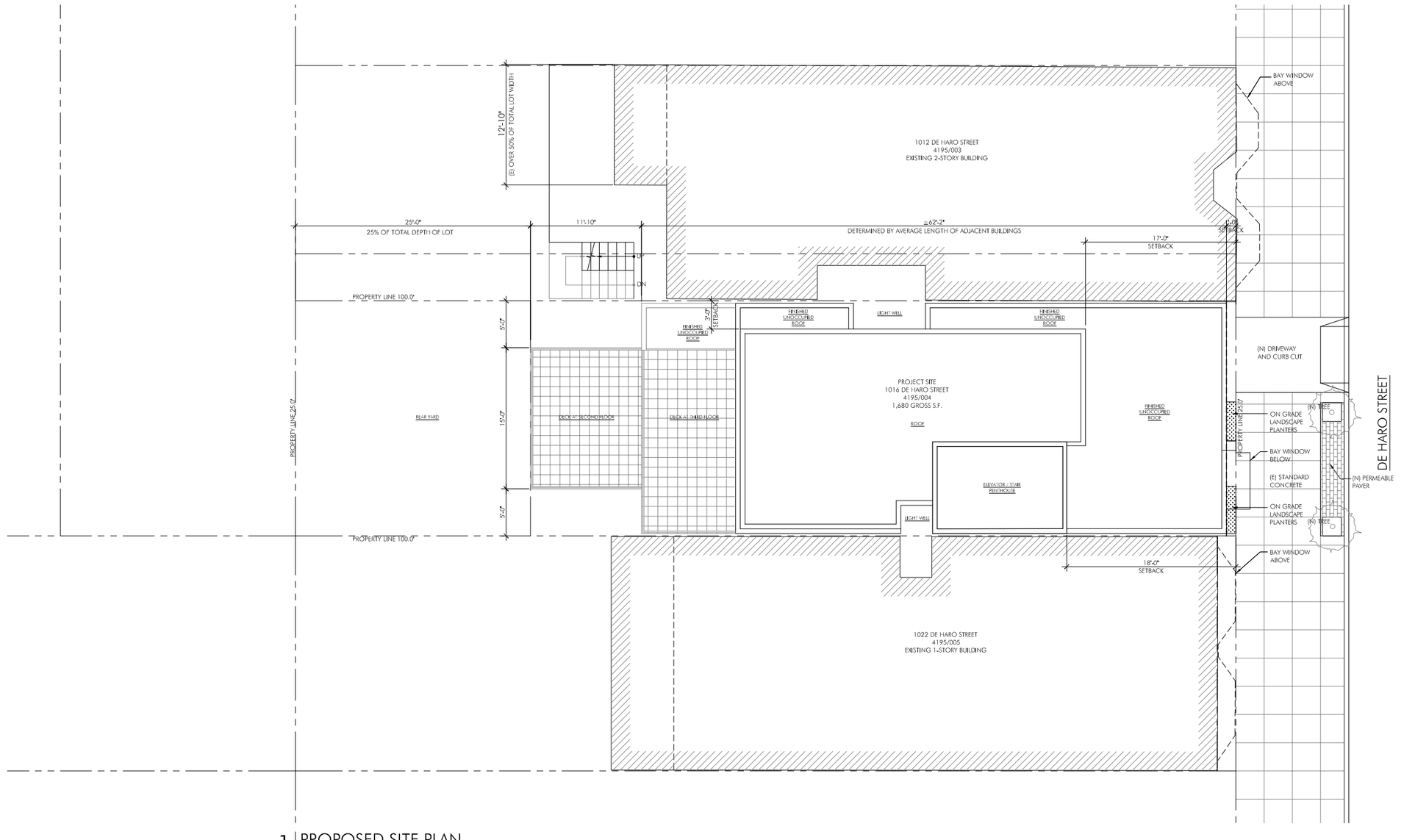
N

SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER:

A1.0



1 PROPOSED SITE PLAN
3/16"=1'-0"

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SITE PERMIT

JOB NUMBER:

DRAWN BY:
MJ/JL

DATE:
10.27.2015

CHECKED BY:
JI

SCALE:
3/16" = 1'-0"

SHEET TITLE:
PROPOSED SITE AND ROOF PLAN

SHEET NUMBER:
A1.1

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

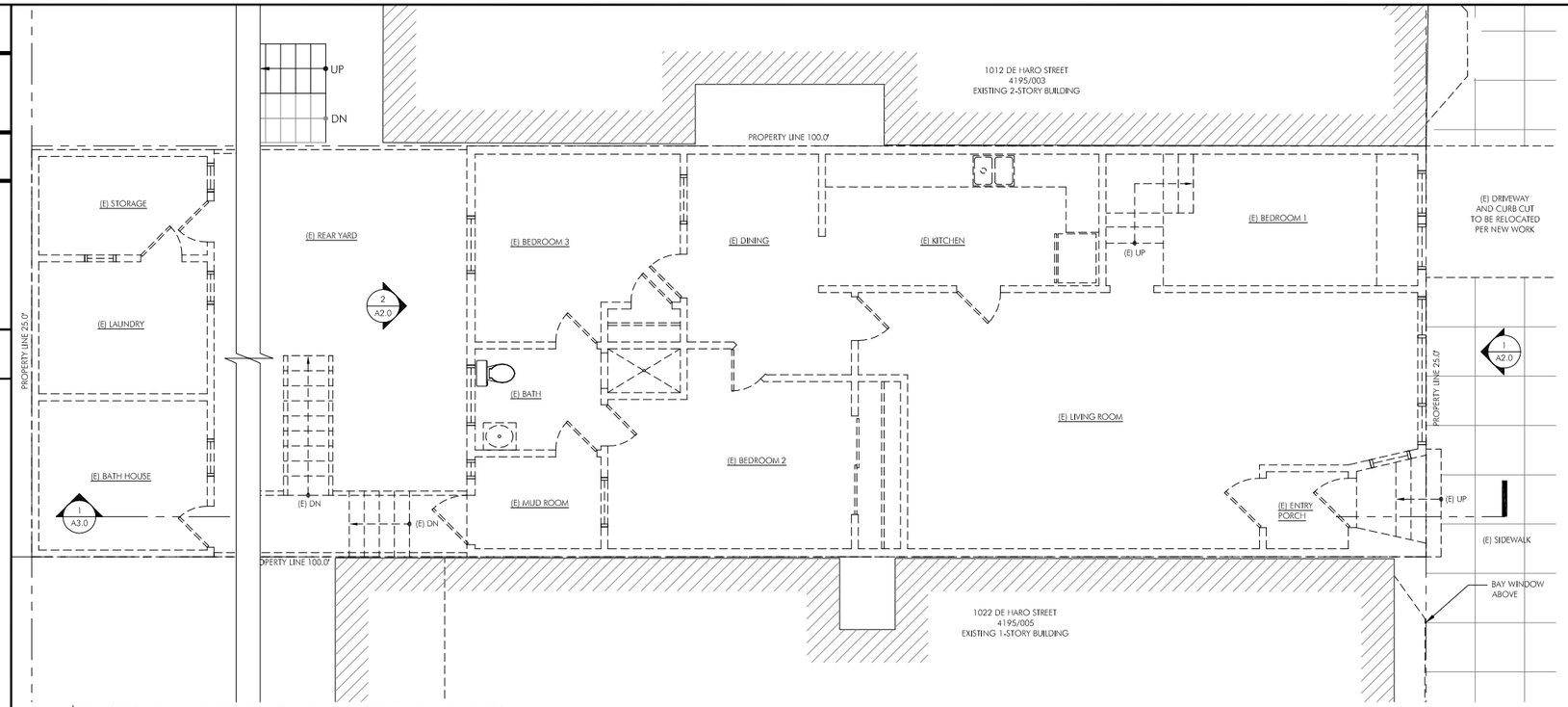
FLOOR PLAN NOTES

GENERAL FLOOR PLAN NOTES:

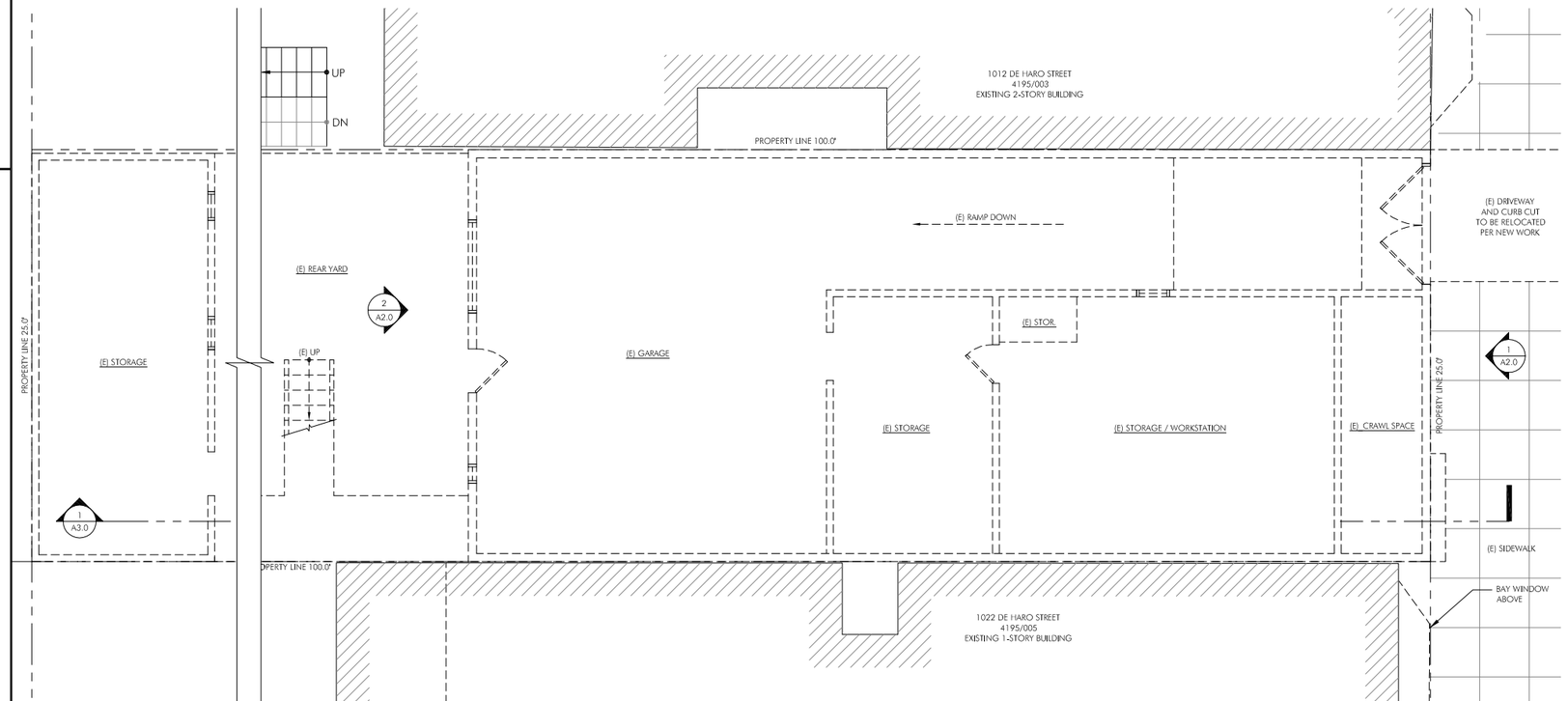
1. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.
2. LEGEND:
   - XXXXX ——— ROOM NAME
   - 101 ——— ROOM NUMBER

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
3. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
4. DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
5. ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
6. MAKE ALL REPAIRS WITH MATERIAL EQUAL KIND AND QUALITY TO MATCH EXISTING ADJACENT SURFACES.
7. REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.
8. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
11. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.



2 EXISTING & DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"



1 EXISTING & DEMOLITION GROUND FLOOR PLAN
1/4"=1'-0"

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 1/4"=1'-0"

N

SHEET TITLE:

EXISTING & DEMOLITION FLOOR PLAN

SHEET NUMBER:

A1.2

WALL LEGEND

- DASHED LINE WHERE OCCURS - INDICATES 1/2 THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.
- NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING
- NEW LOW PARTITION
- NOT IN SCOPE OF WORK

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ± 2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.

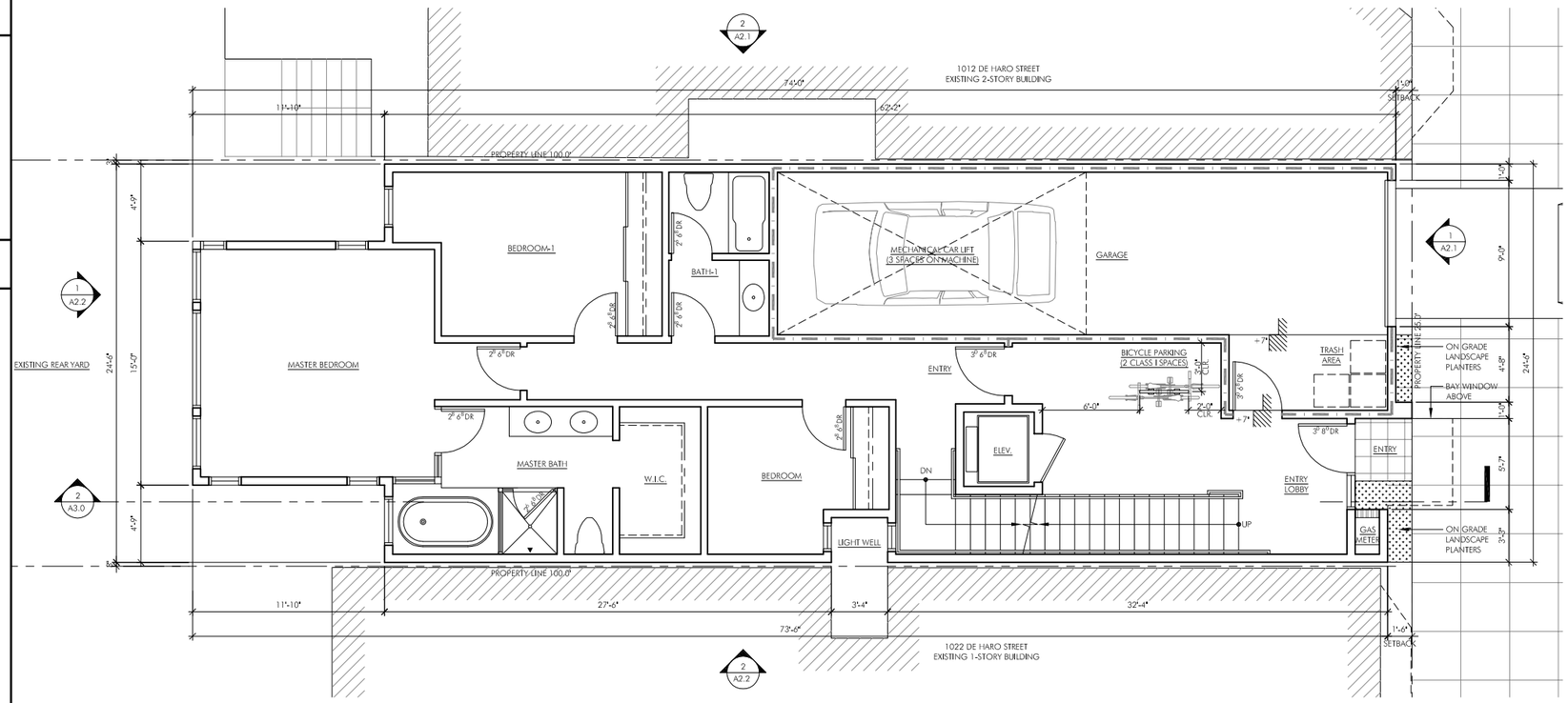
B. SUBMIT DOOR, FRAME AND HARDWARE SCHEDULE AND CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

C. SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

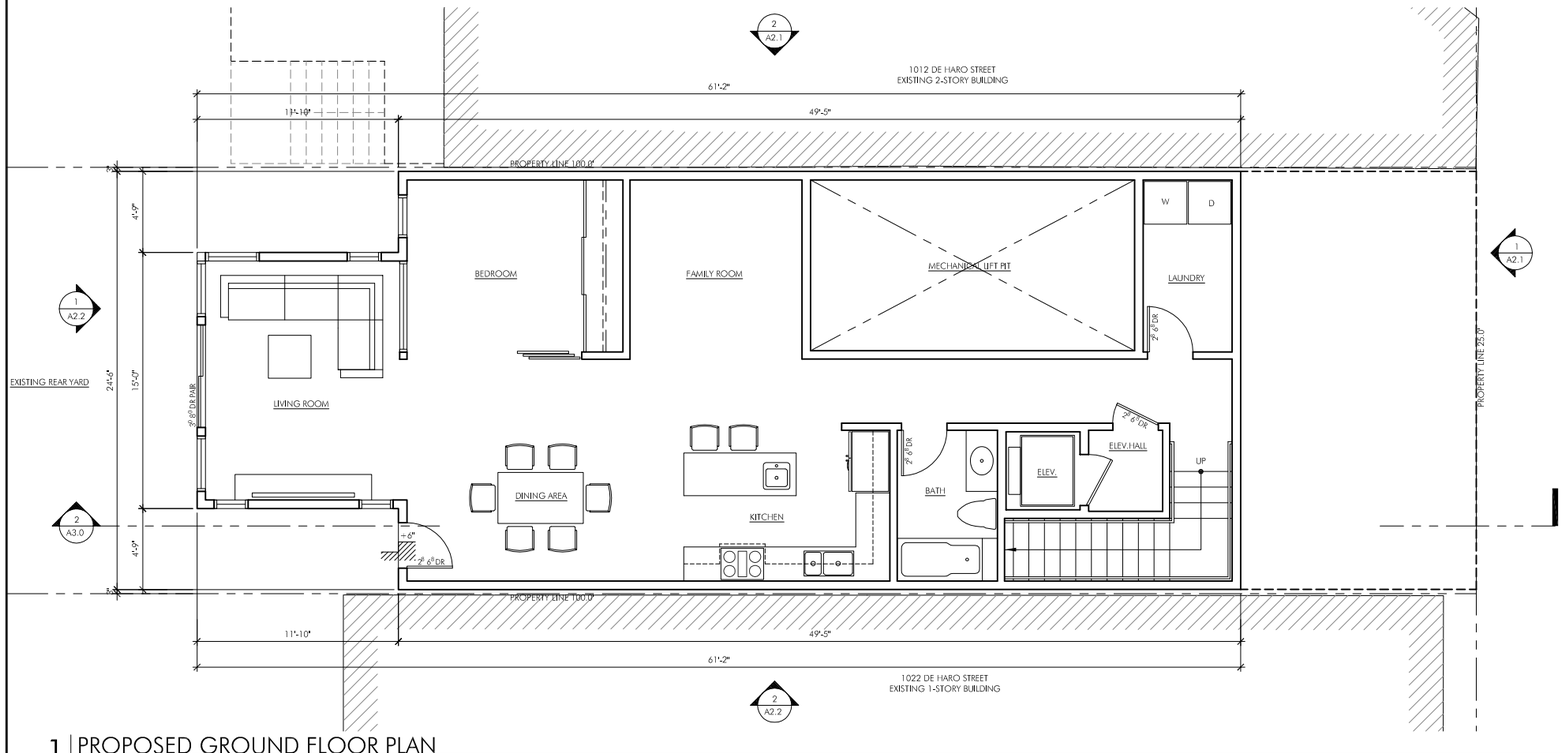
D. SUBMIT MILLWORK SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

E. PROVIDE BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK.

F. ALL CONDUITS EXPOSED.



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



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

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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 1/4"=1'-0"

N

SHEET TITLE:

PROPOSED GROUND AND FIRST FLOOR PLAN

SHEET NUMBER:

A1.3

WALL LEGEND

DASHED LINE WHERE OCCURS - INDICATES 1/2 THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.

NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

NEW LOW PARTITION

NOT IN SCOPE OF WORK

GENERAL NOTES

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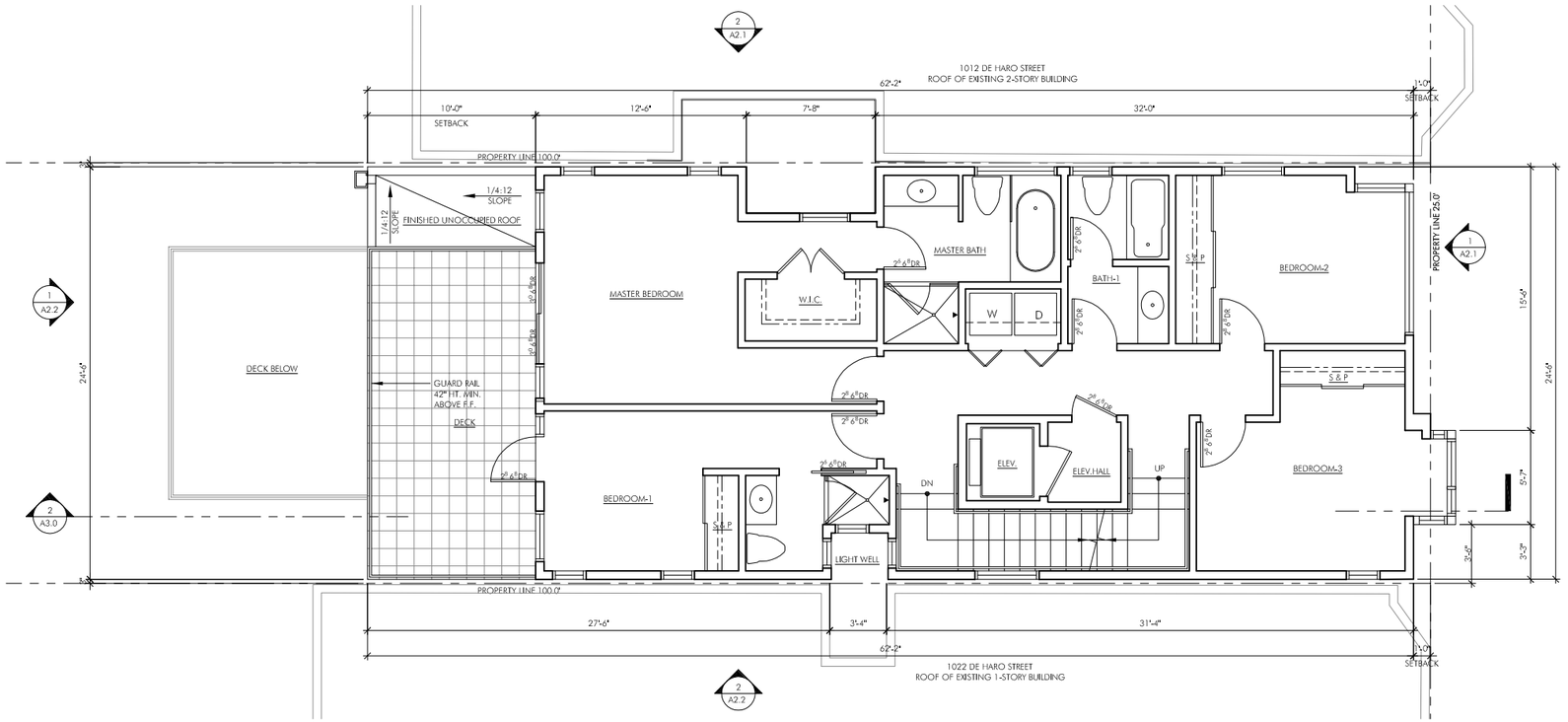
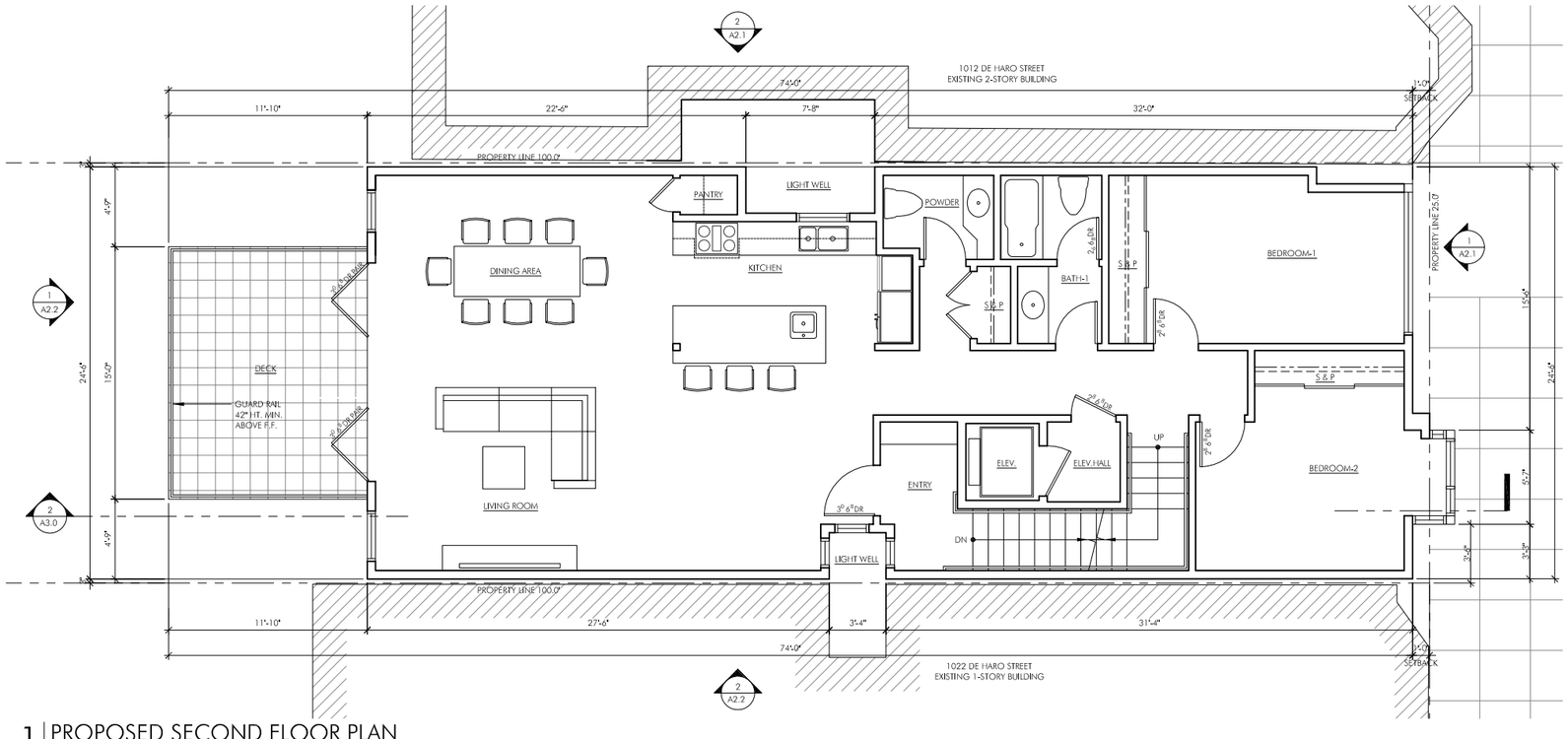
E. PROVIDE BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK.

F. ALL CONDUITS EXPOSED.



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



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

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

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	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
PROPOSED SECOND AND THIRD FLOOR PLAN

SHEET NUMBER:
A1.4

WALL LEGEND

DASHED LINE WHERE OCCURS - INDICATES 1/2 THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.

NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

NEW LOW PARTITION

NOT IN SCOPE OF WORK

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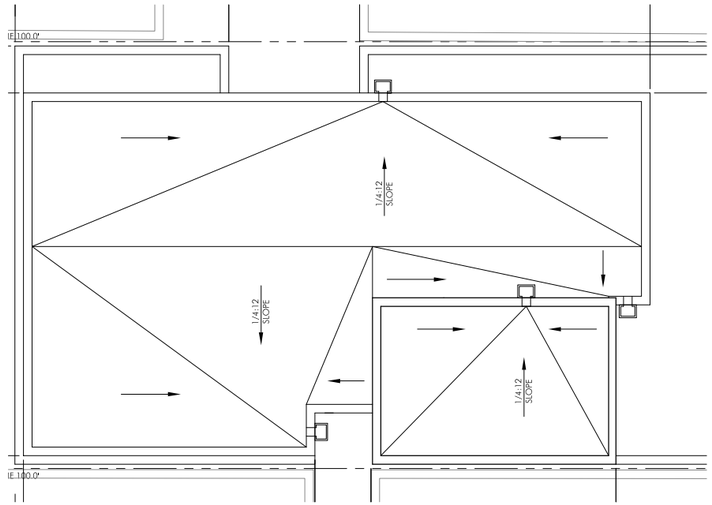
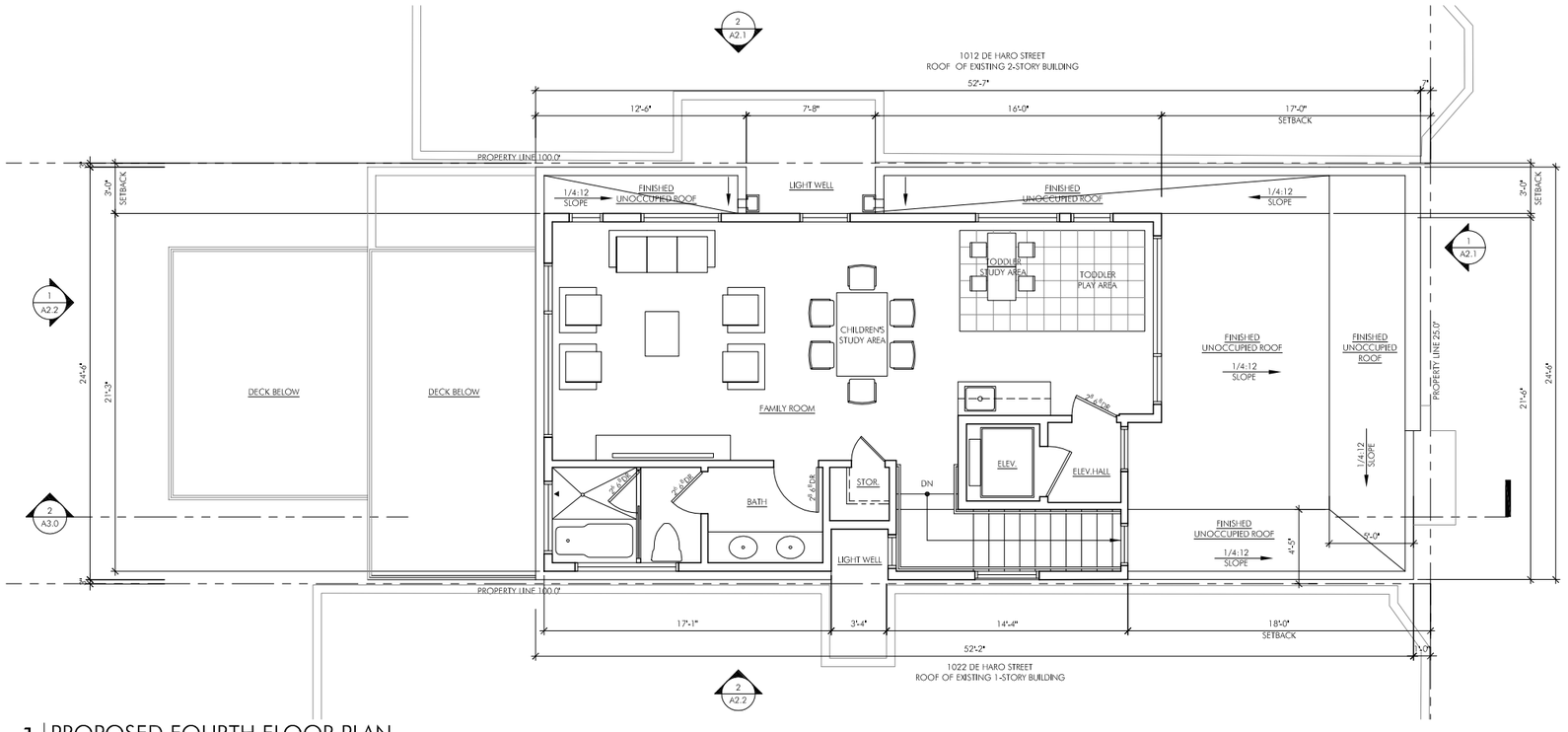
E. PROVIDE BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK.

F. ALL CONDUITS EXPOSED.



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



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

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 1/4"=1'-0"

N

SHEET TITLE:

PROPOSED FOURTH & ROOF PLANS

SHEET NUMBER:

A1.5

WALL LEGEND

EXISTING PARTITION / ITEM TO BE REMOVED

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
3. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
4. CONTRACTOR SHALL SALVAGE ALL EXISTING EQUIPMENT AND OTHER ITEMS PER OWNERS INSTRUCTIONS.
5. DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
6. ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
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10. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS. REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.

2 EXISTING WEST ELEVATION @ REAR YARD
3/16"=1'-0"

1 EXISTING EAST ELEVATION @ DE HARO STREET
3/16"=1'-0"

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LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
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	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

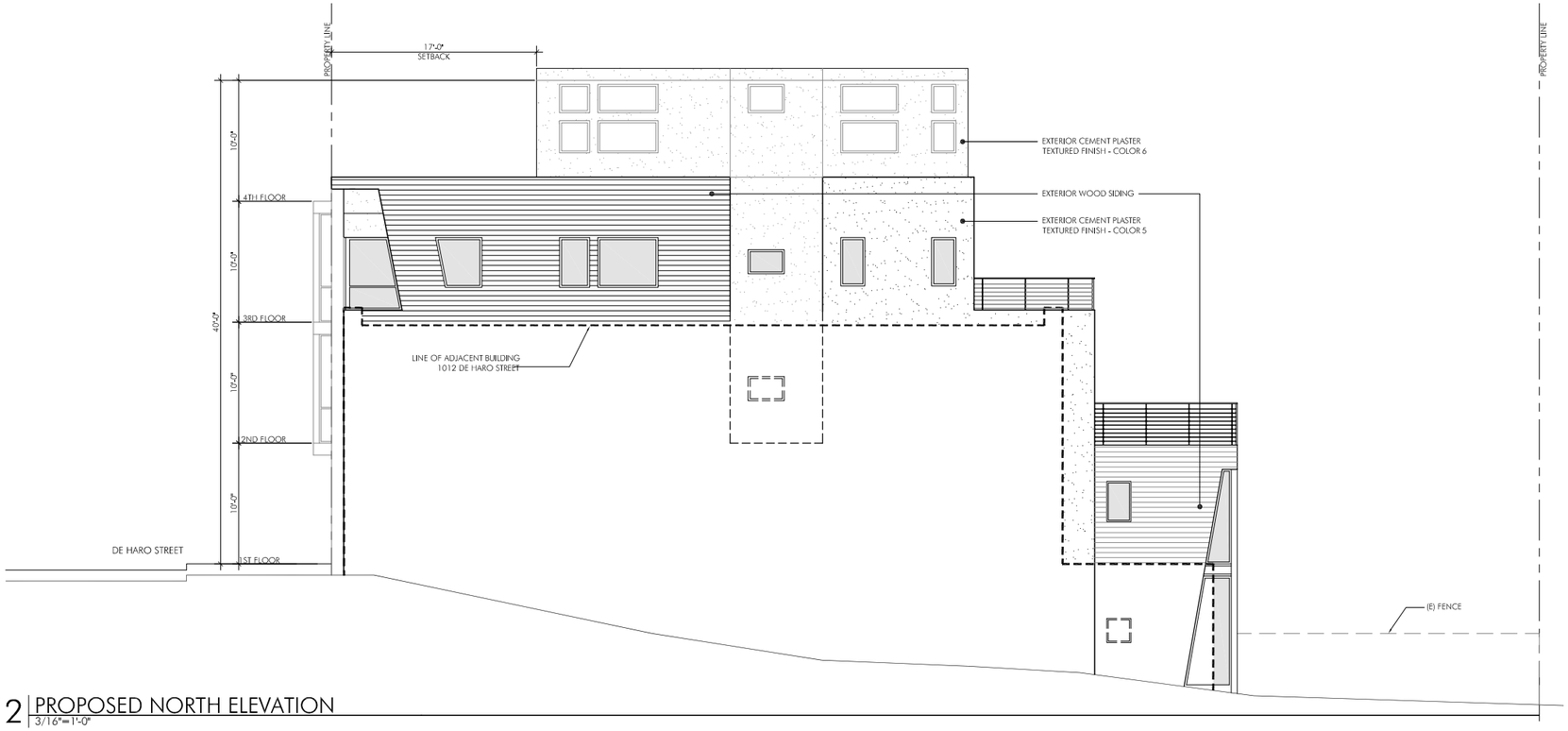
SCALE: 3/16" = 1'-0"

SHEET TITLE:

EXISTING EAST / WEST ELEVATION

SHEET NUMBER:

A2.0



2 | PROPOSED NORTH ELEVATION
3/16"=1'-0"

EXTERIOR WOOD SIDING

EXTERIOR CEMENT PLASTER

WOOD GARAGE DOOR

3 | PROPOSED EXTERIOR MATERIALS

1 | PROPOSED EAST ELEVATION @ DE HARO STREET
3/16"=1'-0"

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LICENSED ARCHITECT
MARIO DIMALANTA
No. C-33350
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

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SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

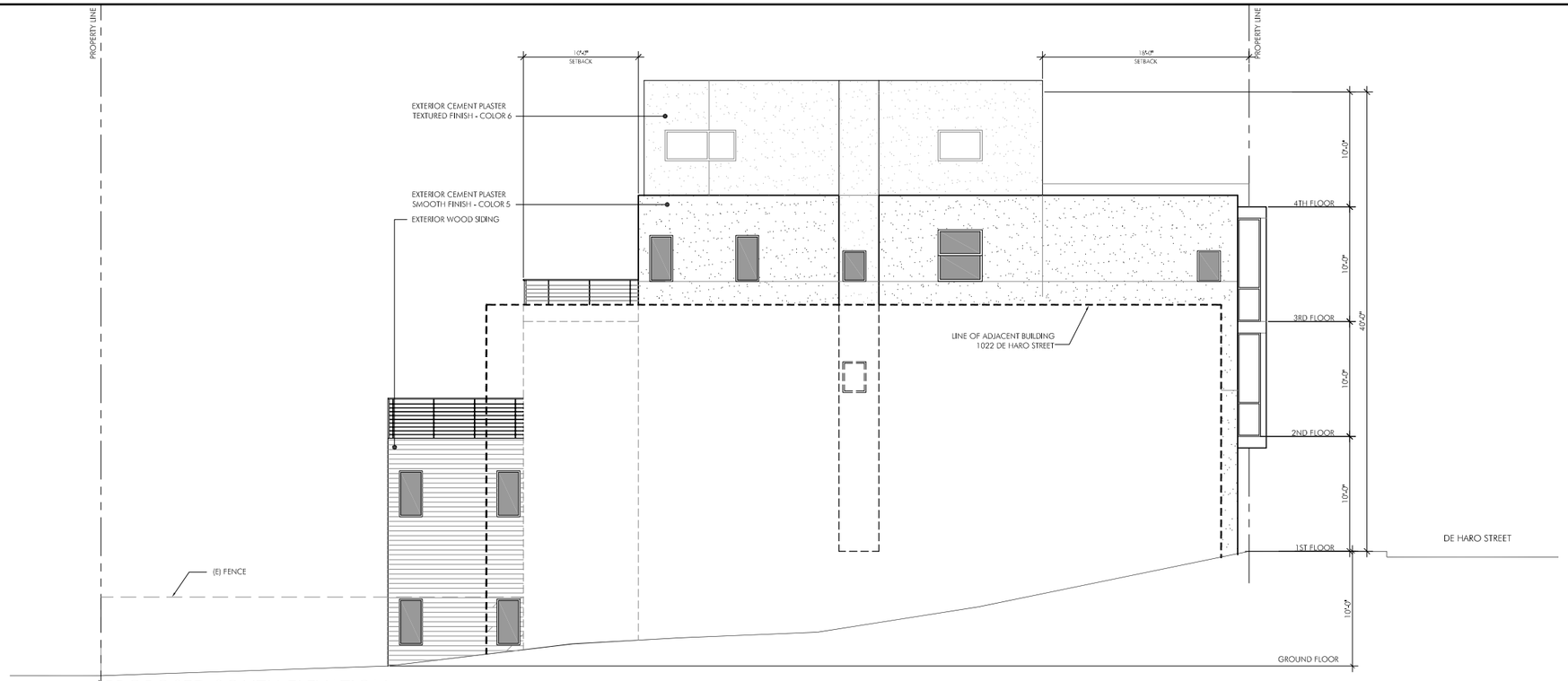
DATE: 10.27.2015

CHECKED BY: JI

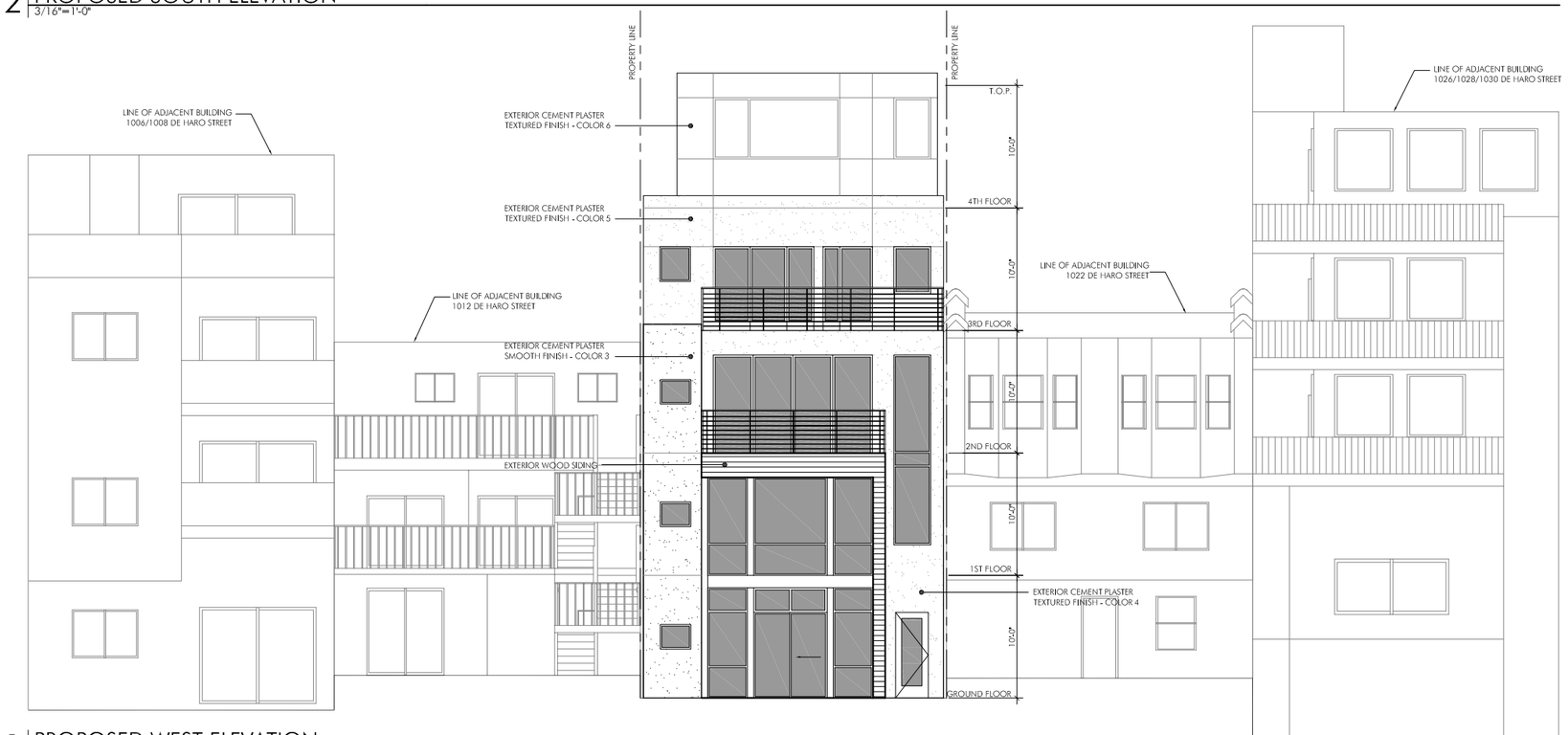
SCALE: 3/16" = 1'-0"

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A2.1



2 PROPOSED SOUTH ELEVATION
3/16"=1'-0"



1 PROPOSED WEST ELEVATION
3/16"=1'-0"

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	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

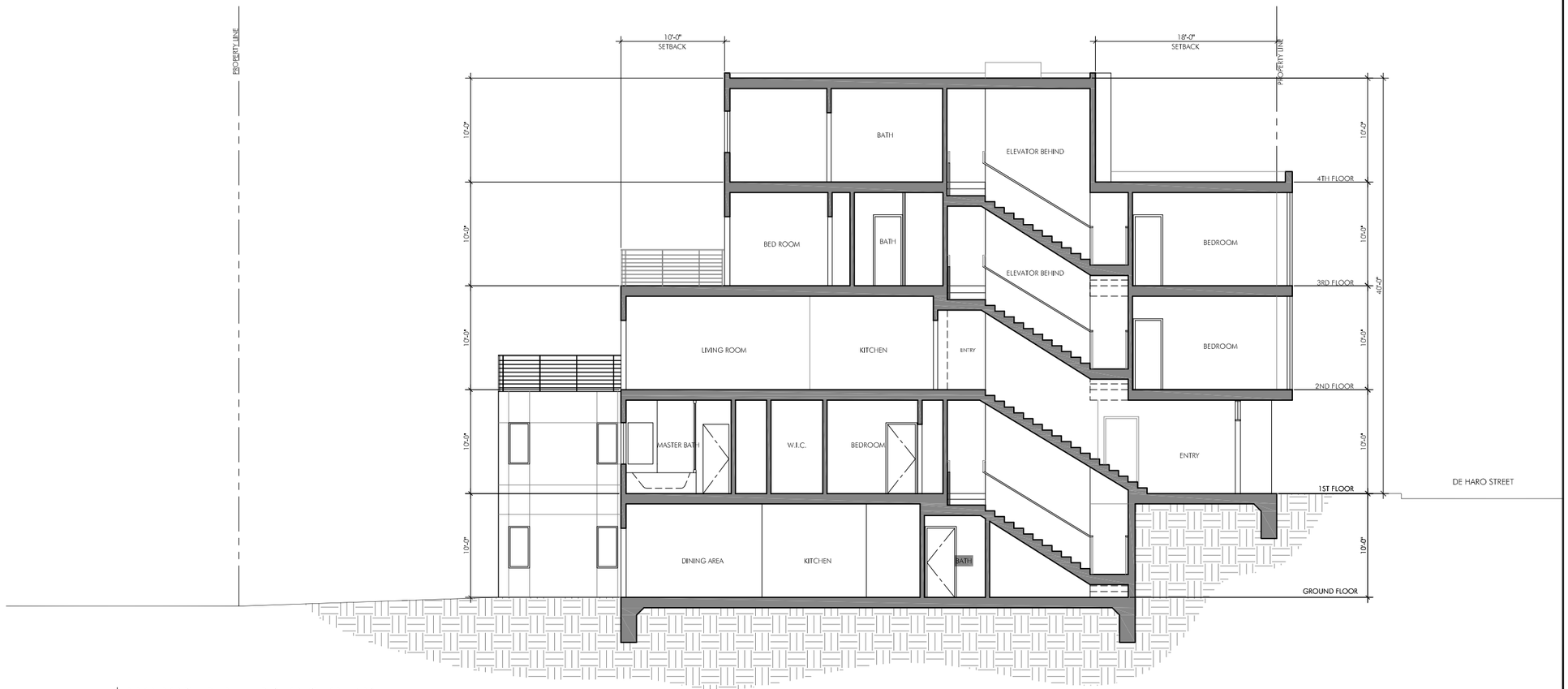
DATE: 10.27.2015

CHECKED BY: JI

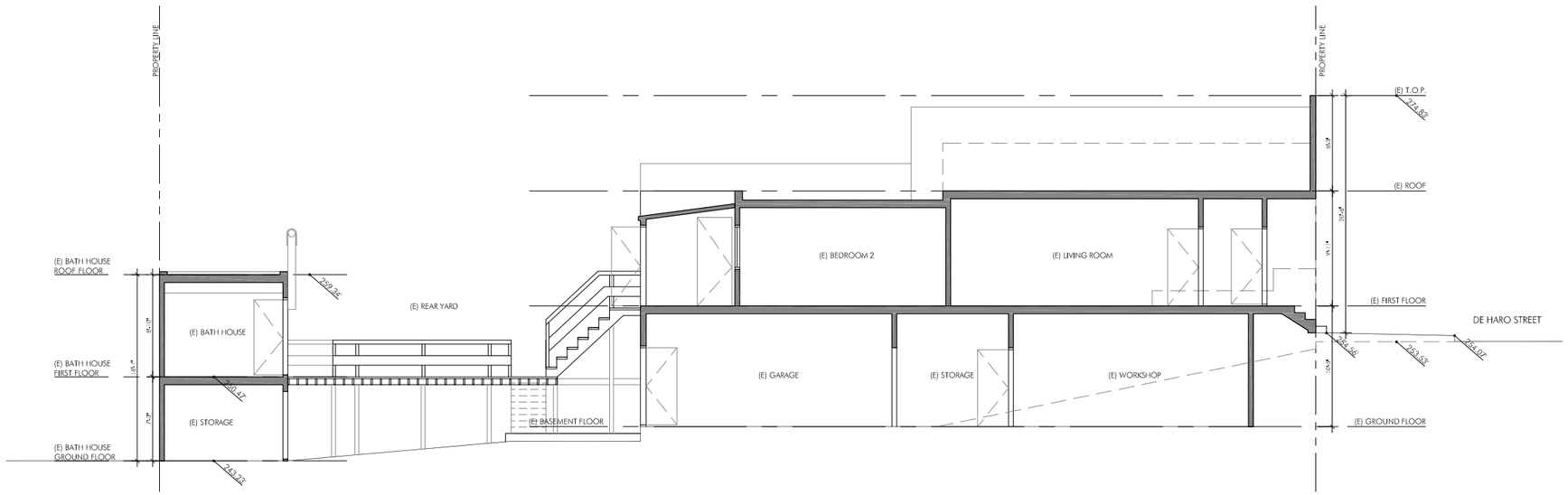
SCALE: 3/16" = 1'-0"

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A2.2



2 PROPOSED BUILDING SECTION
3/16"=1'-0"



1 EXISTING BUILDING SECTION - TO BE REMOVED
3/16"=1'-0"

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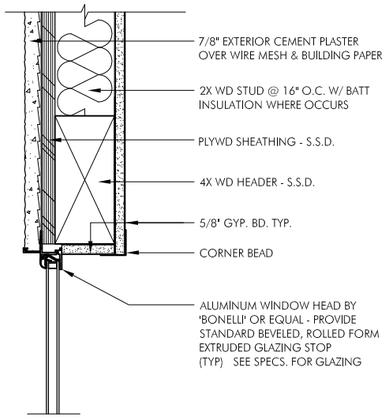
	01.12.17	REVISION TO PLANNING

SITE PERMIT

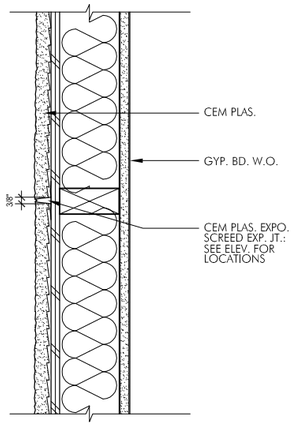
JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE: 3/16" = 1'-0"

