



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis HEARING DATE JUNE 4, 2020

Date: May 28, 2020
Case No.: 2019-016969DRM/VAR
Project Address: 4326-4336 Irving Street
Permit Application: 201909111353
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1706 / 071
Project Sponsor: Dawn Ma
Q Architecture
4243 25th Street
San Francisco, CA 94114
Staff Contact: David Weissglass – (415) 575-9177
David.Weissglass@sfgov.org
Recommendation: **Take DR and Approve the Project with Modifications**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes a one-story vertical addition to the existing three-story residential building. The vertical addition is to include expanded living space for four of the six existing units on the 3rd floor as well as small private roof decks for two of the units. No additional dwelling units are proposed as a part of this project.

SITE DESCRIPTION AND PRESENT USE

The subject parcel is rectangular in shape and is located on the north side of Irving Street between 44th and 45th Avenues in the Outer Sunset neighborhood. The subject parcel measures 60 feet wide by 100 feet deep. The property is developed with a residential building built circa 1960 that contains 12 residential units. Five ADUs (Accessory Dwelling Units) were previously approved at the ground story per permit no. 201811166157 that will result in 17 units at this property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is residential in character and is primarily characterized by two- to three-story residential buildings, which are designed in a variety of architectural styles. On the subject block, the adjacent property at 4320-4322 Irving Street to the east is a two-story-over-garage two-unit residence. To the west the subject property abuts the rear yards of four two-story single-family residences fronting on 45th Avenue.

ISSUES & CONSIDERATIONS

- Staff-Initiated Discretionary Review: Since the Project Sponsor did not follow the requirements specified by the Residential Design Advisory Team, the Project has been brought to the Planning Commission as a Staff-Initiated Discretionary Review Request.
- Variance: The project requests a variance from the Zoning Administrator to address the Planning Code requirements for dwelling unit exposure (Section 140).

Per Planning Code Section 140, all dwelling units are required to face onto a public street or an open area not less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. Two of the existing dwelling units face an open area less than 25 feet in every horizontal dimension and are therefore legally nonconforming. The proposed vertical addition will intensify noncompliance for these two units. Therefore, a variance is required.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES*	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 2, 2020 – March 17, 2020, April 7, 2020 – April 23, 2020, May 11, 2020 – May 22, 2020	February 19, 2020	June 4, 2020	106 days

**As a result of the City’s Shelter-in-Place order, all building permit neighborhood notifications were placed on hold starting March 17, 2020, resuming April 7, 2020 when the City launched a digital platform for filing Discretionary Reviews; for this project, this tolling resulted in a new notification expiration date of April 23, 2020. In early April, the Sponsor informed neighbors and City staff that the fourth-floor scope of work in this permit was likely no longer going to be pursued. On April 23, 2020, the sponsor informed the City that they were still moving forward with the fourth-floor scope of work. The Department wanted to make sure all neighbors were informed that the project was moving forward and that they had opportunity to file for DR, thus an additional 10-day notice was provided to neighbors from May 11- 22, 2020.*

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 15, 2020	May 15, 2020	20 days
Mailed Notice	20 days	May 15, 2020	May 15, 2020	20 days

Newspaper Notice	20 days	May 15, 2020	May 15, 2020	20 days
Online Notice	20 days	May 15, 2020	May 15, 2020	20 days

PUBLIC COMMENT

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

To date, the Department has received 27 letters of support and 63 letters of opposition. The letters of support generally express support for the additional bedrooms and speak to the reliability of the owner(s). The letters of opposition express concern about impacts of the 4th story on neighborhood character as well as adjacent neighbors’ privacy and access to natural light and air. While a number of opposition letters express concern about the removal of parking spaces for the addition of ADUs and other interior alterations, the ADUs and interior alterations have been approved and issued under previous permits; the subject permit relates only to the 4th floor addition.

Any letters of support or opposition from neighbors not on the block or directly across the street or that did not include addresses were not included in the table above.

DR REQUESTOR

- Planning Department.

PROJECT SPONSOR’S RESPONSE

See attached Discretionary Review Application dated February 18, 2020.

PROJECT ANALYSIS

As proposed, the project does not meet the Planning Code or the Residential Design Guidelines (RDGs). Department staff worked with the Project Sponsor for 5 months to amend the design to meet the Residential Design Guidelines. The Project Sponsor was unwilling to modify the project to sufficiently meet the Residential Design Guidelines.

Subsequently, the project sponsor submitted a Mandatory Discretionary Review Application and a Variance Application in February 2020. The updated plan set does not comply with the Planning Code and is seeking a variance from the Zoning Administrator to address the requirement of Dwelling Unit Exposure.

ENVIRONMENTAL REVIEW

The Department determined that the proposed project is ineligible for a categorical exemption from environmental review, as the City has not yet determined whether the Building is or is not a historic resource for the purposes of CEQA. The Department's recommendation (which includes significant setbacks) is exempt since it would be consistent with the Secretary of Interior's Standards.

DEPARTMENT REVIEW

On October 23, 2020, the Residential Design Advisory Team reviewed the project. The Department made a number of requests of the Project Sponsor with the intent to minimize the project's impacts on adjacent neighbors' privacy and access to sunlight and air.

The Project Sponsor's revision altered the plans to comply with some of the requests of the Department. However, the revised project still failed to meet many of the Residential Design Guidelines. The Department's review of the project and subsequent revisions can be found in the attached Residential Design Guidelines Matrix.

The Department's Policy Team reviewed the latest plans and reiterated the position of the Residential Design Advisory Team from the previous design review meeting on October 23, 2019. The Department does not support any variance from the Planning Code. Lastly, RDAT supports a code-complying project that incorporates the Department's requests to reduce the massing of the addition such that adjacent neighbors' privacy and access to sunlight and air is maintained. Specifically,

1. Set back the vertical addition a minimum of 15 feet from the front building wall.
2. Set back the vertical addition a minimum of 15 feet from the west property line.
3. Reduce the depth of the vertical addition such that it aligns with the primary rear wall of the existing building of the east.
4. Continue working with staff on front façade details.

BASIS FOR RECOMMENDATION

The Planning Department recommends the project be modified for the following reasons:

- The project site contains 17 approved dwelling units in an RH-2 Zoning District.
- The existing building is already overbuilt with a noncompliant rear yard.
- The project does not propose the addition of any dwelling units.
- There are no exceptional or extraordinary circumstances surrounding the project site that warrant a variance from the Planning Code or noncompliance with the Residential Design Guidelines.

RECOMMENDATION: Take DR and Approve the Project with Modifications.

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

Residential Design Guidelines Matrix

Section 311 Notice