SHEET TITLE:
EXISTING / PROPOSED SECTIONS

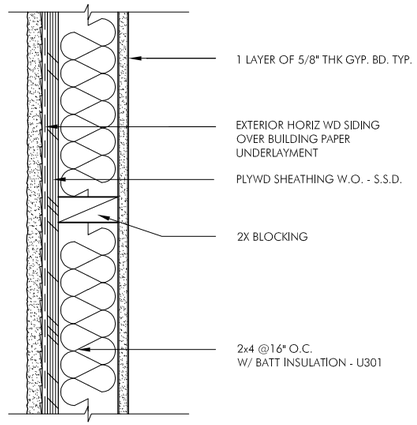
SHEET NUMBER:
A3.0



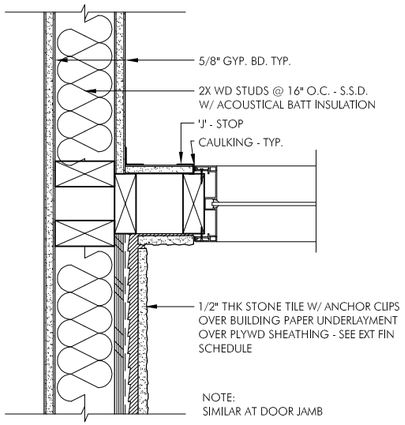
9 | WINDOW HEAD
3"=1'-0"



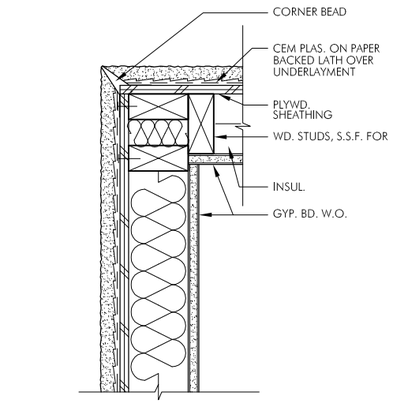
6 | EXPANSION JOINT DETAIL
2"=1'-0"



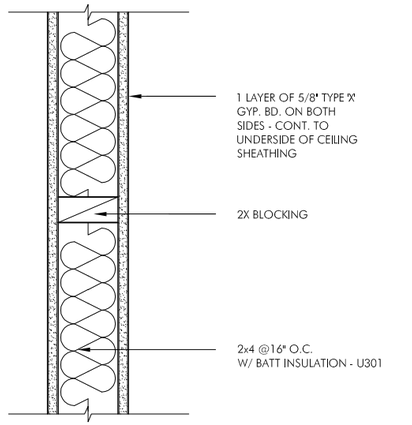
3 | EXTERIOR WALL
3"=1'-0"



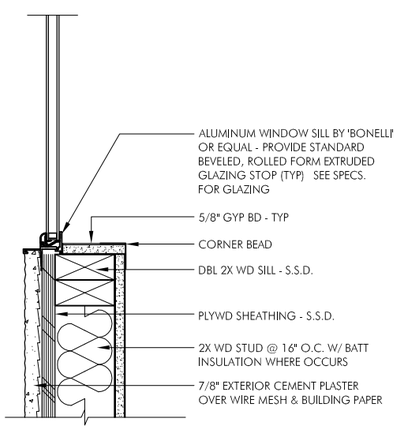
8 | WINDOW JAMB
3"=1'-0"



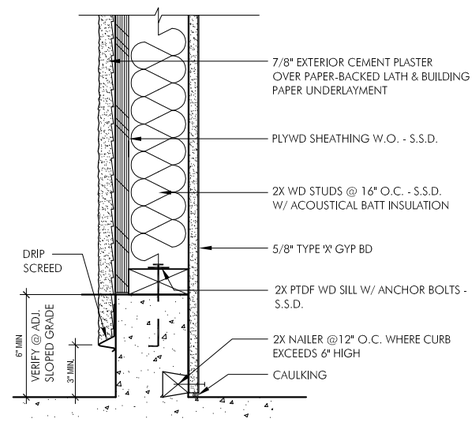
5 | CORNER BEAD DETAIL
3"=1'-0"



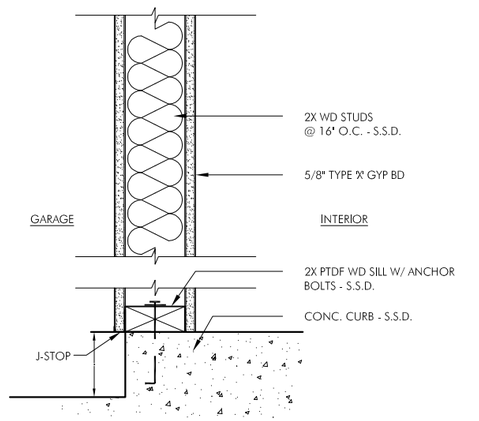
2 | 1-HOUR RATED INTERIOR WALL
3"=1'-0"



7 | WINDOW SILL
3"=1'-0"



4 | EXTERIOR WALL SILL
3"=1'-0"



1 | 1-HR WALL SILL @ GARAGE
3"=1'-0"

1016
DE HARO STREET
SAN FRANCISCO, CA 94107

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.dscheme.com

LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

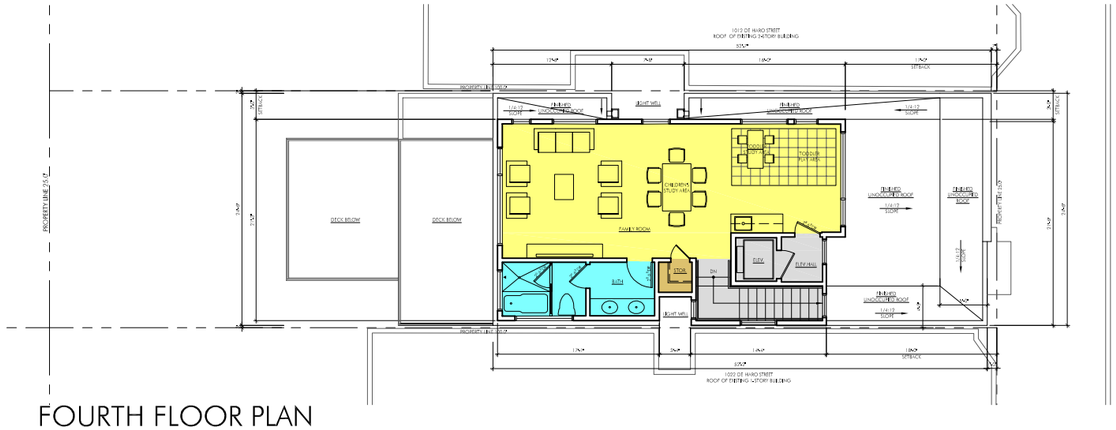
JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
DETAILS

SHEET NUMBER:
A4.0

Use Diagram

Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street



LEGEND

- 🟨 DINING / LIVING
- 🟧 KITCHEN
- 🟩 BEDROOM
- 🟦 BATH
- 🟫 UTILITY
- ⬜ CIRCULATION
- 🟪 OUTDOOR

SECOND FLOOR PLAN

FOURTH FLOOR PLAN

FIRST FLOOR PLAN (AT STREET LEVEL)

THIRD FLOOR PLAN

GROUND FLOOR PLAN

DIAGRAM OF SPACE USES

1016 DE HARO STREET :: SAN FRANCISCO :: CALIFORNIA :: 94103

D-Scheme Studio
DREAM :: DESIGN :: DEVELOP
JUNE 8, 2017

Pre-Application Packet/Community Outreach

Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street

SAN FRANCISCO
PLANNING DEPARTMENT

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, MARC DIMALANTA, do hereby declare as follows:

1. I (OR/AND MY STAFF) have conducted a Pre-Application Meeting for the proposed new construction, ~~alteration or other activity~~ prior to submitting any entitlement (Building Permit, ~~Variance~~, Conditional Use, ~~etc.~~) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at MCKINLEY SQUARE PARK, NEAR PICNIC AREA BY TURF, 20TH ST. AND VERMONT ST., S.F., CA 94107 (location/address) on 5/25/2017 (date) from 6-7 PM (time).
3. I (AND MY STAFF) have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I (AND MY STAFF) have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, MAY 25, 2017 IN SAN FRANCISCO.

Signature

MARC DIMALANTA / D-SCHEME STUDIO

Name (type or print)

ARCHITECT

Relationship to Project (e.g. Owner, Agent)
(If Agent, give business name & profession)

1016 DE HARO STREET

Project Address

CASE NO. 2015-002653 CUA
BLDG. PERMIT NOS. 2015.0622.9512 AND 2015.0622.9514

R A D I U S services

1221 HARRISON STREET #18
SAN FRANCISCO, CA 94103

P: 415-391-4775
F: 415-391-4777
radiusservices@sfradius.com

INVOICE FOR SERVICES

4/27/17 DATE
5/1/17 DUE

REQUESTED FOR D Scheme
222 8th St
San Francisco CA 94103
Danielle Delgado
REQUESTED BY

415.252.0888 PHONE
EMAIL
PHONE
EMAIL

JOB #	4159004T				PROPERTY ADDRESS	1016 De Haro St								
	BLOCK	4159			LOT/S	4								
	BLOCK				LOT/S									
PURPOSE	VAR	CUP	MERGE SUBD	CONDO	EE	DEMO	311 312	PRE APP	3 WIRELESS 5	MIN ENCR MAJ	ABC16 ABC5 ABC156	LABELS R/P	OTHER	
DELIVERABLES														
MAPS		24" x 36" PLOT		1	17" x 22" PLOT			11" x 17" PRINT				8.5" x 11" PRINT		
LISTS		OWNERS ONLY			OWNERS & TENANTS		1	OWNERS & ADJ TENANTS				RESIDENTIAL TENANTS ONLY		
LABELS		OWNERS ONLY			OWNERS & TENANTS		1	OWNERS & ADJ TENANTS				RESIDENTIAL TENANTS ONLY		
		AFFIDAVIT		2	NEIGHBORHOOD GROUPS			DISK				OTHER		
DELIVERY	MAIL		MSNGR		FEDEX			CALL READY	X			OTHER		
SHIP TO:														
											SHIP DATE ▷			
PAYMENT	PAID		COD		BILL	X		CREDIT CARD				OTHER		
BILL TO:														
REF / PO#														
											TOTAL AMOUNT DUE ▷			$200.—

INVOICES ARE PAYABLE UPON RECEIPT
MAKE CHECKS PAYABLE TO RADIUS SERVICES AND REFERNCE JOB #
ELECTRONIC INVOICE AVAILABLE UPON REQUEST

THANK YOU FOR YOUR BUSINESS!

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 4159004T	1016 DE HARO ST	DSCHEME	17	0427
0001	002	. . . . .	. . . . .	. . . . .	.	. .
0001	003	R A D I U S S E R V I C E S	1221 H A R R I S O N S T #18	SAN FRANCISCO	CA	94103
0001	004	D SCHEME	222 8TH ST	SAN FRANCISCO	CA	94103
0001	005	. . . . .	. . . . .	. . . . .	.	. .
4159	003	B & P ADAMS	1012 DE HARO ST	SAN FRANCISCO	CA	94107-3261
4159	003	OCCUPANT	1012A DE HARO ST	SAN FRANCISCO	CA	94107-3261
4159	003	OCCUPANT	1012B DE HARO ST	SAN FRANCISCO	CA	94107-3261
4159	003	OCCUPANT	1012C DE HARO ST	SAN FRANCISCO	CA	94107-3261
4159	003	OCCUPANT	1012D DE HARO ST	SAN FRANCISCO	CA	94107-3261
4159	004	CHARLES QUACH	715 SAN BRUNO AV	SAN FRANCISCO	CA	94107-2633
4159	004	OCCUPANT	1016 DE HARO ST	SAN FRANCISCO	CA	94107-3209
4159	005	M & T GREALISH	44 CORONADO AV	SAN CARLOS	CA	94070-2903
4159	005	OCCUPANT	1022 DE HARO ST	SAN FRANCISCO	CA	94107-3209
4159	005	OCCUPANT	1022A DE HARO ST	SAN FRANCISCO	CA	94107-3209
4159	064	ERIC KOO	1007 RHODE ISLAND ST	SAN FRANCISCO	CA	94107-3214
4159	069	PALANKI RAMPRASHANTH	2023 22ND ST	SAN FRANCISCO	CA	94107-3203
4159	070	DIANE SCHEIMAN	2025 22ND ST	SAN FRANCISCO	CA	94107-3203
4159	070	OCCUPANT	2027 22ND ST	SAN FRANCISCO	CA	94107-3203
4160	061	MARK PEARCE	742 CUMMINGS AV	KENILWORTH	IL	60043-1013
4160	061	OCCUPANT	1025 DE HARO ST	SAN FRANCISCO	CA	94107-3208
4160	062	PETER MICHAELIAN	163 CAMPBELL AV	TAPPAN	NY	10983-2130
4160	062	OCCUPANT	1017A DE HARO ST	SAN FRANCISCO	CA	94107-4427
4160	062	OCCUPANT	1017B DE HARO ST	SAN FRANCISCO	CA	94107-4427
4160	062	OCCUPANT	1017C DE HARO ST	SAN FRANCISCO	CA	94107-4427
4160	062	OCCUPANT	1017D DE HARO ST	SAN FRANCISCO	CA	94107-4427
4160	074	JASON SCHMIDT	1013 DE HARO ST	SAN FRANCISCO	CA	94107-3208
4160	075	ALILDA FERRARO	1015 DE HARO ST	SAN FRANCISCO	CA	94107-3208
9999	999	. . . . .	. . . . .	. . . . .	.	. .
		OCCUPANT	934 CAROLINA STREET	SAN FRANCISCO	CA	94107

POTRERO HILL

Corinne Woods
Mission Creek Harbor Association
300 Channel Street, Box 10
San Francisco, CA 94158

Janet Carpinelli
Dogpatch Neighborhood Association
934 Minnesota Street
San Francisco, CA 94107

Joyce Book
Vermont St. Neighborhood Association
740 Vermont Street
San Francisco, CA 94107

Keith Goldstein
Potrero-Dogpatch Merchants Association
800 Kansas Street
San Francisco, CA 94107

Malia Cohen
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Mary Ratcliff
SF Bay View Newspaper
4917 Third Street
San Francisco, CA 94124

Rodney Minott
Potrero Hill Neighbors/Save the Hill
1206 Mariposa Street
San Francisco, CA 94107

Scott Simons
Friends of Kansas Street
903 Kansas Street #201
San Francisco, CA 94107

Sean Quigley
Valencia Corridor Merchant Association
766 Valencia Street, 3rd Floor
San Francisco, CA 94110

Sue Mortensen
Espirit Owners Association
900 Minnesota Street
San Francisco, CA 94107

J.R. Eppler
Potrero Boosters Neighborhood Association
1459 18th Street, Suite 133
San Francisco, CA 94112

Francesca Panullo
Sherwin Williams
1415 Ocean Ave
San Francisco, CA 94112

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San Francisco, CA 94112

Francesca Panullo
Sherwin Williams
1415 Ocean Ave
San Francisco, CA 94112

0000/007
RADIUS SERVICES BELIEVES THAT
THE INFORMATION CONTAINED HEREIN

0000/008
WHILE NOT GUARANTEED HAS BEEN
SECURED FROM SOURCES DEEMED
RELIABLE

0001/001
RADIUS SERVICES NO. 4159004T
1016 DE HARO ST
DSCHEME 17 0427

0001/002
. . . . . .
. . . . . .
. . . . . .

0001/003
R A D I U S S E R V I C E S
1221 H A R R I S O N S T #18
SAN FRANCISCO CA 94103

0001/004
D SCHEME
222 8TH ST
SAN FRANCISCO CA 94103

0001/005
. . . . . .
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4159/003
B & P ADAMS
1012 DE HARO ST
SAN FRANCISCO CA 94107-3261

4159/003
OCCUPANT

4159/004
CHARLES QUACH
715 SAN BRUNO AV
SAN FRANCISCO CA 94107-2633

4159/004
OCCUPANT
1016 DE HARO ST
SAN FRANCISCO CA 94107-3209

4159/005
M & T GREALISH
44 CORONADO AV
SAN CARLOS CA 94070-2903

4159/005
OCCUPANT
1022 DE HARO ST
SAN FRANCISCO CA 94107-3209

4159/005
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SAN FRANCISCO CA 94107-3209

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1017A DE HARO ST
SAN FRANCISCO CA 94107-4427

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SAN FRANCISCO CA 94107-4427

4160/062
OCCUPANT
1017C DE HARO ST
SAN FRANCISCO CA 94107-4427

4160/062
OCCUPANT
1017D DE HARO ST
SAN FRANCISCO CA 94107-4427

4160/074
JASON SCHMIDT
1013 DE HARO ST
SAN FRANCISCO CA 94107-3208

4160/075
ALILDA FERRARO
1015 DE HARO ST
SAN FRANCISCO CA 94107-3208

9999/999
. . . . . .
. . . . . .
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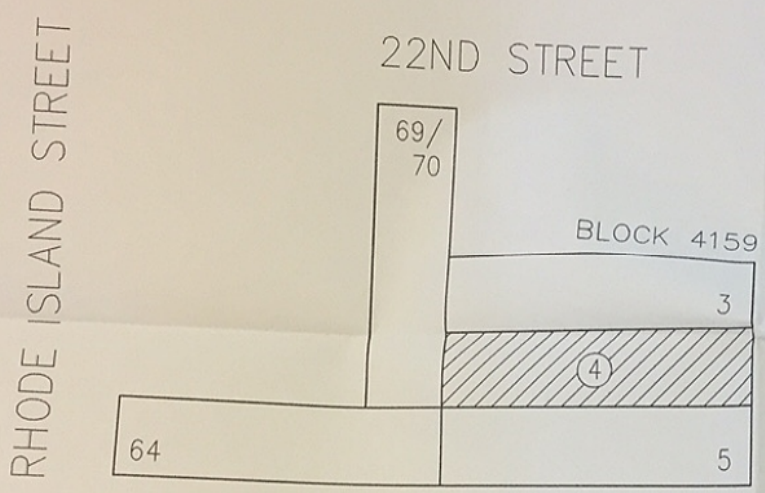
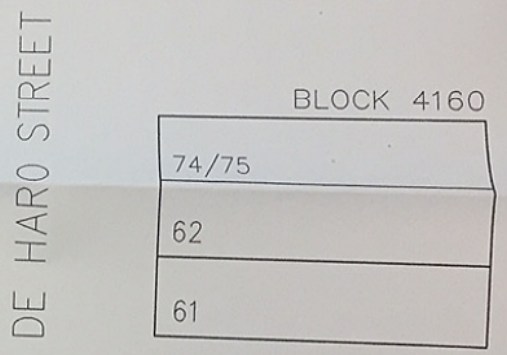
Occupant
934 Carolina Street
San Francisco, CA 94107





The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

RADIUS

1221 Harrison Street, Suite 18
San Francisco, CA 94103-4449
(415) 391-4775

BLOCK 4159
LOT 4

San Francisco, CA

JOB NO:	DATE: 170427
4159004T	DRAWN: DC
	CHECKED: DC

PRE APP
MAP

Notice of Pre-Application Meeting

May 3, 2017
Date

Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1016 De Haro Street, cross street(s) De Haro St. & 22nd St. (Block/Lot#: 4159 / 004; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☑ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Small Business Priority Processing Program (SB4P).

The development proposal is to: Demolition of existing 1-story house, and construction of new 4-story 2-unit residence.

Existing # of dwelling units:	1+Assessory	Proposed:	2 Units	Permitted:	2 Units
Existing bldg square footage:	1,705 S.F.	Proposed:	6,820 G.S.F.	Permitted:	7,641 G.S.F.
Existing # of stories:	1 Story	Proposed:	4 Stories	Permitted:	4 Stories
Existing bldg height:	(E) 23'-0"±	Proposed:	40'-0"	Permitted:	40'-0"
Existing bldg depth:	(E) 58'-5"±	Proposed:	74'-0"	Permitted:	74'-0"

MEETING INFORMATION:
Property Owner(s) name(s): Jimmy Quach / Charles Quach
Project Sponsor(s): Jimmy Quach / Charles Quach
Contact information (email/phone): Marc Dimalanta, D-Scheme Studio: m.dimalanta@dscheme.com/415.252.0888
Meeting Address*: McKinley Square Park, near Picnic Area by Turf, 20th St & Vermont, San Francisco, CA 94107
Date of meeting: Thursday May 25, 2017
Time of meeting:** 6:00 PM - 7:00 PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

7016 3010 0000 6084 2709

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SAN FRANCISCO, CA 94107

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Certified Mail Fee	$3.35
$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.49
$	
Total Postage and Fees	$3.84
$	

0003 25

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MAY 08 2017

05/03/2017

1390 MARKET ST SAN FRANCISCO, CA 94102 FOX PLAZA STATION

Sent To Charles Quach

Street and Apt. No., or PO Box No. 715 San Bruno Ave

City, State, ZIP+4® San Francisco, CA 94107-2633

D-Scheme Studio

Dream – Ideas :: Design – with a purpose :: Develop – relationships

222 8th Street
San Francisco, CA
94103
Ph: 415.252.0888
Fax: 415.252.8388

DeHaro Community Outreach Meeting Sign-in Sheet

Meeting Date:	Thursday, May 25th 2017
Meeting Time:	6:00 P.M. – 7:00 P.M.
Meeting Address:	McKinley Square Park, 20th and Vermont, San Francisco, CA. 94107
Project Address:	1016 DeHaro Street, San Francisco, CA 94107
Project Representative:	D-Scheme Studio

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL
1.	CATHRYN BLUM	928 Carolina	415.505.5380	catbirdsfp gmail.com
2.	PETER MICHAELIAN	1017 DeHaro	917-376-8944	pmichaelian @yahoo.com
3.				
4.				
5.				
6.				
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10.				
11.				
12.				
13.				
14.				
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16.				
17.				
18.				

Summary of discussion from the Pre-Application Meeting

Meeting Date: Thursday, May 25, 2017
Meeting Time: 6:00PM - 7:00PM
Meeting Address: McKinley Square Park, near Picnic Area by Turf, 20th St & Vermont St, S.F., CA 94107
Project Address: 1016 De Haro Street (Block 4159 / Lot 004)
Property Owner Name: Jimmy Quach / Charles Quach
Project Sponsor/Representative: Jimmy Quach / Charles Quach & Marc Dimalanta & Jennifer Fong / D-Scheme Studio

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):
Cathryn Blum (928 Carolina St.) noted concern about the height of the proposed 4th floor. She noted the view from her property would be blocked.

Project Sponsor Response:
The 4th floor is minimal in height and is significantly setback from both the front and rear property line. In addition, the proposed design complies with the S.F. Residential guidelines, and is respectful to the adjacent neighbors. In addition, views are not protected.

Question/Concern #2:
Cathryn Blum (928 Carolina St.) questioned the reason for the purpose of the number of bedrooms.

Project Sponsor Response:
The Project Sponsor Jimmy noted that the family would consider her comment in the context of their larger extended family needs.

Question/Concern #3:
Peter Michaelian (1017 DeHaro St) was concerned about the proposed residence shading his property, and requested a copy of the solar study.

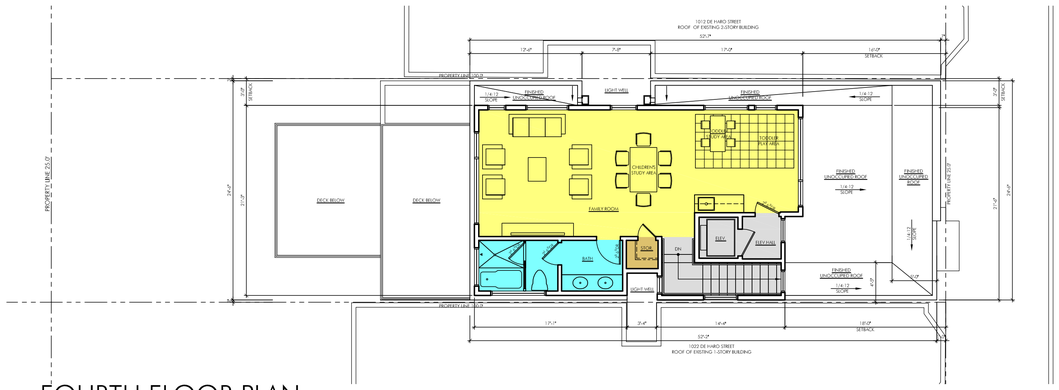
Project Sponsor Response:
The proposed residence does not significantly shade 1017 DeHaro Street. The Project Sponsor Jimmy agreed to send a copy of the solar study to Neighbor Peter.

Question/Concern #4:
Kathy Pagan Quadros (934 Carolina St) was voluntary invited to the Voluntary Community Meeting by the Project Sponsors, as her property is outside the required notification radius. Kathy was unable to attend and expressed concern about the 4th floor in an email.

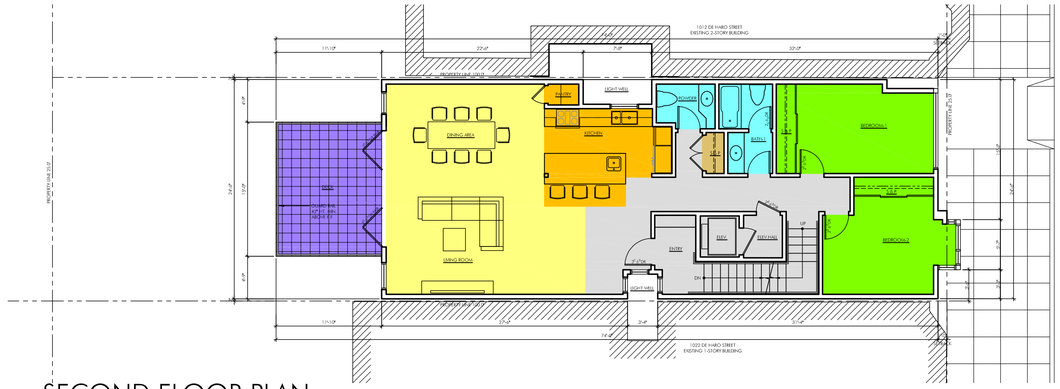
Project Sponsor Response:
The Project Sponsor Jimmy contacted Kathy directly, and offered an individual meeting to discuss her concerns at a convenient time. Kathy declined to meet.

LEGEND

- DINING / LIVING
- KITCHEN
- BEDROOM
- BATH
- UTILITY
- CIRCULATION
- OUTDOOR

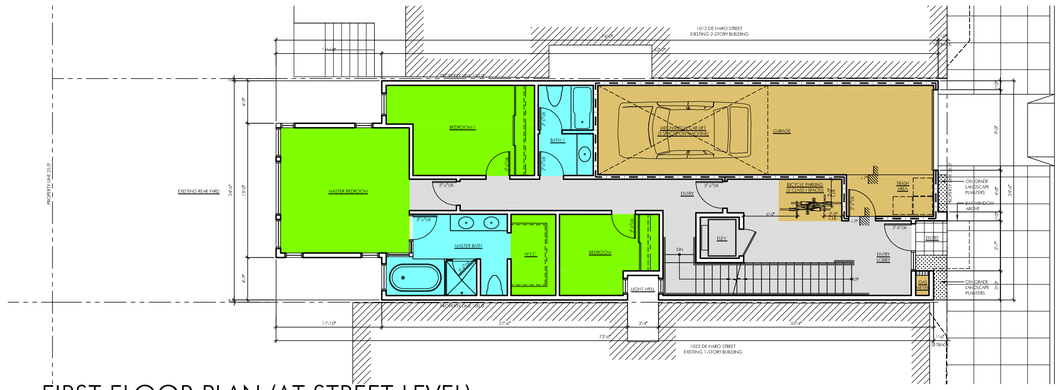


FOURTH FLOOR PLAN

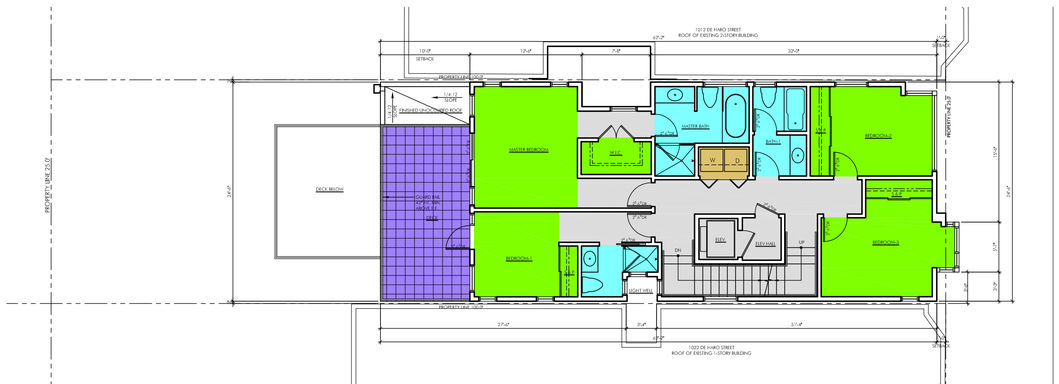


SECOND FLOOR PLAN

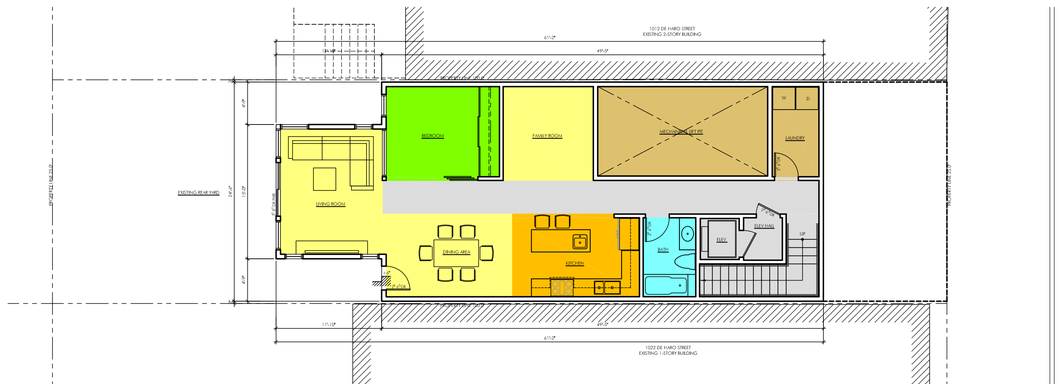
THIRD FLOOR PLAN



FIRST FLOOR PLAN (AT STREET LEVEL)



THIRD FLOOR PLAN



GROUND FLOOR PLAN

DIAGRAM OF SPACE USES

1016 DE HARO STREET :: SAN FRANCISCO :: CALIFORNIA :: 94103

D-Scheme Studio
DREAM : : DESIGN : : DEVELOP

COMMUNITY OUTREACH MTG - MAY 25, 2017

GENERAL NOTES

1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF BURLINGAME AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.
11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED - CONFIRM W/ THE CITY OF BURLINGAME RECYCLING SPECIALIST.
12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.
13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL.
14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.
16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.
17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTORS WORK.
19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.
20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.
21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.
22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.
23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED & SANDED SMOOTH.
24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCHT'. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC.
25. DIMS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.
26. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.
27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.
28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS.
29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.
32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.
33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
34. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.

SYMBOL LEGEND

- NORTH ARROW
- COLUMN LINE/GRID LINE
- MATCH LINE
- WORK POINT CONTROL POINT OR DATUM POINT
- CENTER LINE (DIMENSION LINE)
- PROPERTY LINE
- ELEVATION — ELEVATION NUMBER — SHEET NUMBER
- SECTION — SECTION NUMBER — SHEET NUMBER
- DETAIL — DETAIL NUMBER — SHEET NUMBER
- ENLARGED DETAIL — DETAIL NUMBER — SHEET NUMBER
- INTERIOR ELEVATION — ELEVATION GROUP NUMBER — SHEET NUMBER — ELEVATION DESIGNATION
- FINISH MATERIAL
- ROOM NAME — ROOM NUMBER
- SHEET NOTES
- APPLIANCE REFERENCE NO.
- CEILING HGT.-REFLECTED CEILING PLAN
- REVISION
- DOOR SYMBOL
- (N) DOOR & DOOR FRAME
- WINDOW MARK — SEE WINDOW SCHEDULE
- PARTITION TYPE
- ALIGNMENT SYMBOL
- +153.96' NEW SPOT ELEVATION
- (E)+150.00' EXISTING SPOT ELEVATION
- FLUOR. LT. FIXT. (SURFACE MOUNTED) S.E.D.
- FLUOR. RECESSED LIGHTING: S.E.D.
- FLUOR. WALL SCONCE: S.E.D.
- SUSPENDED PENDANT LIGHT: S.E.D.
- WALL OUTLET DUPLEX
- WALL OUTLET FOURPLEX
- TELEPHONE/FAX/MODEM OUTLET
- NETWORK CABLE OUTLET
- EXHAUST FAN/LIGHT
- EXHAUST FAN/HEAT/LIGHT
- SWITCH
- OCCUPANCY SENSOR, WALL MOUNTED
- GAS LINE
- WATER LINE

NOTE: SOME OF THE ABOVE SYMBOLS MAY NOT HAVE BEEN USED FOR THIS PROJECT.

ABBREVIATIONS

℄	PROPERTY LINE
|	CHANNEL
&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
//	PARALLEL
ABV.	ABOVE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
A.C.	ASPHALTIC CONCRETE
BAL.	BALANCE
BAS.	BASEMENT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BOTH.	BOTH
BSMT.	BASEMENT
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CL.	CLEAR
CLR.	CLEAR
CLRM.	CLASSROOM
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMPT.	COMPACTOR
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEFLECT.	DEFLECTION
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.I.	DRAIN INLET
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRICAL WATER COOLER
EXST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.BKT.	FIRE BLANKET
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.P.	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.R.	FIRE RETARDENT
FRZ.	FREEZER
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HANDICAPPED
HD.	HAND
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.	HANGER STRIP
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LNDG.	LANDING
L.P.	LOW PARTITION
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.F.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULAR
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER(DIM.)
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
OFF.	OFFICE
O.F.S.	OUTSIDE FACE OF STUD
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.I.P.	POURED IN PLACE
PL.	PLATE
PLN.	PLAN
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTABLE
P.T.S.	PNEUMATIC TUBE SYSTEM
Q.T.	QUARRY TILE
(RE)	RELOCATED EXISTING
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RESID.	RESIDENTIAL
RESIL.	RESILIENT
R.F.P.	REINFORCED FIBERGLASS PANELS
REGTR.	REGISTER
R.H.	ROBE HOOK
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DWGS.
SCHED.	SCHEDULE
SCRN.	SCREEN
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELEC. DWGS.
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.M.D.	SEE MECH. DWGS.
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
S.P.D.	SEAT PROTECTION DISPENER
SQ.	SQUARE
S.S.D.	SEE STRUCT DWGS.
SST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.&G.	TONGUE AND GROOVE
T.B.	TOWEL BAR
T.B.R.	TO BE REMOVED
TEL.	TELEPHONE
TEMP.	TEMPORARY
TER.	TERRAZZO
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.R.	TRASH RECPTACLE
TRD.	TREAD
T.V.	TELEVISION
T.W.G.	TACKABLE WALL COVERING
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL OR VERTICALLY
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W.	WEST OR WIRE
W./C.	WATER CLOSET
W/H	WATER HEATER
WD.	WOOD
WDW.	WINDOW
WK	WORK
W.O.	WHERE OCCURS
W/O	WITHOUT
WP.	WATERPROOF
W.PT.	WORKING POINT
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
W/	WITH

1016 DE HARO STREET

SAN FRANCISCO, CA 94107

SCOPE OF WORK

- DEMOLITION OF 1-STORY EXISTING HOUSE
- 4-STORY NEW CONSTRUCTION OF TWO FAMILY HOUSE

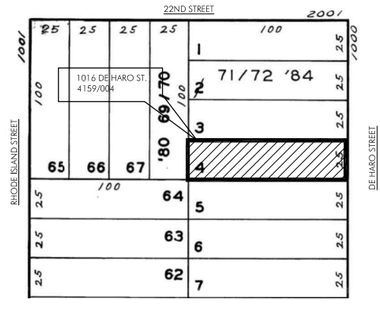
PROJECT TEAM

CLIENT:
CHARLES QUACH
1016 DE HARO STREET
SAN FRANCISCO, CA 94107
CONTACT: CHARLES QUACH
T:650.218.6197

ARCHITECT:
D-SCHEME STUDIO
222 8TH STREET
SAN FRANCISCO, CA 94103
CONTACT: MARC DIMALANTA
T: 415.252.0888
F: 415.252.8388

ASSESSOR MAP

NOT TO SCALE



BUILDING DATA

LOCATION:	1016 DE HARO STREET SAN FRANCISCO, CA 94107
BLOCK / LOT NO.:	BLOCK 4159 / LOT 004
NUMBER OF STORIES:	4 STORY
ZONING DISTRICT:	RH-2 RESIDENTIAL HOUSE, TWO FAMILY
BUILDING AREA:	(E) MAIN HOUSE (E) 1,442 G.S.F. (E) BATH HOUSE (E) 263 G.S.F. TOTAL: (E) 1,705 G.S.F.
PARCEL AREA:	(E) 2,495 S.F.
PROPOSED BUILDING AREA:	GROUND FLOOR 1,187 G.S.F. FIRST FLOOR 1,669 G.S.F. SECOND FLOOR 1,676 G.S.F. THIRD FLOOR 1,500 G.S.F. FOURTH FLOOR 788 G.S.F. TOTAL 6,820 G.S.F.
CONSTRUCTION TYPE:	V-B
SCOPE OF WORK:	NEW CONSTRUCTION OF TWO FAMILY HOUSE
APPLICABLE CODES:	2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CFC, 2013 CALIFORNIA ENERGY CODE, AS ADOPTED AND AMENDED BY THE CITY OF SAN FRANCISCO, AND THE CITY OF SAN FRANCISCO MUNICIPAL CODE.

VICINITY MAP

NOT TO SCALE

DRAWING INDEX

1016 DE HARO STREET
SAN FRANCISCO, CA 94107

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE: AS NOTED

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COVER PAGE

SHEET NUMBER:
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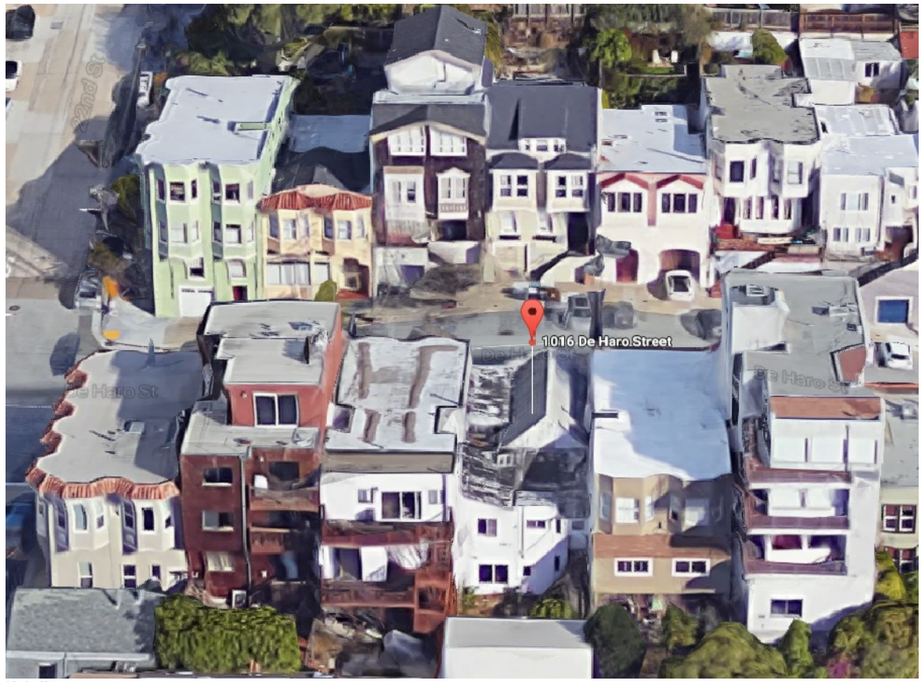

REAR VIEW

NEIGHBORING PROPERTIES ALONG DE HARO STREET


NORTH VIEW TOWARDS 22ND ST.


1016 DE HARO ST. - PROJECT SITE


SOUTH VIEW TOWARDS 23RD ST.

PROJECT SITE AND ADJACENT PROPERTIES


REAR YARD OF 1016 DE HARO ST.


REAR YARD OF 1016 DE HARO ST.


REAR YARD OF 1012 DE HARO ST.


REAR OF 1022 DE HARO ST.

1016
DE HARO STREET
SAN FRANCISCO, CA 94107

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JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
EXISTING SITE PHOTOS

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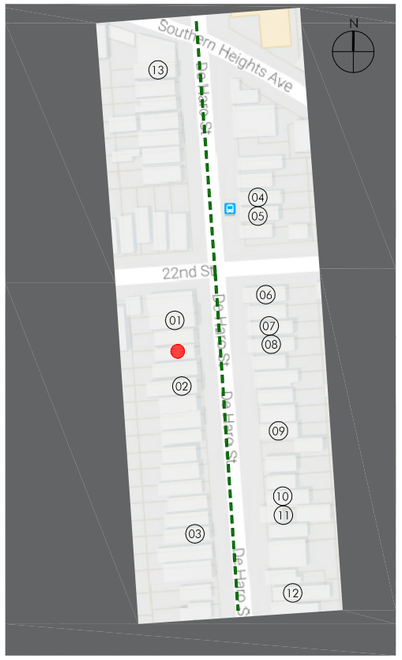
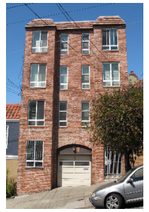


PROJECT SITE 1016 DE HARO ST | 4 OR MORE STORY BUILDING | PHOTO PATH


01 1006-08 DE HARO ST.


01 1006-08 DE HARO ST.


01 1006-08 DE HARO ST.


02 1026-30 DE HARO ST.


02 1026-30 DE HARO ST.


02 1026-30 DE HARO ST.


03 1082-84 DE HARO ST.


03 1082-84 DE HARO ST.


06 1945-1947 22ND ST.


06 1945-1947 22ND ST.


07 1013 DE HARO ST.


08 1017 DE HARO ST.

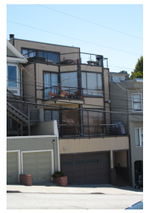
09 1051 DE HARO ST.


10 1065-67 DE HARO ST.


11 1071-73 DE HARO ST.


12 1101 DE HARO ST.


04 981 DE HARO ST.


05 987 DE HARO ST.


13 946 DE HARO ST.


13 946 DE HARO ST.

PHOTO PATH - DE HARO STREET FACING WEST

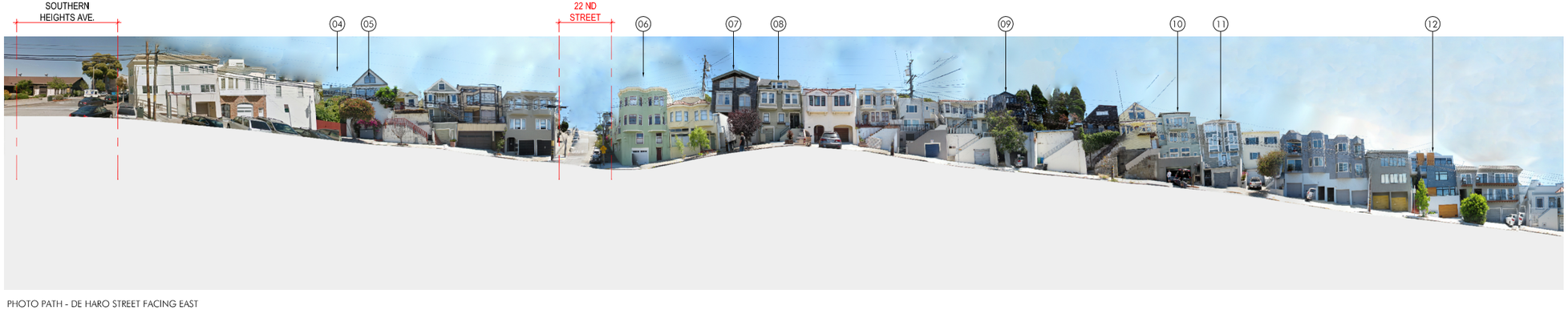


PHOTO PATH - DE HARO STREET FACING EAST

1016 DE HARO STREET
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F: 415.252.8388
www.dscheme.com

LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
SURROUNDING SITE SURVEY

SHEET NUMBER:
A0.02

SOUTH-WEST VIEW AT DE HARO STREET

NORTH-EAST VIEW AT DE HARO STREET

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY:
MJ/JL

DATE:
10.27.2015

CHECKED BY:
JI

SCALE:

SHEET TITLE:
3D RENDERING IMAGES

SHEET NUMBER:
A0.03

SOUTH-WEST VIEW AT DE HARO STREET

NORTH-EAST VIEW AT DE HARO STREET

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY:
MJ/JL

DATE:
10.27.2015

CHECKED BY:
JI

SCALE:

SHEET TITLE:

3D RENDERING IMAGES

SHEET NUMBER:

A0.04

RESIDENTIAL DESIGN GUIDELINES P.24 - CHAPTER 4 - BUILDING SCALE AND FORM

FRONT ELEVATION AT DE HARO STREET

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	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE:

SHEET TITLE:

CONFORMITY TO RESIDENTIAL DESIGN GUIDELINE

SHEET NUMBER:

A0.05

Green Building: Site Permit Submittal

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

Project Name	Block/Lot	Address
1016 DE HARO STREET	4159 / 004	1016 DE HARO STREET
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
6,774 G.S.F.	B / R-2	4 FLOORS
Design Professional/Applicant: Sign & Date	D-SCHEME STUDIO / MARC DIMALANTA	10.28.15

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

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

AND

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

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Resicential Major Alteration
Type of Project Proposed (Indicate at right)		X				
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER [2]	SILVER	GCLD	GOLD	GOLD
Base number of required points:	60	[2]	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EAp2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency **Effective 1/1/2012:** Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after.[3]	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥$200,000[3]
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinas.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. **OR** for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilien: Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency **Effective January 1, 2012:** Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
GREEN BUILDING ATTACHMENT C-2

SHEET NUMBER:
A0.1

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED OCTOBER 28, 2015 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application #_____

Property Address: 1016 DE HARO STREET, SAN FRANCISCO, CA

Block and Lot: 4159/004 Occupancy Group: R-2 / B Type of Construction: V-B No. of Stories: 4

Describe Use of Building 4-STORY, NEW CONSTRUCTION OF TWO FAMILY HOUSE.

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
CBC CHAPTER 7, TABLE 705.8 - OPENINGS ON EXTERIOR WALLS NOT PERMITTED LESS THAN 3 FEET FROM THE PROPERTY LINE ON GROUP R-2 ON BUILDINGS OF V-B CONSTRUCTION.

Proposed Modification or Alternate
PER AB-009, INSTALL ¾ HOUR FIRE-RATED, FIXED WINDOW ASSEMBLIES AT THE PROPOSED BUILDING PROPERTY LINE WALL OPENINGS. THE PROPOSED FIRE-RATED WINDOWS WILL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
THE PROPOSED OPENINGS (WINDOWS) ARE NOT REQUIRED FOR LIGHT AND VENTILATION AND NOT REQUIRED FOR EGRESS OR EMERGENCY RESCUE. THE WINDOWS ARE FIXED (NON-OPERABLE). THE WINDOWS SHALL HAVE ¾ HOUR-RATED ASSEMBLIES.

	PROJECT SPONSOR	ARCHITECT/ENGINEER
Requested by:	JIMMY QUACH	MARC DIMALANTA
Print Name:		D-SCHEME STUDIO
Signature:		
Telephone:	650-218-6197	415-252-0888

[PROFESSIONAL STAMP HERE]

LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:			
Division Manager:			
for Director of Bldg. Inspection			
for Fire Marshal:			

CONDITIONS OF APPROVAL or OTHER COMMENTS

ATTACHMENT B

Recording Requested By And When Recorded

Return To: DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414
or
_____
_____ DIVISION

DECLARATION OF USE LIMITATION

I/We, _____, owner/s of the herein described property Commonly known as _____ in San Francisco, Assessor's Block No. _____, Lot No. _____ hereby consent to the within described limitations that:

In the event that the property located at _____ commonly known as Block No. ___, Lot No. __ is improved in such a matter that the openings in the building located at _____ no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the **Director of the Department of Building Inspection.**

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: _____
OWNER/S

Date of Execution: _____

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
County of _____
On _____ before me, _____ personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Notary Public in and for said Country and State

ATTACHMENT C

SAN FRANCISCO ADMINISTRATIVE CODE
CHAPTER 23: REAL PROPERTY TRANSACTIONS
ARTICLE V: LOT LINE WINDOW AGREEMENTS

SEC. 23.45. AUTHORITY OF DIRECTOR OF PROPERTY.

An owner of Real Property adjoining Real Property of the City may request that the City consent to openings in building walls on the owner's Real Property that are closer to the common property line than the distances prescribed in the San Francisco Building Code by filing with the Director of Property an original and two copies of a written application, together with plans, specifications and other supporting documents, and paying the required application fee. Upon such filing, the Director of Property shall investigate the application and consult with the department that has jurisdiction over the Real Property. Copies of the application and its supporting documents shall be delivered by the Director of Property to the Department of City Planning and the Bureau of Building Inspection for review and comment as that department and that bureau may deem appropriate. If the department having jurisdiction over the Real Property approves and the Director of Property concludes that it is in the best interest of the City to give the requested consent, the Director of Property is authorized to approve and execute a lot line window agreement which complies with all of the provisions of this Article.

(Formerly Sec. 21.27; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.46. DETERMINATION OF VALUE.

The Director of Property shall determine a monthly fee for the privilege of installing the openings in building walls that are made possible by the City's consent. The monthly fee shall be based upon an appraisal by the Director of Property of the enhancement in fair market value of the building owner's Real Property that will result from installation of the proposed openings in building walls.

If the original monthly fee based upon the Director of Property's appraisal is more than $50 the agreement shall provide for payment by the building owner, in advance, of the monthly fee so determined by the Director of Property. The monthly fee may, at the Director of Property's discretion, be payable monthly, quarterly, semiannually or annually. The agreement shall contain a provision for annual adjustment of the monthly fee to reflect increases or decreases in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Metropolitan Area and a provision for a redetermination of the monthly fee by the Director of Property, upon the same appraisal basis as the original fee determination, at the end of each five-year period.

If the original monthly fee based upon the Director of Property's appraisal is $50 or less, a one-time fee of $1,000 shall be paid by the building owner and no monthly fees shall be payable.

(Formerly Sec. 21.28; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.47. REQUIREMENTS FOR LOT LINE WINDOW AGREEMENTS.

All lot line window agreements shall comply with the following requirements:

1. The building to which the agreement relates shall comply with the Building Code and all other applicable codes, ordinances and regulations of the City and with all applicable federal and State laws and regulations.

2. The building shall be constructed or remodeled in conformity with the plans and specifications submitted with the application for a lot line window agreement and shall be used for the purposes stated in the application.

3. The agreement shall be terminable at any time, with or without cause and without penalty, by either party. The termination will not be effective, however, unless the terminating party gives at least 90 days prior written notice of termination which is mailed or delivered to the other party. The notice of termination shall contain the legal descriptions of both properties and shall be acknowledged by the terminating pary. The notice of termination may be recorded by either party at any time and, after the termination date, the recorded notice shall be conclusive proof of termination of the agreement.

4. The building owner shall agree that, in the event the agreement is revoked, the openings consented to by the agreement shall be protected or closed, as required by the Building Code, and the building otherwise modified as may be necessary to comply with those Building Code requirements that become applicable because of protecting or closing the openings.

5. The building owner shall indemnify the City, its officers, employees and agents, against all liabilities that may result from or be connected with the agreement.

6. During the life of the agreement, the building owner shall maintain comprehensive personal liability insurance with limits satisfactory to the Risk Manager of the City and with the City, its officers, agents and employees named as additional insureds.

7. The agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.

8. The agreement shall be executed by both parties and shall contain the legal descriptions of both properties. The Director of Property shall execute the agreement for and on behalf of the City, provided the agreement has been previously approved by the City Attorney and the head of the department having jurisdiction over the City's Real Property. The agreement shall be acknowledged by both parties and the Director of Property shall cause the agreement to be recorded.

(Formerly Sec. 23.29; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.48. FEES AND FEE PAYMENTS.

The application fee which is to accompany each application shall be $2,500 unless changed by appropriate action of the Board of Supervisors. If the Director of Property determines, after his investigation of the application, that the application fee is inadequate to cover the cost of preparing and processing an agreement, the Director of Property shall notify the building owner of the additional amount that is required. The additional amount shall be paid by the building owner as a prerequisite to preparation and processing of an agreement by the Real Estate Department.

The Real Estate Department is authorized to collect the fees due under lot line window agreements and shall deposit such fees to the credit of the department having jurisdiction over the City's Real Property.

The application fees and any additional amounts required to cover the cost of preparing and processing agreements shall be deposited to the credit of the Real Estate Department.

(Formerly Sec. 23.30; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
ADMINISTRATIVE BULLETIN 009

SHEET NUMBER:
A0.2

BUILDING PERMIT OR CASE NUMBER: For Staff Use only	

REQUIRED CHECKLIST FOR

Tree Planting and Protection

1. Applicant Information

CONTACT FOR PROJECT INFORMATION:	
Charles Quach	
ADDRESS:	TELEPHONE:
715 San Bruno Ave. San Francisco, CA 94107	(650)218-6197
	EMAIL: relativity@gmail.com

2. Location and Classification of Property

STREET ADDRESS OF PROJECT:		
1016 De Haro St.		
CROSS STREETS:		
22nd Street / 23rd Street		
ASSESSORS BLOCK/LOT:	LENGTH OF ALL LOT FRONTAGE(S)	ZONING DISTRICT
4159 / 004	25'-0"	RH-2
RELATED BUILDING PERMIT APPLICATION AND/OR CASE NO.		

3. Scope of Project

Requirements for new street trees and tree protection apply to the types of projects identified in the chart below. Please check all boxes which apply to your project. If no boxes are checked, you do not need to complete this form.

	DEVELOPMENT FEATURES
☒	construction of a new building
☐	relocation of a building
☐	paving or repaving more than 200 square feet of the front setback
☐	addition of gross floor area (GFA) equal to 20% or more of the GFA of the existing building
☐	addition of a new dwelling unit
☐	addition of one or more parking spaces
☐	addition of a garage

4. Disclosure of Existing Protected Trees

Only the following specific types of trees require protection under the Public Works Code: Street Trees, Significant Trees and Landmark Trees. These trees are collectively known as "Protected Trees." In the following table, please indicate the presence or lack thereof of such on, over, or adjacent to the parcel containing the proposed construction.

SIGNIFICANT TREES

A "Significant Tree" is a tree that is planted on the subject property (i.e. outside of the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has (a) a diameter at breast height (DBH) in excess of twelve inches **OR** (b) a height in excess of twenty feet **OR** (c) a canopy in excess of fifteen feet.

CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE. If you are unsure of the boundary of the public right-of-way, contact DPW's Bureau of Street Use and Mapping. Please note that the public right-of-way may be wider than the sidewalk.	☐ Significant Tree(s) exist on the subject property	QTY.
	☐ Significant Tree(s) exist on any adjacent property	QTY.
	☒ There are no Significant Trees on or adjacent to the subject property.	

LANDMARK TREES

A "Landmark Tree" is a tree designated as such by the Board of Supervisors owing to particular age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character.

CHECK ALL BOXES THAT APPLY AND INDICATE QUANTITY OF EACH TREE TYPE, IF APPROPRIATE. If you have questions about the presence of Landmark Trees, please consult with DPW or visit www.sfdpw.org/trees.	☐ Landmark Trees exist on the subject property	QTY.
	☐ Landmark Trees exist on the adjacent sidewalk	QTY.
	☐ Landmark Trees exist on any adjacent property	QTY.
	☒ There are no Landmark Trees on or adjacent to the subject property.	

COMPLETE LIST OF LANDMARK TREES AS OF SUMMER 2012	
Six Blue Gums adjacent to 1801 Bush Street	Brazilian pepper at Third St. and Yosemite Street in the median
[illegible] at 1701 Franklin Street	Sweet Bay at 555 Battery Street
New Zealand Christmas Tree at 1221 Stanyan Street	All Canary Island Date Palms in the center island on Dolores Street
13 Canary Island Date Palms in Quesada St median west of 3rd St	Two Palms in median across from 730 Dolores St & 1546 Dolores St
[illegible] Palms in the median [illegible] 1638-1650 Dolores St	Coast live oak in the backyard of 20-28 Rosemont Place
California buckeye in the backyard of 730 28th Avenue	Coast live oak in the backyard of 4124 23rd Street
Two Flowering Ash at the Bernal Library at 500 Cortland Street	Blue Elderberry near intersection of Folsom & Bernal Heights Blvd
Moraton Bay Fig at 3555 Cesar Chavez St / 1590 Valencia St	Monterey Cypress in the backyard of 2626 Vallejo Street
[illegible] in the backyard of 115 Parker Avenue	[illegible] 757 Pennsylvania Street
Norfolk Island Pine in the backyard of 2040-60 Sutter Street	Two Canary Island Palms in the backyard of 2040-60 Sutter St.

STREET TREES

A "Street Tree" is any tree growing within the public right-of-way (e.g. sidewalk) that is not also a Landmark Tree.

CHECK THE BOX THAT APPLIES AND INDICATE QUANTITY, IF APPROPRIATE. Regardless of size, all trees in the public right-of-way are protected under Article 16 of the Public Works Code.	☐ Street Trees exist adjacent to the subject property	QTY.
	☒ There are no Street Trees adjacent to the property.	

5. Impact of Project on Existing Protected Trees

If your responses above indicate that any Protected Tree(s) exist on, over or adjacent to the subject property, please check the applicable boxes, below:

BOX 1 ☒ **The project will not remove or have any other impact on Protected Trees, as follows:** No construction-related activity whatsoever will occur within the dripline of any Significant Tree or Street Tree. This includes, but is not limited to, the following: (1) No grading or excavation will take place within the dripline of any Significant Tree or Street Tree. (2) No construction staging and/or storage of materials and/or equipment will occur within the dripline of any Significant Tree or Street Tree. (3) Any pruning of Significant Trees or Street Trees will be limited and consistent with applicable regulations. (4) No dumping of trash and/or liquids (such as project waste-water) will take place within the basin or dripline of any Significant Tree or Street Tree.

If you have checked this box, a Tree Protection Plan is not required.

BOX 2 ☐ **The project involves the removal of one or more Protected Trees.** A permit from DPW is required in order to remove any Protected Tree. The Planning Department will not approve a building permit for a project which involves the removal of a Protected Tree unless DPW has first reviewed the proposal and found it to be consistent with applicable rules and regulations.

If you have checked this box, a Tree Protection Plan is not required, however you must provide evidence to the Planning Department that DPW has reviewed the removal request and found it to be "approvable."

BOX 3 ☐ **The project may have an impact on one or more Protected Trees which are not proposed for removal, as follows:** Either (1) any construction-related activity, no matter how minor, is panned or is reasonably foreseeable to occur within the dripline of a Significant Tree or a Street Tree or (2) regardless of the location of construction activity, the property contains a Landmark Tree.

If you have checked this box, a Tree Protection Plan must be submitted to the Department of Public Works Bureau of Urban Forestry prior to the commencement of any construction activity.

Such plan must meet the following minimum standards:

- ✓ The Tree Protection Plan must be developed by an International Society of Arboricuture (ISA) Certified Arborist.
- ✓ The project sponsor must submit a written declaration that the protections specified in the Tree Protection Plan will be completely in place prior to the start of any construction, demolition, or grading.
- ✓ Full-size site plans submitted along with the associated construction project must clearly indicate the street, curb, sidewalk, driveway, structure(s), and the locations of all Protected Trees and non-protected trees. Protected Trees must also be shown to include accurate tree height, accurate canopy dripline and trunk and canopy diameters. The plans must graphically depict implementation of all measures called for in the Tree Protection Plan. Additionally, the Tree Protection Plan itself along with the written declaration must be reproduced on full-size plans.

6. Calculation of Number of New Required Street Trees

One street tree is required for each 20 feet of street frontage of the subject property, with fractions of 0.5 rounded up, however credit is given for existing street trees. Please complete the table below to determine the number of street trees required for your project. If no street trees are required, please skip to the Applicant's Affidavit at the end of this form and once signed, return it to the Planning Department along with your Building Permit Application or other application.

COMBINED LENGTH OF ALL STREET FRONTAGES		DIVIDED BY TREE SPACING REQUIREMENT		GROSS NUMBER OF TREES REQUIRED		MINUS NUMBER OF EXISTING TREES		NET STREET TREE REQUIREMENT
25'-0"	÷	**20'**	=	1.25 (rounded)	−	0	=	1

Unless site conditions physically prevent the planting of a street tree, a waiver or modification of street tree requirements is available only under extremely limited circumstances and **only outside of Residential Districts** (i.e. RH, RM, RTO, RED). Be aware that even when available, an in-kind improvement or in-lieu payment is required for every such waiver. Please contact the Planning Department for information regarding the waiver process.

7. Applicable Requirements for New Street Trees

The Planning Department has developed three distinct 'Tree Schedules' to aid in the implementation of the Planning Code's street tree requirements. The particular Tree Schedule applicable to your project will depend on the zoning district in which your property is located, the scope of your project, and the type of authorization that your project requires. In general terms, Tree Schedule A applies to small-scale projects in residential or industrial zoning districts, Tree Schedule B applies to moderate scale projects or projects in commercial or mixed use zoning districts, and Tree Schedule C applies to larger projects. In the following chart, please check the applicable box based on the characteristics of your project.

	TREE SCHEDULE	PROJECT CHARACTERISTICS
☐	A	The project is located in a Residential (RH, RM, RTO, RED), Industrial (M) or Production/Distribution/Repair (PDR) Zoning District **and does not involve** a Planned Unit Development (PUD). A PUD is a special authorization granted by the Planning Commission that applies only to major projects involving large properties.
☐	B	1. The project is located in a RH, RM, RTO, RED, M or PDR Zoning District **and involves a PUD** **OR** 2. The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets neither **OR** one of the following criteria, **but not both:** ✓ It is located on a parcel that contains (1) more than 1/2-acre in total area **or** (2) more than 250 feet of total street frontage **or** (3) street frontage which spans the entire block face between the nearest two intersections. ✓ It involves (1) the construction of a new building **or** (2) the addition of more than 20% of the gross floor area of the existing building **or** (3) a change of use of more than 50% of the existing square footage of the building.
☒	C	The project is located outside of an RH, RM, RTO, RED, M or PDR Zoning District and meets **both** criteria of Tree Schedule B(2), above.

TREE SCHEDULE A

	REQUIREMENT	SPECIFICATION
✓	Location	either in the public right of way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓	Size	minimum of 24-inch box size

TREE SCHEDULE B

	REQUIREMENT	SPECIFICATION
✓	Location	either in the public right of way (e.g. sidewalk) adjacent to the property or within an unbuilt area at the front of the property
✓	Size	minimum 2 inch caliper, measured at breast height
		branch a minimum of 80 inches above sidewalk grade
✓	Opening	be planted in a sidewalk opening of at least 16 square feet
		have a minimum soil depth of 3 feet 6 inches
		include a basin edged with decorative treatment, such as pavers or cobbles (edging will not count against the minimum 16 square foot opening if the edging material is permeable. A permeable material is one that allows stormwater to infiltrate the underlying soils. Permeable surfaces shall include, but not be limited to, vegetative planting beds, porous asphalt, porous concrete, single-sized aggregate, open-jointed blocks, stone, pavers or brick that are loose-set and without mortar. Permeable surfaces are required to be contained so neither sediment nor the permeable surface discharges of the site.

TREE SCHEDULE C

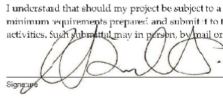
	REQUIREMENT	SPECIFICATION
✓	Location	As set forth in Schedule B, above.
✓	Size	
✓	Opening	
✓	Trenching	Trees must be planted in a continuous soil-filled trench parallel to the curb, such that the basin for each tree is connected. The trench may be covered by permeable surfaces (as described above), except at required tree basins, where the soil must remain uncovered.

Applicant's Affidavit

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am the property owner or authorized agent of the property owner, familiar with the property, and able to provide accurate and complete information herein.

The undersigned agrees to the conditions of this form. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may lead to denial or rescission of my permit or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action and the imposition of administrative fines.

I understand that should my project be subject to a required Tree Protection Plan, that I will have a plan meeting or exceeding the minimum requirements prepared and submit it to the Department of Public Works prior to the commencement of any construction activities. Such submittal may in person, by mail or via email at urbanforestrypermits@sfdpw.org.



Signature

February 27, 2015
Date

Marc Dimalanta, D-Scheme Studio
Print Name

Indicate whether owner, or authorized agent: Owner ☐ Authorized Agent ☒

415-252-0888
Phone Number

Phone Number

Fax or Email

Planning Department Determination

TO BE COMPLETED BY STAFF ONLY. DO NOT LEAVE ANY SECTION BLANK.

BUILDING PERMIT / CASE NO.

PLANS DATED

New Street Trees
- ☐ New street trees are **not required** as part of this project.
- ☐ Street Trees are **required** as part of this project.
  - Number of new street trees required:
  - Applicable Tree Schedule ☐ A ☐ B ☐ C
  - Compliance with as of right requirements shown on plans? ☐ YES ☐ NO - MODIFICATION OR WAIVER APPROVED, EXPLAIN IN COMMENTS BELOW.

Existing Tree Protection
- ☐ A Tree Protection Plan **is not required**: Box 1 or Box 2 in Section 5 has been marked.
- ☐ A Tree Protection Plan **is required**: Box 3 in Section 5 has been marked.

Existing Tree Removal
- ☐ No Protected Trees are proposed for removal.
- ☐ One or more Protected Trees are proposed for removal.

STAFF TO SIGN UNLESS A WAIVER OR MODIFICATION HAS BEEN APPROVED, IN WHICH CASE ZA SIGNATURE IS REQUIRED.

Signature ______ Print Name ______ Date: ______

Comment if any: ______

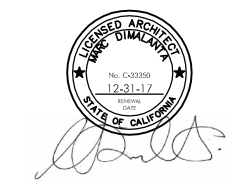
Staff Checklist:

- ✓ The applicant has completed this entire checklist including the affidavit on the preceding page.
- ✓ If street trees are required, a building permit cannot be approved until the applicant provides evidence from DPW that the required planting permit can be issued.
- ✓ If Protected Trees are proposed for removal, a building permit cannot be approved until the applicant provides evidence from DPW that tree removal permits can be issued.
- ✓ If a Tree Protection Plan is required, the applicant has been informed verbally and/or in writing of his or her obligation to submit one directly to DPW prior to the commencement of construction.
- ✓ Once signed, a copy of this checklist has been returned to the applicant. The original has been included in the project file or, if processed over-the-counter, it has been routed upstairs for scanning by support staff.

1016
DE HARO STREET
SAN FRANCISCO, CA 94107

■■■ D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.dscheme.com



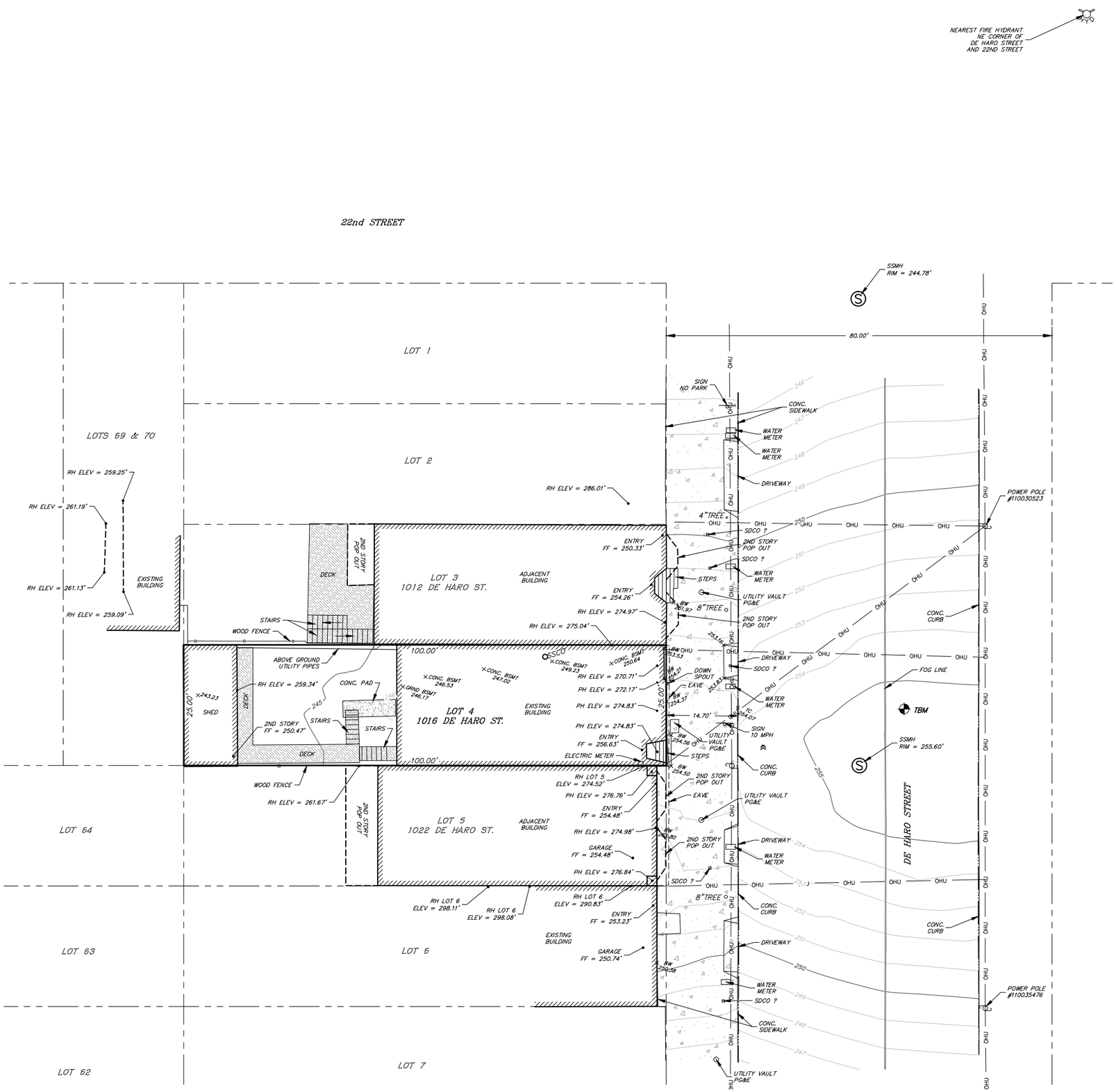
	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

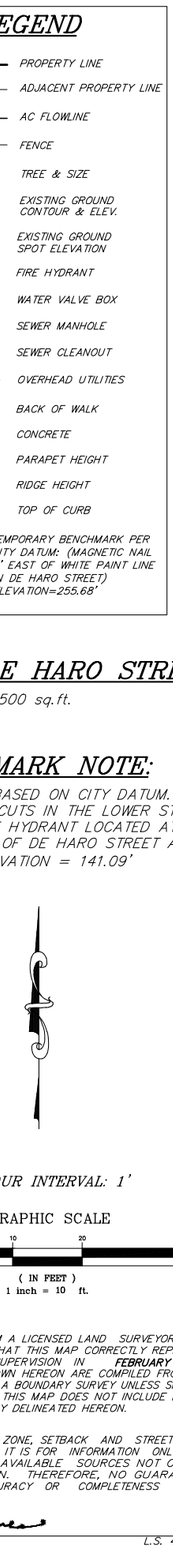
SITE PERMIT

JOB NUMBER:	DRAWN BY: MJ/JL
DATE: 10.27.2015	CHECKED BY: JI
SCALE: AS NOTED	

SHEET TITLE: TREE PLANTING AND PROTECTION

SHEET NUMBER: A0.3





LOT 4 (1016 DE HARO STREET)

2,500 sq.ft.

BENCHMARK NOTE:

ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK IS 3 CUTS IN THE LOWER STOP COCK OF THE FIRE HYDRANT LOCATED AT THE INTERSECTION OF DE HARO STREET AND 23RD STREET. ELEVATION = 141.09'

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN **FEBRUARY 2015** , THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND DO NOT REFLECT A BOUNDARY SURVEY UNLESS SPECIFICALLY NOTED HEREON, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW HOLMES L.S. 4428

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

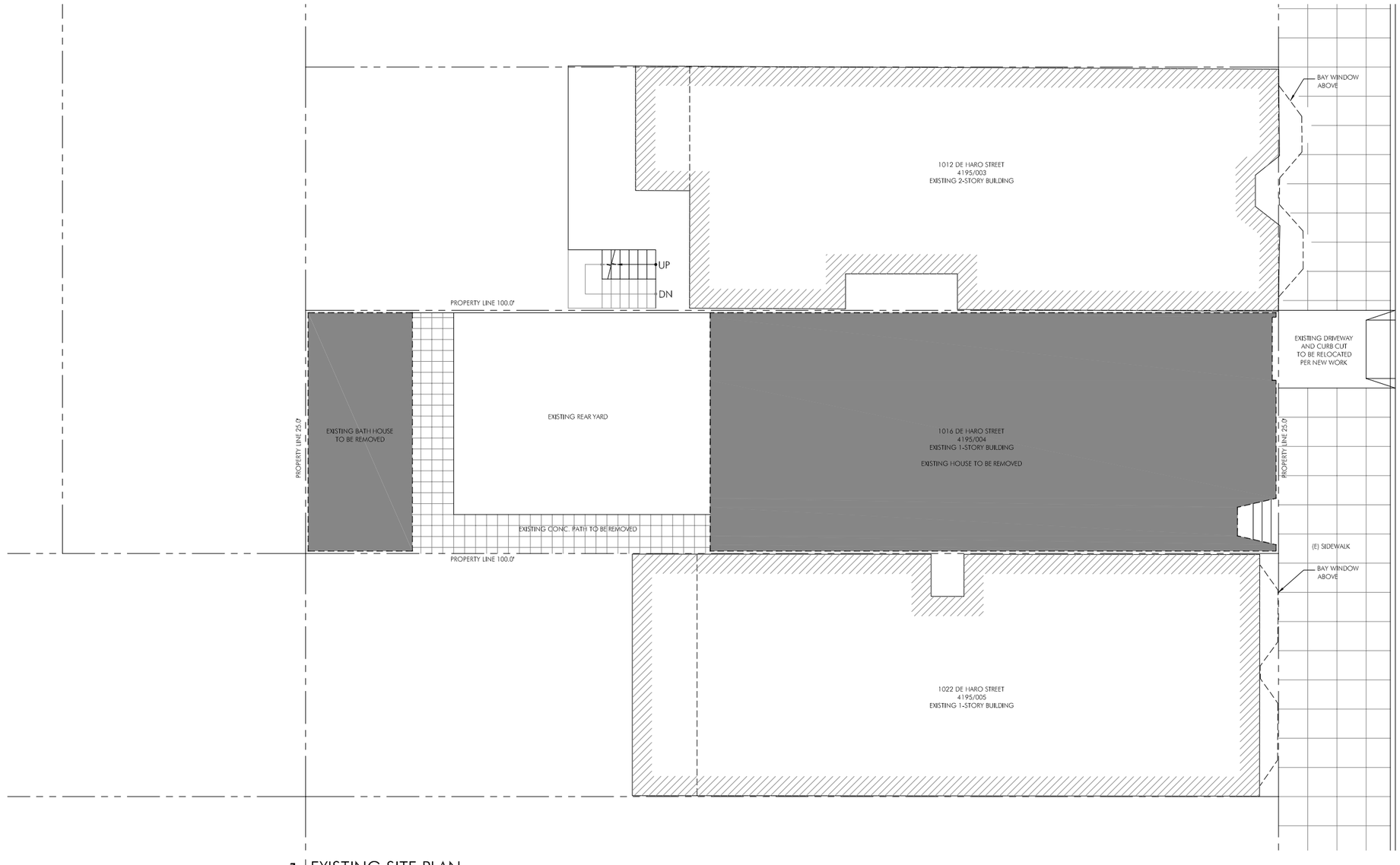
REVISIONS:	BY:

PREPARED FOR:
CHARLES QUACH

1016 DE HARO STREET
TOPOGRAPHIC SURVEY
CITY OF SAN FRANCISCO
COUNTY OF SAN FRANCISCO

DATE	2/27/2015
SCALE	1"=10'
DRAWN	SF
JOB NO.	9-1659
DWG	1
SHEET	1 OF 1

K:\09 RMC\9-1659 1016 De Haro Street\Acad\Topo\9-1659 Topo Rotated.dwg Feb 27,2015 - 10:53am, sfuller



1 EXISTING SITE PLAN
3/16"=1'-0"

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SAN FRANCISCO, CA 94107

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T: 415.252.0888
F: 415.252.8388
www.dscheme.com

LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 3/16" = 1'-0"

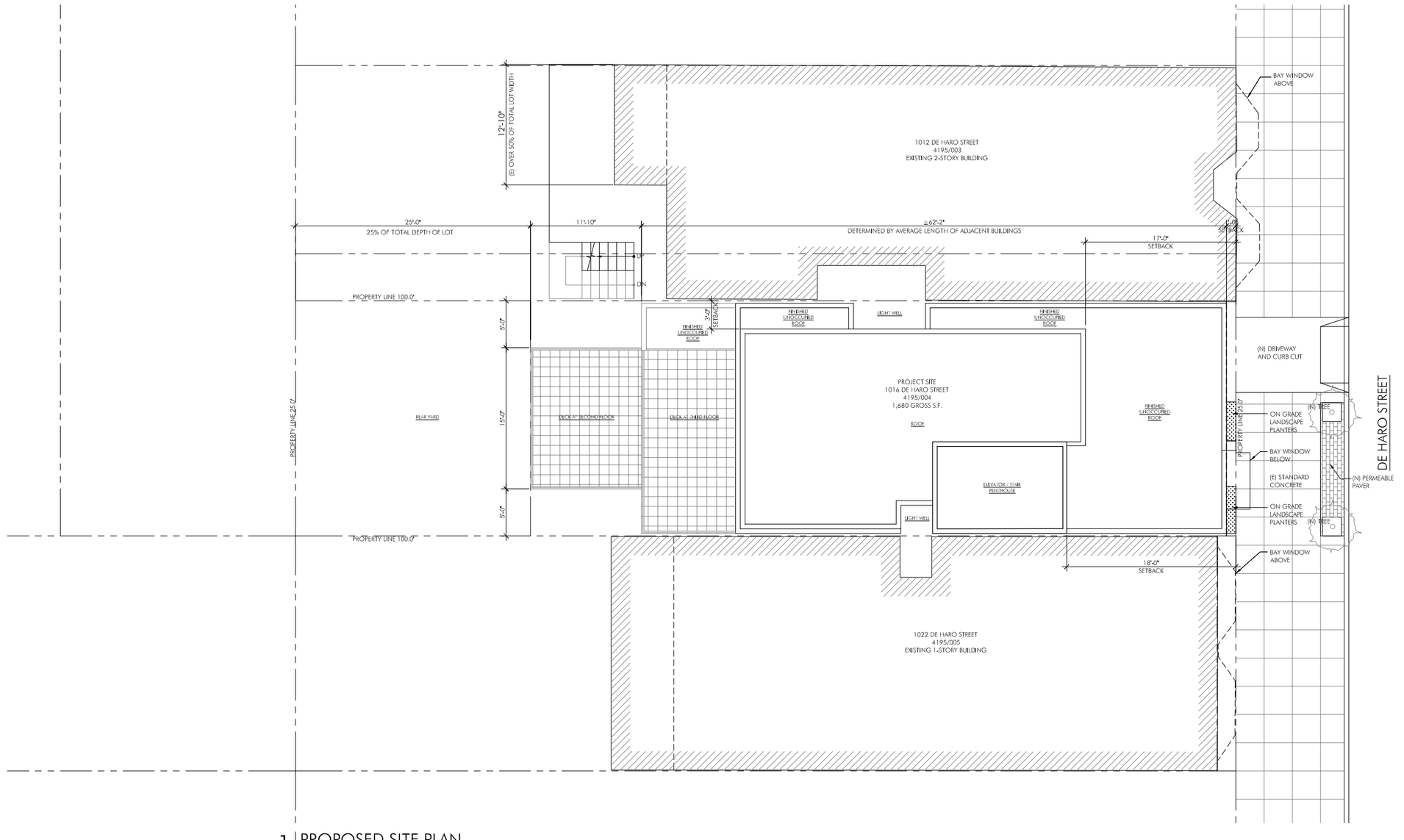
N

SHEET TITLE:

EXISTING SITE PLAN

SHEET NUMBER:

A1.0



1 PROPOSED SITE PLAN
3/16"=1'-0"

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LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
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	10.05.16	REVISION PER PLANNING DEPT
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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY:
MJ/JL

DATE:
10.27.2015

CHECKED BY:
JI

SCALE:
3/16" = 1'-0"

SHEET TITLE:
PROPOSED SITE AND ROOF PLAN

SHEET NUMBER:
A1.1

LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

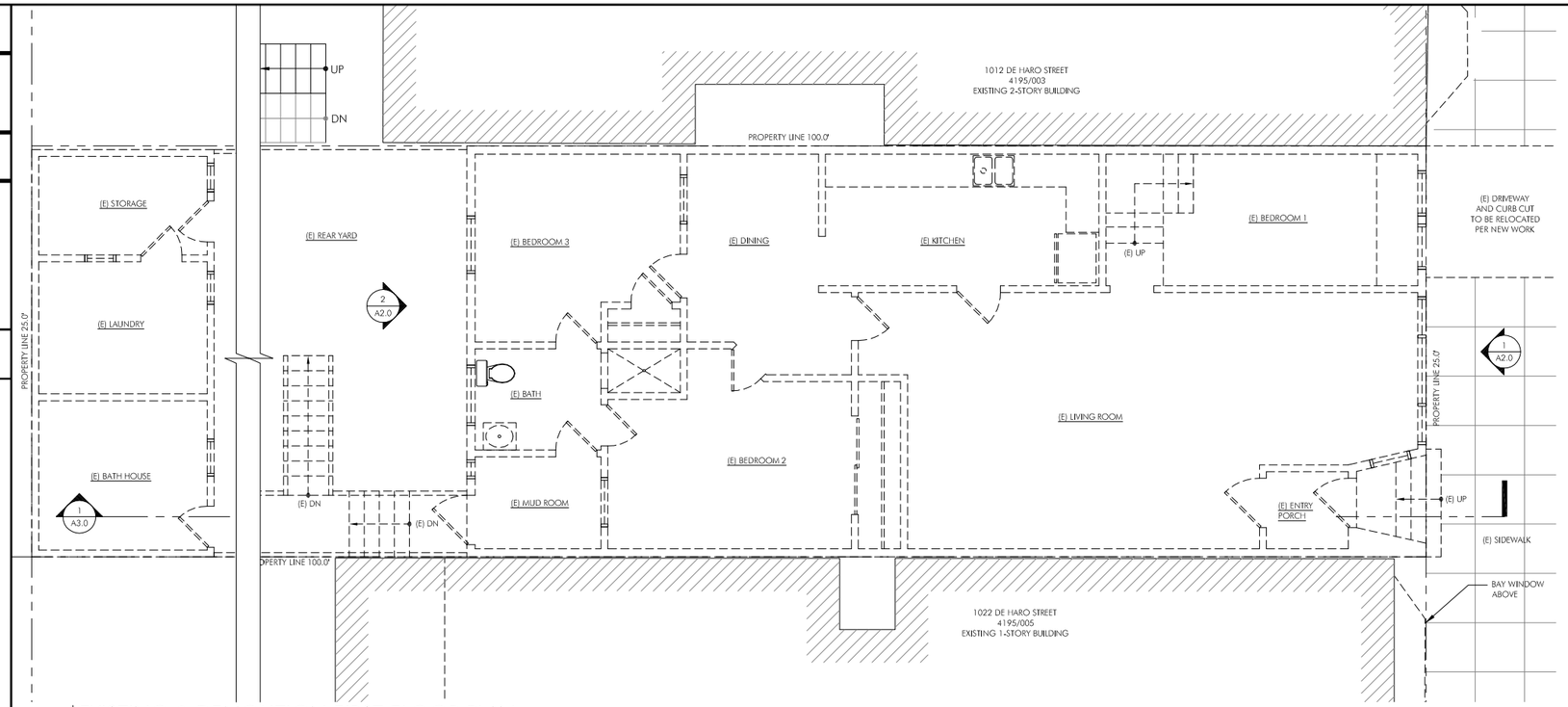
FLOOR PLAN NOTES

GENERAL FLOOR PLAN NOTES:

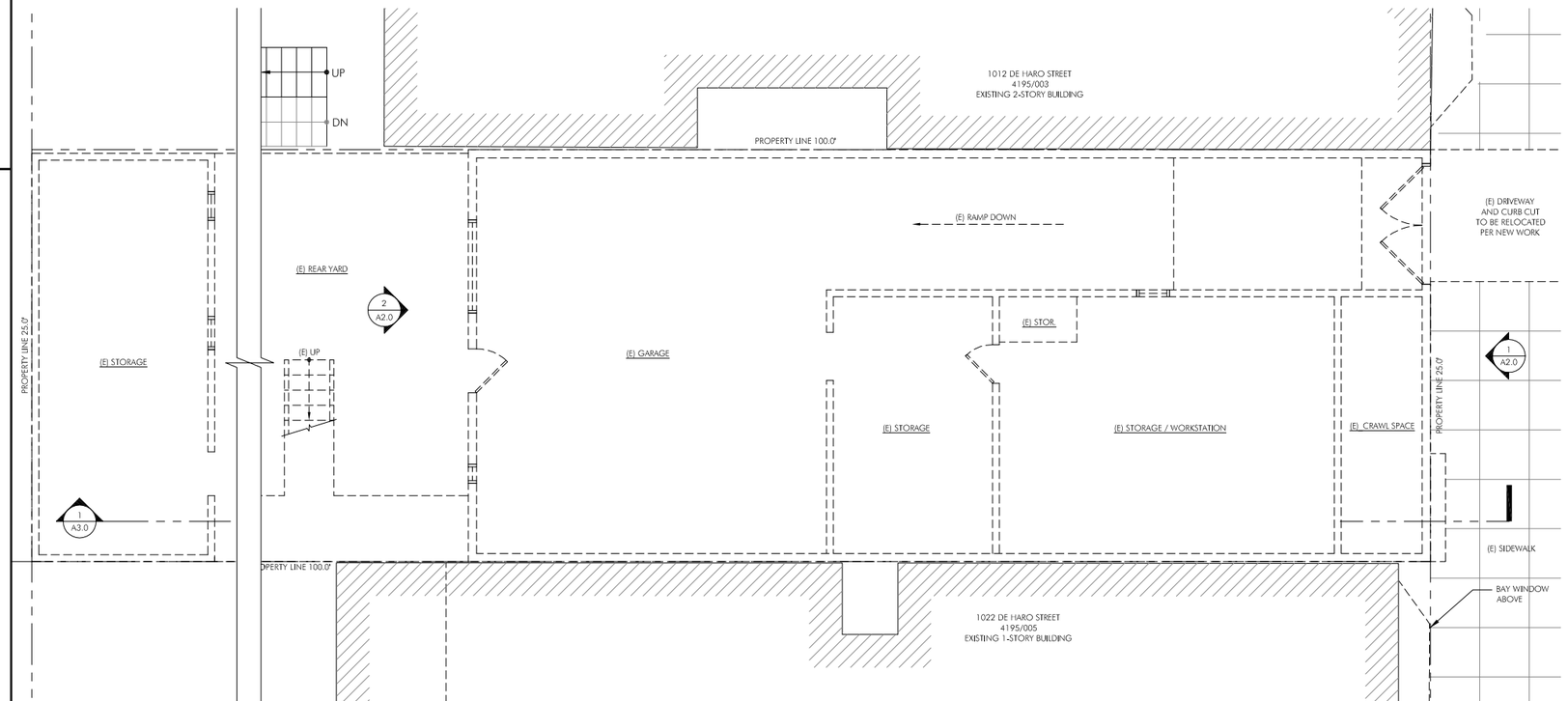
1. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.
2. LEGEND:
   - XXXXX ——— ROOM NAME
   - 101 ——— ROOM NUMBER

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
3. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
4. DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
5. ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
6. MAKE ALL REPAIRS WITH MATERIAL EQUAL KIND AND QUALITY TO MATCH EXISTING ADJACENT SURFACES.
7. REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.
8. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
11. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.



2 EXISTING & DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"



1 EXISTING & DEMOLITION GROUND FLOOR PLAN
1/4"=1'-0"

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Dream :: Design :: Develop

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SAN FRANCISCO, CA 94103
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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 1/4"=1'-0"

N

SHEET TITLE:

EXISTING & DEMOLITION FLOOR PLAN

SHEET NUMBER:

A1.2

WALL LEGEND

- DASHED LINE WHERE OCCURS - INDICATES 1/2 THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.
- NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING
- NEW LOW PARTITION
- NOT IN SCOPE OF WORK

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ± 2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.

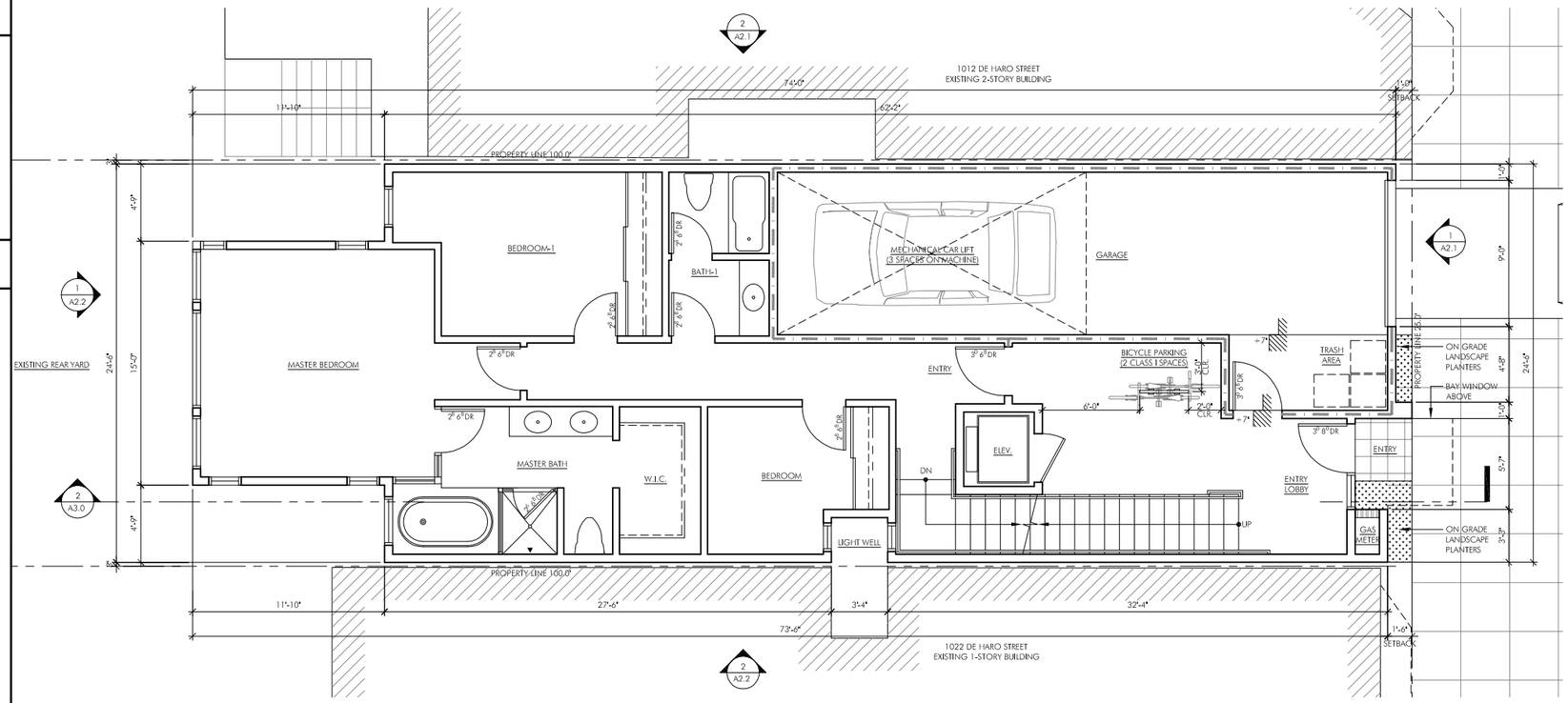
B. SUBMIT DOOR, FRAME AND HARDWARE SCHEDULE AND CUT SHEETS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

C. SUBMIT CUT SHEETS OF ALL CONTRACTOR SUPPLIED FIXTURES AND EQUIPMENT TO ARCHITECT FOR REVIEW PRIOR TO ORDERING.

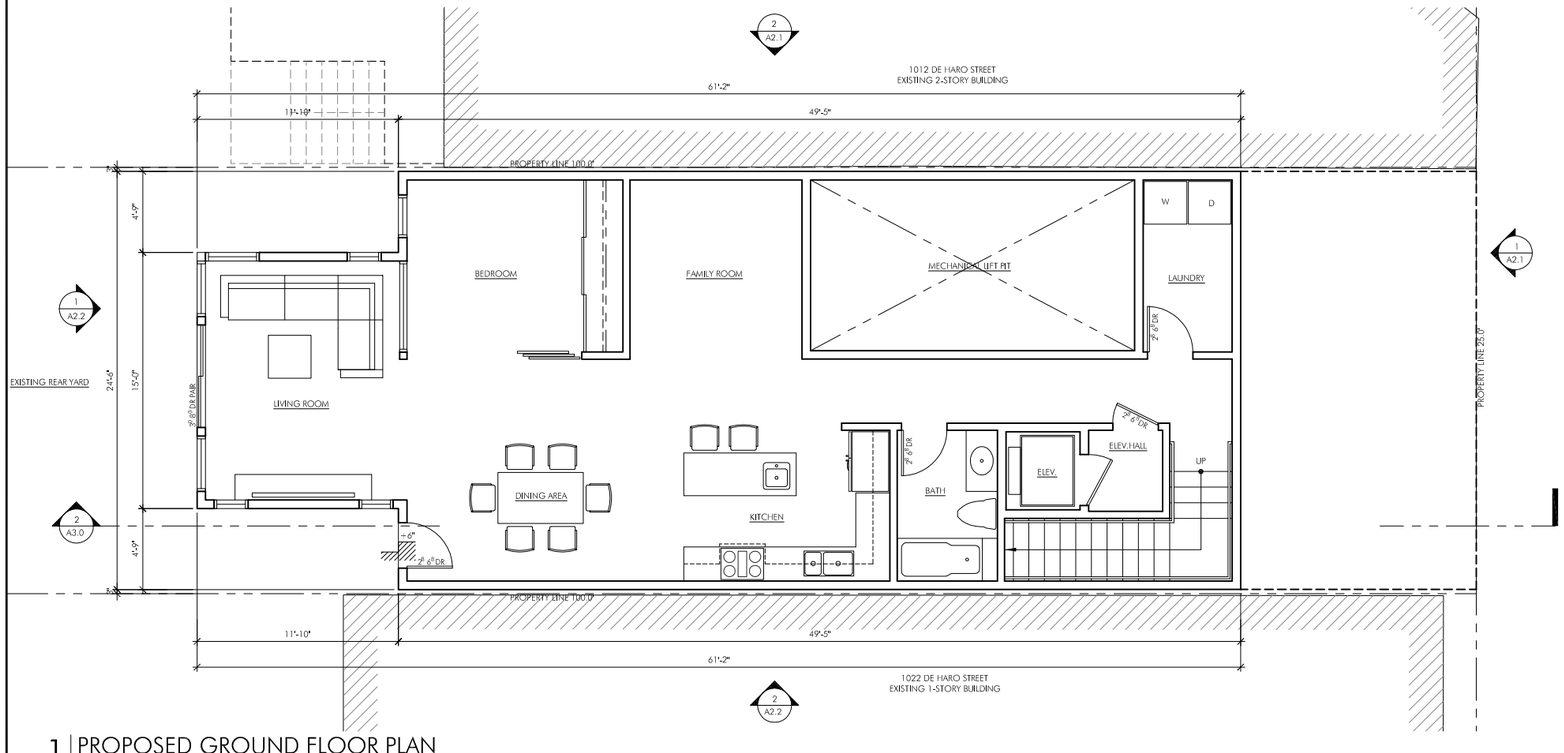
D. SUBMIT MILLWORK SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

E. PROVIDE BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK.

F. ALL CONDUITS EXPOSED.



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



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

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

	06.19.15	SITE PERMIT
	09.15.15	DEMOLITION PERMIT
	03.23.16	CUA APPLICATION
	04.11.16	REVISION PER NOPDR#1
	08.09.16	REVISION PER NOPDR#2
	08.25.16	REVISION PER NOPDR#3
	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 1/4"=1'-0"

N

SHEET TITLE:

PROPOSED GROUND AND FIRST FLOOR PLAN

SHEET NUMBER:

A1.3

WALL LEGEND

DASHED LINE WHERE OCCURS - INDICATES 1/2 THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.

NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

NEW LOW PARTITION

NOT IN SCOPE OF WORK

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ± 2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.

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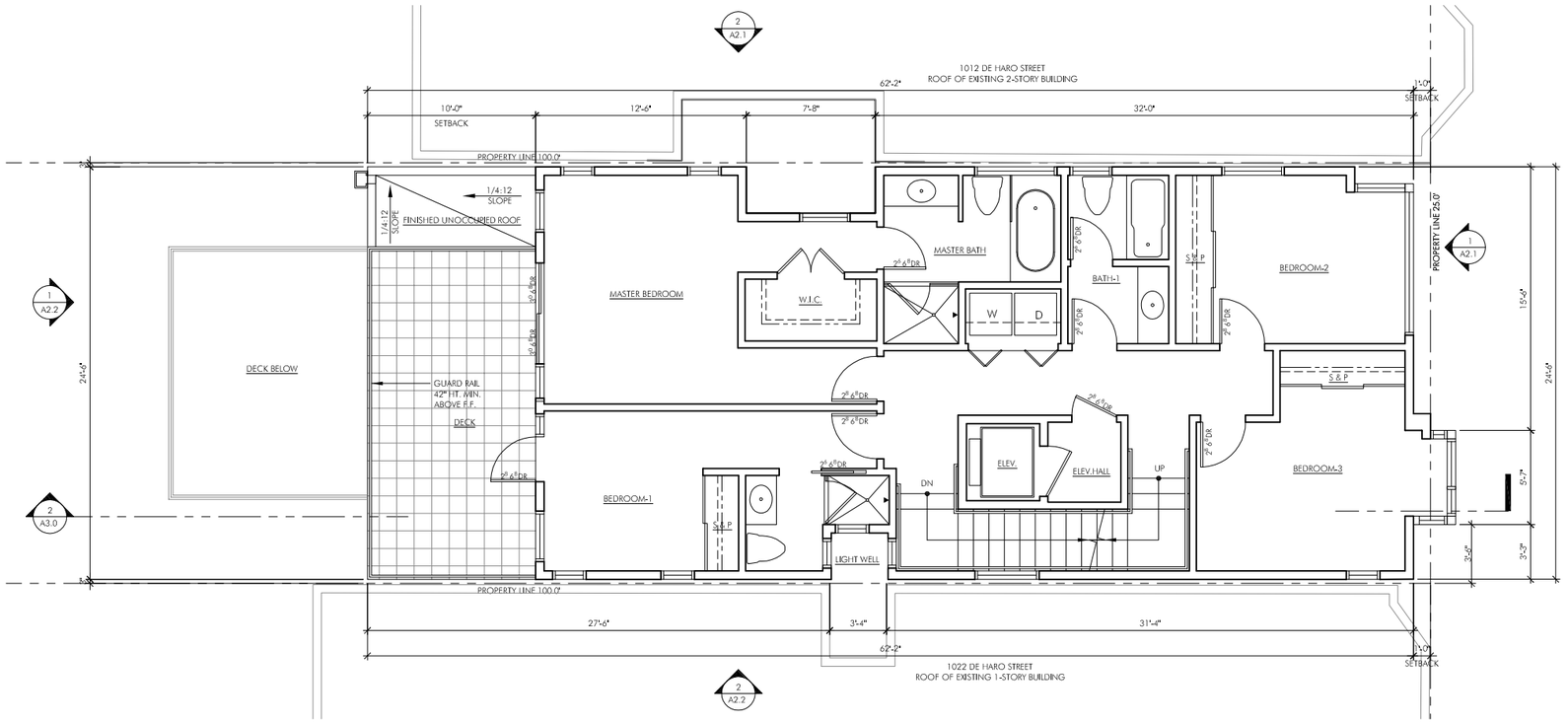
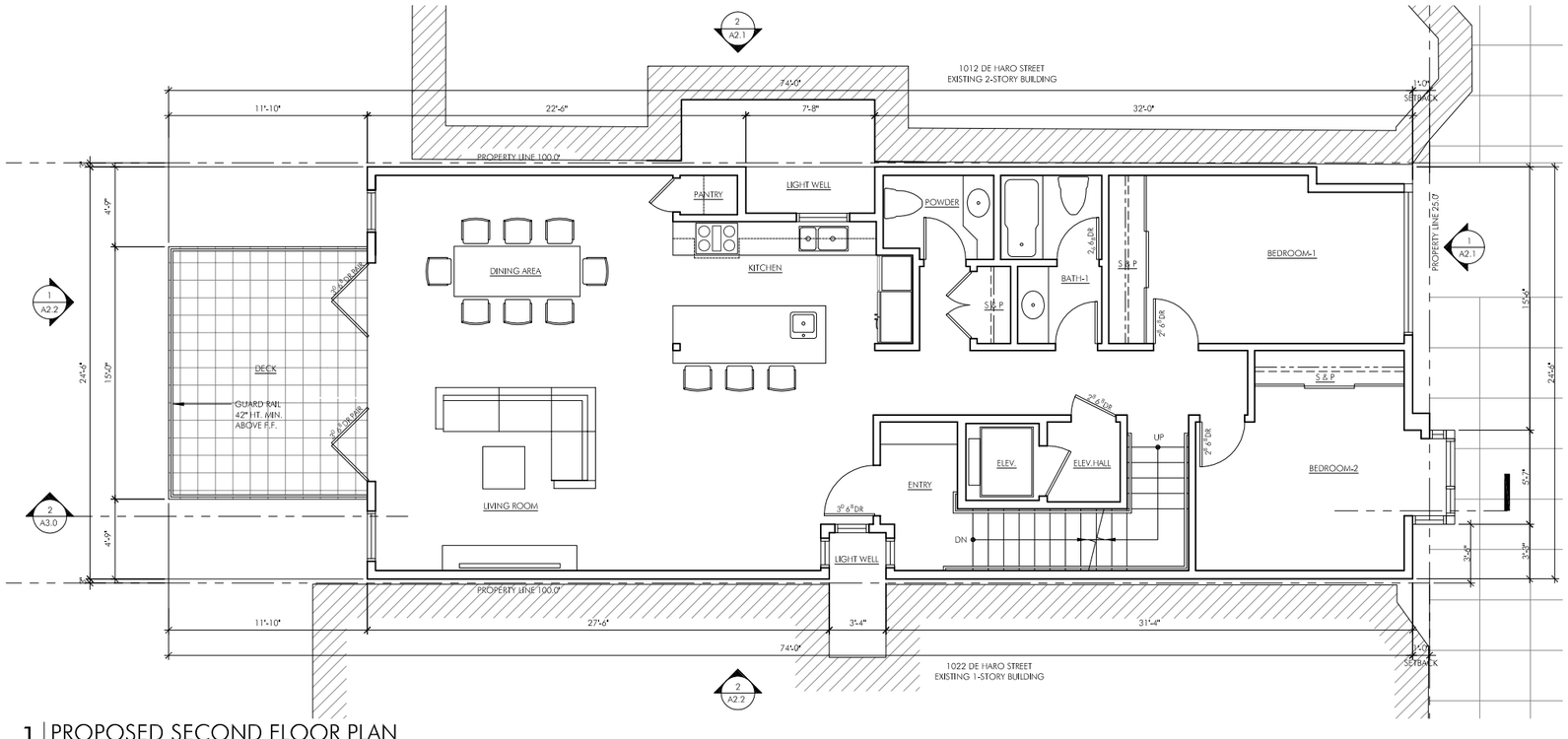


2 PROPOSED THIRD FLOOR PLAN
1/4"=1'-0"



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

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
PROPOSED SECOND AND THIRD FLOOR PLAN

SHEET NUMBER:
A1.4

WALL LEGEND

DASHED LINE WHERE OCCURS - INDICATES 1/2 THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.

NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

NEW LOW PARTITION

NOT IN SCOPE OF WORK

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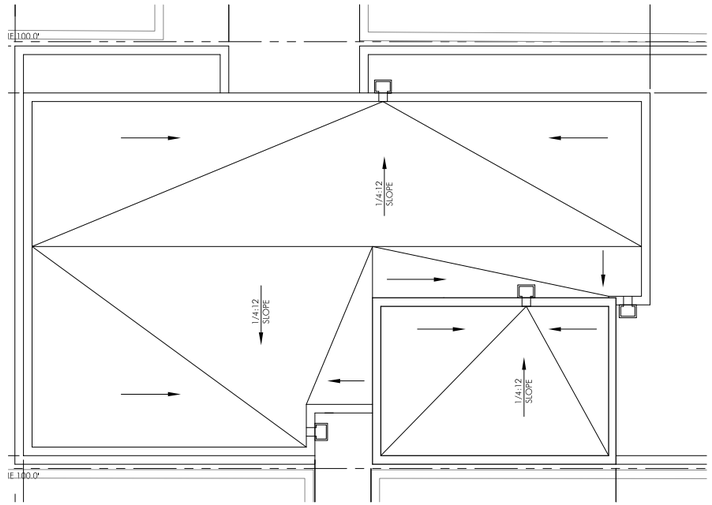
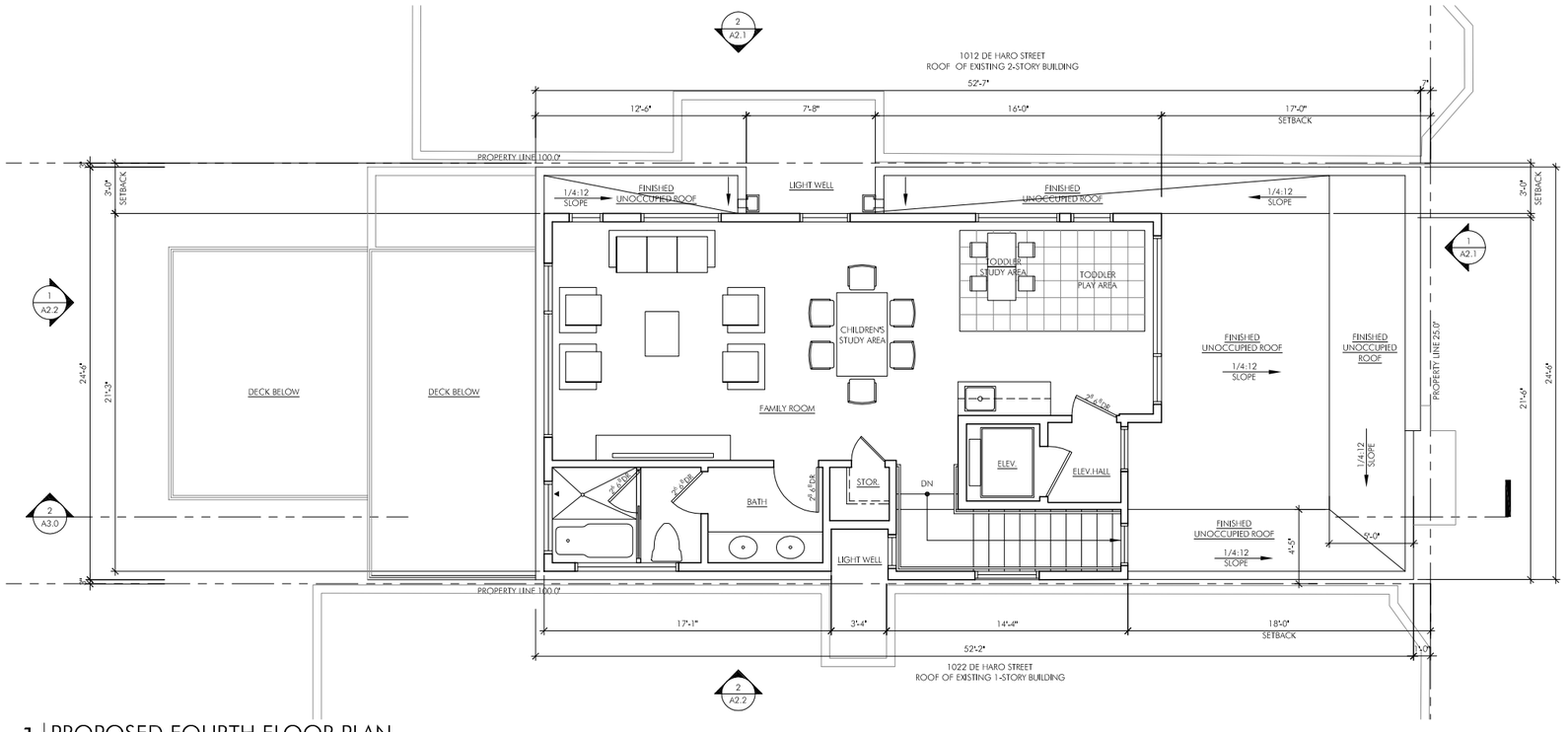


2 PROPOSED ROOF PLAN
1/4"=1'-0"



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

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LICENSED ARCHITECT MARC DIMALANTA No. C-33350 12-31-17 RENEWAL DATE STATE OF CALIFORNIA

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	10.05.16	REVISION PER PLANNING DEPT
	10.12.16	REVISION PER PLANNING DEPT.
	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

SCALE: 1/4"=1'-0"

N

SHEET TITLE:

PROPOSED FOURTH & ROOF PLANS

SHEET NUMBER:

A1.5

WALL LEGEND

EXISTING PARTITION / ITEM TO BE REMOVED

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, VERIFY ALL FIELD DIMENSIONS AND REVIEW ANY AND ALL DOCUMENTS AVAILABLE ON SITE AND THE BUILDING. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES. PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTION WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCE. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.
3. WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.
4. CONTRACTOR SHALL SALVAGE ALL EXISTING EQUIPMENT AND OTHER ITEMS PER OWNERS INSTRUCTIONS.
5. DEMOLITION SHALL BE DONE CAREFULLY SO AS NOT TO CAUSE DAMAGES. PROVIDE PROTECTION TO PREVENT DAMAGE TO ADJOINING PROPERTY, PROPERTY USERS AND OTHER IMPROVEMENTS. PROVIDE BARRIERS TO LIMIT DUST AND DEBRIS WITHIN THE IMMEDIATE CONSTRUCTION AREA. PATCH AND REPAIR EXISTING AS NECESSARY FOR SATISFACTORY COMPLETION OF ALL WORK.
6. ALL PATCH AND REPAIR WORK SHALL INCLUDE ENTIRE SURFACE FROM NATURAL BREAK TO UNNATURAL BREAK. CONSULT OWNER FOR LOCATIONS WHERE BREAKS UNCLEAR AND OBTAIN RESOLUTION PRIOR TO COMMENCEMENT OF WORK OR RELATED WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.
9. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETION OF WORK.
10. CONTRACTOR SHALL MAINTAIN AND KEEP SITE CLEAN AND BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED ITEMS AND DEBRIS. REPAIR OR REPLACE ANY DAMAGES CAUSED BY DEMOLITION AT NO INCREASE IN CONTRACT SUM.

2 EXISTING WEST ELEVATION @ REAR YARD
3/16"=1'-0"

1 EXISTING EAST ELEVATION @ DE HARO STREET
3/16"=1'-0"

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LICENSED ARCHITECT
MARC DIMALANTA
No. C-33350
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

DATE: 10.27.2015

CHECKED BY: JI

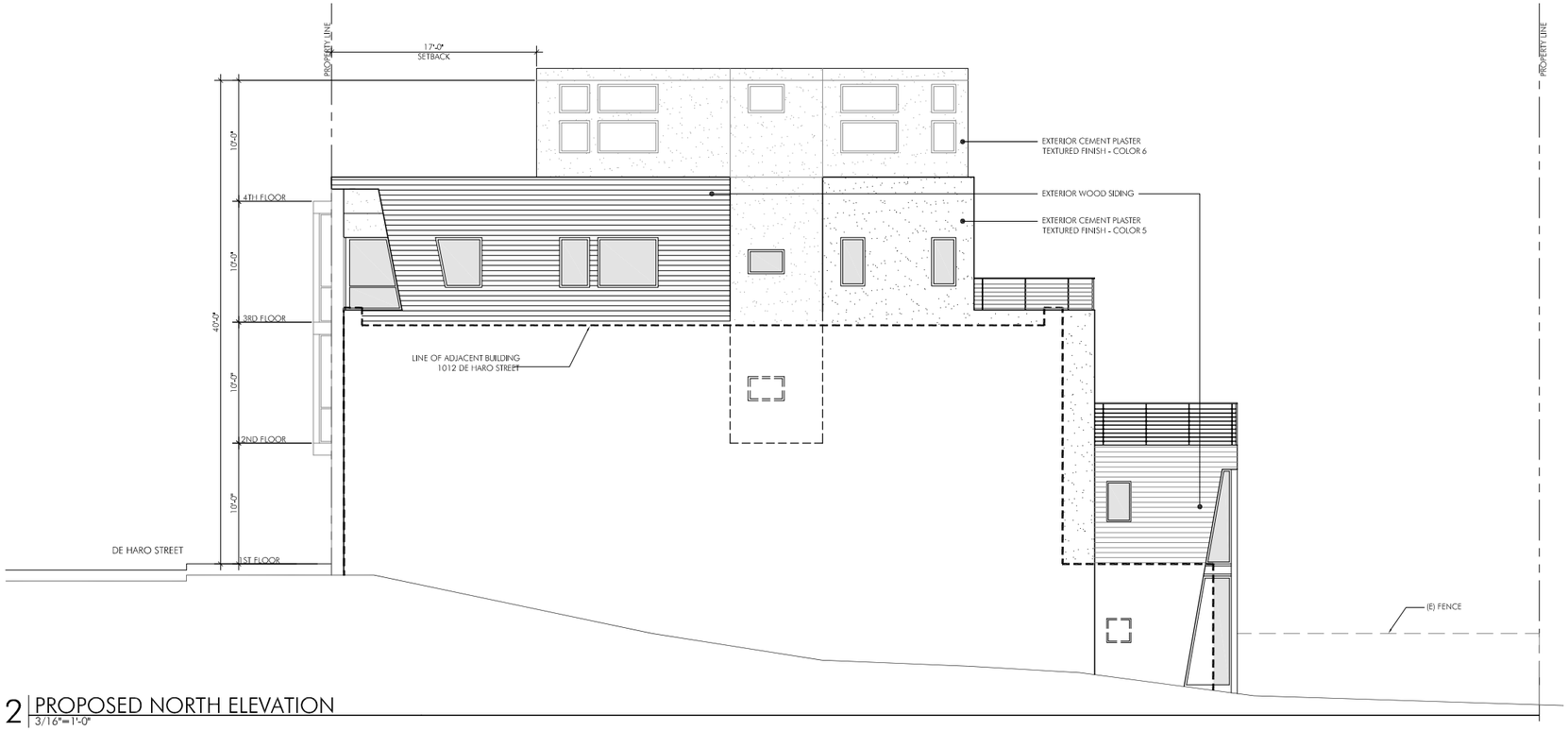
SCALE: 3/16" = 1'-0"

SHEET TITLE:

EXISTING EAST / WEST ELEVATION

SHEET NUMBER:

A2.0



2 | PROPOSED NORTH ELEVATION
3/16"=1'-0"

EXTERIOR WOOD SIDING

EXTERIOR CEMENT PLASTER

WOOD GARAGE DOOR

3 | PROPOSED EXTERIOR MATERIALS

1 | PROPOSED EAST ELEVATION @ DE HARO STREET
3/16"=1'-0"

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SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

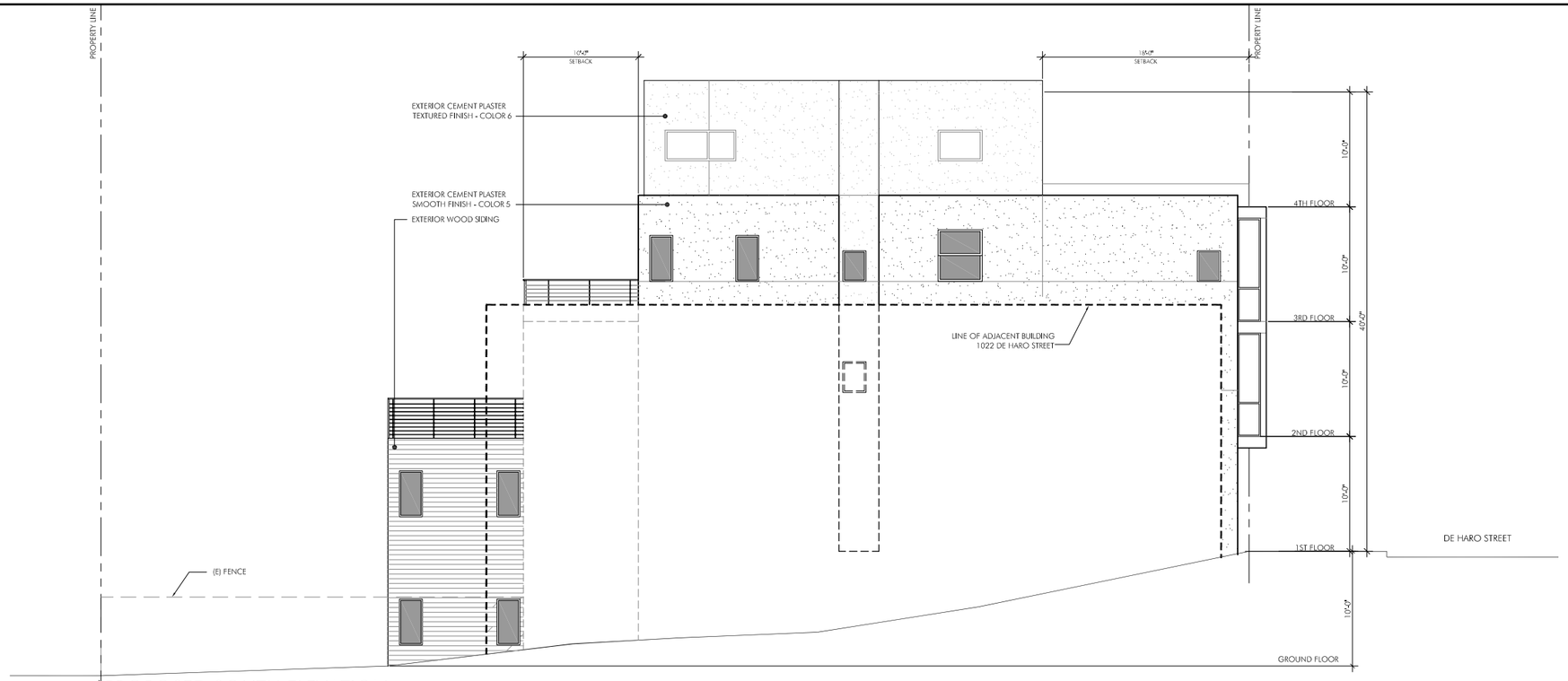
DATE: 10.27.2015

CHECKED BY: JI

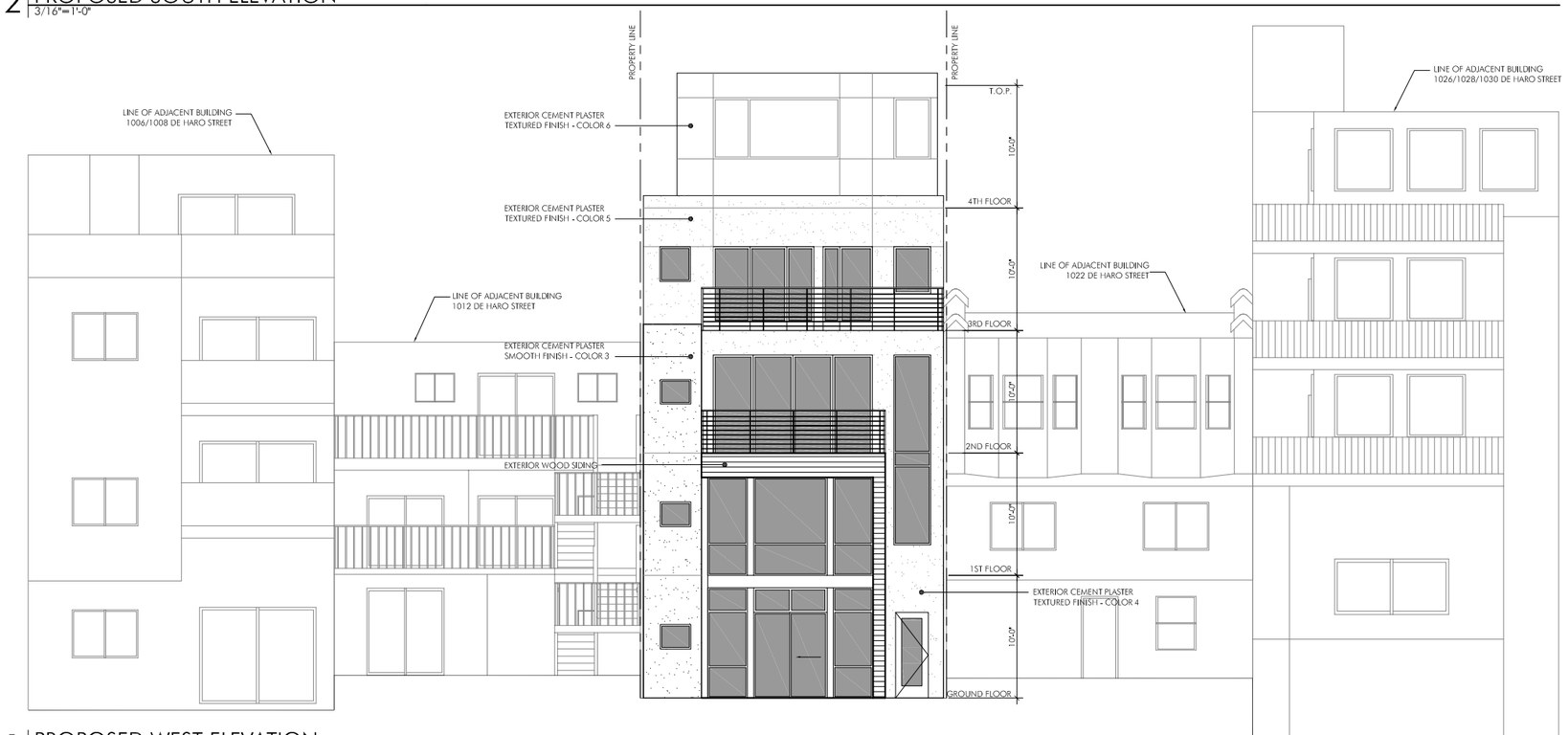
SCALE: 3/16" = 1'-0"

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A2.1



2 PROPOSED SOUTH ELEVATION
3/16"=1'-0"



1 PROPOSED WEST ELEVATION
3/16"=1'-0"

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No. C-33350
12-31-17
RENEWAL DATE
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SITE PERMIT

JOB NUMBER:

DRAWN BY: MJ/JL

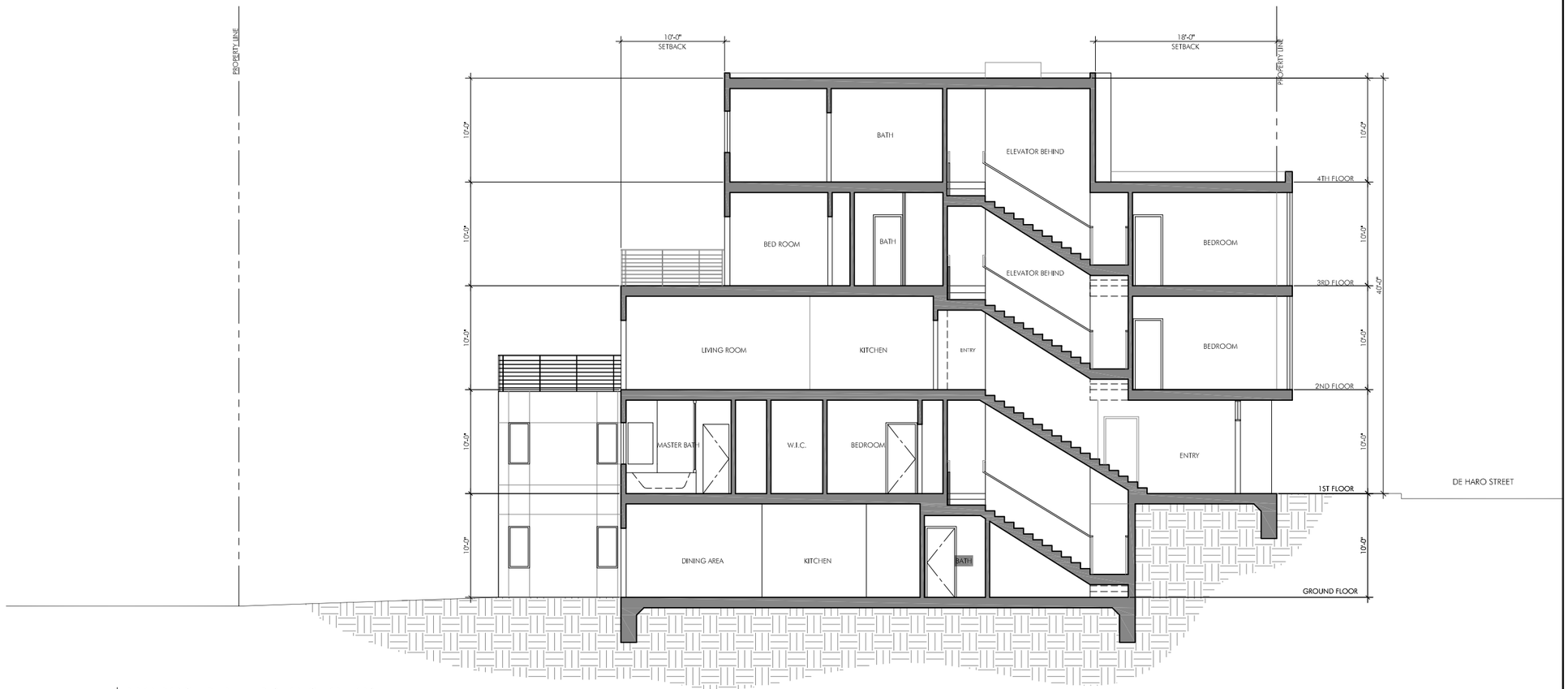
DATE: 10.27.2015

CHECKED BY: JI

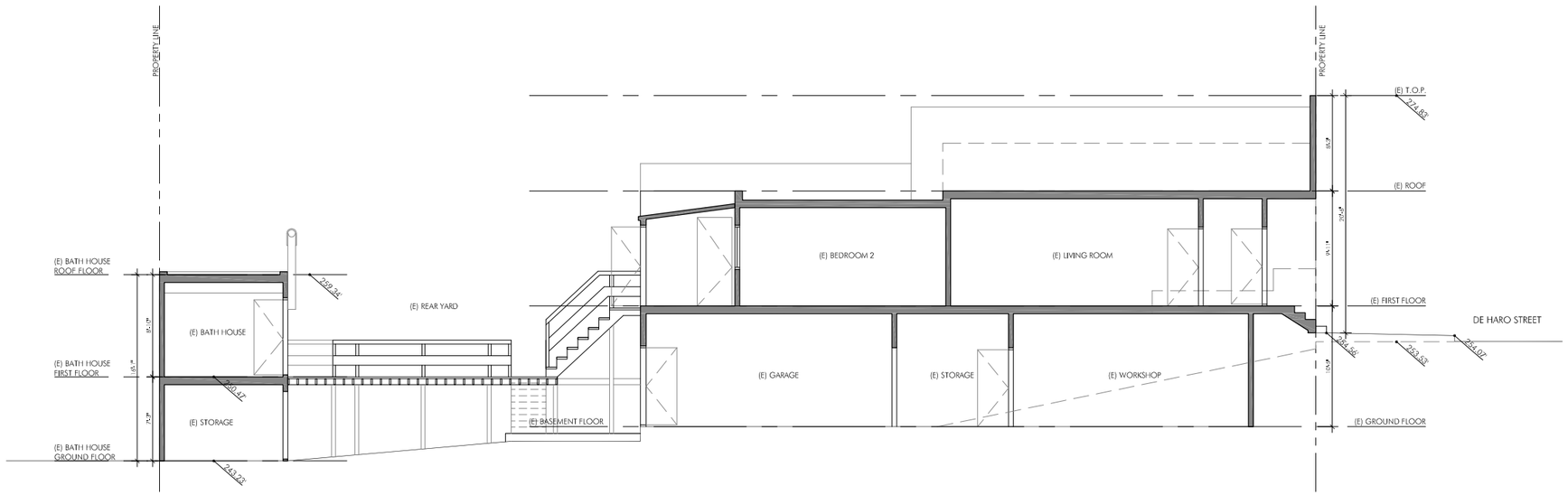
SCALE: 3/16" = 1'-0"

SHEET TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A2.2



2 PROPOSED BUILDING SECTION
3/16"=1'-0"



1 EXISTING BUILDING SECTION - TO BE REMOVED
3/16"=1'-0"

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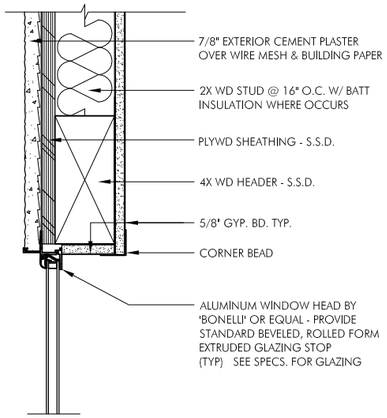
SITE PERMIT

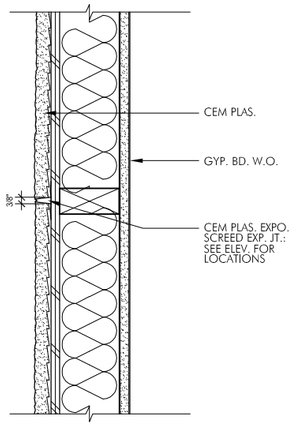
JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE: 3/16" = 1'-0"

SHEET TITLE:
EXISTING / PROPOSED SECTIONS

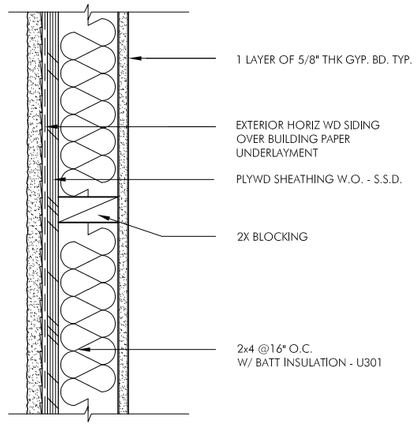
SHEET NUMBER:
A3.0



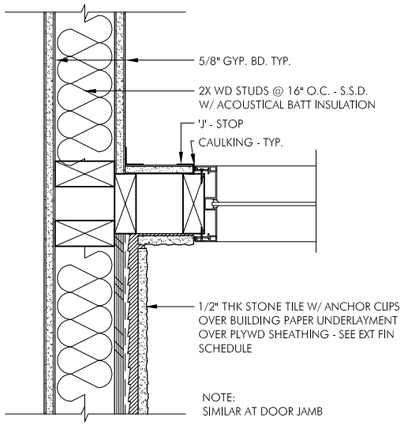
9 | WINDOW HEAD
3"=1'-0"



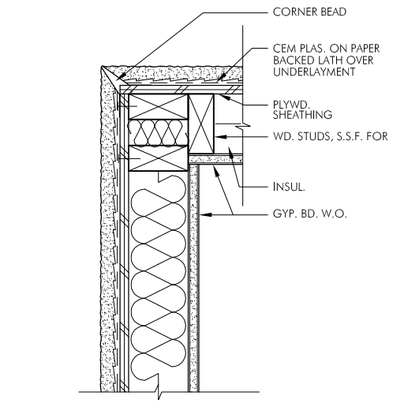
6 | EXPANSION JOINT DETAIL
2"=1'-0"



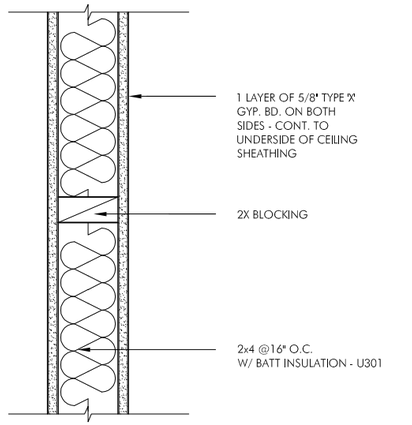
3 | EXTERIOR WALL
3"=1'-0"



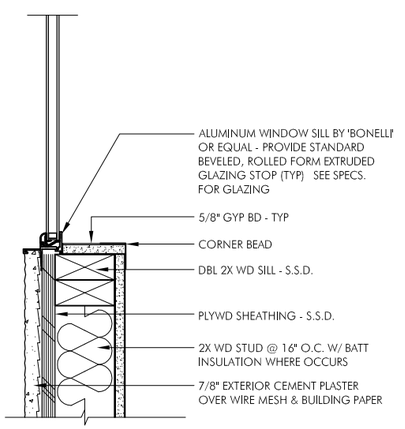
8 | WINDOW JAMB
3"=1'-0"



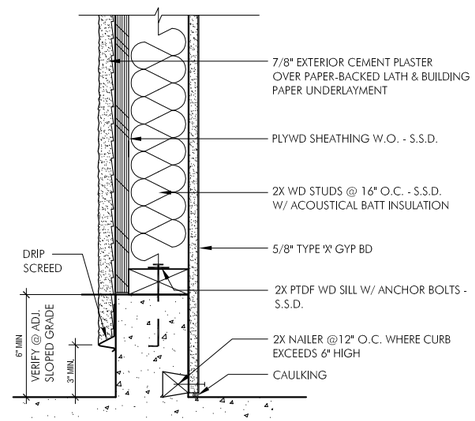
5 | CORNER BEAD DETAIL
3"=1'-0"



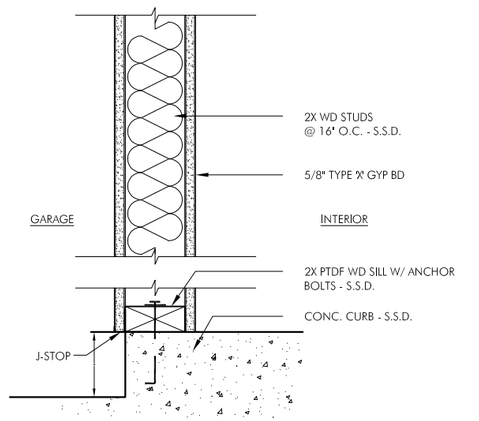
2 | 1-HOUR RATED INTERIOR WALL
3"=1'-0"



7 | WINDOW SILL
3"=1'-0"



4 | EXTERIOR WALL SILL
3"=1'-0"



1 | 1-HR WALL SILL @ GARAGE
3"=1'-0"

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	01.12.17	REVISION TO PLANNING

SITE PERMIT

JOB NUMBER:
DRAWN BY: MJ/JL
DATE: 10.27.2015
CHECKED BY: JI
SCALE:

SHEET TITLE:
DETAILS

SHEET NUMBER:
A4.0

Soundness Reports: McCluskey Engineering and Bonza Engineering, Inc.

Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street

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COVER LETTER

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94103
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June 8, 2017

PROJECT: 1016 De Haro Street (Block 4159 / Lot 004)
Proposed 2-Unit Residence

RE: Preliminary Structural Soundness Report

Dear Planning Commissioners,

Attached please find the Preliminary Soundness Report, dated March 5, 2016, for your records. Please note: This document was preliminary, and is provided as a courtesy. No part of this Preliminary Document was finalized.

Please refer to the Final Structural Soundness Report, dated April 6, 2017 and submitted on April 10, 2017, by Kelton Finney of Bonza Engineering. Thank you.

Sincerely,

Marc Dimalanta
Principal & Architect

D-Scheme Studio
222 8th Street
San Francisco, CA 94103

McCluskey Engineering

Peter McCluskey, P.E.
2822 Clement Street
San Francisco, CA 94121
Ph: 415-750-1121
pemcc@mindspring.com

March 5, 2016

STRUCTURAL EVALUATION / SOUNDNESS REPORT

JUSTIFICATION FOR DEMOLITION

1016 DE HARO STREET

SAN FRANCISCO, CA

LIMITATIONS:

This report has been prepared for the limited purpose of determining the soundness of the structure. These services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices. This acknowledgment is in lieu of all warranties either expressed or implied. Also, see contract.

Enclosures

Location Map

Mr. Charles Quach
2031 22nd Street
San Francisco, CA 94107
(617) 834-1967
jquach@gmail.com

RE: Structural Evaluation Soundness / Demolition Report
Single Family Dwelling Structure
1016 De Haro Street, San Francisco, CA

Dear Mr. Quach,

It was a pleasure meeting you at your property 1016 De Haro Street San Francisco. I have made the following investigations, observations and findings:

Executive Summary

The structures on this lot were constructed in many phases, employing unprofessional design and construction methods. The result is hazardous structures with inadequate foundations, defective framing, defective waterproofing, pest infestation, movement, leakage, and rot. Replacement of the defective floor structure will affect the entire main house, all its services and finishes. The walkway and deck is dangerously rotten and must be removed. The back structure is so pest infested that the pest report recommends demolition of this structure. The costs estimates below are purely for comparison

to the San Francisco standards for demolitions, because it is my opinion that to fix these existing structures would require almost a total rebuild, and would cost far more than replacing the entire structure, due to the complications of shoring, fireproofing, underpinning, and trying to safely incorporate the new work into the existing structure.

Location

This report presents the results of a structural evaluation of the dwellings located at 1016 De Haro Street, San Francisco CA. The report was contracted by you on December 19, 2015. The report discusses items which the City of San Francisco Planning Department requires regarding demolition of the existing structures.

Codes and Costs

The City's interim housing demolition policy requires the Planning Department to determine whether the existing house to be demolished is sound. The criteria for determining the soundness of a residence require comparing the cost to make the existing structures safe and habitable to the cost of building a new equivalent house, using the guide lines of the Planning Commission and adopted by the Department of Building Inspection. For buildings in poor condition due to lack of maintenance, if the cost to make the existing house safe and habitable exceeds 75% of the cost of the of the equivalent replacement house, then the existing house may be declared unsound.

This report includes cost estimates for restoration to a sound condition.

Site

Inspections of the site were made by the writer during December, 2015. The purpose of the inspection was to evaluate the structural stability and soundness of the residence, the feasibility, cost, viability of repair or reconstruction, to return the structure to a sound condition. This report is prepared in conjunction with a review of City records, and supporting documentation from other sources.

1016 De Haro Street is a two story, wood frame structure located on the south of 22nd Street, on Potrero Hill. There is one single family residence on the lot. It is a downhill lot. City records indicate the residence was constructed in 1915. The house consists of one floor of living rooms over a semi-enclosed storage space area.

Site Information and Records

The total living area is approximately 1,045 sq. feet. The semi-enclosed storage area is approximately 1,045 sq. feet. The lot measures 25 feet in width and extends a distance of approximately 100 feet perpendicular to De Haro Street. The lot slopes down from the front property line by approximately 10 feet to the back. The house elevation is approximately 3 feet above the sidewalk. The Special Soils Area map on file with the City indicates the site is not located in a Special Soils area. Therefore, the City has no records of soil or hillside instability in that area. The Slope Stability Map prepared by the U.S.G.S. indicates the site to be in an area designated as having few, if any, Large Landslides. The area is mapped as having a type C soil.

Inspection

An inspection of the exterior of the residence was made. The residence is set on the front property and extends a distance of approximately 40 feet from the front wall to the rear wall. The width of the residence is 25 feet approximately. The front and rear walls are finished with siding. All walls have peeling lead paint and are not protected from the elements (see attached **Pest Report**) (photo # 1, 2.) The front wall is penetrated by seven windows and a door resulting in a very limited shear resisting capacity in the upper and lower floors (photo #1.) The roof is of a combination design and does not drain well, causing leaks in the interior (photo # 3, 7, 8, 9, 10, 12, 13.)

An inspection of the interior of the residence was made. The main floor includes one living room, one dining room, three bedrooms, one bathroom, one mud room, and a kitchen area. Legal light and ventilation is gained from front, side and back wall windows. However, one of the bedrooms does not have legal light and air because it is an interior room without a skylight. Heating is by a forced air unit. The floor is irregular and gave an out - of -levelness sensation to the writer (photo #5.) Stress patterns, cracks in the wall ceiling, finishes, and the floor slope indicate some settlement problems and past seismic damage. Doors were racked and hard to open. (Photo # 17, 18, 41.) Most doors and windows were broken or inoperable (photo # 17, 18, 41.) The second floor has suffered deterioration and damage due to water infiltration in the walls, ceilings and floors (photo # 5, 9, 13, 20.) Extensive beetle, termite, rot and water damage was noted throughout the two structures (see pest report, photo # 19, 20, 27.) The rear stair case and walkway is rotten, broken and dangerous (photo # 16, 24, 29.) The walls, cabinets, plumbing, electrical, doors, windows, trim, fixtures, fittings and other finishes will all be damages in repairing the out of level and

inadequately supported floor. There is further evidence of water infiltration at the skylight and ceiling (photo # 3, 10 - 13.) . The flooring on the upper level is water damaged and will be have to be removed and replaced in order to repair the subfloor and joists (photo # 5, 34, 43.) . The electrical service is undersized, improperly installed and dangerous (photo # 11, 39.) There is evidence of rot and termites (pest report and photo # 27.) The building is in a hazardous condition (photo # 13, 15, 17, 18).

An inspection of the foundation area was made. The foundation consists of perimeter concrete strip footing and interior spread footings. The older concrete is badly deteriorated having little of no strength probably due to hand mixing and the use of contaminated local sand, (photo # 36.) Few bolts were present in the foundation.

There is improper separation between the foundation and the adjacent exterior grade (photo # 35, 36, 40.)

This building appears to have undergone many additions. Much of the work looks unskilled and unplanned and is inadequate in terms of structural stability and workmanship causing dangerous and uninhabitable conditions in various trades i.e. electrical and plumbing, carpentry, waterproofing. There are dangerous conditions due to neglect, such as peeling lead paint and rotten walking surfaces, among others.

Seismicity

The San Francisco Bay Area is considered to be one of the most seismically active regions of the United States. The nearest active faults

are the northwest trending San Andreas Fault, mapped approximately 8 miles southwest of the site, and the northwest trending Hayward Faults, mapped approximately 12 miles northwest of the site. Referring to Borcherdt, Gibbs, and Lajoie 1975, the site is located in a seismic Category "C" area. It is expected that the site will be subjected to at least one moderate to severe earthquake within the next 100 years. The possibility of occurrence of fault offset through the site is remote. However, strong shaking of the site and structures is to be expected. Shear frames, shear walls, floor systems will be required together with hold-downs and anchor bolts in order to make the new structure safe and sound.

Repairs

Recommended repair to restore the structure to a sound and safe condition would include shoring the building, partial replacement of the foundation, replacement of the substandard and dangerous floor framing, which will necessitate shear walls on both floors, installation of bolts and hold downs, addition of new structural framing, replacement of flooring, repair of walls, painting, replacement of finishes, and other work listed below.

After the concrete and carpentry work are completed, the electrical, plumbing and mechanical systems will need repair to bring them into a safe condition. The structural work required to make the building safe is so pervasive that windows, doors, trim, and cabinetry will also be affected. Improperly constructed elements, dry rot and termite damaged wood will need to be replaced.

The leaking roof should be patched, the skylight replaced and a new one added at the interior bedroom. The back stairs and adjacent walkway area should be

replaced because it is rotten, with a new design requiring a fire wall on the property line.

The loose and flaking asbestos ceiling finish should be removed. The exterior walls should be stripped in a lead safe manner, rotten wall sheathing replaced, seismic upgrading to the walls performed, a new moisture barrier and new siding installed. Broken fixtures and fittings should be replaced. Interior trim should be refitted after the framing issues have been addressed. The walkway should be made safe. The electrical installation is clearly substandard and hazardous, and should be replaced. The piping should be refitted once the framing has been addressed. It is noted that the extent of work mandates some seismic upgrade (ref S.F.B.C. Chapter 34.)

Estimates for such work, prepared by the construction companies listed in the supporting documentation were reviewed by the writer and are attached to this report. These estimates are exclusive of city fees. The estimates, in the writer's opinion, are accurate as incorporated here in the allowable costs, and support each other in scope of work and pricing.

Not all work required for a perfect rehabilitation is to be included in the calculated allowable cost to restore the property to a habitable condition, (according to the San Francisco Planning Department criteria for removal of dwelling units a.k.a. demolitions.) Demolitions are stated as being disfavored in San Francisco according to circulars from the San Francisco Planning Department and other sources. However, these goals are applicable only to the extent that they do not conflict with other mandatory measures, including local and state law.

Mandatory Requirements Affecting Costs

The San Francisco Housing Code, the health and safety requirements of which are recognized as being relevant in determining mandatory minimum habitability measures which must be obeyed by all property owners, requires sanitary conditions free from excessive moisture, mold, etc. and including minimum levels of services such as heating, electrical and water.

State law and Federal Law, including the California Civil Code (sections 1940 et seq.), the California Health and Safety Code (sections 17900 et seq.), and others have further requirements, relating to Health, Safety or other prescriptive issues. These requirements further bolster the mandatory requirements at the local level and are controlling in case of conflict between federal and state law on one hand and local law on the other.

The California Building Code and San Francisco Building Code each have mandatory measures which are triggered by the implementation of the mandatory laws listed above. Since the owner has no choice but to implement these follow on requirements once the initial laws under health and safety are triggered, the costs associated with implementing these requirements must be allowed to be included in the calculations below.

Therefore, all federal, state and local mandatory requirements have been included in the estimates below, and where mandatory, any consequential requirements of the California Building Code and San Francisco Building Code have also been included.

The cost items included are related to health, safety and habitability rather than the code in force at the time the building was constructed. Therefore, these cost items have been included at both the 75% and 50% levels.

Allowable parts of contractors' bids. Explanation

Mold removal	Eng. Est.	$ 2,000.00
Lead removal	Eng. Est.	$ 9,000.00
Asbestos removal	D3	$ 5,000.00
Roofing	D3	$ 15,000.00
Lift building and shoring	Eng. Est.	$ 25,000.00
Foundations	D3	$ 4,500.00
Shored Demolition of floors, walls & above	Eng. Est.	$ 30,000.00
Framing Floor	D3	$ 40,000.00
Framing Walls	D3	$ included
Plumbing	D3	$ 17,000.00
Electrical	D3	$ 10,400.00
Mechanical	Eng. Est.	$ 2,000.00
Kitchen appliances in working order, including refrigerator and stove	D3	$ 3,000.00
Finish flooring, replace	Eng. Est.	$ 12,000.00
Interior Patching and painting	D3	$ 20,000.00
Exterior preparation and painting	D3	$ 20,000.00
Doors and windows	D3	$ 15,000.00
Landscaping, separate vegetation from the foundation to prevent excessive moisture causing infestation of the structure by pests and rodents.	D3	$ 2,700.00
Earthquake Retrofitting	Eng. Est.	$ 16,000.00

Pest Report section 1	Pest	$ 23,200.00
Light and air in interior rooms	D3	$ 5,000.00
Dumping	D3	$ 9,000.00
Remove and replace walkways, stairs, etc.	D3	$ 11,000.00
Permit pickup	D3	$ 300.00
Inspection	D3	$ 1,500.00
Supervision	D3	$ 18,000.00
Management , mobilization and demobilization		$ included.
Sanitary facilities and temporary power	D3	$ 2,400.00
Site cleanup, coordination of sub contactors and 3rd party vendors.	D3	$ 15,000.00
D3 Construction	Misc.	$ see bid.
McCluskey Engineering	Eng. Est.	$ 10,000.00

Total Contractor Estimate **$ 344,000.00**

plus other costs in D3 estimate (omitted.)

Explanation of Bid Items

Mold removal estimate for mold removal in the interior of the house is included in its entirety as required by state law, which requires a mold free interior.

Lead paint removal is included in its entirety by state and federal law requiring that peeling and flaking paint be encapsulated or removed. As the paint cannot be encapsulated, it must be removed in a lead safe manner.

Asbestos removal is required because there is peeling and flaking asbestos in the dining room, bedroom and living room. The asbestos covered piping in the storage area will have to be removed in order to complete the flooring work.

Roofing's estimate to remove and replace the roofing is included to provide waterproofing and replacement of mildew and dry rot, in compliance with state law.

The building needs to be lifted and shored to replace the dangerous patchwork of defective floor framing.

Foundations are an inadequate and dangerous patchwork of isolated footings and strip footings, without sufficient wood earth separation and without adequate bearing capacity in places. All new work must meet current codes.

Shored demolition is required to remove the uneven floor framing piece by piece while holding the flooring, walls, and superstructure in place.

Floor framing is defective and dangerous. The remaining framing will need to be modified or replaced due to being dislodged by the new flooring elevations.

Most plumbing will be dislodged by the framing repairs.

Electrical estimate has been included because the entire building must be rewired, according to San Francisco Building Code and regular inspection practice, because it has been installed without permits, in an unprofessional

manner not to code at the time of installation, and/or will be affected by replacing the floor framing and other work.

The heating system will be affected by the framing work.

The refrigerator is not working, and the stove is missing. These must be replaced in working order.

The finish flooring will need to be removed in order to access the framing work.

Painting bid to paint the interior and exterior has been included in full, because the outside is peeling, flaking and dangerous lead paint, and the inside has some of peeling, flaking and dangerous asbestos, and other areas which will be damaged by the reframing of the building floor and associated movement of the windows, doors, walls, finishes, etc. Therefore the exterior and interior must be painted for protection and habitability respectively.

Door and window rehabilitation has been included because the floor work will require their reinstallation, for the safety of the occupants and the habitability of the structure in accordance with local, state and federal law.

Landscaping's estimate has been included to allow for correction of a hazardous grade conditions at the back garden, and to correct and prevent further infestation by pests and rodents at the foundation, due to build-up of excessive moisture.

Earthquake Retrofitting's bid has been included for safety retrofitting, including support for the new floor and new exterior walls, as well as the disturbed and modified interior walls, required for safety by the San Francisco Building Code.

Pest Control estimate has been allowed as it pertains to qualifying section 1 items which are the lowest available price and not included in other bids, (see report,) required for health, safety, sanitation and protection of the property, in accordance with the San Francisco Building Code and the California Building Code.

Light and air is required in the rooms not on an exterior wall.

Dumping is necessary to complete the other work.

The walkways, stairs, etc. are rotten and dangerous.

McCluskey Engineering has provided an engineer's estimate for some remaining items including trim pricing omitted in other bids $5,000 (habitability and safety), other necessary work $5,000 (habitability and safety.)

The remaining items are required to accomplish the other work listed.

1016 De Haro Street San Francisco:
Existing Single Family Residence
Cost Analysis.

Description.	**Sq. ft.**
Garage	0
Main floor	1045
Storage area	1045

Cost Valuation as per San Francisco Planning Department

Description	**Unit**	**Unit Costs**	**Total**
Living Area	1045	240	$ 250,800.00
Garage	0	110	$ 0.00
Storage	1045	60	$ 62,700.00
Crawl Space	N/A	15	
Site Work	N/A	0	

Replacement Cost per San Francisco Planning Department

$ 313,500.00

The Replacement Cost per San Francisco Planning Department to repair and restore the property to habitable conditions at the 75% threshold is:

$ 235,125.00

The Replacement Cost per San Francisco Planning Department to repair and restore to habitable condition at the 50% threshold is:

$ 156,750.00

The allowable contractor's estimate as a percentage of the SFDBI Replacement Cost is 75%

146 %

The allowable contractor's estimate as a percentage of the SFDBI Replacement Cost is 50%

219 %

In order to justify demolition of the existing structure one of the above test levels must be met. Here both are met at more than the 100% level. Therefore, the above **analysis justifies the demolition of the existing structure at both levels.**

Conclusion

Based upon the estimated costs of repair / replacement to restore the building to a sound condition, the building's deteriorated condition and the building's lack of seismic strength, it is the writer's opinion that the analysis **warrants demolition and replacement of the structure.**

Should you have any question regarding this report, contact McCluskey Engineering.

Respectfully submitted

McCluskey Engineering

Peter McCluskey, P.E.

1016 De Haro Street, San Francisco

Photo # 1: Front of single story structure with basement.

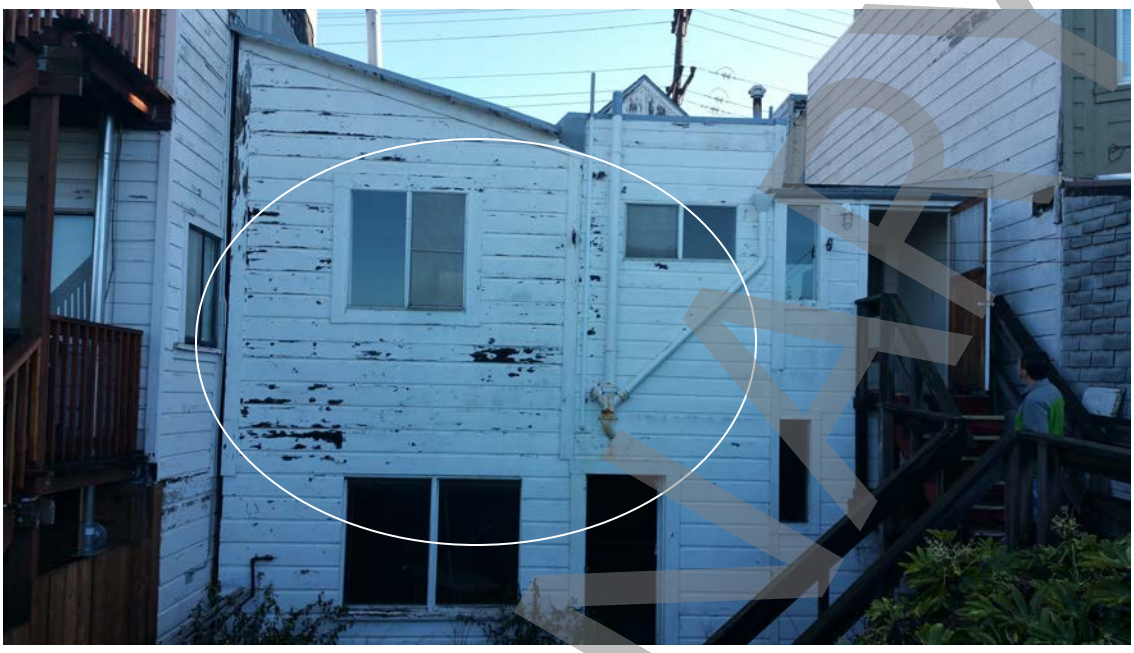

Photo # 2: Back of subject property.

Photo # 3: Leaking roof in living room and dining room.

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Photo # 4: Asbestos ceiling finish in living room and dining room.

Photo # 5: Sagging floor in living room, and throughout house.

Photo # 6: Property line wall not fire resistant. Inadequate floor joists throughout.

Photo # 7: Water leaking onto kitchen floor from roof and skylight.

Photo # 8: Water damage to roof, wall and ceiling at kitchen.

Photo # 9:Water damage to ceiling and electrical fixtures.

Photo # 10: Water damage to ceiling from leaking roof.

Photo # 11: Broken and improperly placed electrical outlets, and other fixtures.

Photo # 12: Flaking and peeling asbestos finish in dining room.

Photo # 13: Excessive moisture, rot, leaking, at mud room.

Photo # 14: Improper flashing, improper waterproofing detailing, rot, peeling lead paint at the back of the house.

Photo # 15: Improper waterproofing and flashing. No trim.

Photo # 16: Rotten, broken, elevated walkway in dangerous condition. No fire-wall, improper and unsafe railing, dangerous to all and to children especially.

Photo # 17: Rotten door with peeling lead paint, and chips on the ground, at main house back door.

Photo # 18: Rotten broken door, with peeling lead paint, at back structure.

Photo # 19: Peeling lead paint and chips at back structure.

Photo # 20: Fungus and water damage at back structure: leaking walls.

Photo # 21: Missing sink and drain.

Photo # 22: Missing water heater.

Photo # 23: Missing and broken windows and doors.

Photo # 24: Rotten walkway and peeling lead paint.

Photo # 25: Rotten siding causing peeling lead paint.

Photo # 26: Rotten framing and missing siding and waterproofing.

Photo # 27: Back structure water damaged, infested with pests; beetles, termites, rot.

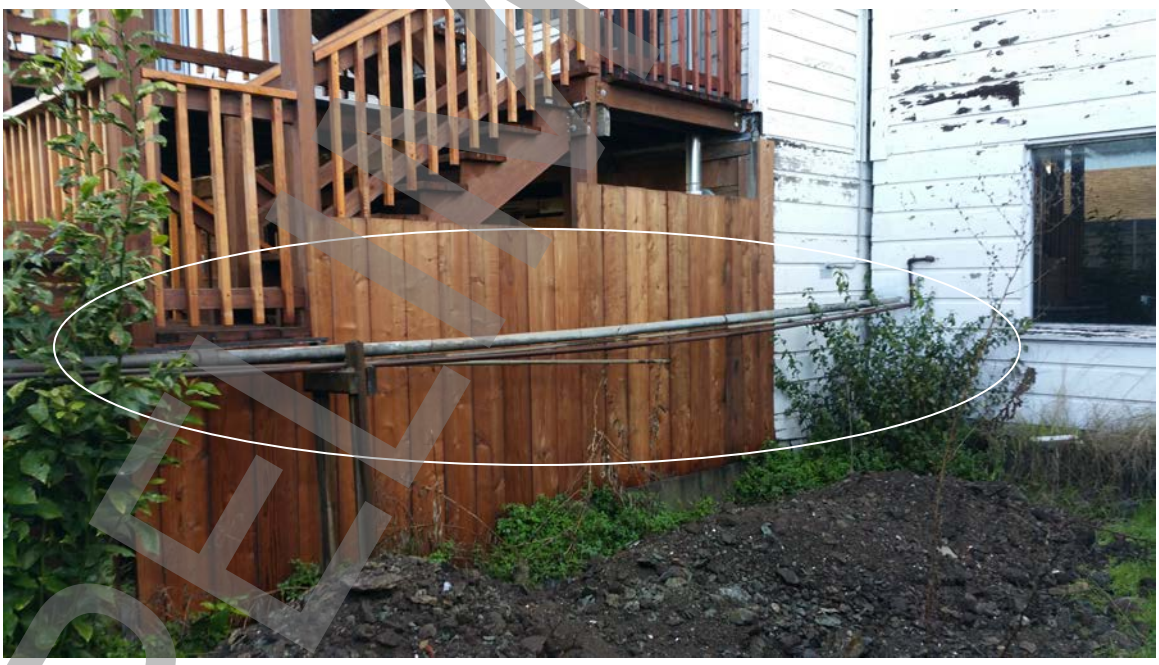


Photo # 28: Improperly placed piping. Inadequately supported, not to code.

Photo # 29: Stair rotten, stringer cut, very steep, no handrail, holes in guardrail, not to code.

Photo # 30: Rot, improperly built waterproofing details, peeling lead paint.

Photo # 31: Holes in the side walls of the building, typical. No shear protection against earthquake motion.

Photo # 32: Holes in the building, typical. Building is not waterproof.

Photo # 33: Asbestos piping must be removed to replace the substandard joists and subfloor.

Photo # 34: Undersized joists, and spliced at mid-span, typical!


Photo # 35: Improper wood separation in area without weather protection, beetle infestation, rot.


Photo # 36: Homemade, unsafe built very out of plumb posts on improper foundation, typical.

Photo # 37: No exterior wall on subject property, typical! This is the neighbor's siding.

Photo # 38: Damaged moisture barrier, or no exterior wall, where occurs, typical.

Photo # 39: Broken and improperly installed electrical throughout.

Photo # 40: Maze of homemade-design posts and beams, unable to carry required loads, throughout. Undersized joists and beams, throughout.

Photo # 41: The structure is uneven and moving.

Photo # 42: Undersized floor joists, typical.

Photo # 43: Undersized floor joist. No exterior side walls on lower story, typical, (this is the neighbor's siding.) Inadequate seismic posts, bracing and detailing.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
1016	DEHARO	SAN FRANCISCO	94107	12/19/2014	8

LINGRUEN ASSOCIATES
1555 Yosemite Ave. # 30
San Francisco, CA 94124
PH# (415) 822-2324 FAX (415) 822-1464
Registration #: PR 0156

Report #: 65772

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
Christine Ng Alain Pinel 1440 Chapin Ste 200 Burlingame CA 94010-	THE WONG LIVING TRUST JEFFREY S JANG	THE WONG LIVING TRUST JEFFREY S. JANG

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

GENERAL DESCRIPTION:

1 story wood frame residency with wood exterior siding and vacant. With a rear detached and vacant structure.

Inspection Tag Posted:
Garage.

Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [ ] Drywood Termites [ ] Fungus/Dryrot [X] Other Findings [X] Further Inspection [X]

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Substructure 2 = Foundations 3 = Steps/Decks 4 = Interior 5 = Exterior 6 = Other

Please see subsequent pages for diagram.

Inspected By GARY FLOWERS License No. OPR 8848 Signature

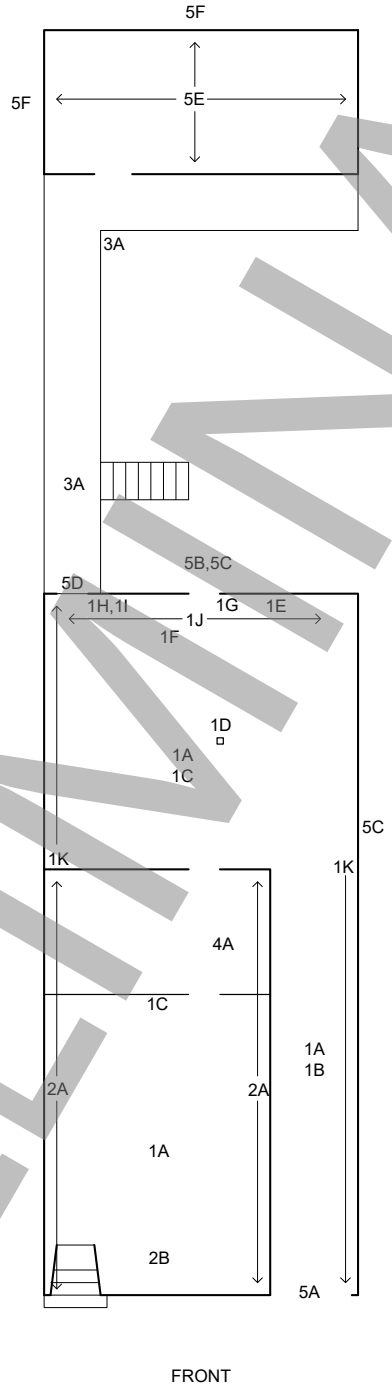
You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the proceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/19/2014		**65772**
DATE OF INSPECTION		CO. REPORT NO.



THIRD PAGE OF STANDARD REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY

12/19/2014	65772
DATE OF INSPECTION	CO. REPORT NO.

IMPORTANT: Read this document. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of wood destroying pest and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found. The Structural Pest Control Act and Regulations govern the contents of the inspection report. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing the report. All recommendations for repairs are contingent upon approval by the local building department. Any changes, modifications, or redesign required by said building department, including handicap access and architectural/engineered plans are not included and may result in additional costs.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible for inspection, such as the interior of walls, floors, or ceilings, areas concealed by carpeting, built-in appliances, or cabinetwork. Infestations or infections may be active in these areas without visible evidence. This company renders no guarantee against any infections, infestations, or any adverse condition which may exist in such areas or may become evident in such areas after this date. If you desire information about areas that were not inspected, further inspection will be performed at additional cost.

This company does not guarantee against leakage, such as (but not limited to), plumbing, appliances, doors, windows, shower or tub enclosures, roof or deck coverings. We offer no guarantee against moisture penetration through foundations or into basements and subareas. If information regarding drainage systems, runoff, or ground water is desired, interested parties are advised to consult a soils engineer.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State Licence Board.

MOLD DISCLAIMER: There may be health-related implications associated with the findings reflected on this report. We are not qualified to render any opinion concerning any such health implications, and no such opinion is expressed. Any questions concerning any health-related implications which may be associated with the findings or recommendations (including recommendations for structural repairs) that are reflected in this report, or concering indoor air quality, should be directed to a qualified professional.

Note: This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress wil be necessary. Any guarantees must be received from parties performing repairs.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

ARBITRATION: Any party using this report agrees to the following: Any controversy or claim out of or relating to this report, or the breach thereof, shall be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

This is a separated report, which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection, or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where not visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/19/2014		**65772**
DATE OF INSPECTION		CO. REPORT NO.

1. SUBSTRUCTURE

1A FINDING: (Section 1)

Evidence of wood boring beetle infestations was noted throughout the substructure/basement framing. The primary recommendation of fumigation cannot be performed due to adjacent buildings. We therefore offer the following secondary (substandard) recommendation.

RECOMMENDATION:

Locally treat infested wood members with approved material. NOTE: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. No guarantees are submitted against future infestations.
Chemical: Tim-Bor

1B FINDING: (Section 1)

Fungus and beetle damage was noted at storage platforms.

RECOMMENDATION:

Remove and omit.

1C FINDING: (Section 1)

Earthwood contacts, fungus and beetle damage was noted at basement partition wall and wood floors.

RECOMMENDATION:

Remove and omit.

1D FINDING: (Section 1)

Base(s) of indicated support post(s) are in ground contact and/or damaged.

RECOMMENDATION:

Cut off post base(s), remove damage and install elevated concrete pier(s).

1E FINDING: (Section 1)

Fungus and beetle damage is evident at wood members below the basement window.

RECOMMENDATION:

Remove all damaged wood members, repair with new material and chemically treat as necessary.
Chemical: Tim-Bor

1F FINDING: (Section 1)

Fungus and beetle damage is evident at the original false bathroom floor.

RECOMMENDATION:

Remove and omit.

1G FINDING: (Section 1)

Fungus and beetle damage was noted at joist framing where laminated to the support beam.

RECOMMENDATION:

Remove all damaged wood, repair with new material and chemically treat as necessary. NOTE: If damage is found to extend into inaccessible areas, a supplemental report with costs for additional repairs will be issued.
Chemical: Tim-Bor

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/19/2014		**65772**
DATE OF INSPECTION		CO. REPORT NO.

1H FINDING: (Section 1)

Fungus and moisture damage was noted at lower basement wall framing.

RECOMMENDATION:

Remove all damaged wood, repair with new material and chemically treat as necessary. NOTE: If damage is found to extend into inaccessible areas, a supplemental report with costs for additional repairs will be issued.
Chemical: Tim-Bor

1I FINDING: (Section 1)

Fungus damage was noted at plywood sub-floor.

RECOMMENDATION:

Remove floor covering as necessary and repair damaged underlayment/subfloor only. Interested parties are advised to contact a specialty contractor for replacement of floor coverings.

1J FINDING: (Section 2)

Evidence of leakage was noted through siding at the rear wall.

RECOMMENDATION:

Interested parties are advised to consult with a painting and general contractor for further evaluation. See items 5B and 5C below for additional information.

1K FINDING: (Section 2)

Indicated basement walls lack exterior siding.

RECOMMENDATION:

Interested parties are advised to contact a general contractor for further evaluation.

2. FOUNDATIONS

2A FINDING: (Section 1)

Fungus, beetle and termite damage was noted at base of wall(s) due to faulty grades.

RECOMMENDATION:

Increase the foundation height to eliminate the faulty grade and damage. Chemically treat as necessary.
Chemical: Tim-Bor

2B FINDING: (Section 2)

Efflorescence and/or surface deterioration noted at foundations.

RECOMMENDATION:

Interested parties are advised to consult with a general contractor for further evaluation and information.

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/19/2014		**65772**
DATE OF INSPECTION		CO. REPORT NO.

3. Steps/Decks

3A FINDING: (Section 1)

Fungus damage is evident at the rear walkway. Walkway and stairs are non conforming.

RECOMMENDATION:

Cut back and remove walkway and stair system closest to house and re construct with a simple service stair and landing system. Note: Removal of remaining walkway and repairs is not included.

4. INTERIOR

4A FINDING: (Section 2)

Evidence of past or present roof leakage was noted at the kitchen, dining room and left rear bedroom.

RECOMMENDATION:

Interested parties are advised to contact a roofing contractor for further evaluation.

5. EXTERIOR

5A FINDING: (Section 1)

Trim and/or door jambs are embedded and damaged by fungus.

RECOMMENDATION:

Cut off base of trim and/or jambs, chemically treat and fill voids with mortar.
Chemical: Tim-Bor

5B FINDING: (Section 2)

Exterior surfaces are weathered.

RECOMMENDATION:

Interested parties to consult a waterproofing contractor for further evaluation.

5C FINDING: (Section 2)

Voids were noted at exterior siding and trim.

RECOMMENDATION:

Interested parties to consult a general contractor for further evaluation.

5D FINDING: (Section 2)

Exterior exit door is damaged by weather and fungus.

RECOMMENDATION:

Interested parties are advised to consult a licensed specialty trade contractor. No bids have been submitted.

5E FINDING: (Section 1)

Extensive leakage and fungus and beetle damage was noted throughout the rear structure. Cost of repairs appears prohibited with respect to value of structure.

RECOMMENDATION:

Interested parties are advised to consult with a licensed architect and general contractor for further evaluation and possible removal of structure and its walk way. No repairs are planned by this company and no bids are submitted.

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/19/2014		**65772**
DATE OF INSPECTION		CO. REPORT NO.

5F FINDING: (Further Inspection)

Exterior area(s) indicated abut adjacent property.

RECOMMENDATION:

Perform further inspection and issue a supplemental report when access can be gained to adjacent property.

5G FINDING: (Section 1)

It is the opinion of this inspector that structural repairs outlined in this report will require a building permit.

RECOMMENDATION:

Lingruen Associates will obtain a building permit as required. See item 5G on the attached contract for permit fees. Architectural and/or structurally engineered drawings as may be required by the building department and/or district inspector are not included. Any additional permit or plan check fees, including but not limited to historical buildings, architecturally significant buildings or handicap upgrade requirements will be provided at additional cost.

6. OTHER

NOTE:

Base of the stall shower was water tested and no leakage was noted. Interested parties are advised to maintain shower and have periodic inspection. No guarantee is made against leakage.

NOTE:

Property line walls that abut adjacent structures and/or properties and are inaccessible for inspection. No representation can be made regarding these portions of the exteriors. Interested parties are advised to maintain exteriors including any flashing details to adjacent properties.

EIGHTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

1016	DEHARO	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/19/2014		**65772**
DATE OF INSPECTION		CO. REPORT NO.

CHEMICAL INFORMATION

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "caution pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighted by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately. For additional information contact the County Health Department, County Agricultural Department and the Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA. 95815-3831.

For further information contact any of the following:

Your Pest Control Operator - Lingruen Associates (415) 822-2324

For Health Questions - County Health Department (415) 554-2500

For Application Information:

San Francisco County Agricultural Commissioner	(415) 252-3830
San Mateo County Agricultural Commissioner	(650) 363-4700
Marin County Agricultural Commissioner	(415) 499-6700
Santa Clara County Agricultural Commissioner	(405) 918-4600

For Regulatory Information:

The Structural Pest Control Board	(916) 561-8708 (800) 737-8188
Poison Control Center	(800) 222-1222

The Pesticide or pesticides proposed to be used and the active ingredients are:

☐ COPPER NAPTHENATE 20
Active ingredient 20%
Inert ingredients 80%
E.P.A. Reg. 9630-17-9639

☐ ZYTHOR
Active ingredient:
Sulfuryl fluoride 99.3%
Inert ingredients 0.7%
E.P.A. Reg. #81824-1

☐ TERMIDOR SC
Active ingredient:
Fipronil 80%
E.P.A. Reg. 43-901

☐ VIKANE
Active ingredient:
Sulfuryl fluoride 99.8%
Inert ingredients 0.2%
E.P.A. Reg. #62719-4

☐ TIM-BOR
Active ingredient:
Disodium Octaborate Tetrahydrate 98%
Inert ingredients 2%
E.P.A. Reg. #1624-39
E.P.A. est. #1624-CA-1

☐ TRI-DIE PT 230
Active ingredient:
Pyrethrins 0.6%
Piperonyl butoxide, tech. 4.8%
Silica Gel 8%
Inert ingredients 86.6%
E.P.A. Reg. #499-385
E.P.A. est. #499-MO-1

☐ OPTIGARD ZT INSECTICIDE
Active ingredient:
Thiamethoxam 21.6%
E.P.A. Reg. 100-1170

☐ CHLOROPICRIN
Active ingredient:
Chloropicrin
CAS #000076-0602 96%

☐ PREMISE
Active ingredient:
Imidacloprid 0.05%
Other Ingredients 99.95%
E.P.A. Reg. #432-1391

Target Pest:

☐ Subterranean Termites ☐ Drywood Termites ☐ Dampwood Termites ☐ Wood Boring Beetle

Lingruen Associates

1555 Yosemite Avenue, Suite #30
San Francisco, CA 94124
(415) 822-2324
www.lingruen.com

Invoice/Statement

Invoice Number
65772

Date of Invoice
12/22/2014

To: THE WONG LIVING TRUST
JEFFREY S. JANG

Invoice Description:

Inspection report performed at:
1016 DEHARO * SAN FRANCISCO, CA 94107

Inspection Date:	12/19/2014	
Fee for Report:	650.00	
(CHECK #2214 (200.00) AND #135 Payment:	650.00	Date: 12/18/2014
Balance Due: $	0.00	

We appreciate your business and look forward to being of further assistance.

WORK AUTHORIZATION

Report #: 65772

LINGRUEN ASSOCIATES
1555 Yosemite Avenue #30
San Francisco, CA 94124
(415) 822-2324 * (415) 822-1464 FAX

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	DATE OF INSPECTION
1016	DEHARO	SAN FRANCISCO	94107	12/19/2014

Section: 1

1A	=	1,000.00
1B	=	400.00
1C	=	400.00
1D	=	650.00
1E	=	500.00
1F	=	450.00
1G	=	700.00
1H	=	500.00
1I	=	900.00
2A	=	10,200.00
3A	=	6,500.00
5A	=	300.00
5G	=	700.00

Total $ 23200.00

Disclaimer: This document (including but not limited to attachments, tables, and numerical figures) is preliminary, and provided as a courtesy only. No part of this Preliminary Document is finalized or official; and all information contained herein is subject to change.

PLEASE RETURN PAGE 1 AND 2 OF THE WORK AUTHORIZATION

Payment Information:

Down payment: 1000
Start payment: 4640
Progress payment: 2@7620

Cost of Recommendations $ 23,200.00

Note: Damage found in inaccessible areas may cost extra.

WORK AUTHORIZATION

FOR PROPERTY LOCATED AT:

Report #: **65772**

1016 DEHARO SAN FRANCISCO 94107

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completionof the work listed above unless otherwise specified. Work completed shall be guaranteed for a period of one year from date of completion. Plumbing repairs and any repairs for the moisture control are guaranteed for (90) ninety days only. Chemical application is guaranteed for one year unless otherwise specified. Painting is not included, unless otherwise specified.

Customer agrees to hold Lingruen Associates harmless for any damage which may occur to plant life, wiring, plumbing, roofs, or for the release of any mold spores which may occur during performance of this work and which is beyond the control of Lingruen Associates. Any questions concerning any health-related implications, which may be associated with the structural repairs reflected in this Work Authorization Contract, or concerning any necessary precautions to be taken prior to or during the course of such repairs, should be directed to a qualified professional before any such repairs are undertaken.

In case of non-payment, reasonable attorney's fees and costs of collection shall be paid, whether suit is filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT PER MONTH WILL BE CHARGED ON ALL BALANCES OVER THIRTY (30) DAYS. THE 1-1/2 PERCENT PER MONTH EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

NOTICE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professions Code Div.3, Chap. 9) provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full. If the subcontractor, laborer, or supplier remains unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

The minimum contract amount agreed to by Lingruen Associates is $300.00 (Three hundred dollars). Price valid for 30 days.

Cancellation of this contract within 15 days of the scheduled start date will result in a penalty of 10% of the down payment plus actual costs incurred by Lingruen Associates i.e. permit fees, supplies purchased for job, etc.

PARTY RESPONSIBLE FOR PAYMENT:

Name: _____ Ph. #: _____ (Day Time) _____ (Evening Time)

Billing Address: _____ (If different than job address)

Email Address: _____ Cell Ph. #: _____

ACCESS INFORMATION (Please complete this section so job can be scheduled):

Name: _____ Address: _____

Day Phone #: _____ Evening Phone #: _____ Cell Ph. #: _____

I have read this contract and the termite report it refers to and I authorize the following items to be performed.

_____

(List items from Page 1 of the Work Authorization that you wish to have performed)

SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

_____ _____ _____ _____

APPROVED AND READ DATE APPROVED AND READ BY LINGRUEN ASSOCIATES DATE

D3 CONSTRUCTION
1167 MISSION STREET SAN FRANCISCO, CA 94103
415.271.0528 415.701.0212 FAX darrenlee77@aol.com
LICENSE # 672385

Date: February 24, 2016
Property: 1016 DeHaro
Owner: Charles Quach
Scope of Work: Work per site inspection.

	DESCRIPTION OF WORK	Estimated Costs	
1A	Evidence of wood boring beetle infestations throughout the substructure and basement framing. Locally treat infested wood members with approved material.	$	1,000.00
1B	Fungus and beetle damage at storage platforms. Remove and omit.	$	400.00
1C	Earthwood contacts, fungus and beetle damage at basement partition wall and wood floors. Remove and omit.	$	400.00
1D	Base(s) of indicated support posts are in ground contact and/or damaged. Cut off post bases, removed damage and install elevated concrete piers.	$	650.00
1E	Fungus and beetle damage at wood member below the basement windows. Remove all damage wood members, repair with new material and chemically treat as necessary.	$	500.00
1F	Fungus and beetle damage at the original false bathroom floor. Remove and omit.	$	450.00
1G	Fungus and beetle damage at the joist framing where laminated to the support beam. Remove all damaged wood, repair with new material and chemically treat as necessary.	$	700.00
1H	Fungus and moisture damage at lower basement wall framing. Remove all damage wood, repair with new material and chemically treat as necessary.	$	500.00
1I	Fungus damage at plywood subfloor. Remove floor covering as necessary and repair damaged underlayment/subfloor only.	$	900.00
1J	Evidence of leakage through siding at the rear wall. Remove and replace with vapor barrier and new exterior coved siding.	$	4,500.00
1K	Indicated basement walls lack exterior siding. Install vapor barrier and new exterior coved siding.	$	5,000.00
2A	Fungus, beetle and termite damage at base walls due to faulty grade. Increase the foundation height to eliminate the faulty grade and damage. Chemically treat as necessary.	$	10,200.00
2B	Efflorecence and/or surface deterioration at foundations. Form and fill deterioration with concrete.	$	3,000.00
3A	Fungus damage evident at the rear walkway. Walkway and stairs are non-conforming. Cut back and remove walkway and stiar system closest to house and reconstruct with a simple service stair and landing system.	$	6,500.00
4A	Evidence of past or present roof leakage at the kitchen, dining room and left rear bedroom. Remove entire roof and replace with roofing paper and install new roof.	$	15,000.00
5A	Trim and/or door jambs are embedded and damaged by fungus. Cut off base of trim and/or jambs and chemically treat and fill voids with mortar.	$	300.00

D3 CONSTRUCTION
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5B	Exterior surfaces are weathered. Scrap, prep and waterproof all weathered surfaces.	$	4,000.00
5C	Voids at exterior siding and trim. Fill voids with caulk.	$	300.00
5D	Exterior exit dooris damaged by weather and fungus. Remove and replace with new exterior door and jamb.	$	800.00
5E	Extensive leakage and fungus and beetle damage throughout the rear structure. Reframe and rebuild rear structure.	$	18,000.00
5F	Exterior area indicated abut adjacent property.		TBD
5G	Pest control work to require a building permit.	$	700.00
6	Peeling lead paint removal by qualified professional.		TBD
7	Painting at the front, back and rear structure	$	20,000.00
8	Rehab all windows to be operable	$	3,000.00
9	Demolition of flooring.	$	3,500.00
10	Demolition of rotten woodwork.	$	5,000.00
11	Demo drywall.	$	5,000.00
12	Replace drywall and framing as required on upper level.	$	40,000.00
13	Mold remediation by qualified individual.		TBD
14	Remove and replace all rotten, termite, pest, beetle issues at back structure, patch walls.	$	20,000.00
15	Remove and replace walkway and fire wall on lot line.	$	7,500.00
16	Remove and replace stairs from back of house.	$	2,000.00
17	Remove and replace access to back structure.	$	1,500.00
18	Shoring: lift house and level floors in conjunction with next items.	$	6,000.00
19	Fix all walls, ceiling, cabinets, electrical, plumbing, waterproofing, doors, windows, flooring etc, after leveling.	$	20,000.00
20	Joist and beam removal and replacement over entire floor area to replace 2x4, 2x6, 2x8 joists, including two rows of blocking, cut down all wall plates and add new top plates at a consistent span, hardware clip plates, plywood shearwall, waterproof exterior on all sides.	$	70,000.00
21	Secure the subfloor to the new joists for shear.	$	10,000.00
22	Replace or cap continuos and isolated foundation where improper earth separation or insufficient bearing capacity.	$	4,500.00
23	Stabilize the building, ie. Prevent the side walls from collapsing. Fill all holes in the wall, and areas of missing siding.	$	5,000.00
24	Lower walls to be enclosed and waterproofed.	$	10,000.00
25	Required seismic upgrade by code due to extent of work including bolting foundation, holdowns, underpinning existing foundation if necessary.	$	17,600.00
26	Asbestos removal to gain access to joists.	$	5,000.00
27	Rehab all plumbing to good operaing condition, including inoperable faucet downstairs, and kitchen sink faucet. Check remaining plumbing.	$	15,000.00
28	Plumb front bedroom/living room separation wall.	$	5,000.00
29	Remove mold in bathroom.	$	800.00
30	Remove and replace incorrect plumbing and piping at rear structure.	$	2,000.00
31	Check electrical and replace broken items.	$	10,000.00
32	Fix any other items which are required to make the building habitable and safe.	$	10,000.00
33	Dumping	$	9,000.00
34	Overhead at costs + 18%.		

D3 CONSTRUCTION
1167 MISSION STREET SAN FRANCISCO, CA 94103
415.271.0528 415.701.0212 FAX darrenlee77@aol.com
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35	Fix room if damaged.	$	2,000.00
36	Fix sewer if damaged.	$	2,500.00
37	Permit pickup	$	500.00
38	Permit fees	$	4,000.00
39	Inspection fees	$	1,500.00
40	Supervision fees	$	18,000.00
41	Mobilization		included
42	Demobilization		included
43	Kitchen appliance in working order, refrigerator, stove.	$	3,000.00
44	Foundation drainage and sump pump if required, piped to street, with all associated excavation backfill, inpsection, permit and other fees, costs, charges, overhead and profit.	$	4,500.00
45	Patch and refinish hardwood flooring.	$	4,000.00
46	Patch and paint walls and ceilings.	$	20,000.00
47	Patch and paint doors, windows, trim, etc.		included
48	Need habitable light and air in each room.	$	5,000.00
49	Kitchen - install electrical circuit back panel for dedicated fan.	$	400.00
50	Back bedroom - install skylight with at least 12 sf unobstruced operable space and at least 25 sf in size, or remove wall at back of bedroom to allow light and air by new back window of similar size.	$	1,200.00
51	Interior dining room - same as for back bedroom.	$	1,200.00
52	Mobilize portable toilet to site.	$	1,200.00
53	Site Cleanup, Protection and Coordination		included
	Cleaning, coordination of sub contractors and 3rd party vendors.	$	15,000.00
60	Cost of Obtaining Building Permit (Billed at $150/hr)	$	300.00
	TOTAL	**********	
		$	**465,500.00**

Notes:

1. Please allocate at least 20-25% for change orders as needed.
2. Obtaining permits at the Building Department is billed at $150/hour.
3.. All changes to be in writing or email and acknoweldge by owner and contractor.
4. Parties that incurred the damage is responsible for the cost (labor and material) to replace.
5. Damages incurred because of "Act of God" is the property owner's responsibility to bear the costs to remove, reorder and re-install.
6. Owner to give contractor specific instructions of how finishes are to be installed.
7. Owner and Contractor to sign off as work is completed and paid for per the payment schedule. Progress payment shall be deemed as work completed.
8. All additional items where pricing is not specified in the contract are subject to a 15% profit & overhead charge to be added in once pricing is determined.
9. Items that have been discovered during the demolition stage that deviate from the architectural drawings are subject to "Extra Work" as defined in Other Terms and Conditions. All "Extra Work" shall be authorized in writing.

D3 CONSTRUCTION
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Exclusions:

1. The following finishes to be provided by owner unless otherwise specified: cabinetry, pulls, countertop, tiles, surface mounted, pendant and under cabinetry lighting, plumbing finishes, windows and doors, crown moldings, baseboard trims, flooring, door casing, door hardware, and appliances.
2. Building permit fee.
3. Any additional inspection fees if caused by changes by owner if required.
4. Special inspection fees by third party if required.

PAYMENT SCHEDULE

$ 1,000.00

$1,000 to be paid upon execution of contract.

Then progress payment invoicing.

This supplement shows that the cost to upgrade the existing structure is even greater than the cost to build a similar new building. This is because in order to correct the many violations of the current structure, the structure would have to be shored up, selectively demolished, and rebuilt piece by piece in a non-production manner. This method of construction is an inherently slow process, involves greater skill, and costs more than new construction, not to mention producing a structure inferior to a new structure in many important ways such as waterproofing, energy efficiency, resistance to pests, safety, need for greater future maintenance and others.

The cost items included are related to certain retroactive health, safety and habitability provisions and the code existing at the time of original construction, in accordance with the applicable standards, rather than certain types of proscribed maintenance items or certain code items in force at the current time. Therefore, these cost items have been included at both the 75% and 50% levels. The building is unsound.

Soundness Report Supplement

Project Address: 1016 DeHaro Street

Replacement Cost

	Type of Space	Area (Square Feet)	Cost per Square Foot	Cost
1	occupied, finished spaces	1045	$240	$ 250,800.00
2	unfinished space with flat ceiling & > 7'-6" of headroom (e.g., basements, garages)	0	$110	$ 0.00
3	For unfinished space with sloping ceiling & > 5'-0" of headroom (e.g., attic space below pitched roof)	1045	$60	$ 62,700.00
			Replacement Cost Total	$ 313,500.00

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:
(Attach cost estimates from relevant consultants)

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
1	providing room dimensions at a minimum of 70 sq. ft. for any habitable room.	See Below			See Below
2	providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen.	See Below	Electrical	11, 39,	See Below
3	providing at least one switched electrical light in any room where there is running water	See Below			See Below

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
4	correcting lack of flashing or proper weather protection if not originally installed.	Windows and doors are not flashed	Windows, doors	1,2 14, 15,	$ 3,000.00
5	installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed	Roof leaking	Roof	1, 2, 3, 7, 8, 9, 10, 12, 13	$ 15,000.00
6	provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted)				
7	eliminating structural **hazards** in foundation due to structural inadequacies	Moving and undersized foundation and post bases, incorrect separation from dirt, moving foundation, asbestos must be moved to do work.	Lift and shore, foundation,	36, 36, 40, 37,	25,000.00 4,500.00
8	eliminating structural **hazards** in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.	Floor joists cut and spliced, undersized joists, beams. Floors infested due to original holes in building and incorrect foundation construction	Shored Demolition Floor Framing	5, 35, 36, 37, 40, 27, 29, 31, 32, 33, 34, 38,	30,000.00 40,000.00
	correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry loads.	Walls missing or out of plumb, walls not braced, posts out of plumb, walls infested due to original holes in building and incorrect foundation construction	Wall Framing	27, 31, 32, 35, 36, 37, 38, 40	Included in floor framing
10	eliminating structural **hazards** in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.	Ceiling, roofs and other horizontal members depend on the incorrect flooring and walls.	Engineer's estimate (similar to contractor floor framing estimate)	27, 31, 32, 35, 36, 37, 38, 40, 8, 9, 10, 12,	40,000.00
11	eliminating structural **hazards** in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
12	upgrading electrical wiring which does not conform to the regulations **in effect at the time of installation**	See Below	Electrical	See below	See Below
13	upgrading plumbing materials and fixtures that were not installed in accordance with regulations **in effect at the time of installation**	See Below	Plumbing	See below	See Below
14	providing exiting in accordance with the code **in effect at the time of construction**.				
15	correction of improper roof, surface or sub-surface drainage if not originally installed	See Below	Roof and Landscaping	See below	See Below
16	correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation)	See Pest Report.	Section 1 items in report.	See report.	$ 23,200.00
17	Other relevant issues	See Below		See below	See Below
18	Building Permit Application cost	Permit for work	Engineer Estimate	n/a	$ 7,500.00
19	Contractor's profit & overhead, not to exceed 18% of construction subtotal, **if unit costs used for repair items do not include profit & overhead**		Not included. Can be added, if allowed	n/a	Add 18%.
				50% Threshold Cost Subtotal	See Below

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
20	Mold removal estimate for mold removal in the interior of the house is included in its entirety as required by state law, which requires a mold free interior. Due to original holes, and deficiencies in construction.	There is mold inside the house, and leaking walls, ceiling, roof, windows, doors and other areas.	Mold removal	3, 5, 9, 10, 11, 12, 13, 20	$ 2,000.00
21	Lead paint removal is included in its entirety by state and federal law requiring that peeling and flaking paint be encapsulated or removed. As the paint cannot be encapsulated, it must be removed in a lead safe manner. Health and safety violation.	Interior and exterior painting has peeling and flaking lead paint. These will have to be remedied by preparation and encapsulation with new paint as per state law and the housing code.	Interior painting Exterior painting	1, 2, 3, 4, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26, 27, 28, 30,	$ 20,000.00 $ 20,000.00
22	Asbestos removal is required because there is peeling and flaking asbestos in the dining room, bedroom and living room. The asbestos covered piping in the storage area will have to be removed in order to complete the flooring work. Health, safety, and required to remedy violations of original code.	There is peeling and flaking asbestos in the interior ceilings, and in the heat ducts. It must be removed because 1. it is peeling and flaking, and 2. because it is in the way of completing other work.	Asbestos removal	3, 4, 12, 33, 40,	$ 5,000.00
23	Shored demolition is required to remove the incorrect floor framing piece by piece while holding the flooring, walls, and superstructure in place. Required to remedy original code violations.	The floor joists are cut and spliced, beams are undersized, posts are not plumb, incorrect connections and support, etc.	Shored Demolition	31 - 43, See framing and foundation	See above
24	Most plumbing will be dislodged by the framing repairs. The framing repairs are due to incorrect installation when built. Required to remedy original code violations.	The plumbing is supported by the framing. The framing must be removed. Therefore the plumbing must be removed. Once removed, the plumbing must then be replaced to current code (by plumbing code) . All this work to new code level is included in the 50% level (because it is caused by correcting the framing work), even though any unnecessary removal of the plumbing would not be.	Plumbing	1, 31 - 43, See framing and foundation,	$ 17,000.00
25	Electrical estimate has been included because the entire building must be rewired, according to San Francisco Building Code and regular inspection practice, because it has been installed without permits, in an unprofessional manner not to code at the time of installation, and/or will be affected by replacing the floor framing and other work. Required to remedy original code violations.	Similar to plumbing, an entire new electrical system must be installed, because the replacement of framing, (required by the code at the time of installation), will require replacement of electrical, and then the current electrical code requires that this electrical work be done to current code, not original code. The inclusion at the 50% level is based on the necessity of the framing replacement, not on a mere desire to update electrical.	Electrical	31 - 43, See framing and foundation	$ 10,400.00
26	The heating system will be affected by the framing work. Required to remedy original code violations.	Similarly to plumbing and electrical, the heating will have to be replaced, to facilitate framing and foundation issues.	Mechanical	31 - 43, See framing and foundation,	
27	The refrigerator is not working, and the stove is missing. These must be replaced in working order. Habitability.	These items are required for a habitable space according to the San Francisco Housing Code.	Engineer's Estimate	21, 22	$ 3,000.00

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
28	The finish flooring will need to be removed in order to access the framing work. The framing must be replaced at the 50% level, and cannot be replaced without removing the finish flooring. Therefore the finish flooring must be included at the 50% level. Required to remedy original code violations.	Similarly, the flooring will have to be removed and replaced in order to complete the framing work.	Finish flooring, replace	5, 31 - 43	$ 12,000.00
29	Painting bid to paint the interior and exterior has been included in full, because the outside is peeling, flaking and dangerous lead paint, and the inside has some of peeling, flaking and dangerous lead and asbestos, and other areas which will be damaged by the reframing of the building floor and associated movement of the windows, doors, walls, finishes, etc. Therefore the exterior and interior must be painted for protection and habitability respectively, and are included at the 50% level. Health, safety, housing code.	See lead above.	Interior Painting Exterior Painting	1, 2, 14, 15, 17, 18, 25, 30, 19, 23, etc.	See above
30	Door and window rehabilitation has been included because the floor work will require their reinstallation, for the safety of the occupants and the habitability of the structure in accordance with local, state and federal law. Required to remedy original code violations.	Light and air is required by the housing code. The windows do not operate and leak, causing mold issues.	Doors and Windows	17, 18, 41, 19, 23, 30,	$ 15,000.00
31	Landscaping's estimate has been included to allow for correction of a hazardous grade conditions at the back garden, and to correct and prevent further infestation by pests and rodents at the foundation, due to build-up of excessive moisture. These were not performed correctly at the time installed, and are included at the 50% level. Required to remedy original code violations.	These items are required by the building code, housing code and other law.	Landscaping. . . .	23, 35, 36, 28, 40,	$ 2,700.00
32	Earthquake Retrofitting's bid has been included for safety retrofitting, including support for the new floor and new exterior walls, as well as the disturbed and modified interior walls, required for safety by the San Francisco Building Code. Required to remedy original code violations.	All old work, once found insufficient by old code or other retroactive laws such as the health, safety, housing code, or other local, state or federal law, must be completed to current code standards (according to current code). The included cost is to contractor cost to replace to original violation plus all consequent unavoidable work required by law. Therefore the work described is included.	Earthquake Retrofitting	31 - 40	$ 16,000.00
33	Pest Control estimate has been allowed as it pertains to qualifying section 1 items which are the lowest available price and not included in other bids, (see report,) required for health, safety, sanitation and protection of the property, in accordance with the San Francisco Building Code and the California Building Code.		Pest Report Section 1 items.	19, 20, 27, 31 - 40	$ 23,200.00
34	Light and air is required in the rooms not on an exterior wall. Housing Code.		Framing, ++	3, 10, 11, 12, 13	$ 5,000.00
35	Dumping is necessary to complete the other work. Required to complete work.		Dumping	All,	$ 9,000.00

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
36	The walkways, stairs, etc. are rotten and dangerous. They must be replaced by habitability requirements of the housing code.		Revmoe and replace walkways, stairs, etc.	16, 24, 29,	$ 11,000.00
37	Permit pickup	Necessitated by the required work.	Permit Pickup	n/a	$ 300.00
38	Inspection. Required to remedy original code violations.	Necessitated by the required work.	Inspection	n/a	$ 1,500.00
39	Supervision	Necessitated by the required work.	Supervision	n/a	$ 18,000.00
40	Management, mobilization, etc.	Necessitated by the required work.	Management	n/a	Included
41	Sanitary facilities. Labor Code.	Necessitated by the required work.	Sanitary	n/a	$ 2,400.00
42	Site cleanup, coordination with subcontractors and vendors. Required to remedy original code violations.	Necessitated by the required work.	Site cleanup	n/a	$ 15,000.00
43	D3 miscellaneous, see bid	Necessitated by the required work.	D3 Construction	n/a	$ See bid
44	McCluskey Engineering has provided an engineer's estimate for some remaining items including trim pricing omitted in other bids $5,000 (habitability and safety), other necessary work $5,000 (habitability and safety.). Required to remedy original code violations.	The trim must be replaced after framing and other work is completed.	Engineer's Estimate	1, 2, 5, 14, 15, 41, etc.	$ 10,000.00

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
45					
46					
47					
48					
49	Other relevant issues				
50					
51	Contractor's profit & overhead, not to exceed 18% of construction subtotal, **if unit costs used for repair items do not include profit & overhead**				
				50% Threshold Cost Subtotal	406,700.300

Summary

1. Replacement Cost:_____ $ 313,500.00

2. Calculated 50% Threshold Repair Cost:_____ $ 165,750.00

3. Actual 50% Threshold Repair Cost:_____ $ 406,700.00 as of 10/24/16

The figure in 3 exceeds the figure in 2, therefore the building is unsound.

356 Noe Street, San Francisco, CA 94114 | P 415.516.3569 | www.bonzaengineering.com

BONZA
ENGINEERING, INC.

SOUNDNESS REPORT

1016 De Haro Street
San Francisco, California

Project Sponsor:
Charles Quach
2031 22nd Street
San Francisco, CA 94107

April 6, 2017

Bonza Engineering, Inc. Job# 0175

Pages: 59

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April 6, 2017

Planning Department, 4th Floor
1650 Mission Street
San Francisco, CA 94103-2414

Re: 1016 De Haro Street
Bonza Engineering Project Number: 0175
Subject: Soundness Report

Dear Planner:

This report summarizes the results of our structural evaluation of the existing building located at 1016 De Haro Street in San Francisco. This evaluation is based on site visits made during the spring of 2017. Please note that this Soundness Report is based on Section 317 of the San Francisco Planning Code, and the Zoning Controls on the Removal of Dwelling Units, dated October 2014.

GENERAL DESCRIPTION

The subject property is located on 1016 De Haro Street between 22nd and 23rd Streets in the Potrero Hill neighborhood. The lot (Block/Lot: 4159/004) is 25-feet wide by 100-feet deep, and it slopes down from front to back. It contains a single-family dwelling at the front property line, with a two-story auxiliary structure at the rear property line. On the south side, the property is flanked by a two-story single-family dwelling, and on the north side it abuts a two-story multi-family dwelling. **See Photos 1-3.**

The building contains a single story of living space, with the main entrance to the building five steps up from street level. It also has a basement, which appears to have been dug out at some point in time to increase the headroom of the area adjacent to the front property line. The building is configured as a main section that represents the original construction, with a series of piecemeal additions, all apparently completed without the

benefit of a permit. **See Photos 4-10.** The original section currently comprises only the living room and a portion of one of the rear bedrooms. All other living areas, including the kitchen, bathroom, dining room, and all of the bedrooms are located in sections of the building that were added after the construction of the original building. This section of the building has a gable roof, which is obscured by a false façade at the front of the building. The peak of the gable is 7'-6" from the original ceiling.

Based on the permit records, construction of the original structure dates to 1915. This original section of the building, defined on the drawings as the area between gridlines 1-5 and B-D, is small, at roughly 16'x35', and quite unremarkable. Given the extensive nature of unpermitted work, the real story of the building is told by tracing the unpermitted additions that were made throughout the life of the building.

PERMIT HISTORY

The permit history presented in the HRE by Johanna Street indicates that the permit for the original structure on the site dates to 1915. This would have been the section with the gable roof, which was originally used as a store. The existing structure extends well beyond that original building envelop, both to the north and to the west, with no evidence that any of that work was permitted, which has a significant impact on this report.

In 1918, a permit for a rear stable was issued. The sketch in the permit application shows a different building than the one that currently exists at the rear of the lot. However, this auxiliary structure is of little consequence for the purposes of this report, since it is not a dwelling. I mention it here only because the intent is to remove this structure as well. Another interesting point regarding this permit is the fact that it did not call for covering the side setback along the north side of the property. The area sketch from this 1918 permit application clearly shows the side setback to remain in place, rather than being infilled. No subsequent permit explicitly calls for filling in this area, either.

The following year, in 1919, a permit to change the storefront was issued. It is likely that this change included the small build out at the front that is covered by a section of shed roof. It is also possible that the false façade was added as part of this 1919 permit. The HRE report also shows a 1924 permit to "extend garage." It is clear from examining the front of the building that the front façade was extended to the north of the original

building at some point, and it is likely that alteration, along with the garage doors, were added at that time. **See Photo 11.** Finally, a permit was issued in 1966 to update the building with sheetrock, central heat, new windows, a new shower, and to relocate an internal stair. Interestingly, there is no internal stair today, and no obvious evidence of an internal stair can be seen in the floor framing from below.

While the HRE cites the above-mentioned permits, the 3R report only shows the one for the original construction in 1915, and the 1966 permit. In any case, none of these permits describe a scope of work that would be linked to any of the many obvious additions to the original structure. Overall, the permit history is scant, with no linked drawings, and descriptions that provide only a minimal thumbnail of the scope. In addition, the Sanborn maps and a 1938 aerial photograph presented in the HRE offer other discrepancies with the permit history and the current configuration of the building.

If the permit history is a bit murky, the evidence in the framing is not. From the basement, all of the framing from the main floor and walls below is exposed, and it provides clear evidence that the building was extended through numerous piecemeal additions. The roof plan on sheet A-103 tells some of the story, with four distinct roof sections beyond the original gable. **See Photo 12.** However, the true piecemeal nature of the building expansion is revealed on the first floor framing plan on sheet S-101. Here, there are *eleven* distinct sections of floor framing, not counting the original structure. Reading the framing plan is convoluted enough that I decided to add another plan just to outline the various framing sections. That plan is shown on sheet S-701.

The various framing sections show that some of the work was done early on, while some was done much later, as evidenced by the use of both rough and dressed lumber. In addition, the floor framing members themselves vary in size throughout the building. In fact, there is such a mishmash of lumber throughout the addition, that it appears the builder(s) used random salvaged lumber. And finally, the support for floor framing includes everything from a conventional studwall with exterior siding in place, to studwalls and post and beam construction without exterior sheathing, to nothing at all. Overall, the framing techniques are shoddy at best, if not outright unorthodox, which further supports the notion that none of the expansion work was constructed with the benefit of a permit.

For examples of poor quality and unsafe framing throughout the addition, **see photos 13-21.**

DISCUSSION OF STRUCTURAL ANALYSIS METHODS

The following sections address the methods of analysis that we employed in identifying structural hazards. In general, these principles have been applied to any structural member that we categorize as a structural hazard.

Building Codes

The regulation of building standards dates back hundreds of years. However, the earliest regulatory efforts were primarily aimed at limiting the spread of fire in cities, not establishing structural design standards. Today, building standards are established at the state level, typically through the adoption of a model code, such as the International Building Code (IBC). While the state has the authority to adopt minimum standards, municipalities are permitted to include additional requirements based on local conditions.

California enacted the first state law addressing building standards in 1909. However, this law, The Tenement Housing Act, was limited in scope to apartment houses and hotels within cities. From 1909 until the 1970s the history of California law regulating building standards continued a somewhat convoluted history, with various agencies having authority over different aspects of construction and building types. During this period, the establishment of building standards was predominantly left to individual municipalities, and standards varied from city to city. Early efforts to develop a standardized code include the first publication of the National Bureau of Fire Underwriters code in 1905, and the first publication of the Uniform Building Code (UBC) in 1927. These model codes reflected the consensus of design professionals and were often used as the basis of local codes. However, throughout this time the City of San Francisco governed building standards, which were not specifically addressed in state law, through the adoption of municipal codes. California has since adopted the IBC and the current SFBC is based on this model code. It is important to recognize that the structural design values set fourth in building

codes represent the *minimum* requirements for life safety, and that they are governed by state law.

Based on our research, we have acquired copies of the following historical San Francisco Building Codes:

1895	Building and Fire ordinance of San Francisco, compiled as part of a "Hand Book" published by the Builders Exchange. The ordinance number is left blank in the 1895 edition, suggesting that perhaps this was an early incarnation of an ordinance that was adopted in 1901.
1901* No physical copy of code available	City and County of San Francisco Ordinance 328, Approved July 20, 1901 as cited in "The History and Legal Basis of Building Code Development, Adoption and Enforcement as it Applies to San Francisco," SFDBI Brown Bag Lunch Series, April20, 2000. Note that this document cites its source as a paper originally presented at the SEAONC spring Workshop, April 18, 1996, the 90th Anniversary of the 1906 San Francisco Earthquake and Fire.
1903	Bill No. 465, Ordinance No. 645
1910	Bill No. 1121, Ordinance No. 1008
1923	Ordinance No. 1008, approved December 22, 1909
1926	Ordinance No. 1008, approved December 22, 1909
1928	Ordinance No. 1008, approved December 22, 1909
1930	Ordinance No. 1008, approved December 22, 1909
1936	Supplement. Bill No. 683, Ordinance No. 3108
1948	Bill No. (illegible), Ordinance No. 4547 (handwritten)

For the purposes of determining "Soundness," we base our analysis of structural members on the code that was in effect at the time of construction. While our analysis is based on these historic codes, it is important to note that the fundamental principles of engineering are the same today as they were 100 years ago. The difference is primarily in the determination of material properties, and the relationship between dimensional and material properties in determining member capacity.

Analysis Methods

At its most basic level, structural design is a balance between demand and capacity. This is the same principle behind every structure from the tallest modern skyscraper to the pyramids of ancient Egypt. The demands, or loads, imposed on a building must be met or exceeded by the capacity of the structural system to carry those loads. For the purposes of

this report, determining structural hazards is a key issue. **If demand exceeds the capacity of a given structural element, then we consider that condition to be a structural hazard.** The process of analyzing a structural member requires translating applied loads into internal forces in the member. Once this step is accomplished, the properties of the member can be related to its ability to resist those loads. At issue is what loads are included in the analysis, and how capacity is determined.

The Planning Department policy on residential demolition does not allow for the inclusion of lateral loads, i.e. wind and seismic loads, in the structural analysis of a candidate building. For this reason, our report only addresses vertical loads, i.e. gravity loads. These loads are divided into two main categories: dead and live loads. Dead loads include the self-weight of the building and any permanently affixed substructure or equipment. Live loads include those loads imposed by the building occupants and furnishings. Obviously, a building's ability to support its own weight is paramount, but for a building to serve its intended purpose, it must be able to safely carry live loads as well. The application of live loads is governed by building codes, and is based on the usage and occupancy class.

Our research has revealed that live load requirements in the early 1900s were typically higher than they are now. As model codes were developed and updated over the years, the trend has been to reduce the live load requirements—not to increase them. For example, in the 1910 edition of the Building and Plumbing Law of the City and County of San Francisco, roof live loads are specified as 20-30 psf—150% of the current 20 psf live load requirements for roofs. The floor live loads are specified as 60 psf—also 150% of the 40 psf live load required for residential use today.

The capacity of a structural member to support imposed loads is a function of its physical dimensions and the properties associated with the material it is made from. The small residential structures that are considered for demolition are almost exclusively wood frame buildings. As a structural material, wood is light, versatile, and relatively inexpensive. However, its properties vary depending on factors such as species, growth rate, and imperfections. Today, this variability of wood is addressed through a grading system that describes the relative quality of lumber, with different allowable capacity

values for each grade of each species. Historically, limited species-specific values were published either as part of the code, or by reference to an adopted engineering standard.

In addition, we calculate values for dimensional properties from the actual dimensions, which provides a fair analysis because it addresses the use of "rough" lumber that was typical at the time of construction. **We consider the inability of a member to support the loads imposed on it, calculated using these methods (i.e. demand exceeds capacity), to represent a structural hazard.** This relates directly to the Soundness Report Requirements, which allow for the elimination of structural hazards associated with members of "insufficient size to safely carry the imposed loads."

Finally, horizontal members such as beams, joists, and rafters are also analyzed for their ability to limit overall deflection. Although the code in effect at the time of construction included some limitations on deflection, we focus primarily on fundamental structural capacity. We do this because deflection frequently relates more to qualitative performance measures like appearance or "bounciness," rather than actual structural performance. In an effort to avoid over-penalizing the building in question, we typically do not include deflection in our evaluation unless it directly affects structural performance. Instead, we concentrate exclusively on the structural capacity parameters of bending moment and shear.

Applicable Code for this Report

Based on an original construction date of 1910, our analysis is based on The Building and Fire Ordinance of the City and County of San Francisco from 1910. Live load requirements and allowable material stresses are taken directly from this code in evaluating framing systems for conformance with the code in effect at the time of original construction.

STRUCTURAL ANALYSIS

Based on the analysis of the permit history and construction of the rear addition sections provided in the Permit History section, I believe that all of the rear addition sections were constructed without the benefit of a permit. Therefore, this section of the

report will focus exclusively on the original structure, which represents the only legal living space in the building.

The building is comprised entirely of wood-framed construction. The load path is typical of a building of this era and method of construction: roof rafters, ceiling joists, and floor joists bear onto the exterior stud walls, and a centerline stud wall or post and beam system supports those members at the middle of the span. Our analysis is based on the 1910 San Francisco building code, given a 1915 date for original construction established in the HRE.

Roof Framing

The gable roof at the original building is supported by 2x4 rafters at 32" c.c., with a maximum span of roughly 11'-2". There are no collar ties or kickers added for intermediate support of the long rafter spans. The roof sheathing is solid-sawn 1x skip sheathing, overlain with 5/8" plywood sheathing and composition shingles. The ceiling at the original section of the building was clad in T&G beadboard, and there is a newer dropped ceiling below that. **See Photos 22-23.**

The code in effect at the time of original construction called for roof live loads of 20 psf, given the pitch of approximately 42 degrees. The wide 32" spacing and the long span, results in overloaded roof rafters. As a result, the roof rafters are insufficiently sized for their span and their loads, and would require additional strengthening to meet the capacity requirements based on the code at effect at the time of original construction. The only solution to this deficiency would be to remove the roof, and introduce new, deeper roof framing members alongside the existing rafters, that are capable of carrying the roof loads.

Floor Framing

The floor at the original building is framed with 2x10 joists at 16" c.c., and spanning the full width of the building with a central post and beam support system along Gridline C. **See Photo 24.** The code in effect at the time of original construction called for floor live loads of 60 psf. Although the live load requirements are relatively high, the short span and intermediate support allow this framing system to meet the code in effect at

the time of original construction. However, the central support beam is inadequate when analyzed using the code in effect at the time of original construction. This beam needs to be replaced with a larger beam to support those loads. This effort will require shoring the central support line so that the existing beam can be removed and replaced.

Foundation

Foundations serve several fundamental functions: to provide an anchor for the building, to spread out the loads of the building so they do not exceed the bearing capacity of the soil, and to separate the wood framing members from constant contact with moisture.

The building at 1016 De Haro has a concrete foundation, which appears to be part of its original construction. However, there are fundamental deficiencies associated with the quality of the concrete and with earth-wood separation. Early examples of concrete foundations, like this one, were typically unreinforced, or very sparsely reinforced. They were typically battered, or trapezoidal in shape, to provide additional area for bearing at the base of the foundation, although sometimes they were just straight rectangular elements with minimal area for bearing, minimal embedment, and frequently, inadequate earth-wood separation. Here in San Francisco, one deficiency common to all foundations of this era was that the concrete was made with local beach sand, which breaks down the cement that binds the aggregate and leads to spalling and loss of strength. With it's high salt content, these early concrete foundations were destined to have a shortened lifespan. The foundation at 1016 De Haro shows the telltale signs of spalling and erosion that is typical of beach sand concrete. **See Photos 10, 24, and 25.**

From the perspective of material quality and workmanship, the existing concrete foundation is marginally serviceable. However, this foundation also suffers from another common deficiency associated with original construction, and that is "improper grade." This is a condition where the top of the foundation is at or below grade, which places the base of the wood framing—the mudsill, siding, and sometimes even the wall studs—in contact with the earth. This condition represents a fundamental failure of the foundation design, which will always lead to rot at the base of the building over time. There is no

solution for this condition except to shore the building, remove the existing foundation, cut off the bottom of the studs to raise them above grade, and replace the foundation and mudsill. This condition can be observed in **Photo 14**, where the siding at the north side of the original building is at grade adjacent to the driveway.

Finally, there are retaining walls at the front of the property and along the longitudinal walls of the original building that extend back to the small storage room. The large storage room is formed by these retaining walls, and it is clear that at some point in time someone excavated the area towards the front property line in order to increase the usable storage area. This secondary excavation undermined the retaining walls, and while there are signs that concrete was placed to patch the areas where the base of the retaining walls were exposed, this did nothing to restore the embedment of the retaining wall footings. **See Photos 10, 24, and 25.**

The concrete in the original foundation is at the end of its service life due to the beach sand with its high salt content. In addition, there are improper grade conditions in some locations, and the retaining walls—which probably originally had very little to no embedment or anchorage into the ground to resist sliding and overturning forces—now have none. Overall, there are enough fundamental deficiencies with this foundation that the only viable option is to replace it. This effort would require shoring the entire building, as well as temporarily relocating the furnace and abating the asbestos insulation on the ducts.

GENERAL DISCUSSION

It is important to note that our structural analysis was based on the assumption that all the wood framing members are in excellent condition. This would imply that no rot or pest damage has occurred and that the wood framing members were of the highest grade at the time of construction. While the workmanship in the original section of the building exhibits accepted building practices, some of the framing members are undersized. And everything is over 100 years old. This report only addresses those deficiencies that are a result of improper construction methods or noncompliance with the code at the time of original construction. No deficiencies related to deferred maintenance have been included in this report.

STRUCTURAL ISSUES

In order for the structural framing system to safely support the current loading conditions in a sound manner, the following corrections would be required:

- Sister the existing roof framing system at the original section of the building to adequately carry the loads imposed on it. This requires that the existing roof be removed to gain access to the framing, and then replaced afterwards.
- Replace the existing central support beam for the floor framing.
- Replace the deficient foundation at the main building with a foundation that includes new retaining walls where the original ones have been rendered useless.

HABITABILITY ISSUES

Technically, there are no significant habitability issues with this building—it has a functioning kitchen and bathroom, and it has heat. However, due to the extensive unpermitted expansion of the building, the kitchen and bathroom are located outside the legal living space. Consequently, the upgrade costs include the expense associated with relocating the kitchen and bathroom into the original section of the building.

CONCLUSION

All buildings have a finite life. Even with perfect maintenance, materials degrade over time, and must ultimately be repaired or replaced. This is compounded by the fact that for a building that is over 100 years old, building practices varied widely at the time of construction, and practices that may have once been considered acceptable can accelerate the aging process.

While the building 1016 De Haro Street is framed in a conventional manner, some of the framing is undersized based on the code in effect at the time of original construction. In addition, the concrete in the foundation has reached the end of its serviceable life, and there are other deficiencies associated with the original construction of the foundation. All of this ignores the extensive remodel and numerous piecemeal additions that have been done without the benefit of a permit. Those unpermitted sections of the building are poorly constructed at best, and in some cases are actually dangerous. But because they are

unpermitted, they have been left out of the replacement cost calculations, and none of those areas have been included in the upgrade cost estimates. However, the kitchen and the only bathroom are located in the unpermitted areas of the building, which leaves the small legal living space defined by the original building with neither a kitchen or a bathroom.

Based on the cost estimates in Appendix B, the costs to address the deficiencies in this building outweigh the replacement costs, and the building is therefore considered unsound. Given the very small—less than 500 square feet—area of legal living space, the extent of necessary repairs and upgrades, and the fact that this is a RH-2 zoning district that would allow for two family-sized dwellings, I recommend that the existing building should be demolished and replaced with a new building that complies with the current building code.

Sincerely,

Kelton Finney, P.E.
Principal Engineer
Bonza Engineering, Inc.

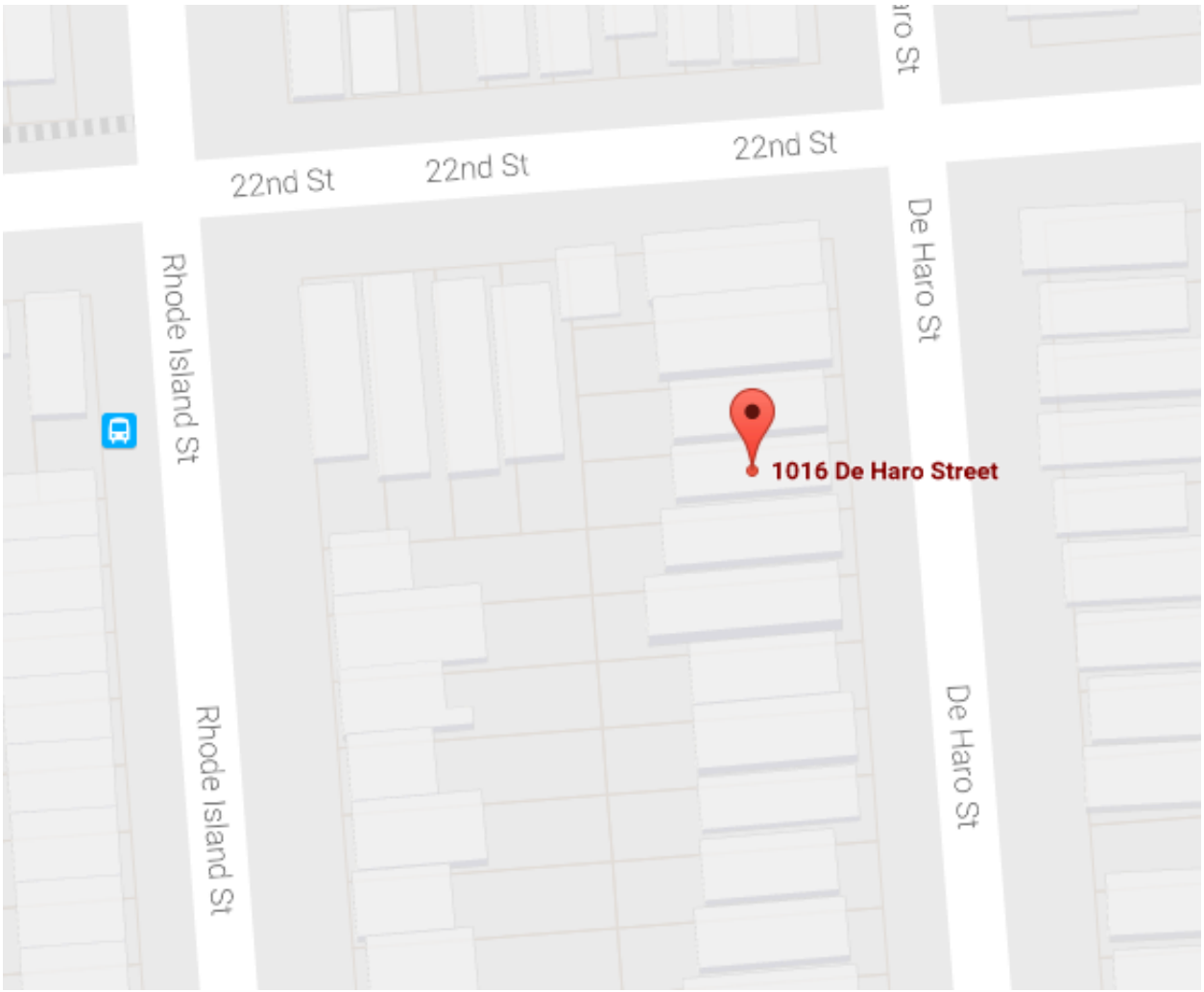
APPENDIX A: MAPS

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

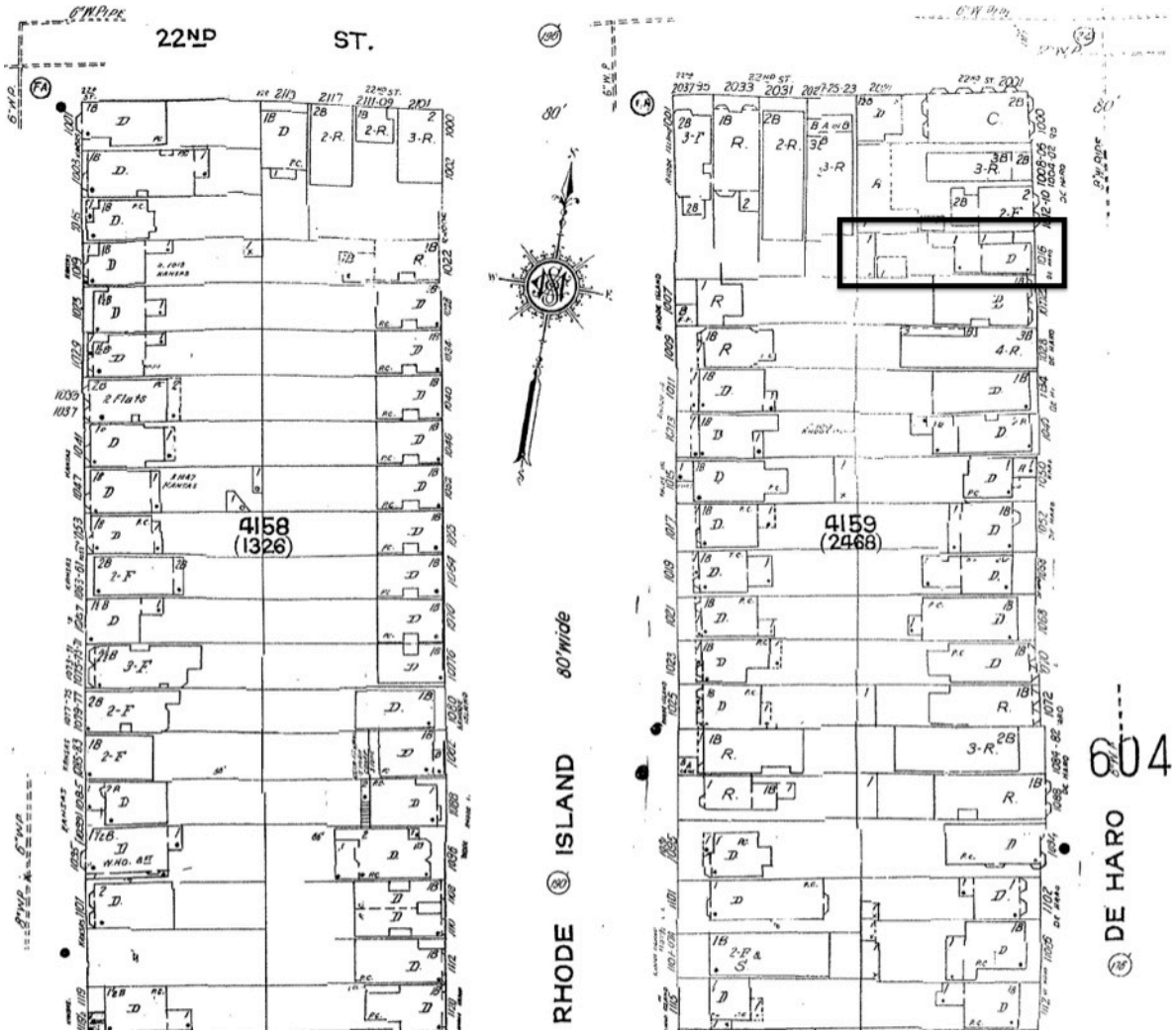
PAGES: 13-15

North



South

Vicinity Map (Provided by Google) of 1016 De Haro Street, San Francisco, CA



Most Recent Sanborn Map showing 1016 De Haro Street.

APPENDIX B:
REPLACEMENT COSTS & REPAIR COSTS

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

PAGES: 16-19

COST ESTIMATION OF NEW CONSTRUCTION

Note that the Planning Department currently requires that replacement cost figures include a room-by-room breakdown of the living space area for each floor and dwelling unit. The table below represents this breakdown for the legal living space at 1016 De Haro Street. Note that the rooms with no area given represent areas of the building that were added without the benefit of a permit, so they have been excluded from the replacement cost.

First Floor	Unit (sq.ft.)	Basement	Unit (sq.ft.)
Living Room	448.10	Front Storage	379.90
Dining Room	NA	Rear Storage	150.60
Kitchen	NA		
Bedroom 1	NA		
Bedroom 2	12.70		
Closet 2	26.30		
Bedroom 3	NA		
Closet 3	NA		
Bathroom	NA		
Utility Porch	NA		
Total	**487.10**	**Total**	**530.50**

The following table presents the replacement cost breakdown for each floor, as required by the Planning Department. The figures for living space area are taken directly from the table above, and the cost breakdown is given for each level. At the attic, the peak of the roof gable is 7'-6", so there is a small area of 161.4 square feet with headroom greater than 5'-0". In addition, the replacement cost figures for the 50% threshold are shown here as a reference.

Item	Description	Unit (sq.ft.)	Cost per Unit	Cost
Basement	sq.ft.	530.50	110	$ 58,355
First Floor	sq.ft.	487.10	240	$ 116,904
Attic	sq.ft.	161.4	60	$ 9,684
Total				**$ 184,943**
50% of Replacement Cost				**$ 92,472**

Replacement cost is defined as the current cost to construct a dwelling of the same size as the one proposed for demolition.

The Planning Department has adopted the following unit costs:

1. $240/sq.ft. for all occupied, finished spaces

2. $110/sq.ft. for all unfinished space with flat ceiling having > 7'-6" of headroom (eg. basements and garages).
3. $60/sq.ft. for all unfinished space with sloping ceiling having > 5'-0" of headroom (eg. attic space below pitched roof.
4. $15/sq.ft. for all non-occupiable space without legal headroom (e.g. 30” high crawl space below raised floor)

No allowance is given for site work (eg. walks, driveways, landscaping, non-structural retaining walls). This is based Cost Schedule of from the Zoning Controls on the Removal of Dwelling Units, dated October 2014.

COST ESTIMATION FOR REPAIRS

Cost Estimates are based on 2012 RSMeans Contractor’s Pricing Guide for Residential Repair and Remodeling Costs.

See following page.

COST ESTIMATION FOR REPAIRS

Cost Estimate based on 2012 RSMeans Residential Repair & Remodeling Costs

Cost Estimation for 50% Threshold

	ITEM & DESCRIPTION	Unit	Qty	U.Cost	Cost
A	**FOUNDATION UPGRADE**				**$59,888.99**
1	Shoring of Building	-	-	-	$12,000.00
2	Asbestos Abatement	-	-	-	$1,500.00
3	Relocate: Mechanical for Shoring/Framing/Excavation	MH	6.00	$60.00	$360.00
4	Demolition: Existing Footings (< 3' Tall)	LF	36.50	$25.70	$938.05
5	Demolition: Existing Retaining Walls (> 3' Tall)	SF	278.64	$15.40	$4,291.06
6	Excavation: Compacted Dirt/Clay for New Footings	CF	420.35	$2.30	$966.79
7	Hauling: Clean Concrete and Brick	CY	15.76	$82.40	$1,298.38
8	Hauling: Clean Fill	CY	20.24	$82.40	$1,667.68
9	Concrete: Pump Truck	Day	2.00	$785.00	$1,570.00
10	Concrete: Stemwalls < 3' Tall	LF	36.50	$156.50	$5,712.25
11	Concrete: Retaining Wall Footing	CF	338.22	$19.34	$6,539.48
12	Concrete: Retaining Walls > 3' Tall	SF	334.64	$43.75	$14,640.50
13	Concrete: Concrete Retaining Wall Waterproofing	SF	334.64	$12.00	$4,015.68
14	Concrete: Sand Trap for Subsurface Drainage	EA	1.00	$3,000	$3,000.00
15	Special Inspections For Shotcrete	EA	1.00	$1,000	$1,000.00
16	Carpentry: New Sill Plate @ Base of Walls	LF	120.10	$3.24	$389.12
B	**UPGRADE CENTRAL BEARING LINE**				**$2,900.55**
1	Shoring of Building (Covered Under General Building Shoring)	-	-	-	NA
2	Demolition: Existing Concrete Square Footings	CF	5.00	$5.55	$27.75
3	Excavation: Compacted Dirt/Clay for New Footings	CF	18.00	$2.30	$41.40
4	Hauling: Clean Concrete and Brick	CY	0.25	$82.40	$20.60
5	Hauling: Clean Fill	CY	0.87	$82.40	$71.41
6	Concrete: Square Footings	CF	18.00	$77.48	$1,394.55
7	Carpentry: New Posts	EA	7.00	$58.88	$412.13
8	Carpentry: New Centerline Beam	LF	35.33	$26.40	$932.71
C	**ROOF FRAMING UPGRADE**				**$4,700.46**
1	Demolition: Existing Roof (Completely)	SF	830.96	$0.86	$714.63
2	Hauling: Construction Debris and Trash	CY	4.00	$82.40	$329.60
3	Carpentry: Sister New Roof Joists	SF	830.96	$1.47	$1,221.51
4	Roofing: New Sheathing (5/8" CDX)	SF	830.96	$1.32	$1,096.87
5	Roofing: Felt Underlayment for Asphalt Shingles	SF	830.96	$0.12	$99.72
6	Roofing Asphalt Shingles	SF	830.96	$1.49	$1,238.13
D	**RE-LOCATE KITCHEN IN LEGAL LIVING AREA**				**$2,146.00**
1	Relocate: Plumbing for Shoring/Framing/Excavation	MH	12.00	$60.00	$720.00
2	Relocate: Electrical for Shoring/Framing/Excavation	MH	12.00	$56.00	$672.00
3	Relocate: Kitchen Cabinets, Lower 21" Wide, Lowest Quality	EA	6.00	$44.01	$264.06
4	Relocate: Kitchen Cabinets, Upper 21" Wide, Lowest Quality	EA	6.00	$46.99	$281.94
5	Relocate: Kitchen Appliances	MH	4.00	$52.00	$208.00
E	**RE-LOCATE BATHROOM IN LEGAL LIVING AREA**				**$5,743.38**
1	Carpentry: New Studwall 2x4x9	LF	16.00	$8.76	$140.16
2	Relocate: Plumbing for Shoring/Framing/Excavation	MH	12.00	$60.00	$720.00
3	Relocate: Electrical for Shoring/Framing/Excavation	MH	6.00	$56.00	$336.00
4	Sheetrock: Sheetrock Walls @ 1st Floor	SF	288.00	$1.51	$434.88
5	Tile: Tub Surround	SF	70.00	$13.65	$955.50
6	Plumbing: Set WC, Lav, Tub/Shower	-	-	-	$3,297.00
	SUBTOTAL				**$75,379.38**
	Location multiplier for San Francisco (+26% from National Average)	0.26	-	-	$19,598.64
	Contractor's Profit & Overhead (18% of Above Items)	-	-	-	$17,096.04
	Permits & Fees (Assume 2.5% of Subtotal)	-	-	-	$2,374.45
	Total Cost				**$114,448.52**
	50% Cost Threshold				**$92,471.50**

APPENDIX C:
PHOTOGRAPHS

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

PAGES: 20-33

Photo 1: Subject property as seen from De Haro Street. Note the garage doors to the right, which were added after the original construction of the house.

Photo 2: Adjacent multi-family dwelling to the north.

Photo 3: Adjacent single-family dwelling to the south.

Photo 4: This photo shows the living room in the original section of the building, looking towards the front door.

Photo 5: This photo shows the living room looking towards the back of the house. The first door to the right leads to the elevated room over the driveway. The second room to the right leads to the kitchen. And the door at the back leads to the dining room.

Photo 6: This photo shows the room over the driveway. This room is elevated above the rest of the floor area because it was created by filling in the area over the driveway at a level that would have still allowed a car to access the space below.

Photo 7: This photo shows the kitchen area, which was also created by infilling over the driveway at the north side of the building. Note the change in ceiling height at the back of the room. The majority of the roof over the kitchen is a continuation of the roof over the elevated bedroom at the front of the building.

Photo 8: This photo shows the dining room. The kitchen and living room can be seen through the doors to the left and right, respectively.

Photo 9: This photo shows one of the two rear bedrooms. At the left, an exterior wall with a window opens onto the rear laundry porch, which has been enclosed. Obviously, the door straight ahead opens into the bathroom. And the door to the right opens into the dining room.

Photo 10: This photo shows the basement area under the original building. Note the retaining wall at the back, which has been undermined in order to create more headroom at the rear of the storage area.

Photo 11: Note the false façade, and the extension to the right (north) over the garage doors. The three sections of this element are symmetrical over the original structure, but the section to the right does not match, indicating that it was added later. A vertical joint can also be seen at the interface between the new and old sections. Also note the extension of the front of the building, projecting forward of the false façade above. This was likely part of the 1924 permit.

Photo 12: This photo shows the rear of the building, where three distinct roof sections are clearly visible beyond the original gable. This corresponds with the roof plan shown on sheet A-103.

Photo 13: This photo shows the infill section at the north of the original structure. The floor framing supports the unconventional elevated room adjacent to the living room. Note that the framing is supported at the property line by post and beam construction—not a studwall—and that the siding for the adjacent building can clearly be seen. This condition leaves no separation between the two adjacent properties.

Photo 14: This image, taken farther down the driveway from the previous one, shows the floor framing in the kitchen area. Note that the framing in this area includes newer, dressed lumber, as well as framing that is obviously older (foreground). In addition, the property line post and beam support at the top of the driveway has been replaced with a studwall, albeit one that does not have exterior siding. Once again, the siding from the adjacent building can be seen beyond, and there is no separation between buildings.

Photo 15: This photo shows a transition between newer and older construction along the north property line. Note the older framing to the right, with no exterior siding. To the left is a section of newer construction, which is marked by the dressed lumber and the exterior siding. Also note the change in the footing at this location. This transition occurs at roughly gridline 5, which marks the rear extent of the original structure. The older section represents the driveway area that could have been potentially been covered as part of the 1924 permit. If that were the case, then the remaining construction beyond, which clearly newer, could not have been permitted.

Photo 16: This photo shows the continuation of the north property line wall. Here the construction is newer, with dressed lumber and exterior sheathing, but no evidence of a permit.

Photo 17: This photo shows the floor framing above the north property line at the rear from the previous photo. Note the three distinct sections of floor framing—left, middle, and right—along with changes in framing direction. The beam is at gridline 7. The framing at the left is somewhat mysterious, because it appears that there are two levels of floor framing, one on top of the other. The area corresponds to Bedroom 3, and there is no change in elevation between the Dining Room and Bedroom 3.

Photo 18: This photo shows a section of the central longitudinal beam at in the rear addition area. Note the three distinct floor framing sections of different depth. The use of shims to support the crossing beam is completely unorthodox for any period of construction, and highlights the piecemeal approach to the building's expansion.

Photo 19: This photo shows the south property line, where the floor framing runs parallel to the property line and there is no studwall at all. The siding that can be seen here is on the adjacent building. Note the three sections of floor framing, which use members of different sizes. In particular, note how the central section is supported on the edge of a 2x member, which is laid on the flat on top of the beam. This area is located between gridlines 7 and 8.

Photo 20: this photo shows the area to the left of the previous photo. Note the funky posts, propped up on blocks, supporting the corner of the addition. Again, this is a completely unorthodox method of construction.

Photo 21: This photo shows the area along the south property line wall to the right of the previous two photographs. The area in the far corner is the rear laundry porch, while the area in the upper right corner is the bathroom.

Photo 22: This photo shows the gable roof over the original section of the building. Note the long spans on the rafters, with no collar ties or kickers. Note also the 2x4 stickers hanging down to support the dropped ceiling below.

Photo 23: This photo shows the interstitial space between the original ceiling, clad in T&G beadboard, and the dropped ceiling.

Photo 24: This photo shows the central post and beam system at the original section of the building. The narrow building, combined with the central support renders the floor joists adequate, but the beam does not meet the demand imposed by the loads required by the code in effect at the time of original construction. This beam needs to be replaced.

Photo 25: This photo shows the footings for the posts supporting the central beam in the original building. Note the haphazard blocks; the center post aligned at the edge of the barrel footing; and the impression of a door at the base of the retaining wall beyond. The latter feature is likely a result of using the door as a form to place concrete as infill where the footing was undermined when the area was excavated to create more usable storage space.

Photo 26: This photo documents the asbestos insulation for the heat ducts. The furnace is located in the small storage room under the original structure.

APPENDIX D:
EXCERPTS FROM 1910 SAN FRANCISCO BUILDING CODE

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

PAGES: 34-38

The Building Law

and

The Plumbing Law

of the

City and County of San Francisco

The State Tenement House Act

and

Ordinance No. 746. Regulating the Construction of Buildings used as Automobile Garages.

1910

Price 50 cents

Published by the
DAILY PACIFIC BUILDER
1325 Mission Street

CONTENTS

Timber piles may be capped with concrete at least 12 inches thick or with timber at least 12 inches thick and drift bolted to each pile, but all timber shall be below standing water line. There shall be a clear distance of at least one foot between any part of adjacent piles. Timber piles driven to rock or to refusal may be loaded not to exceed five hundred (500) pounds per square inch of middle sectional area. Timber piles driven in yielding material may be loaded not to exceed one and one-half tons per inch of diameter of middle section, but such piles shall be over twenty feet long and none such shall be loaded to exceed twenty-five tons.

Reinforced concrete piles may be built in place or driven after building by water jet or by hammer if head is protected from injuries. They shall be built in accordance with the provisions for the construction of reinforced concrete in Class B buildings as far as such provisions apply. The ratio of length to least cross sectional dimensions at the center shall not exceed 25. Reinforced concrete piles shall not be loaded to exceed 350 pounds per square inch of concrete at middle section.

There shall be a clear space of at least one foot between any part of adjacent piles.

Timber.

Section 44. All timber used in construction of buildings shall be free from large, loose or rotten knots, wind shakes and other defects.

Table of Allowed Unit Stresses.

	White Pine Spruce	Douglas Oregon Yellow Fir	Washington or Red Fir	Redwood
Tension with grain	700	1,200	1,000	700
Tension across grain ...	50	200	150	40
Compression with grain end bearing	800	1,600	900	800
Columns under fifteen diameters	700	1,000	800	700
Compression across grain	200	300	250	200
Transverse extreme fibre stress	700	1,200	800	750
Modulus of elasticity ...	500,000	700,000	550,000	350,000
Shearing with grain	100	150	125	100
Shearing across grain ..	500	750	600	400

section at that point more than ten per cent, such column shall be rejected.

Cast iron posts or columns not cast with one open side or back, before being set up in place, shall have a three-eighths of an inch hole drilled in the shaft of each post or column, by the manufacturer or contractor furnishing the same, to exhibit the thickness of the castings; and any other hole or holes of a similar size which the Inspector of Buildings may require, shall be drilled in the said posts or columns by the said manufacturer or contractor, at his expense.

Loads.

Section 54. The dead loads in buildings and structures shall consist of the actual weight of the walls, roofs, floors, partitions and all permanent construction.

The live or variable loads shall consist of all loads other than dead loads.

Floors and supports shall be designed to safely carry not less than the following loads per square foot of floor area in addition to the dead load:

Dwellings, office floors, apartment houses, tenement houses, hotels, lodging houses, hospitals, sixty (60) pounds.

School rooms and theatres with fixed desks and seats, stables and carriage houses, seventy-five (75) pounds.

Halls of public assemblage, without fixed seats, halls of schools, theatres and hospitals, ordinary stores and floors of light manufactories, one hundred twenty-five (125) pounds.

Stores with heavy loads, libraries, warehouses, ordinary manufactories, two hundred fifty (250) pounds.

All sidewalks, one hundred fifty (150) pounds.

The strength of factory floors intended to carry running machinery and any other building intended to carry heavy or special loads shall be increased above the minimum given in this section, as may be required by the Board of Public Works.

The roofs of all buildings having a pitch of less than twenty degrees shall be proportioned to bear safely thirty pounds upon every superficial foot of their surface in addition to the weight of materials composing the same. If the pitch be more than twenty degrees the live load shall be assumed at twenty pounds upon every superficial foot measured upon a horizontal plane.

All beams or joists in the building shall be proportioned to carry the full dead and live load. In buildings used for offices, dwellings, apartment houses, hotels, lodg-

APPENDIX E:
STRUCTURAL CALCULATIONS

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

PAGES: 39-44

Job Address:	1016 De Haro
Job Number:	175

Roof @ Original Building	psf
Roofing	6.0
5/8" plywood sheathing	1.9
1x skip sheathing	1.25
2x3.5 @ 32" c.c.	0.6
Total Dead Load	9.7
Live Load	20.0
Total	**29.7**

Ceiling @ Original Building	
2x3.5 @16" c.c.	1.1
T&G bead board	2.5
Total Dead Load	**3.6**

Drop Ceiling @ Original Building	
2x3.5 @16" c.c.	1.1
5/8" gyp board	2.8
Total Dead Load	**3.9**

Floor @ Original Building	
1x Fir flooring	4.0
2x16 @ 16" c.c.	1.7
Total Dead Load	5.7
Live Load	60.0
Total	**65.7**

Exterior walls	
Shiplap siding	1.50
2x6 @ 16" c.c.	1.7
5/8" gyp board	2.8
Total Dead Load	**6.0**

Interior walls	
5/8" gyp board	2.8
2x4 @ 16" c.c.	1.1
5/8" gyp board	2.8
Total Dead Load	**6.7**

1016 DE HARO
SAN FRANCISCO

JOB # 0175

CHECK (E) ROOF RAFTERS

(E) RAFTERS = 2 x 3½ REDWOOD @ 32" cc.
SPAN = 11'-2"

F_V = 100 PSI (FROM 1910 SFBC)

F_b = 750 PSI (FROM 1910 SFBC)

w = (9.7 PSF + 20 PSF)(32/12) = 79.2 PLF

V = (79.2 PLF)(11.17')/2 = 442 #

AREQ'D = 442 #/100 PSI = 4.42 in^2

APROV'D = (2)(3.5) = 7 in^2 OK

M = (79.2 PLF)(11.17)²/8 = 1235 #'

SREQ'D = (1235 #')(12 IN/FT)/750 PSI = 19.8 in^3

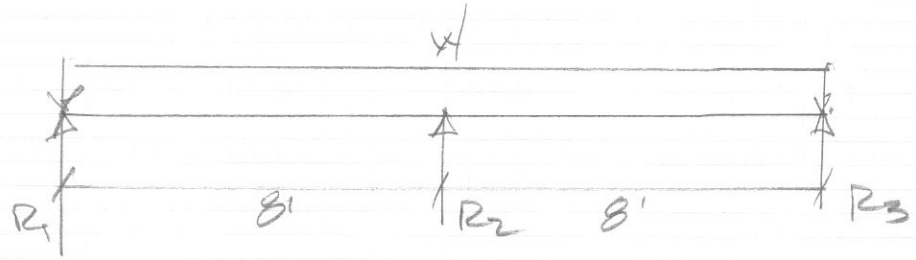
SPROV'D = (2)(3.5)²/6 = 4.1 in^3 FAIL

ROOF RAFTERS FAIL IN BENDING

1016 DE HARO
SAN FRANCISCO

JOB # 0175

CHECK (E) FLOOR JOISTS.



$W = (5.7\ PSF + 60\ PSF)(16/12) = 87.6\ PLF$

$V_{MAX} = 5WL/8 = (5)(87.6)(8)/8 = 438\ \#$

$A_{REQ'D} = (438\ \#)(100\ PSI) = 4.38\ in^2$ OK

$M = WL^2/8 = (87.6)(8)^2/8 = 700\ \#'$

$S_{REQ'D} = (700\ \#')(12"/FT)/750\ PSI = 11.2\ in^3$ OK

$R_2 = 10WL/8 = (10)(87.6)(8)/8 = 876\ \#/16\ in$

CHECK (B) CL BEAM

AT LARGE STORAGE AREA, THE EXISTING 4x6 BEAM SPANS APPROXIMATELY 24 FEET SUPPORTED BY POSTS OF ROUGHLY EQUAL SPACING.

$W = 876\ \#/1.33' = 659\ PLF$

$V_{MAX} = 0.6WL = (0.6)(659)(6') = 65.9\ \#$

$A_{REQ'D} = 65.9\ \#/100\ PSI = 0.659\ in^2$ OK

$M_{MAX} = 0.08\ WL^2 = (0.08)(659)(6)^2 = 1898\ \#'$

$S_{REQ} = (1898\ \#')(12\ IN/FT)/750\ PSI = 30.4\ in^3$

$S_{PROV'D} = (4)(6)^2/6 = 24\ in^3$ FAIL

THE CENTRAL BEAM FAILS IN BENDING.

Job Address:	1016 De Haro
Comment:	8-foot Retaining at Front PL
Job Number:	175

Soil Conditions

Active Pressure	35	pcf
Passive Pressure	250	pcf
Coeff. Friction	0.25	
Depth to disregard	0	ft.
Bearing	1500	psf

Surcharge & Load

Surcharge	0	plf
Acting Height of Surcharge	0	ft.

Material Properties

Safety Factor	1.5	
Strength of Concrete	3000	psi
Weight of Concrete	150	pcf
Steel Yield Strength	60000	psi

Retaining Wall Dimensions

Wall Width	10	in.
Retaining Height	8	ft.
Footing Length	7	ft.
Footing Depth	1.5	ft.
Key Width	1.00	ft.
Key Depth	2.25	ft.
Height of Soil Over Footing	0	ft.

Guess Reinforcement for Stem

Trial Rebar Area (Bar size)	5	
Reinforcement Spacing (bw)	12	in.

CHECK

RM/OTM	OK
F_r/F_s	OK
q_{max}	OK
$FM_n > M_u$	OK

RESISTING MOMENT

	Force (plf)	Lever Arm (ft)	Moment (ft*lb)	
P1	1000	6.6	6583	Wall
P2	1575	3.5	5513	Footing
P3	337.5	0.50	169	Key
P4	0	3.1	0	Soil over ftg
Sum	2913		12265	

OVERTURNING MOMENT

5001 ft*lb

SLIDING FORCE

1579.375 lb

RESISTING FORCE

2486 lb

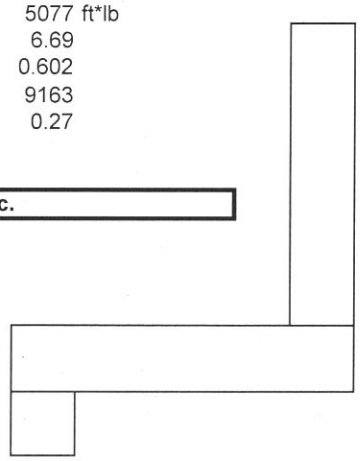
BEARING PRESSURE

RM-OTM	7263
Weight	2913
e	1.006
q_{max}	775
q_{min}	57

REBAR SIZE

As	0.31 sq.in.
M_u	5077 ft*lb
d	6.69
a	0.602
FM_n	9163
As min	0.27

USE #5 @ 12 c.c.



Job Address:	1016 De Haro
Comment:	4-foot Retaining at Front PL
Job Number:	175

Soil Conditions

Active Pressure	35	pcf
Passive Pressure	250	pcf
Coeff. Friction	0.25	
Depth to disregard	0	ft.
Bearing	1500	psf

Surcharge & Load

Surcharge	0	plf
Acting Height of Surcharge	0	ft.

Material Properties

Safety Factor	1.5	
Strength of Concrete	3000	psi
Weight of Concrete	150	pcf
Steel Yield Strength	60000	psi

Retaining Wall Dimensions

Wall Width	10	in.
Retaining Height	4	ft.
Footing Length	3	ft.
Footing Depth	1.5	ft.
Key Width	1.00	ft.
Key Depth	0.5	ft.
Height of Soil Over Footing	0	ft.

Guess Reinforcement for Stem

Trial Rebar Area (Bar size)	5	
Reinforcement Spacing (bw)	12	in.

CHECK

RM/OTM	OK
F_r/F_s	OK
q_{max}	OK
$FM_n > M_u$	OK

RESISTING MOMENT

	Force (plf)	Lever Arm (ft)	Moment (ft*lb)	
P1	500	2.6	1292	Wall
P2	675	1.5	1013	Footing
P3	75	0.50	38	Key
P4	0	1.1	0	Soil over ftg
Sum	1250		2342	

OVERTURNING MOMENT

971 ft*lb

SLIDING FORCE

529.375 lb

RESISTING FORCE

813 lb

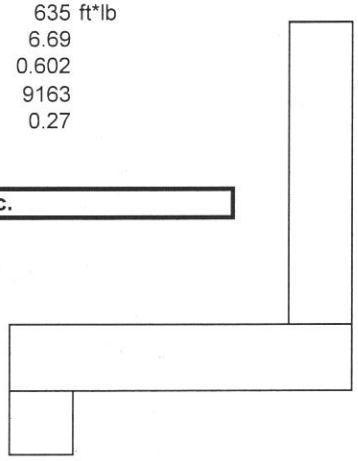
BEARING PRESSURE

RM-OTM	1371
Weight	1250
e	0.403
q_{max}	753
q_{min}	81

REBAR SIZE

As	0.31	sq.in.
M_u	635	ft*lb
d	6.69	
a	0.602	
FM_n	9163	
As min	0.27	

USE #5 @ 12 c.c.



APPENDIX F:
PLANNING DEPARTMENT MATRIX

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

PAGES: 45-49

Soundness Report Template

Project Address: 1016 De haro Street

Replacement Cost: $184,943

	Type of Space	Area (Square Feet)	Cost per Square Foot	Cost
1	occupied, finished spaces	487.1	$240	$116,904
2	Unfinished space with flat ceiling having > 7'-6" of headroom	530.5	$110	$58,355
3	For unfinished space with sloping ceiling & > 5'-0" of headroom (e.g., attic space below pitched roof)	161.4	$60	$9,684
			Replacement Cost Total	$184,943

WORK THAT COULD BE INCLUDED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:
(Attach cost estimates from relevant consultants)

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
1	providing room dimensions at a minimum of 70 sq. ft. for any habitable room				
2	providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen				
3	providing at least one switched electrical light in any room where there is running water				
4	correcting lack of flashing or proper weather protection if not originally installed				
5	installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed				
6	provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted)				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
7	eliminating structural **hazards** in foundation due to structural inadequacies	The The foundation at 1016 De Haro shows the telltale signs of spalling and erosion that is typical of beach sand concrete. The foundation also suffers from "improper grade." This is a condition where the top of the foundation is at or below grade, which places the base of the wood framing—the mudsill, siding, and sometimes even the wall studs—in contact with the earth. This condition represents a fundamental failure of the foundation design, which will always lead to rot at the base of the building over time. Finally, there are retaining walls at the front of the property and along the longitudinal walls of the original building that extend back to the small storage room. The large storage room is formed by these retaining walls, and it is clear that at some point in time someone excavated the area towards the front property line in order to increase the usable storage area. This secondary excavation undermined the retaining walls, and while there are signs that concrete was placed to patch the areas where the base of the retaining walls were exposed, this did nothing to restore the embedment of the retaining wall footings.	See cost spreadsheet items A1-A16	See Photos 10 and 24-25	$ 59,888.99
8	eliminating structural **hazards** in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.	The central support beam is inadequate when analyzed using the code in effect at the time of original construction. This beam needs to be replaced with a larger beam to support those loads. This effort will require shoring the central support line so that the existing beam can be removed and replaced.	See cost spreadsheet items B1-B8	See Photos 10, and 24	$ 2,900.55
9	correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry loads.				
10	eliminating structural hazards in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.	The roof rafters are insufficiently sized for their span and their loads, and would require additional strengthening to meet the capacity requirements based on the code at effect at the time of original construction. The only solution to this deficiency would be to remove the roof, and introduce new, deeper roof framing members alongside the existing rafters, that are capable of carrying the roof loads.	See cost spreadsheet items C1-C6	See Photos 22-23	$ 4,700.46
11	eliminating structural **hazards** in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
12	upgrading electrical wiring which does not conform to the regulations **in effect at the time of installation**				
13	upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation				
14	providing exiting in accordance with the code **in effect at the time of construction**.				
15	correction of improper roof, surface or sub-surface drainage if not originally installed				
16	correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation)				
17	repair of fire resistive construction and fire protection systems if required at the time of constructin, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.				
18	wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration				
19	repairs as needed to provide at least one properly operating water closet, and lavatory, and bathtub or shower	Technically, there are no significant habitability issues with this building—it has a functioning kitchen and bathroom, and it has heat. However, due to the extensive unpermitted expansion of the building, the kitchen and bathroom are located outside the legal living space. Consequently, the upgrade costs include the expense associated with relocating the kitchen and bathroom into the original section of the building.	See cost spreadsheet items E1-E6		$ 5,743.38
20	repair of a kitchen sink not operating properly				
21	provision of kitchen appliances, when provided by the owenr, in good working condition, excluding minor damage	Technically, there are no significant habitability issues with this building—it has a functioning kitchen and bathroom, and it has heat. However, due to the extensive unpermitted expansion of the building, the kitchen and bathroom are located outside the legal living space. Consequently, the upgrade costs include the expense associated with relocating the kitchen and bathroom into the original section of the building.	See cost spreadsheet items D1-D5	See Photo 7	$ 2,146.00
22	repair if needed of water heater to provide a minimum temperature of 105 and a maximum of 120, with at least 8 gallong of hot water storage				
23	provision of both hot and cold running water to plumbing fixtures				
24	repair to a sewage connection disposal system, if not working				
25	repair heating facilities that allow the maintenance of a temperature of 70 in habitable rooms, if not working				
26	repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working				
27	provision of operable windows in habitable rooms (certain exceptions apply)				
28	repair of electrical wiring if not maintained in a safe conditon				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
29	repair of plumbing materials and fixtures if not maintained in good condition				
30	eliminating chronic, severe mold and mildew				
31	abating hazardous lead, asbestos or other materials where peeling, deteriorating, flaking, friable, chipped, or otherwise deteriorating surfaces create significant exposure to the material				
32	RSMeans cost multiplier for San Francisco				$ 19,598.64
33	Building Permit Application cost				$ 2,374.45
34	Contractor's profit & overhead, not to exceed 18% of construction subtotal, **if unit costs used for repair items do not include profit & overhead**				$ 17,096.04
			50% Threshold Cost Subtotal		$ 114,448.51

Summary

50% Replacement Cost: $92,471.50

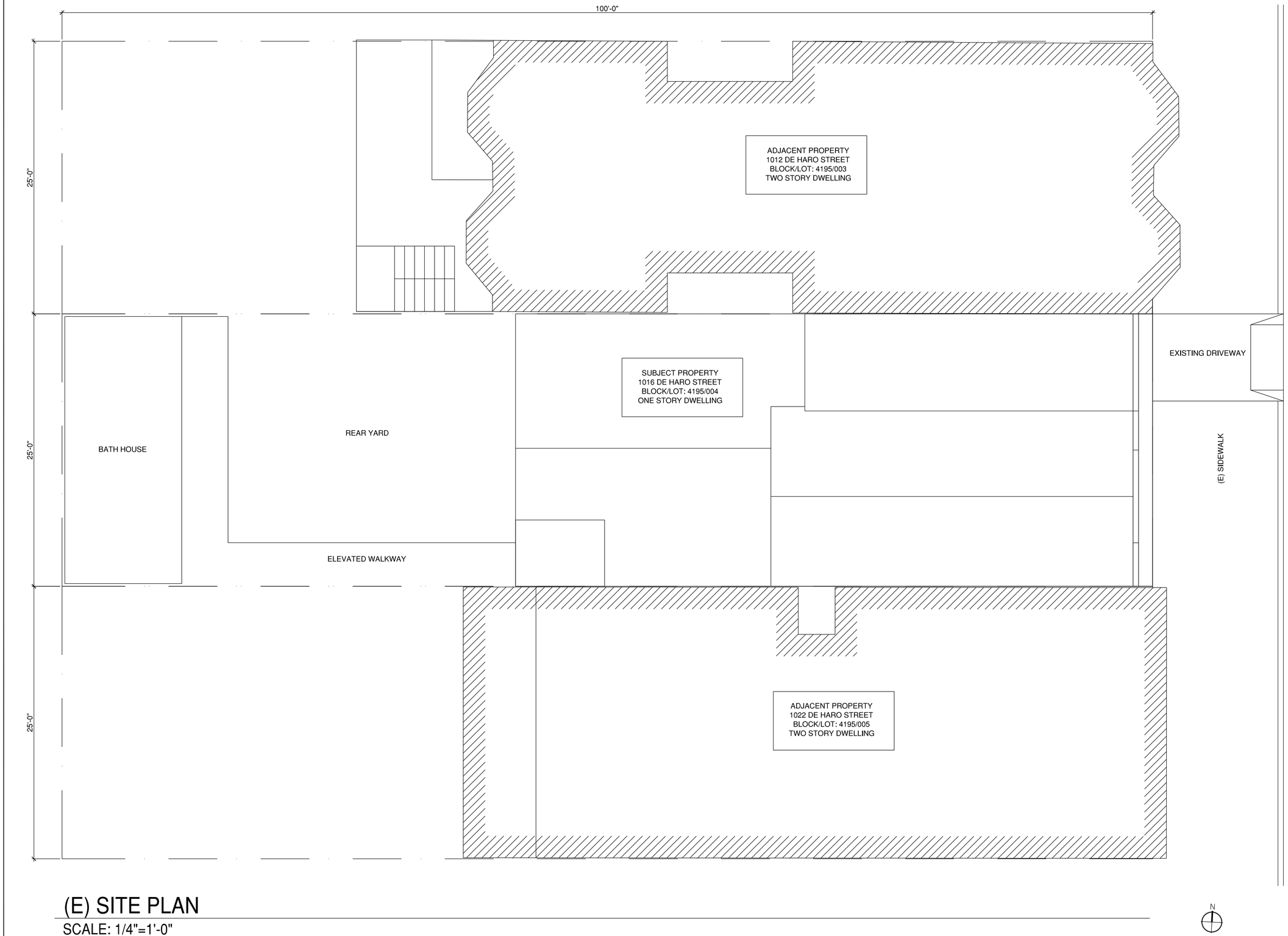
Repair Costs: $114,448.51

APPENDIX G:
AS-BUILT DRAWINGS

1016 DE HARO STREET
SAN FRANCISCO, CA

APRIL 6, 2017

PAGES: 50-56



(E) SITE PLAN

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KENNETH FINNEY
No. C72562
Exp. 6/30/18
STATE OF CALIFORNIA
CIVIL

AS-BUILT CONDITIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

(E) SITE PLAN

4-6-17

PERMIT SUBMITTAL

JOB NO: 0175

A-101

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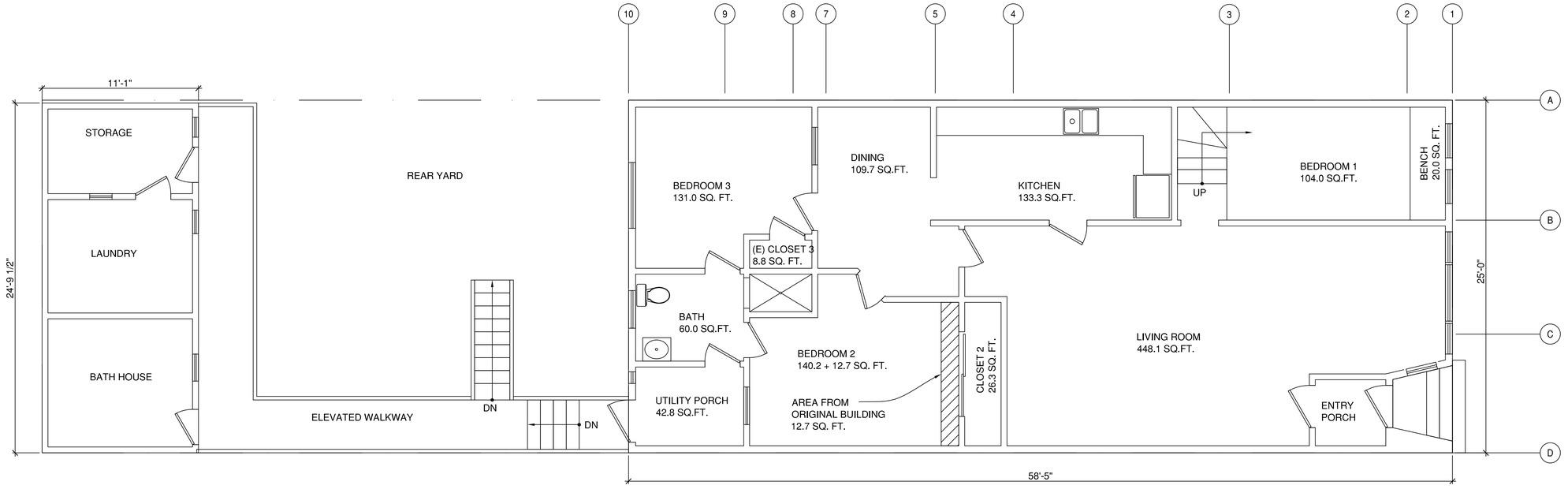
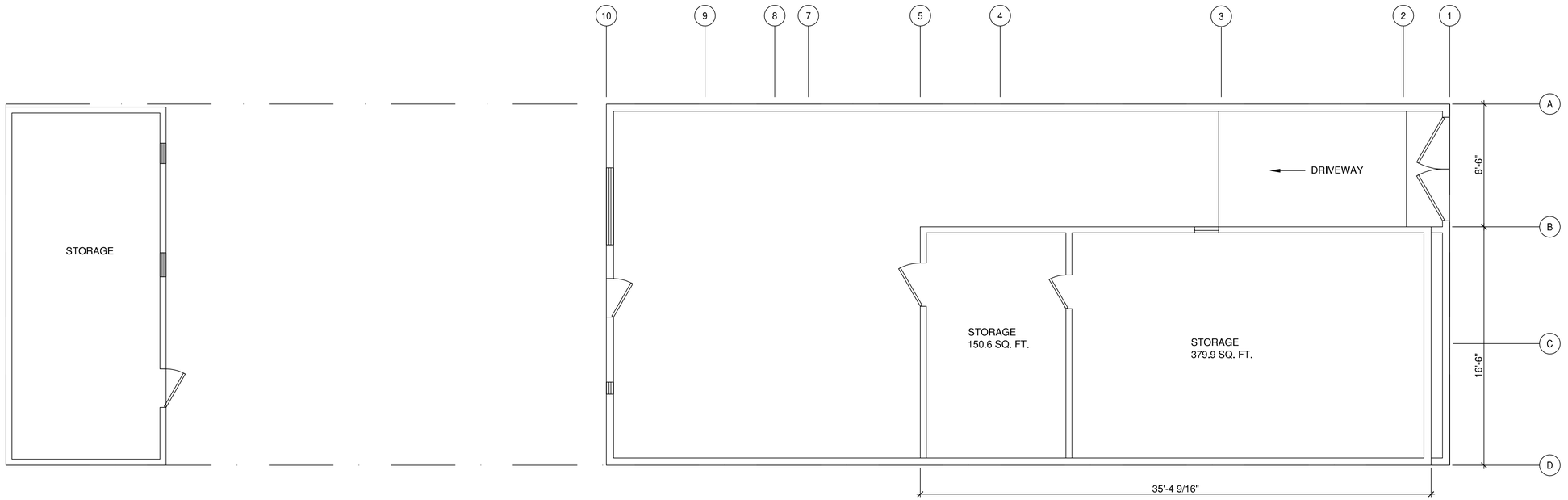


(E) FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



(E) BASEMENT PLAN

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KEVIN FINNEY
No. C72562
Exp. 6/30/18
STATE OF CALIFORNIA
CIVIL

AS-BUILT CONDITIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

(E) FIRST FLOOR PLAN
(E) BASEMENT PLAN

4-6-17

PERMIT SUBMITTAL

JOB NO: 0175

A-102

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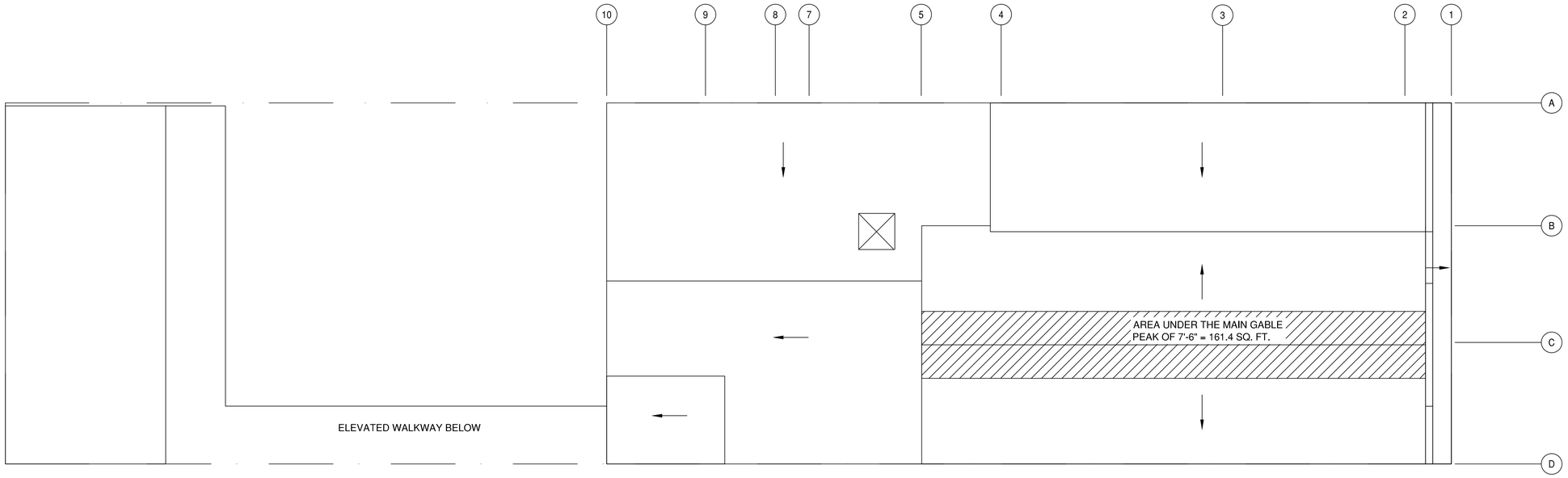

(E) ROOF PLAN

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KENNETH FINNEY
No. C72562
Exp. 6/30/18
STATE OF CALIFORNIA
CIVIL

AS-BUILT CONDITIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

(E) ROOF PLAN

PERMIT SUBMITTAL 4-6-17

JOB NO: 0175

A-103

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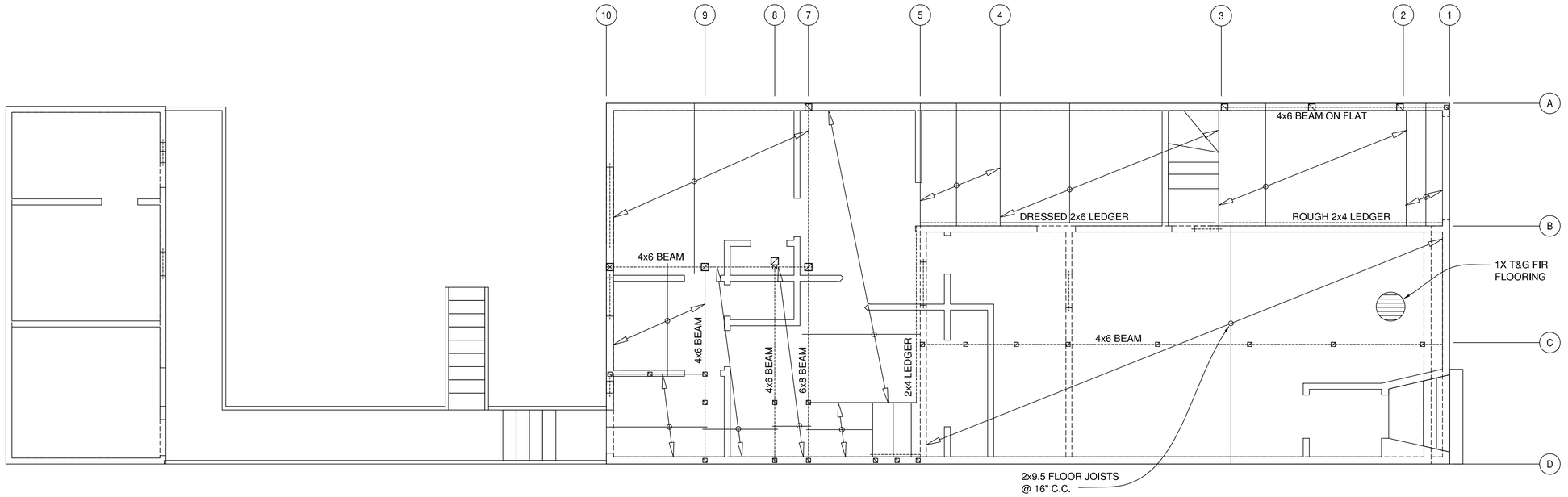
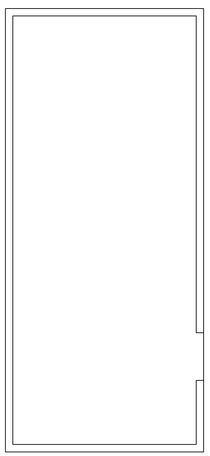
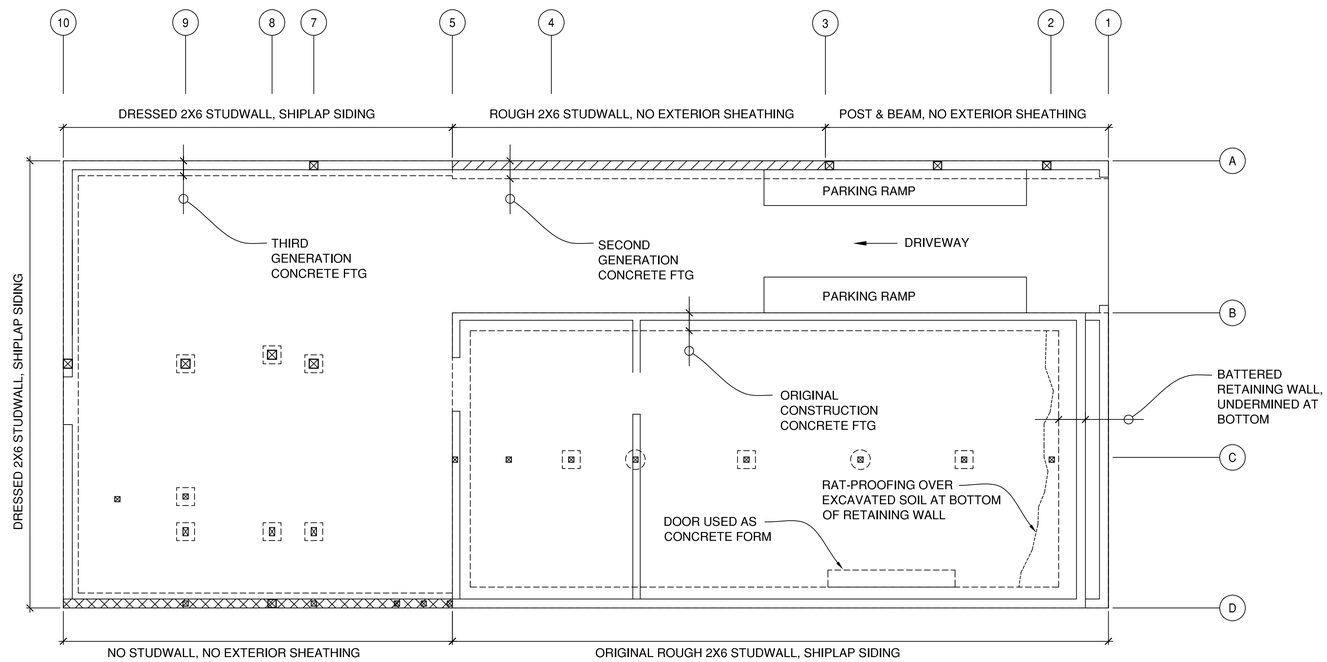


(E) FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"





(E) BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KEVIN FINNEY
No. C72562
Exp. 6/30/18
STATE OF CALIFORNIA
CIVIL

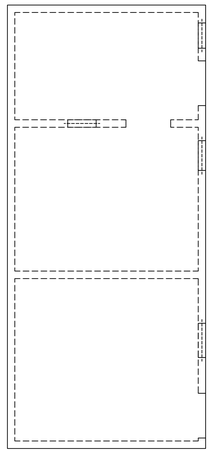
AS-BUILT CONDITIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

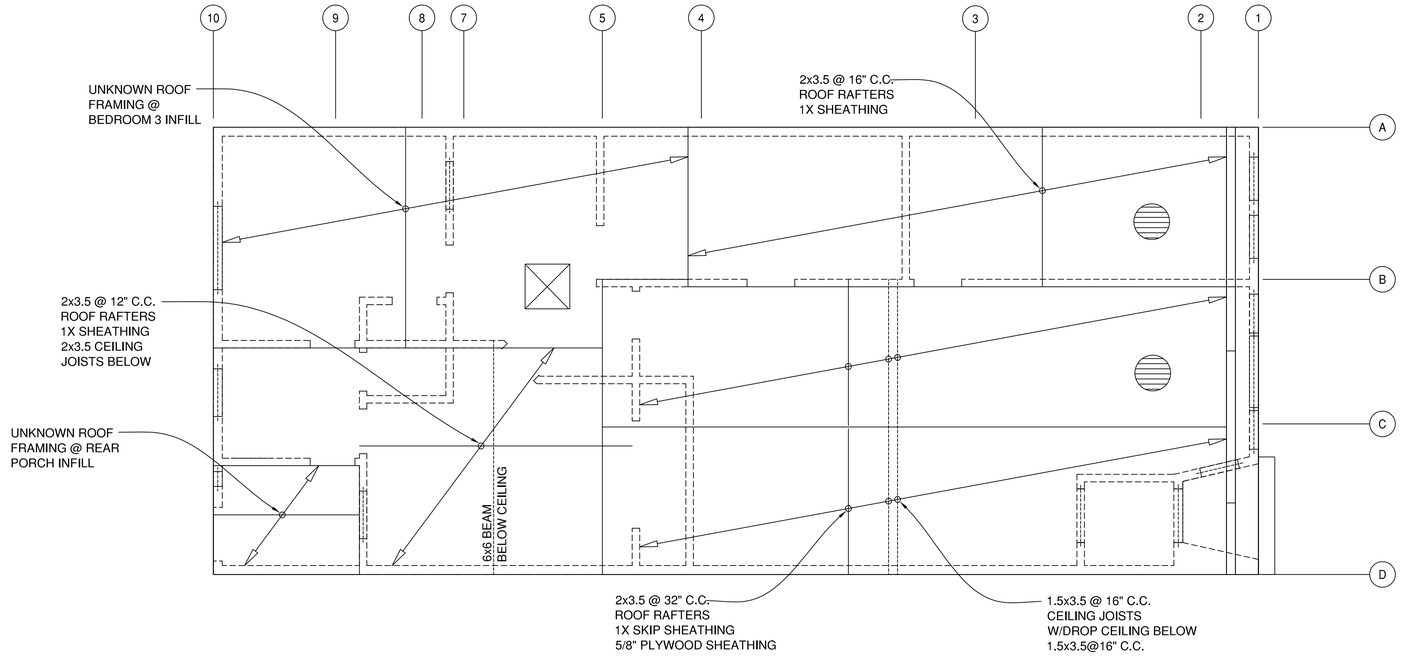
(E) FIRST FLOOR FRAMING PLAN
(E) BASEMENT & FOUNDATION PLAN

PERMIT SUBMITTAL 4-6-17

JOB NO: 0175

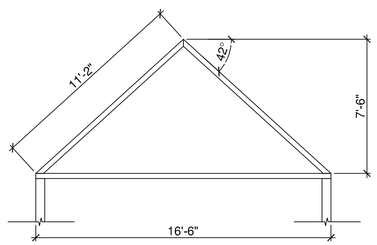
S-101





(E) ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"



(E) ROOF FRAMING SECTION (ORIGINAL BUILDING)

SCALE: 1/4"=1'-0"

BONZA
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KEVIN FINNEY
No. C72562
Exp. 6/30/18
CIVIL
STATE OF CALIFORNIA

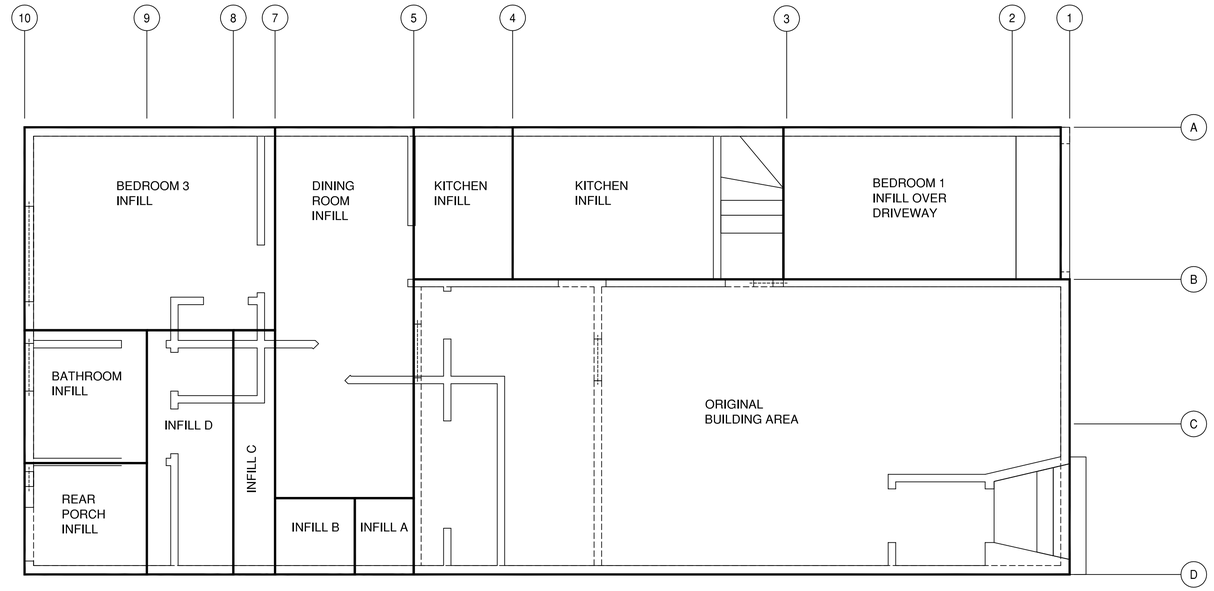
AS-BUILT CONDITIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

(E) ROOF FRAMING PLAN

PERMIT SUBMITTAL 4-6-17

JOB NO: 0175

S-102



(E) DISTINCT FLOOR FRAMING AREAS

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KENNETH FINNEY
No. C72562
Exp. 6/30/18
STATE OF CALIFORNIA
CIVIL

AS-BUILT CONDITIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

(E) DISTINCT FLOOR FRAMING AREAS

PERMIT SUBMITTAL 4-6-17

JOB NO: 0175

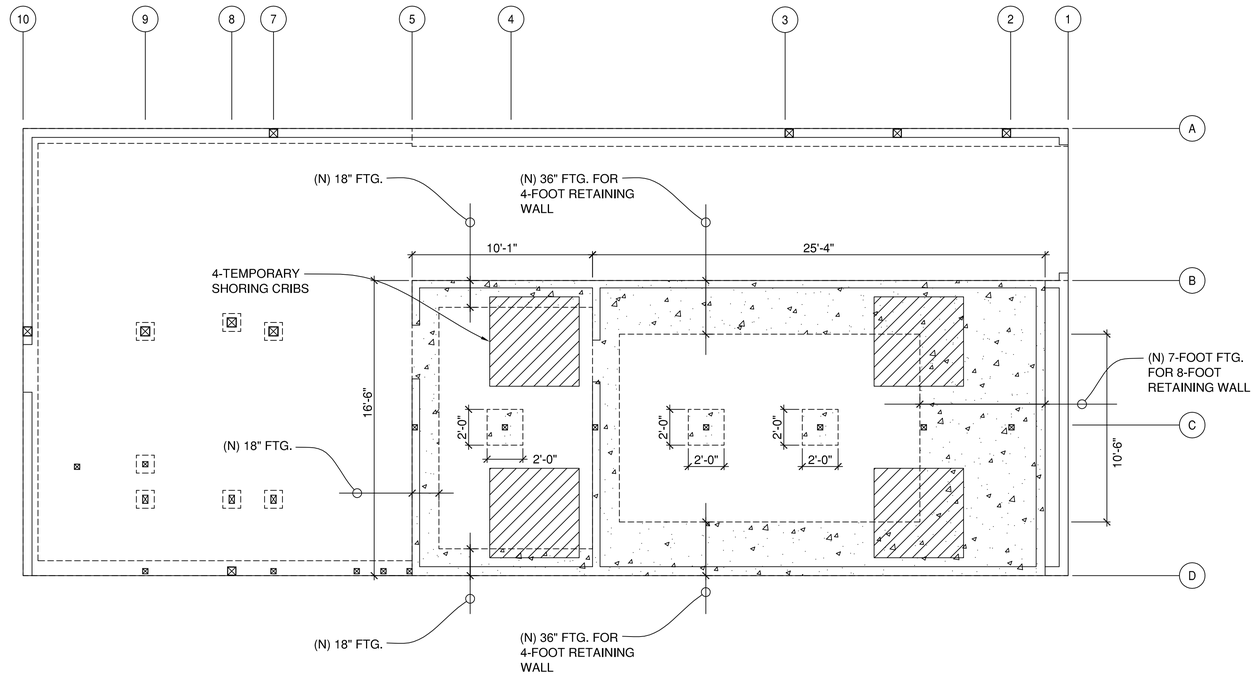
S-701

APPENDIX H:
REPAIR SKETCHES & PHOTOGRAPH LOCATIONS

1016 DE HARO STREET
SAN FRANCISCO, CA

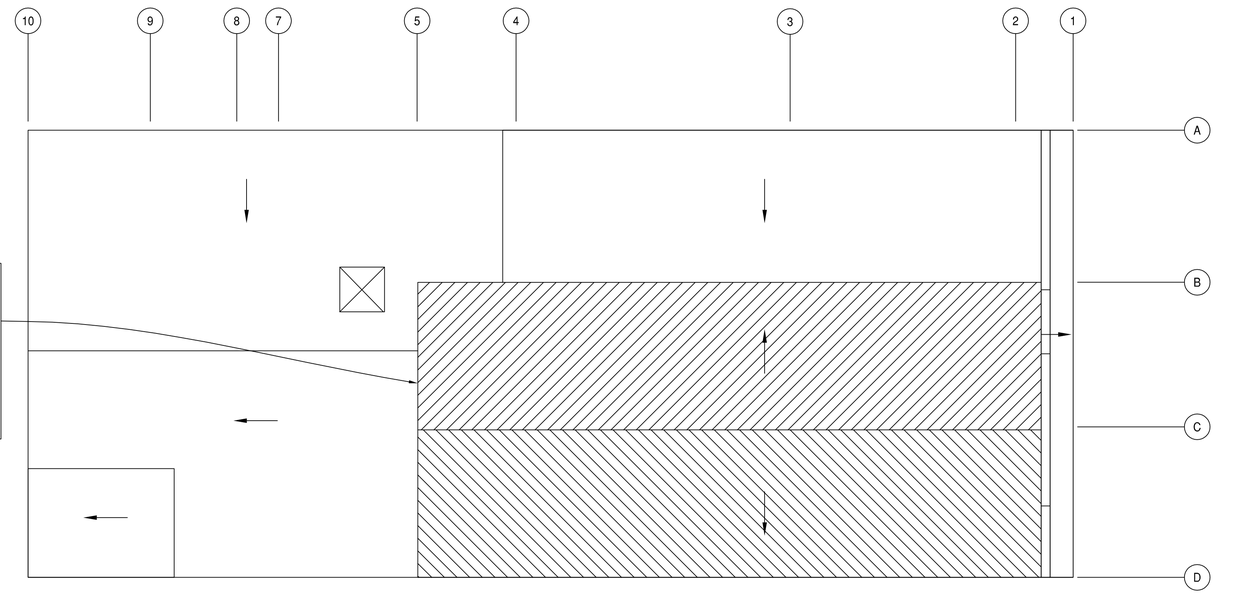
APRIL 6, 2017

PAGES: 57-59



FOUNDATION REPAIR SKETCH

SCALE: 1/4"=1'-0"



THE HATCHED AREA REPRESENTS THE ORIGINAL GABLED ROOF THAT IS UNDERFRAMED. THE REPAIR REQUIRES REMOVING THE ROOF SHEATHING TO EXPOSE THE FRAMING; SISTERING THE EXISTING RAFTERS @ 32" C.C. AND INTRODUCING NEW MEMBERS AT 32" C.C. IN BETWEEN THE EXISTING MEMBERS. BECAUSE THE NEW MEMBERS NECESSARILY NEED TO BE DEEPER THAN THE ORIGINAL 2X4 MEMBERS, THE ROOF NEEDS TO REMOVED TO ACCOMMODATE THIS ADDITIONAL DEPTH. ONCE THE FRAMING UPGRADE IS COMPLETE, THEN THE SHEATHING AND ROOFING CAN BE RESTORED.

ROOF REPAIR SKETCH

SCALE: 1/4"=1'-0"

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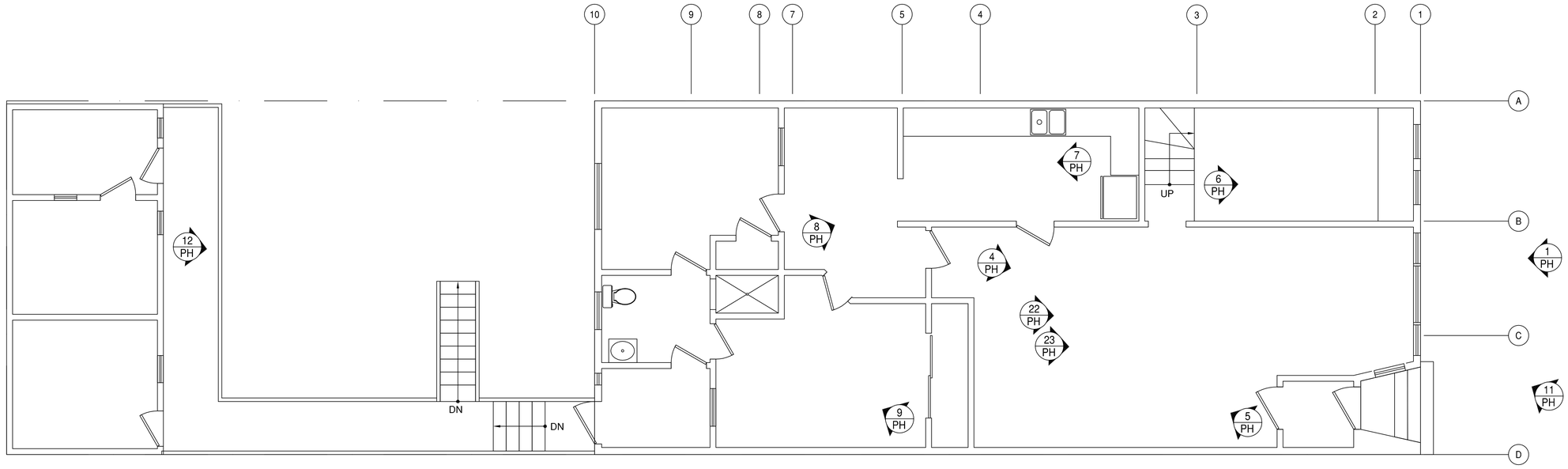
REPAIRS & PHOTO LOCATIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

FOUNDATION REPAIR SKETCH
ROOF FRAMING REPAIR SKETCH

PERMIT SUBMITTAL 4-6-17

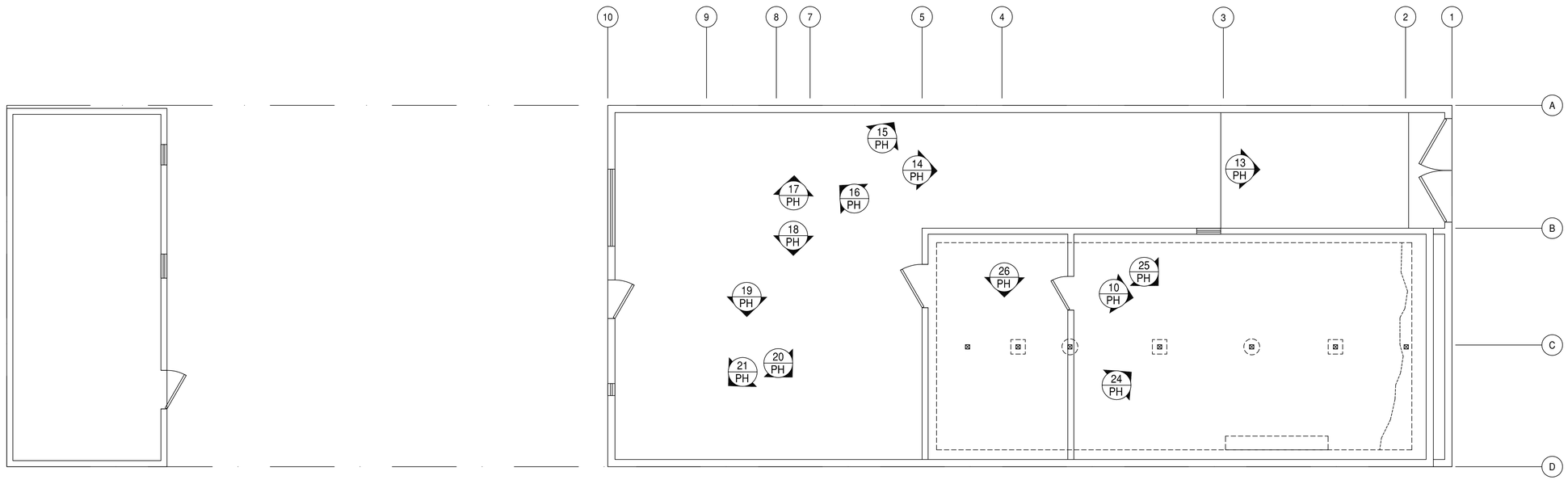
JOB NO: 0175

S-701



FIRST FLOOR PHOTO LOCATIONS

SCALE: 1/4"=1'-0"



BASEMENT PHOTO LOCATIONS

SCALE: 1/4"=1'-0"

BONZA ENGINEERING, INC

REGISTERED PROFESSIONAL ENGINEER — KENNETH FINNEY — No. C72562 Exp. 6/30/18 — STATE OF CALIFORNIA — CIVIL

REPAIRS & PHOTO LOCATIONS
1016 DE HARO STREET
SAN FRANCISCO, CA

FIRST FLOOR PHOTO LOCATIONS
BASEMETN PHOTO LOCATIONS

4-6-17

PERMIT SUBMITTAL

JOB NO: 0175

S-702

Bonza Engineering, Inc. Test Pit Letter

Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street

SAN FRANCISCO
PLANNING DEPARTMENT

356 Noe Street, San Francisco, CA 94114 | P 415.516.3569 | www.bonzaengineering.com

BONZA
ENGINEERING, INC.

June 12, 2017

Esmeralda Jardines
San Francisco Planning Dept
1650 Mission Street, STE 400
San Francisco, CA, 94103

Re: 1016 De Haro
Bonza Engineering Job: 0175

Dear Ms. Jardines:

I am writing in response to your request for additional detail on the condition of the original foundation at 1016 De Haro Street as a follow-up to my Soundness Report dated April 6, 2017. Specifically, I am writing to discuss the condition of the original retaining walls at the front property line and extending back in the longitudinal direction, resulting from a secondary excavation. During my site visits to the subject property, I observed evidence that that basement storage area formed by those retaining walls had been further excavated at some point after the original construction. Presumably this was done to create more headroom and make the storage area more usable. This creates a fundamental problem that adds to the existing deficiencies of poor quality concrete and improper grade.

In my report I stated that those retaining walls had been undermined through the process of over-excavation. As a means of substantiating this claim, we made some minor exploratory excavations to determine the actual location of the bottom of the retaining wall footings. On sheet S-101 of my as-built drawings, I called out the concrete retaining walls that were part of the original construction and extending between gridlines B to D in the north-south direction, and from gridline 1 to approximately 3.7 in the east-west direction. Along the two retaining walls at gridlines 1 and D, I observed several clues that a secondary excavation had taken place after the original construction. In my follow-up site visit, we removed some small sections of concrete patching along the wall on Gridline D, where we confirmed that the original footing had been undermined by the secondary excavation. Along Gridline 1, the signs of secondary excavation are more obvious, as the grade has been dropped to the bottom of the original footing, and rather than tapering back gradually from there, it is now sloped too steeply. As a consequence, the support and confinement at the base of that retaining wall, which was probably never very robust to begin with, has been eliminated. This wall now lacks a mechanism to resist sliding and overturning forces. The only saving grace for this front retaining wall is that it is only about 16-feet across, and it is buttressed by the longitudinal retaining walls. In addition to the glaring evidence in these two locations, additional evidence can be found along the north longitudinal wall at gridline B. Here, a small horizontal patch of newer concrete at the bottom of the footing provides evidence that the footing has been undermined, similar to what can be seen along part of the south property line wall at gridline D. Finally, the pad footings supporting the central bearing line were clearly not

formed in the same manner, suggesting that they replaced earlier footings that lost their embedment and support during the secondary excavation.

In conclusion, I am confident that my original assessment of the retaining walls and footings in this basement storage area was correct—the area underwent a secondary excavation that undermined all sections of footings and retaining walls. In the case of the retaining walls, these elements now also lack the ability to resist the sliding and overturning forces that they are tasked with carrying. Although the original concrete is in poor shape, the fact that none of the foundation elements in the original section of the building enjoy any confinement renders them incapable of serving their intended purpose. The photos and captions on the following pages provide detailed illustration of the deficiencies outlined here. If you have any questions, please feel free to contact me.

Kind Regards,

Kelton Finney, P.E.
Principal Engineer
Bonza Engineering, Inc.

Photo 1: This photo shows the condition of the retaining wall along gridline D and the corner with the front property line retaining wall along gridline 1 (left side of photo). There are several things that indicate that the original walls were over-excavated. First, the most obvious is the patch located at the bottom of the taller portion of the wall towards the front of the building. Clearly, the wall steps down above grade, and the assumption is that it stepped down at the bottom of the wall as well. When the excavation was extended past that below-grade step, it undermined the base of the retaining wall. A patch was then made to cover the exposed soil below the bottom of the footing, and formed using a door. Although inadequate, this patch was an attempt to ameliorate the deficiency caused by excavating below the bottom of the original retaining wall. The second clue is the presence of multiple places where newer concrete has been troweled over patches of the original concrete at the base of the wall. Most likely, these areas were originally below grade, and they included rough surfaces from the side of the original excavation that formed the trench for the base of the wall, and possibly voids in the concrete. Once exposed by additional excavation, they were then patched to cover the defect. Finally, the third clue is the presence of a thin triangular fill at the base of the shorter portion of the wall (at the lower right corner of the photo). This suggests that, similar to the large door patch, the bottom of the original retaining wall was exposed and patched.

Photo 2: This photo shows the exposed earth directly behind the large retaining wall patch. Note that the patch is placed *in front* of the retaining wall. If the retaining wall extended below the top of the patch, then concrete would have been visible behind the section where the patch was removed. All that is exposed is dirt, indicating that the original wall did not extend down to this level, and the assumption that the original retaining wall had been undermined was correct. This patch ostensibly serves to underpin the original retaining wall that had been undermined. However, underpinning a foundation requires placing new concrete support *below*, not in front of the original section. If a repair is made in this way, then a couple of features must be present for the repair to be effective. First, a positive connection between new concrete and the original concrete must be made in the form of rebar dowels embedded into the original concrete, and cast into the new concrete. There is no rebar in this concrete patch at all, let alone a connection between new and old to transfer the loads. Second, if the new concrete is placed in front of and below the original concrete, then it must act as a retaining wall that carries not only the lateral soil pressure, but also the surcharge load from the vertical loads carried by the original foundation. This patch has no embedment. For a footing that does not support lateral loads, confinement alone is adequate to restrain the footing from moving laterally. But with a retaining wall that supports lateral loads, the footing must also resist the lateral forces and the overturning forces created by those lateral forces. Not only does this patch lack even minimal confinement, but it completely lacks a footing designed to resist sliding and overturning forces.

Photos 3 & 4: In these photos I use my hand as a reference to demonstrate the depth of the door patch. Note that the depth of the patch is roughly the depth of my fingers at the top of the patch, and also that it is the same depth below where the soil is exposed. This indicates that the original retaining wall did not extend down to the bottom of the current floor level, and that it was undermined with the secondary excavation.

Photo 5: This photo shows the area adjacent to the large patch, where a thin patch was placed along the bottom edge of the shorter retaining wall section. We removed a section of this smaller patch, which exposed the bottom of the original retaining wall. Like the larger patch, this indicates that the secondary excavation went below this section of the original footing as well. This photo also shows some of the areas where new concrete has been skimmed over what are presumably voids in the original concrete. Notice how these skim patches follow a gradual upward line from right to left. To me, this suggests that that was the original grade level, which sloped up towards the front of the building.

Photo 6. This photo shows the retaining wall at the front property line. Note that the original wall only extends down about 1/2 to 2/3 of the current total headroom depth. The bottom portion is crudely excavated and covered with rat slab, and provides no confinement or support of the base of the original retaining wall.

Photo 7: This photo shows a post supporting the central bearing line adjacent to the front retaining wall. Note how the support at the base of this post has been built up with concrete on the surface of the excavated face. This suggests that the original support for this post was also undermined through the process of the secondary excavation.

Photo 8: This photo shows the north side of the perimeter foundation for the original building along gridline B. This was probably a short retaining wall like the one on the south side that has been so badly undermined, but the addition of the carriage house and the access driveway along the north side of the property probably eliminated the retained portion of soil on the other side of this wall. Consequently, this is no longer a retaining wall, and it now just functions as a typical spread footing. Nonetheless, this wall has been undermined in a similar way to the one across from it.

Photos 9 & 10: These photos show the base of the north perimeter footing. Note that the foundation on this side of the building has also been undermined, and a small thin patch of concrete has been added at the base of the wall to cover the exposed soil where the bottom of the footing was exposed.

Photo 11: This photo shows the pad footings for the posts that support the central bearing line. Note that none of these footings are the same, which one would expect if they were all placed at the same time. Also note that they are all shored up with large blocks at their base. While it is typical to place a wood pad at the base of the post to separate the post end grain from direct contact with the concrete, large blocks like this would be atypical. This condition also lends support to the notion that the original floor was excavated below its original level. In addition, they are undersized for the loads they carry, and therefore they cannot adequately spread their point loads over a large enough bearing area. They likely lack any embedment, and there are no physical connection between the posts and their support footings.

Project Sponsors' Letter to Planning Commission

Conditional Use Authorization Hearing
June 22, 2017
Case Number 2015-002653CUA
1016 De Haro Street

2031 22nd Street
San Francisco CA 94107

June 8, 2017

San Francisco Planning Commission

Dear Commissioners:

My name is Jimmy Quach. My brother, Charles Quach, and I are the sponsors of the project at 1016 De Haro Street. We are long-time residents of San Francisco, graduates of the City's public schools, and residents of Potrero Hill since 2008. We are not developers looking to profit off this project. Rather we are seeking to create spaces that can serve our family for decades to come.

This letter addresses the questions raised at our initial hearing on November 10:

1. **Structural Soundness Report.** Our engineer determined the structure to be unsound, and the prior planner assigned to this project, Mr. Speirs, concurred. However, after the initial hearing, we were informed that the soundness report did not conform to the City's formatting requirements. After multiple attempts and scheduling challenges in getting the report corrected, we determined that another structural engineer could produce an acceptable report in less time. Therefore, we ordered a second report, which has been fully accepted by the Planning Department. We have included both reports for completeness. **To be clear, both reports indicate the structure is unsound, a conclusion that all planners have agreed with. The second report conforms to the City's standards.**

2. **Overall Program.** In the near-term, we seek to house two sets of aging parents with growing health issues. Our own parents will live in one of the units. Our father's health is deteriorating and we expect a caregiver to stay with them in short course. In addition, we have a brother who works overseas and needs a room when he comes home. Our parents will spend their remaining days in this house and look forward to living in close proximity to their grandchildren, who live around the corner on 22nd St. The other unit is for my aging in-laws. They will also likewise require caregivers in the future, and will appreciate living close to their daughter (my wife) and grandchildren as well.

3. **Fourth Floor.** There was concern as to whether the fourth floor Family Room might be a "party room" and I want to assure the Commissioners that this is a Family Room in the truest sense of the term. We note that two additional families, with children, live within a few blocks of the subject property. Our desire is to have a space where the entire extended family, spanning three generations, can spend significant time together in one room, (e.g., weekly dinners, study and play

space for children afterschool). In addition, the grandparents would use it for their own wellness activities (e.g., taichi, meditation) during daytime hours.

We have updated our plan to clarify this intent. Further, we had initially indicated an outdoor deck on this level, but have removed it in response to some concerns.

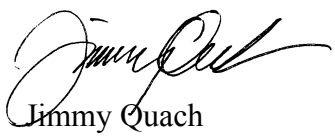
4. **Parking.** We are now indicating a desire for three indoor parking spots total (via a compact stacker) for two units. In addition to each set of parents owning a car, we expect caregivers to need to be able to get in and out of the house easily. Our family members are regular riders of public transit, but that doesn't cover all their needs. This configuration provides safe, indoor accessibility for our parents to their vehicles. Given our fixed car needs, any car that is not parked indoors will unfortunately take up a parking spot on the street outside.

We recognize there is concern about the effect of the tech boom and transplants on our City. Without commenting on that dynamic, I will simply note our family moved to San Francisco in 1983. Our parents worked hard in Chinatown and were leaders in that community. As their children, we are committed to the City and will raise our children here. We volunteer in SOMA and Bayview; we have been good long-term neighbors in Potrero Hill. I am a small business owner in San Francisco (non-tech), employing seven people, and simply wish for our family to stay local.

We are not developers nor are we trying to create space for "party" or rental use. We expect our parents will be far from a nuisance to the neighbors; and hope quite the opposite. This project is a significant long-term investment for our extended family, so we are designing it with the next few decades of our own residential use in mind.

We have worked closely with our planners, Mr. Speirs and Ms. Jardines, to ensure that we are in conformance with all Planning Commission requirements and guidelines. Our project requests no variances and replaces an unsound structure that has now been vacant for over three years. In fact, our proposed duplex would add a unit to our City's housing stock. We have been sensitive and responsive to feedback, increasing our setback multiple times, removing a deck, matching light wells, incorporating light-reflective colors, and accounting for privacy concerns. For these reasons, we request your support and approval of this project.

Sincerely,



Jimmy Quach

Letters of Opposition

Jardines, Esmeralda (CPC)

From: Tom Szenher <tomszenher@gmail.com>
Sent: Wednesday, June 07, 2017 1:49 PM
To: Jardines, Esmeralda (CPC)
Subject: Comments Regarding the Building on 1016 De Haro

Hello,

I have some concerns regarding the building proposed for 1016 De Haro Street. I was told I could submit them here before the hearing scheduled on the 22nd.

My chief concern is the scale of the building and how much it differs from the surrounding homes. Portreo Hill is a great place to live because there's an identifiable character to the neighborhood. The style, and especially, the size of this development contribute significantly to this. I understand that growth and development will happen in the area, and I'm not against it. I would argue that additional space should be built in the tradition of the neighborhood. Replacing a one story building with a four story one seems the opposite of that, especially considering that it would be on the top of the hill. This new building would obscure the view the residents of Portreo Hill proudly have. It would also significantly hinder our privacy. Adding more space is definitely necessary, but breaking with the character of the neighborhood feels like the start of a race to the bottom.

What's most striking is the building is being built with the intent to house two couples. My fiance and I occupy a 1 bedroom with probably 700 sq ft without issue. So to hear that two couples would be splitting 10 rooms and about 6800 sq ft of living space seems either selfish, or incredibly suspicious. A spacious and accommodating space for two couples could be designed and keep with the character of the neighborhood. To be perfectly honest, that amount of space for two couples seems like either a half truth, or a direct lie by the developer.

Thank you for taking the time to read this. I really appreciate the willingness to take comments and consider them.

Best,
Tom Szenher
Resident 934 Carolina Street

8 June 2017

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
Re: 1016 De Haro Street, Conditional Use Application No. 2015-002653CUA.

Dear Planning Commissioners,

I am writing to express my concern over the building plans for 1016 De Haro St. I am the owner of the building across the street at 1017 De Haro, and have been tracking and involved in the process since the start.
At a high level, my biggest concern is the vertical architectural mass of the structure, which sits at the spire of the hill along De Haro St. All of the buildings, except for one very obtrusive building, are low level and fit the profile of the street and community. The existing large brick building is an example of how visually detrimental a tall structure can be, and what is being prosed at this site is even taller and more prominent.

1. The owners state that the building is intended for their elderly parents, but if you review the plans it seems excessive and gratuitous for use by such few permanent occupants. Its strange that there is so much common/hang out area, balconies, and elevator garage spots. Comments from the last commission review stated that the building plan seemed more like a "party house". In this round of plans the owner calls out those same areas as "children study area". I question, if this was the true need for the space why was it not considered in the original plan? - it gives the sense of some sort of cover in order to obtain approval from the commission.

2. In the last council review, a board member asked the owner to remove some of the elevator parking spots to introduce more living space with the intent to add square footage, allowing the removal of the top floor. While they did remove 2 elevated parking spaces, the plans still show the same top floor, so it appears even more net interior living space has been added, versus addressing the comment by the commissioner.

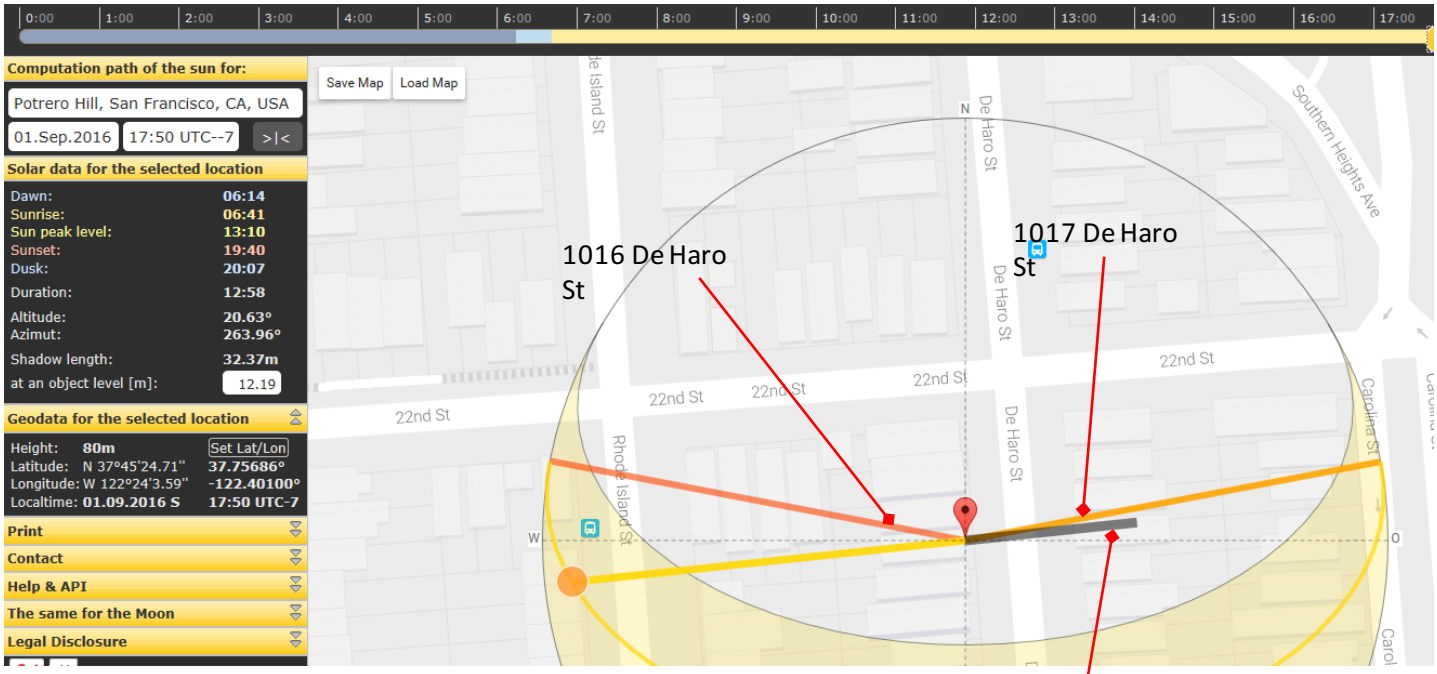
3. De Haro st is a narrow road, and my building stares directly facing this site. The current proposal will act as a shield and barrier to natural light and be a severe eye sore, dominating the space and making occupants in my building feel claustrophobic. In addition to the imposing feel, from running a shadow study, the building blocks natural light from entering the buildings across the street

4. Its concerning that there were multiple building soundness reports. If you read through them both, it seems as if they continued to have reports administered until the desired results were achieved to help gain approval for demolition. The current soundness report emphasizes and confuses the back bath house structure with the main structure, but it has no relationship to the main building. It makes it seem as if that yard structure makes a case for the main structure to be torn down. I toured that building in its existing state, while it could use renovation, there was no indication that it was unsound through my own inspection. By tearing down and rebuilding this structure we reduce the amount of rent controlled units in the city, is it possible to work with what is there.

5. The commissioners asked that they work with the neighbors to find a compromise. The architect took our information after the last board review, but never reached out, and made absolutely no effort to make any concession, which I think could have relived our concerns. I am reasonable person and would have welcomed working together, but this was clearly not mutual. I even showed up to a recent review they held in the park in May, and they didn't seem interested in working together to resolve concerns, rather it felt like they held that session to say they are involving the community
.
I am all for renovating and making the existing structure more livable, but what they are removing and what they are asking to replace seems excessive for a neighborhood that has always felt more like a community than a downtown metropolis. I ask that you please consider these concerns in your evaluation and reject the plan for a 4-story building to take the place of this 1-story building at 1016 De Haro, and consider the needs of the greater community versus the individual gains of a single person.

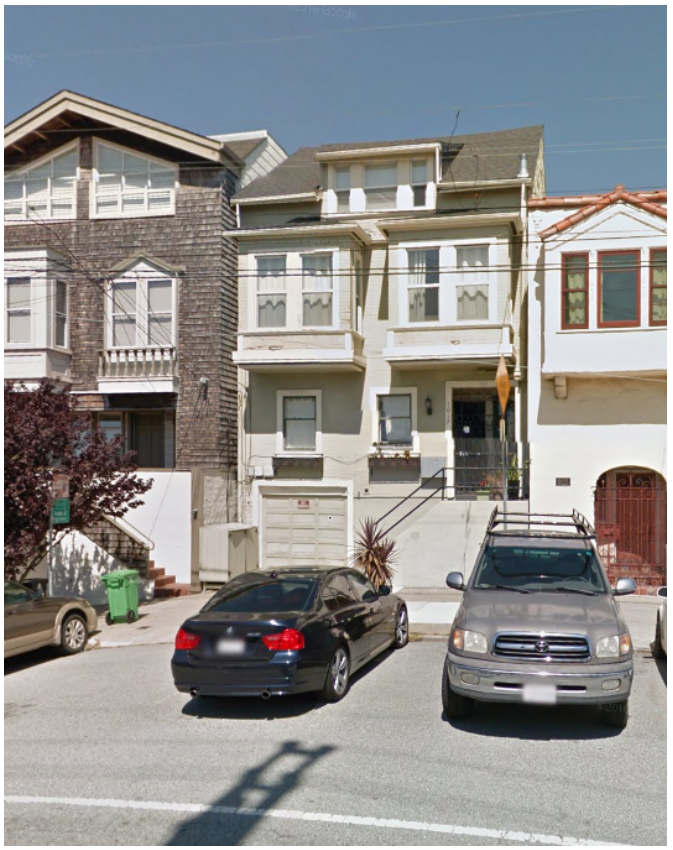
Thank You,
Peter Michaelian

The proposed 1016 De Haro building proposal will engulf the all of the outward facing windows in shadow



Shadow cast from a 4 story (40ft building)

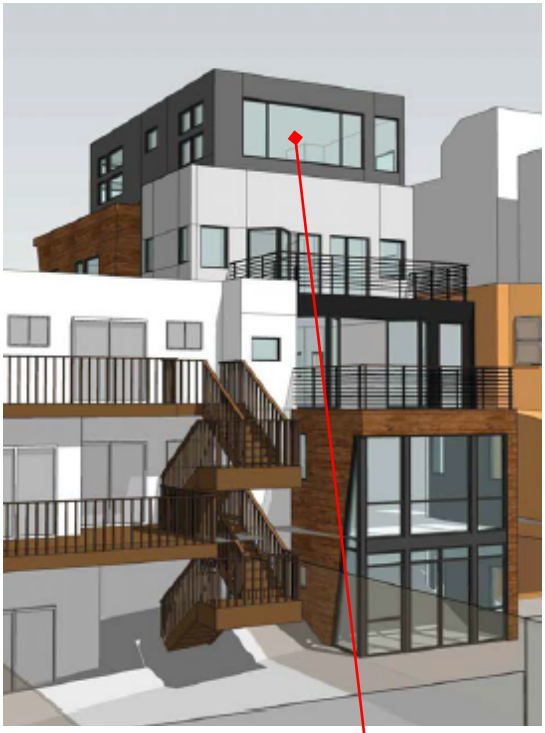
Looking outward from across the street

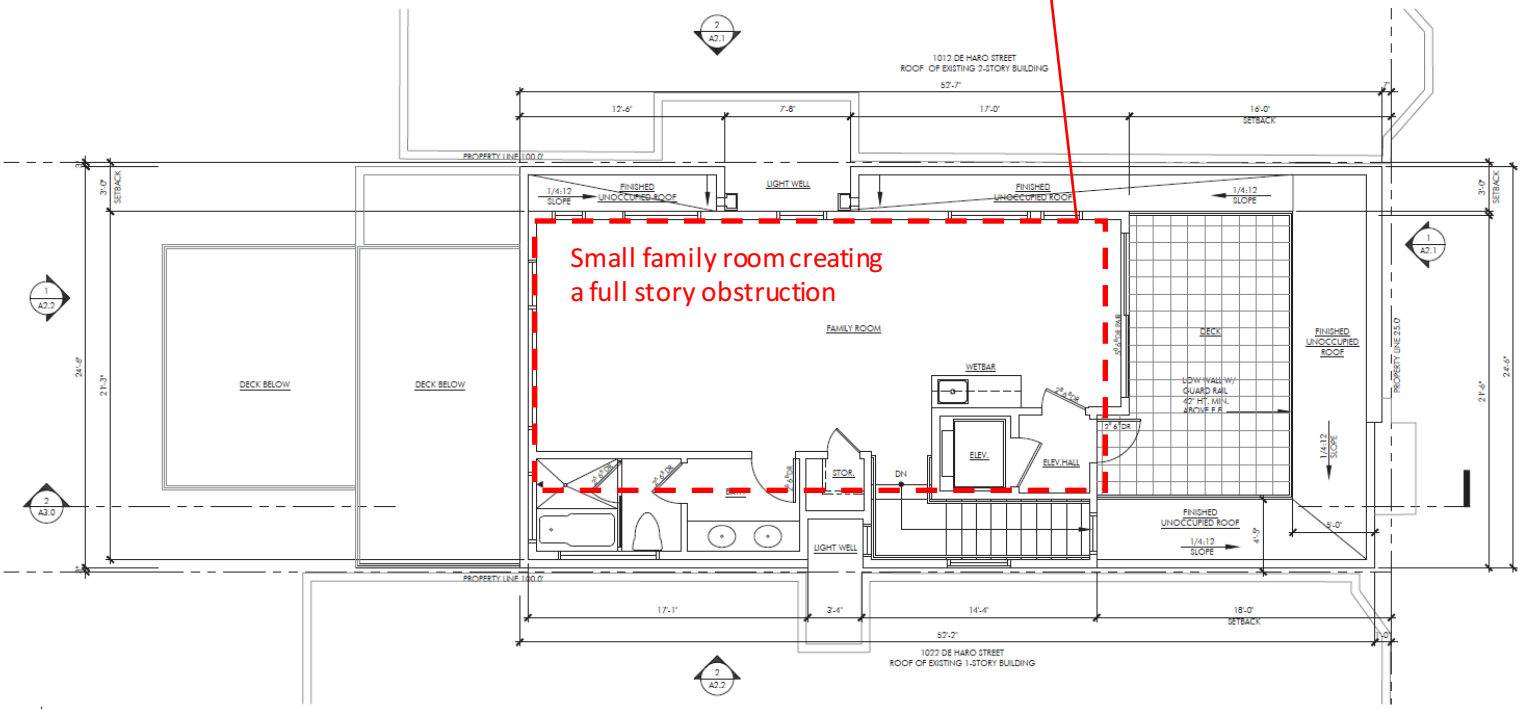


Windows face directly to 1016 De Haro

Minor value additions causing major blockage issues

- Top floor is a very small sq foot area, having minimum gain for a building with already a very large amount of sq footage for its usage, but has a huge impact on the surrounding building (approx. 8% sq footage adder)
- 4 car elevator was reduced to a 2 car garage adding square footage, but no reduction was made in removing the top floor cap.
- After the last hearing, the commission asked that the owners work with the neighbors and make compromises with one another, specifically pertaining to the top floor.
- There were a few asked to make the plans more acceptable to the use and neighborhood., but the plans remain virtually identical from the initial submission.



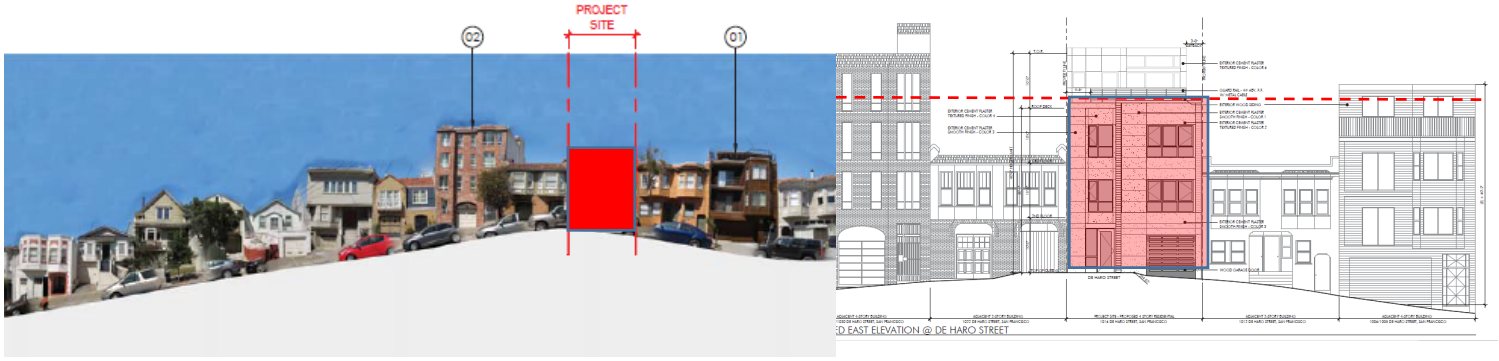


1 PROPOSED FOURTH FLOOR PLAN
1/4"=1'-0"

As a community, we ask that we come to an agreement that works for both, and not take an approach that over indexes on individual gain

Current Plan

Mutual compromised suggestion for owner



Jardines, Esmeralda (CPC)

From: Meredith Goebel <meredithgoebel@gmail.com>
Sent: Tuesday, June 06, 2017 12:58 PM
To: Jardines, Esmeralda (CPC)
Subject: Comments on building at 1016 De Haro St

I'd like to submit some concerns with the proposed building at 1016 De Haro st, ahead of the hearing scheduled for June 22.

I am concerned that the scale of the building is significantly out of line with the topography of the neighborhood. Part of what makes this area such a nice place to live is the character of the neighborhood, of which the buildings play a critical part. While I am in no way opposed to growth and further development in this area, I think it should be accomplished in a way that maintains the style and character of the neighborhood. I feel that replacing a one story building with a four story one, on the apex of a hill, in no way meets this criteria. This new building would obscure views from my (and compromise privacy of my) building, and while I understand that view are not protected (and totally agree that this should be the case), I feel there is a large difference to losing views to natural development of available space versus having them blocked by eyesores that are not in line with the scale of the surrounding buildings.

I feel particular strongly about this given that the intended use of this new building is to house two couples, within a total of 10 rooms. I very comfortably live in a 750 sq ft unit with my partner, and thus have a very difficult time justifying a compromise of the character of the neighborhood so that four people can have access to an enormous 6820 sq ft of living space. It feels like this design is excessive for the stated use, and a very spacious and comfortable space could be designed at a more location appropriate height (perhaps three stories). Given the scale of the building verse its stated use I can't help but have some concerns that we are not being toll the full story of what his building will be used for.

I appreciate your time in considering my comments,

Best,
Meredith Goebel
Resident 934 Carolina st

--
Meredith Goebel
PhD Candidate
Department of Geophysics
Stanford University
Mitchell rm 451
(415) 847-1355

Jardines, Esmeralda (CPC)

From: mgrealish@comcast.net
Sent: Monday, June 05, 2017 9:10 PM
To: Jardines, Esmeralda (CPC)
Subject: 1016 DeHaro St

San Francisco Planning Department June 5,2017

Re; 1016 DeHaro St

My wifes family has owned 1022 DeHaro St. for 91 years. It's a bungalow like most of the other homes built on Potrero Hill. When the three story eyesore was built next door to the south, the city officials assured us that wouldn't happen again, that it had just "slipped through the cracks". Well here we go again…FOUR stories next door to the north. Our house will look like a joke…..from a cute house on the hill, to a tiny home crammed between two buildings. The main question is…IF THEY WANTED TO BUILD A FOUR STORY TROPHY HOME, WHY DIDN'T THEY BUILD IN A NEIGHBORHOOD WITH SIMILAR HOMES?? There would be no issues.

I'm a third generation San Franciscan retired from the San Francisco Fire Department. Our extended family has deep roots in the city. It's this kind of thing that makes the SF natives sick. Big money and connections make this kind of situation possible. We all hope you do the right thing.

Thanks for your consideration. Martin Grealish

Owner 1022 DeHaro

Jardines, Esmeralda (CPC)

From: mgrealish@comcast.net
Sent: Tuesday, June 06, 2017 7:52 AM
To: Jardines, Esmeralda (CPC)
Subject: Fwd: 1016 deHaro St
Attachments: 12.png; 13.png

Hi Esmeralda,

I sent a letter to you regarding 1016 De Haro last night and I saw that it came across to you all disjointed. I don't know what happened, do you have program to fix the way it looks before it reaches the board?

Thanks for your understanding, Teri Grealish

Planning Department
1650 Mission St. #400
San Francisco, Ca. 94103

My name is Teri Grealish (Loscutoff). The Loscutoffs are a large family who came to Potrero Hill from Russia. My family built our house at 1022 de Haro in 1926 after the death of my grandfather. He was killed by falling cargo in the hold of a ship while working on the docks in San Francisco. Two of my aunts, my dad and grandmother died in the house that they all loved. My husband is a retired San Francisco firefighter, my son a locksmith and my daughter a nurse. She is hoping to live at our house and work in the city.

Our neighbors at 1016 de Haro were George Kostas and his friend, Gale. They bought the house from Russians in 1956. I knew them all my life. George was especially close to our family. He was a merchant seaman and brought me back wonderful treasures when I was a child. He is buried near my family at Olivet Cemetery.

When I was young, the 3 story to the left of us was built. Instantly, our house was affected. It became dark and cold. I was told many times over the years that that house would never have been approved if built today. It is not in keeping with the look and feel of Potrero Hill as well as being much too tall. Now, I find an even larger house being considered to the right of us. As with the first building it doesn't fit in with the character of the hill, and a possible 4 stories. I find it hard to believe that this massive amount of space is necessary....10 bedrooms and 6,800 sq. ft. at the crest of the hill. I knew that one day George's little bungalow would be replaced, upgraded,improved. I don't believe this building is the appropriate home to integrate into the neighborhood.

Please put yourself in our place, and think, if this was your home, what would you do?

Thank you,

Teri Grealish

Jardines, Esmeralda (CPC)

From: mgrealish@comcast.net
Sent: Monday, June 05, 2017 9:59 PM
To: Jardines, Esmeralda (CPC)
Cc: teri
Subject: 1016 deHaro St
Attachments: 13.png; 12.png

Planning Department
1650 Mission St. #400
San Francisco, Ca. 94103

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Please put yourself in our place, and think, if this was your home, what would you do?

Thank you,

Teri Grealish

1 June 2017

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

Re: 1016 De Haro Street, Conditional Use Application No. 2015-002653CUA.

Dear Planning Commissioners,

I submitted public comment concerning the Conditional Use Authorization hearing for the proposed project at 1016 De Haro Street in November 2016, and also attended and spoke at the 10 November 2016 meeting. I continue to have concerns with the project as discussed below.

Engineering Soundness Report:

Prior to the hearing on 10 November, I read the Planning Department's Draft Conditional Use/Residential Demolition Executive Summary dated 31 October 2016, prepared by Jeffrey Speirs, that was posted online. In that summary, it stated that the **structure at 1016 De Haro was deemed unsound and referred to the engineering report submitted by McCluskey Engineering on 5 March 2016**.

During the meeting, Commissioner Moore raised the point that the **soundness report was not included in the summary packet**, which it should have normally been. When she asked Mr. Speirs if the building was found to be unsound, **he answered "yes"**. She then asked for a copy of the report so that the Commissioners could view the document at the next hearing. Commissioner Melgar echoed that request, and stated that during her short term on this board she had run across several cases where buildings were deemed unsound without sufficient evidence (e.g. a soundness report). Commissioner Johnson also requested the report and referenced a case concerning a Victorian home that was perfectly sound but reported as not. At the end of the hearing, Commissioner Moore again requested that the soundness report be made available. **At that point**, Mr. Speirs stood up and said that the first soundness report that was submitted included a lot of factors that were not allowed in determining whether a building can be deemed unsound, thus making **the report misleading**. He then stated that further review and discussion with engineers and subsequent submittals were made. He had requested that the engineer attend the meeting to be available to answer any questions, but he was not in attendance. Mr. Speirs said that he could provide more information at the next hearing.

Based on the discussion above, **I am left wondering why the Executive Summary stated that the building was unsound when there was such confusion and no report was included in the summary**. **What was the status of the report as of that meeting date? Had this topic not been raised by Commissioner Moore, would the demolition have been approved at the 10 November hearing?**

The discussion above left me confused as to the status of the soundness report, thus I contacted Mr. Speirs by email several times starting in January 2017 requesting a copy of the soundness report, along with answers to other questions I had about this project. My first request was not answered other than to say that the next hearing was being rescheduled. My second request on 6 February met

with the reply that **"the soundness report is being formatted by the engineer"** and that Mr. Speirs would send me a copy when he received it. I did not hear back from Mr. Speirs regarding my request for the report except to say on 3 March that he was taking personal leave and would no longer be on the case.

The case was then referred to Esmeralda Jardines. I contacted her to request a copy of the report and to **ask her to clarify if "reformatting" the report meant that the report contents would change, or was this just a change to make the report easier to read.** On 6 March she replied **"as my colleague has explained, we are in the process of receiving a *revised* soundness report".** ***This is the first mention I heard of the report now being referred to as "revised" rather than "reformatted".***

Later that day, I received the following from Ms. Jardines: **"We're <u>not</u> expecting the contents of the soundness report to change. We requested formatting revisions to further clarify any confusion and make the technical report more legible and easier to read."**

I contacted Ms. Jardines again and on 4 April she wrote: **"Because the project sponsor's engineer could not coordinate the *revised* Soundness Report efforts in a timely manner…the project sponsor has secured a <u>new</u> structural engineer that is coordinating the aforementioned efforts."** I was left wondering: are the aforementioned efforts just "reformatting" the report with no change in content as I was previously told, or is this a total "revision" of the report by a new structural engineer?

On 10 April I received a copy of the soundness report written by McCluskey Engineering – the report that was mentioned in the Executive Summary dated 31 October 2016. With that report, Ms. Jardines noted "**this soundness report is null**…The project sponsor has secured a new engineer to prepare a new report because the original engineer never submitted the previous revisions". I was left, again, to wonder when the previous revisions were requested - prior to the hearing in November, as stated by Mr. Speirs, or afterwards in April, as stated by Ms. Jardines?

Finally, on 12 April I received a copy of the new soundness report, prepared by a new engineering company – Bonza Engineering – dated 6 April.

I am in no way an expert at judging soundness reports, but in comparing **the two reports I see major differences in the numbers – i.e. replacement costs (50%) versus repair costs**. In the original McCluskey report, their estimated repair costs exceeded $344,000. The replacement costs per the City planning department were $313,500 with a 50% cost of $156,750. Yet, in the second report, prepared by Bonza, the repair costs were estimated at $114,448.52 and the replacement costs were $184,943 (with 50% costs of $92,471.50). These numbers are vastly different, with the result being that the second engineering report showed a significantly smaller gap between replacement at 50% vs. repair costs (**from $187,250 (219% spread) to $21,976.52 (24% spread**)). If my numbers are correct (and I apologize in advance if they are not), then I find this astonishing, as the new report now shows a very small margin upon which to base the case for demolition. **I am asking the Commissioners to please review these reports, as well as the entire process of obtaining the reports and their review by the planning department that led to the determination in favor of demolition.** To have gone from "the building is unsound", as stated at the 10 November hearing, to then noting that figures in some nebulous report were misleading, to being told that the soundness report just needed "reformatting",

to then it needed "revision", to then having an entirely new engineering company brought into the process with a new report issued begs looking into. **I am left wondering what to believe**! And with the new report showing vastly smaller overall numbers, and a vastly smaller margin used to determine soundness, I again wonder what would have happened had Commissioner Moore and others not requested a copy of the soundness report? Would a decision have been made for demolition at the 10 November hearing based on such a convoluted process?

Question of Building Being Subject to the Rent Stabilization and Arbitration Ordinance:
When reviewing the Executive Summary dated 31 October, I read the following paragraph:

"The existing single family dwelling is currently vacant. Although the single family dwelling is technically subject to the Rent Stabilization and Arbitration Ordinance, the ***Planning Department cannot definitively determine which aspects of the Ordinance are applicable.*** *The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Department can confirm that there are no tenants currently living in the dwelling".*

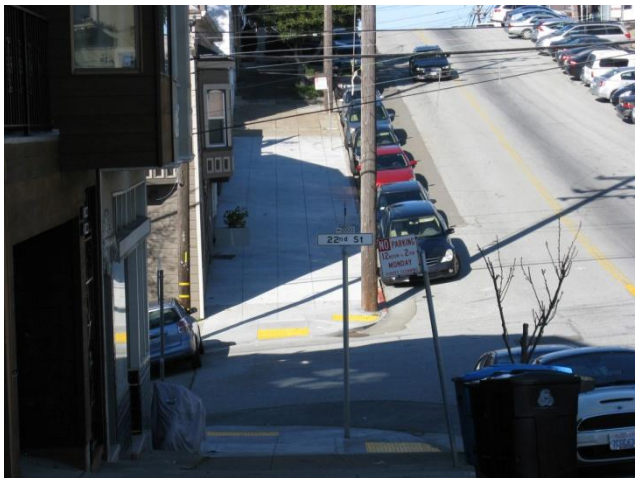
I have asked for clarification of the above paragraph from the City Planner assigned to the case on several occasions, especially what is meant by "the Planning Department cannot definitively determine which aspects of the Ordinance are applicable". I have yet to receive a direct answer to that question.

My family owns a "rent control" building on Carolina Street, east of the proposed building site, and it is my understanding that removing a "rent control" building from the market and converting it into another type of building is not an easy task. Other than stating that the property is currently vacant, was any effort made to determine the rental history of the building (e.g. whether tenants had lived there recently, or had any unlawful evictions been processed)?

I called the San Francisco Rent Board and was told that unless a tenant had opened a case, they would not know whether or when a property had renters, or whether there had been renters that lived there under the radar (not reported). Furthermore, I was told that the **decision to remove a property from rent control is solely determined by the Planning Department. Given my questions regarding the soundness reports, I wonder if that was the sole criteria used to remove the property from the rent control market?** It has been my impression that **San Francisco is in dire need of affordable housing** and that retaining a rent control unit may be more desirable than replacing it with housing that will not be on the rental market and less affordable in general. I realize this is likely a judgment call, as one rental unit versus a two family unit building results in an increase in housing, but it **does not address the affordability issue.**

Design Issues with Proposed Building:
Should the decision be made to accept the second soundness report and allow for demolition of the building, I have several concerns about the proposed design and how it impacts the neighborhood and the residents of the surrounding homes. I discussed these concerns in my presentation (and document provided) at the 10 November hearing, but will outline them again below.

Topography:
The proposed building site is located at the **apex of a very steep hill**. This was noted by the sponsor's architect during his presentation at the 10 November hearing and evidenced by looking at photos of the neighborhood. Please note the street sign located in front of the proposed building that states "**Abrupt Grade Change**". The images below show the building location in relation to the street sign, as well as views of the street in both directions taken at the location of the street sign.



To place a four story building at the top of a steep hill does not appear to follow the San Francisco Planning Department's design guidelines in terms of "following the topography". The drawing below is taken from those guidelines and shows that buildings should **follow the topography of the neighborhood** and "**step down"** in accordance with the topography. In the words of the design guidelines: *"**Respect the topography** of the site and the surrounding area. New buildings and additions to existing buildings cannot disregard or significantly alter the existing topography of a site. The surrounding context guides the manner in which new structures fit into the streetscape, particularly along slopes and hills. This can be achieved by designing the building so it follows the topography in a manner similar to surrounding buildings".* My interpretation of this guideline suggests **not** placing the tallest building on a block at the **top** of the hill!

By viewing the profile of the neighborhood, as shown in the images below, you can see that this area is hilly with varying topography. In general, the buildings follow the topography so that the tallest buildings do not appear at the crests of the hills.

In the diagram above, the proposed site is located at location “B”. Notice the building at location “A” and how out of character it looks in terms of height when compared to the vast majority of the neighborhood. The building at location “A” is built near the crest of the hill, and frankly sticks out like a sore thumb. I don’t believe there is a neighbor in the area who has a positive opinion of that building!

Height Concerns:
The images below show how the building appears from the vantage point of Carolina Street (the adjacent street to the east of De Haro). These photos were taken from 934 and 928 Carolina and show what a **visual eyesore** the building at location "A" is.

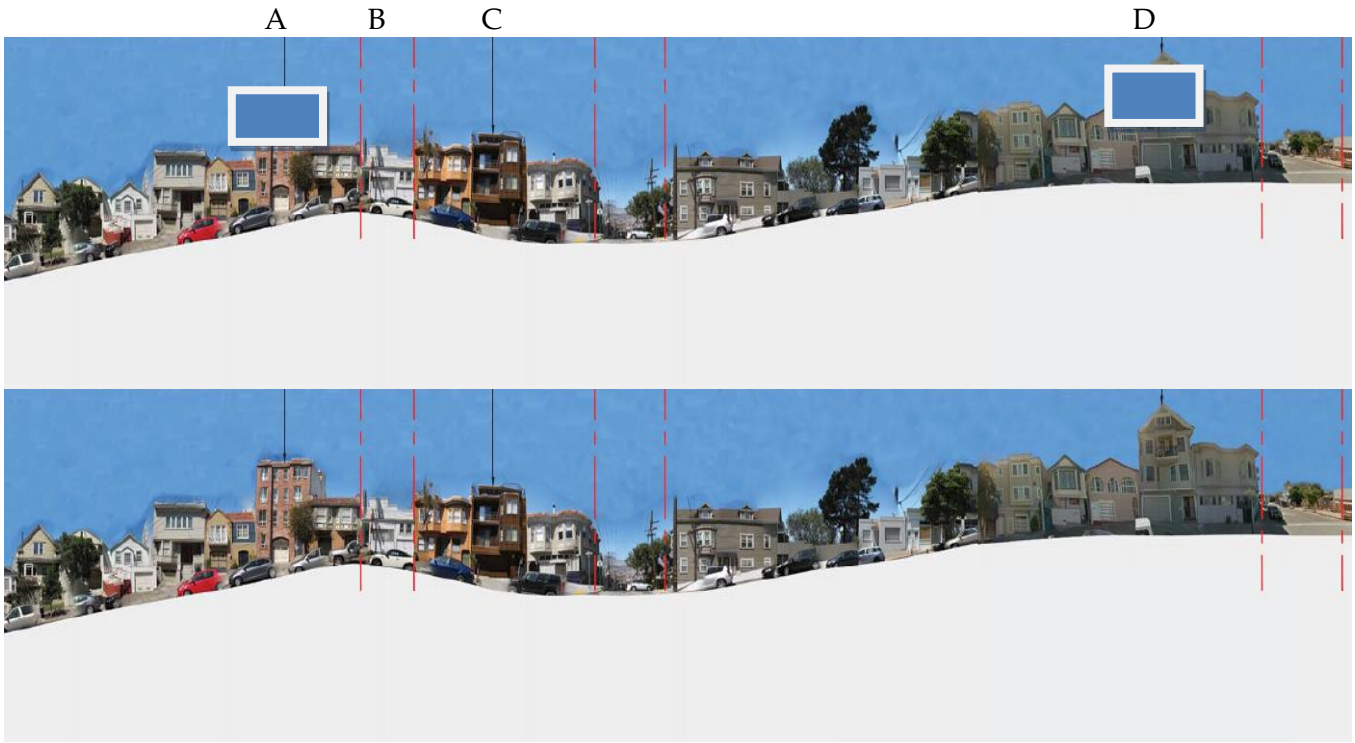
I understand that views are not protected in San Francisco, but **this building** juts up out of nowhere and **dominates the skyline**. Were that building three stories rather than four, the look of the skyline would be much less jarring. Per your design guidelines: "*In order to maintain the visual interest of a neighborhood, it is important that the design of* ***new buildings*** *and renovations to existing buildings* ***be compatible with nearby buildings***. ***A single building out of context with its surroundings can be disruptive to the neighborhood character*** *and, if repeated often enough, to the image of the City as a whole".*

My concern is that the **proposed building** will be four stories and located at the apex of the hill (farther upslope than the building shown above) and **will look even more jarring and out of place** than the already existing eyesore. Your **eye is always drawn to that building, and the general sense of the neighborhood is overwhelmed** (I know, because I lived in one of the above units for many years!). I would like to not see such an eyesore repeated, and the words of your residential guidelines

bear repeating**: "a single building out of context with its surroundings can be disruptive to the neighborhood"**. The one disruptive building we already have is enough!

I am speaking as a neighbor one block to the east. I can only imagine what the neighbors directly across the street on De Haro must feel about such a tall and massive building being proposed for that site. I know they have addressed their concerns about the look of the profile of the neighborhood as well as their **concerns regarding loss of sunlight and privacy** as well.

The images below show another look at the profile of De Haro Street. Notice when the buildings at locations "A" and "D" (the two "outliers"represented by blue boxes) are removed, there are no structures that look out of place. This profile presents a neighborhood with a mixed visual style, yet no building seems to overpower the skyline. I am concerned that by adding a four story building at location "B", the crest of the hill, will add an **overpowering structure that will serve to negatively impact the aesthetics and character of that block**. I ask that you please review the proposed building at 1016 De Haro to determine if there is **some way to reduce the overall height of that building to bring it more in line with the profile of the existing homes on that street.**



<u>Takeaway Topics from the 10 November 2016 Hearing:</u>
At the hearing on 10 November several topics were discussed. I would like to comment on those.

Intent or Story of the Building:
From the architect's presentation at the 10 November hearing, as well as by a letter submitted by the project sponsors, their stated intent is to provide a duplex to house two sets of aging parents.

Apparently a son and daughter from each family live nearby on 22nd Street. **Given this intent, the number of bedrooms (ten) seems to be more than what would make sense**, even given that one brother who travels would want to stay in one bedroom. As the adult children and young grandchildren live in very close proximity, it seems unlikely that they would need to provide bedrooms for their visits. Even with a potential caretaker for each set of parents, it seems that there are still an overly abundant number of bedrooms.

I understand them wanting to provide a nice home for their parents, but at **6820 square feet of living space with ten bedrooms, this is an extremely large duplex for virtually four people**. I grew up in a multigenerational home (three generations) on Carolina Street, and we all lived in a three level, multi-unit building on an oversize lot with 3195 square feet of living space (less than half the square footage of the proposed building). I believe that something in between these two figures would be more reasonable for this sized lot (25x100 feet) and could still provide ample living space for two sets of parents with room to entertain family. As it stands now**, the proposed building will replace an existing single level structure that is 1705 square feet, with a four story over basement structure of 6820 square feet, thus four times larger in both height and mass.** I believe this will impact the character and feel of the neighborhood.

Parking:
The original plans show a parking scenario with a mechanical car lift that would accommodate four cars. As pointed out by several Commissioners at the last hearing, the space allotted for this many cars is using up valuable interior space that could be converted into usable living area. In a letter from the sponsor dated 17 January, he stated that they now desire three indoor parking spots total, via a compact stacker. The latest version of plans that I have viewed (from May 2017) continue to **show the interior space dedicated to the stacker, rather than usable living space.** Several Commissioners made the point that it would be desirable to have only two spaces (one per unit). **I would prefer to see a further reduction of parking area that can be converted into usable living area.**

Reduction of Height:
Four surrounding neighbors raised concerns regarding the proposed 4th story. In general, the **neighbors believe that the building is too tall and massive given the location at the apex of a steep hill**. **Such a building does not respect or follow the topography of the neighborhood and would be disruptive to the neighborhood character.** Several neighbors pointed out that similar four story buildings were predominately located at lower elevations on the hill, thus not disrupting the character of the neighborhood. The east side of De Haro has many elevated two story buildings built on rock outcroppings. Thus, in that scenario, a four story building located next to an elevated two story building built on an outcrop keeps a more consistent profile. This is not the case on the west side of De Haro. **An obvious four story "eyesore" is located two doors to the south, and at a lower elevation than the proposed site. Thus a four story building on the proposed site would appear even more overpowering and disruptive**.

Several neighbors expressed concerns that **sunlight would be blocked from their properties**. As shadow studies by both the architect and a neighbor show, there would be a vast **reduction of afternoon sunlight**. One neighbor is concerned about shadows casting light on solar panels, one concerned about casting shadows on their backyard, and another about casting shadows on the front

of their home (and their source of natural light is mainly through their front windows). In addition, the three neighbors on De Haro were all concerned about privacy issues and the imposing feeling such a tall and massive building will create.

Several Commissioners commented on the height issue. In the words of Commissioner Melgar: "Listening to the neighbors' presentations, one neighbor's view of Twin Peaks is completely obliterated. **I am wondering why they need a 4th floor**. For a two unit building it doesn't make sense. **You can get everything you want with a more respectful design** that preserves sunlight to neighbors with solar issues and keeps views for other neighbors". Commissioners Moore and Hillis both suggested **converting space that was dedicated to the parking lift into additional livable space** in order to address the concerns of the neighbors (height). Commissioner Hillis also discussed looking into **other architectural changes that could help to reduce the mass and height concerns**.

Finally, when asked about creating more living space by eliminating parking spaces, the architect stated that he was "following the wishes of his client". To that, Chairman Richards replied "**There is a difference between private need and public good**. Two parking spaces per unit is a hard sell – it really is".

I have compared the original set of plans included in the Executive Summary dated 31 October to the latest set of plans I have seen from January 2017. **I see very minimal changes to the design** other than to: 1) remove the open deck on the 4th story (but not the "family room" structure) - doing this does nothing to reduce the mass and height of the building; 2) eliminate one parking space (but I don't see where that leads to any additional livable space as the stacker remains); and 3) alter the naming of the family room on the 4th story to "family room, children's study area and toddler's study and play area." There was no change in the size of the family room.

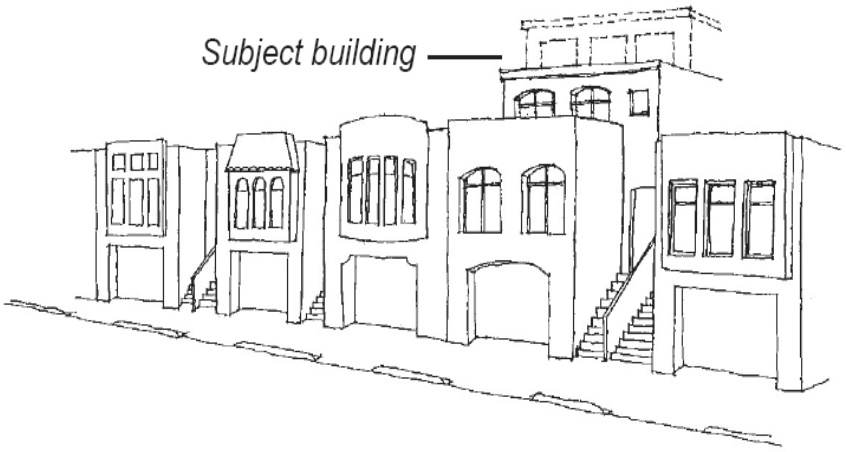
I am not an architect, so if my interpretation is incorrect, I apologize in advance. I was unable to attend the meeting the sponsors held in late May as I was not notified (they sent the notification to my rental property and not my home address). Two of my neighbors attended the meeting, and their impressions concur with my understanding of the minimal changes made. I have emailed the sponsor to ask for his list of changes to compare with what I see, but I have not received a reply.

I don't believe the minimal changes made to the design address the spirit of the questions and issues raised at the 10 November hearing. The hearing has been delayed several times, thus I believe the architect and sponsors have had ample time to make a good faith effort to address our concerns. I find this disappointing.

I respectfully ask that the owner and architect consider scaling back the height of this building by removing the 4th story "family room". I believe the impact from removing this story can be mitigated **by reducing the parking to two spaces** which would allow them to **recapture additional living space**. That, in addition to **reassigning and converting some of the many bedrooms into "family room" areas** would help to create ample areas for the family to enjoy visitors. **As the 4th story family room is 788 square feet (12% of the total square footage), I believe the suggestions above could reasonably recapture that space on the lower floors**.

The diagram below (taken from the San Francisco Residential Design Guidelines) shows a scenario where a 4th story, even with a setback, can be out of scale for a neighborhood. In the case of this diagram, the neighborhood is level. In our case, due to the varying topography, such a 4th story setback at the apex of the hill has much the same effect as seen in the diagram – it does not respect the scale of the neighborhood

On this block face of two-story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor must be eliminated to respect the neighborhood scale.



Below are two drawings taken from the online listing for 1016 De Haro. The realtor provided these drawings as suggestions of what could be built on this site. They provided two scenarios: one for a remodel/addition and the other for a new construction. Note that on both drawings, the suggested building is **three stories** rather than four, and in both cases, the **3rd story has a setback and/or articulation to break up the mass**.

All drawings and renderings are for marketing purposes only and do not represent approved plans.
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1016 DE HARO STREET
SAN FRANCISCO, CA 94107
BLOCK/LOT: 4159/004

REMODEL/ADDITION WITH PRESERVED FACADE

Listing Agent: Christina
Alain Pinel Realtors - B
650-931-2033 | cng@a
http://www.christinang.

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1016 DE HARO STREET
SAN FRANCISCO, CA 94107
BLOCK/LOT: 4159/004

NEW CONSTRUCTION

Listing Agent: Christina
Alain Pinel Realtors - Bl
650-931-2033 | cng@ap
http://www.christinang.c

Although I understand these architectural designs may not be what the sponsors desire, **I would ask that they seriously consider a three story building (over a basement) with a 3rd story setback or articulation features to reduce the height and mass. Both of these design features would go a long way to alleviate neighbors' concerns regarding height and mass.**

<u>My History on Potrero Hill:</u>

My family and I have a long history on Potrero Hill, and De Haro and Carolina Streets in particular. My mother's family settled on the Hill in 1906. Coincidently, in the 1930's, my aunt and uncle owned the property at 1016 De Haro and ran a neighborhood store! The photo below shows my aunt and cousins in front of that building.

My mother was raised on Carolina Street, married and continued to live there for many years. Finally, twelve years after my brother and I were born our family outgrew our small attic apartment and had to find an affordable home in the suburbs (San Bruno).

My grandmother owned a vacant lot at 934 Carolina. As my father was in the building trades, he and my mom purchased that lot and in 1958 my dad designed and helped build the three unit apartment building that we still own today. It was a family endeavor and a labor of love, and my dad worked hand-in-hand with his contrator every evening and weekend. Below are photos of my dad, uncles and friends digging out the foundation by hand as well as preparing the site.

To my parents, who both grew up in San Francisco (my dad in the Mission and Noe Valley, my mom on Carolina Street), this was an investment for their future and they were proud of this building. My family have always been "hands on" landlords, and until my dad became too ill at age 87, he did the repairs and maintenace of the building. My mom, brother and I would always help every time a tenant moved – we would paint and clean and get it ready for another tenant to move in. When my dad became ill in 2010 (and passed away in 2014), I took over the management of the building and oversaw major repairs (new roof, new windows, upgrading the electrical system, etc.).

My parents built this building as an investment for their future to ensure they would have sufficient funds to raise their kids, buy a home, and be safe in retirement. We did not even own our own home at the time they built the apartments. Less than twenty years after building, rent control began. While this has been a great thing for tenants, it has not, in many ways, been great for landlords. My parents' rents were very often well below the market rent, although costs for materials (and labor when needed, for example when installing a new roof) far outpaced the small increases in rent they were able to charge unless a tenant moved. In spite of that, my parents, due to pride of ownership and love of the neighborhood, took wonderful care of the building. There were many years when they did not turn a profit. I have continued in their footsteps and have worked hard to keep the building in good repair and do updates as needed.

I say this **because I understand that the sponsors want to maximize their investment. But I would ask that they also please weigh that against the impact of their building on the neighborhood, and realize that neighbors are concerned about their quality of living and investments as well**. When my father drew up plans for the apartment building, he showed them to the neighbors and listened to their input and concerns. Although **he could have built a third story, rather, he kept the building at two stories to better fit in with the surrounding homes**. As a compromise, he built a longer building rather than a higher building, as to keep the scale and feel of the neighborhood intact. Below is a photo of the apartment building in relation to the two homes on either side that existed when our building was built.

So rather than a three story building with a unit on each level, we wound up with one lower unit facing west (with views of Twin Peaks) and two upper units, one facing west (with views) and one facing east (no views). Obviously, a **three story building with all west-facing views**, and one unit at a higher level (3rd floor) would have been more desirable, and **would have brought in more income over the years**. But, at that time, my parents felt a **responsibility and sense of community** with the neighborhood and **settled on the current design**.

Although my mother lives in San Bruno, and I live in Fremont, we still maintain the building. I pick up my mom every two weeks and we drive up to Carolina Street to sweep the carport and walkways, check the lighting, water the plants, etc. When work is being done around the building, I am hands on! When we heard from neighbors and tenants that crime had become a serious issue on the large vegetated island on our block of Carolina Street, I **worked with my neighbors to form a new city park – "Carolina Island Park"**. I have attached a copy of a recent Potrero View newspaper article that covered our first community work day to clean up our island. The picture shows my mom, at age 90, helping to clean up the island! Honestly, I think I know more of my "neighbors" in San Francisco than I do in Fremont! Many neighbors I have known since childhood, but many are newer to the block. But to a person, I believe that **we would all like to keep the character of the neighborhood - the residential feel and charm - intact**.

Carolina Island Potrero Hill's Newest Park

BY MICHAEL IACUESSA

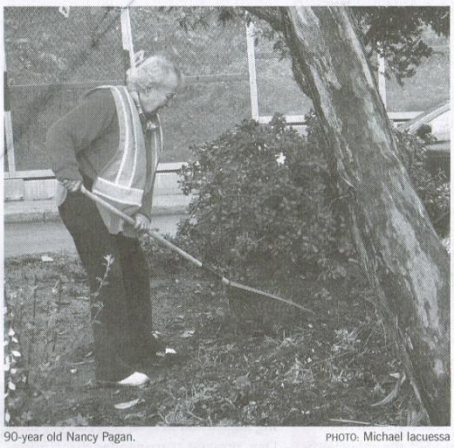
Prompted by the mugging of an elderly man and regular littering of hypodermic needles, Potrero Hillians living along the median on Carolina Street, between 22nd and 23rd streets, began meeting last summer to discuss turning the long-overgrown strip into a municipal park. Last month, more than two dozen volunteers and a matching number of San Francisco Public Works personnel began clearing heavy brush in the area.

"We didn't know what we were working with until we started this clearing process," said Kate Sheets, climbing down from a muddy embankment after clipping wet branches in misty conditions. She admitted to feeling a bit overwhelmed, noting that the 1,000-foot long, 20-foot wide median is going to take several efforts to fully cleanup.

Last fall, advocates were able to designate the median as an official park under the Street Parks Program, a partnership between Public Works' Bureau of Urban Forestry and the nonprofit San Francisco Parks Alliance. To keep the designation, the neighborhood group pledges to maintain the open space they've dubbed "Carolina Island Park" for at least three years. In exchange, the City will provide resources, such as the staff, tools and a Recology truck that were on hand for the February cleanup.

"Being official gives us access to more resources," said Kathryn Blum, who said the group was spurred by the success of a similar effort at Tunnel Top Park. Blum, who hosted the group's first meeting, has lived along the median for 21 years. "It's a fine swatch of greenery and special, so we wanted to make it our beautiful corner of the world," she said.

According to Julia Brashares, program manager for Public Works, the median has been an illegal dumping ground for some time, and has hosted homeless campers. "No major appliance, no toilets," Brashares said half-joking of common items found during similar cleanups. But heavy brush did hide two bicycles and a large plastic bin with leftover belongings, as well as several additional containers. Not all clandestine users had been roughing it, though. "Whoever was here was enjoying some fine wine," said one volunteer, pulling two empty bottles he deemed top shelf from the dirt.



90-year old Nancy Pagan. PHOTO: Michael Iacuessa

A clearing at the top of the median near 22nd Street revealed six now-uneven cement slabs where a sitting area had been sited decades ago. The finding prompted a memory from a 63-year old volunteer, Katrina, who grew up on the block and still lives nearby. She'd signing her initials in the cement when it'd been poured. "This actually was a nice area, but the City didn't really maintain it," she declared wistfully.

Joining her in clearing that patch was Nancy Pagan, who has lived a block away most of her 90 years, and still owns a three-unit building her late husband built. "Today is a big day for us, "she said, in between carrying large bundles of twigs and picking rocks from the dirt. Pagan's daughter, Kathy Pagan Quadros, is one of the effort's main organizers.

The group is considering rebuilding the sitting area along a bit more than 100 feet of flatland before Carolina Street begins its sharp down slope. And it hopes to raise money for landscaping. "We want to come up with a plan to make it sustainable so it will take less work to upkeep," said Sheets. "The idea is to have sustainable trees and plants that aren't going to get too bushy."

The lone streetlight on the block fails to illuminate either of the two staircases that allow for street crossings. "They are dark at night and scary, so we need more lighting for safety," said Kathryn Blum, who has lived on the block for 21 years.

According to Marissa Alexander, Parks Alliance program manager, park improvements costs will have to be paid for by citizens, rather than the City. Assisting with fundraising is her organization's main role. "There's been a few attempts over the years to get this cleaned up and hopefully this time it works," she said. Parks Alliance is involved with 130 similar San Francisco projects. Before being hired by the City five months ago, Brashares worked at Parks Alliance in Alexander's position, which Brashares said has proved an asset in communications between the nonprofit and the City.

The Good Life Grocery, Chiotras Grocery and Goat Hill Pizza contributed food and snacks for the volunteers, who felt satisfied with their first day's effort. They expect to hold another one soon.

I would appreciate if you could address my concerns **regarding the soundness** of the proposed building to ensure it is not an issue. Should the building be deemed unsound, then I would appreciate **starting a dialogue** with the Planning Department, the owner/s and architect for 1016 De Haro, and concerned neighbors in order to **come to a compromise** – one in which the new owner(s) will **be able to provide a nice home for their parents in San Francisco, yet still maintain the character and livablity of our neighborhood for all neighbors.**

Thank you for your consideration.

Kathy Pagan Quadros and Nancy Pagan
Property: 934 Carolina Street (one block east of proposed site, 1016 De Haro)

Jardines, Esmeralda (CPC)

From: Dorothy Larson <d.larson507@gmail.com>
Sent: Tuesday, June 06, 2017 9:57 AM
To: Jardines, Esmeralda (CPC)
Subject: 1016 De Haro Street. Project

Good morning Ms. Jardines,

I am writing you this email to voice my concerns about the new proposed project at 1016 De Haro Street. My family has owned property in this area for over 100 years. Yes that is correct. My grandmother bought a house at 906 Carolina Street, just around the corner from this proposed 4 story project, now I own 906. In all my history of the hill I have seen many changes. Some good and some not so good.

The change I hate the most is the height and size of the new building being built. Sunlight is being lost and the feel, charm and character of this great neighborhood is getting lost.

So please put me down as concerned neighbor who does not want to see a 4 story going up in my neighborhood. Because change is inevitable, a 3 story building would keep in sync with the existing neighborhood growth and character as well as following the topography of Potrero Hill.

Thank you,

Dorothy Larson
906 Carolina Street
San Francisco

7 June 2017

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

Re: 1016 De Haro Street, Conditional Use Application No. 2015-002653CUA.

Dear Planning Commissioners,

I am writing to express my thoughts and concerns regarding the proposed demolition and new construction at 1016 De Haro. My home on Carolina Street overlooks the location. The view out my bedroom window looks directly towards the existing one story building scheduled to be replaced, as well as the awkward 4-story apartment building two doors to the south, which has always seemed out of place, sticking out like an architectural sore thumb.

My worry is that having a second building of a comparable height poking up will be equally **out of scope for the neighborhood, and the surrounding buildings, creating yet another oversized eyesore.** The imposing scale of the new building will be **exacerbated by being placed at the crest of the hill**, insuring this building would be totally overbearing to the others on the block.

The **new construction is** currently proposed at **6,820 square feet** for a four-story over basement level two-unit building, replacing the 1,705 square foot single unit home. In other words, it will be roughly **four times the size of the existing building in mass and height**. As an example or comparison of why that seems excessive, the two unit building I live in is roughly ±3,000 square feet overall for *both* units. That includes six bedrooms and bathrooms between the two units. The new building would have a total of **ten bedrooms**, which, per the owners of the project, would become primary housing for **two sets of elderly parents** (i.e. four people as the main tenants), and that seems unjustified and unreasonable.

While I don't object to the owners wanting to keep their family nearby (they live ½ block away on 22nd Street), I cannot agree with their cavalier and inconsiderate attitude that they somehow are entitled to build such a large building, in order to accommodate grandparents, and the occasional visit of their children and grandchildren. This building, as proposed, would have a detrimental impact on their neighbors, and the neighborhood as a whole. **A home of this size would be more appropriate in other neighborhoods of the City**, such as Pacific Heights or Forest Knolls. It is much too large in comparison to all of the other homes on Potrero Hill, and in particular, that block of De Haro Street.

As an example of a similar situation, when a building two doors south of mine went up in 2001, the builders (also someone who lived nearby), were cognizant of the concerns of the neighbors, and held a number of inclusive meetings to discuss the plans. To address those concerns, and develop a workable compromise, they reconfigured the building to allow for only an open roof deck on the 4th floor, rather than having an enclosed area at that level. **With some smart reconfiguring of the proposed building at 1016, the owners could do something similar, lessening the overall impact, i.e. turning that top floor into an open roof deck area**, rather than what is proposed to be a family area with specific "children's play & study areas" (and a complete bathroom, including both a full sized bathtub and shower). Though I am not an architect, if they rethought and enclosed the back outside decks, and/or incorporate some of the interior space allotted for a third car's parking, and turned those lower floors spaces into additional family "play" areas instead, then they could eliminate the need for the enclosed top story, which is less than 12% of the entire building, and use the fourth floor instead as outdoor space.

To sum things up, **a three story building** (over an in-ground level), therefore meaning four levels rather than five, **would be more suitable for the site** on the crest of the hill. Building yet another "McMansion" does a disservice to the overall feel and character of the neighborhood, and goes against San Francisco Planning guidelines, particularly as regards respect for topography recommendations. To quote the SF Planning Guidelines directly: "A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole." **It is my, and my neighbors' hope, that the sponsors and architect of this project will be able to compromise, and scale down the overall height and scope, and modified it to create a more harmonious and appropriately sized building.**

Thank you very much for your consideration of these concerns regarding this matter.

Kind regards,

Cathryn Blum
928 Carolina Street
San Francisco, CA 94107
catbirdsf@gmail.com
(415) 505-5380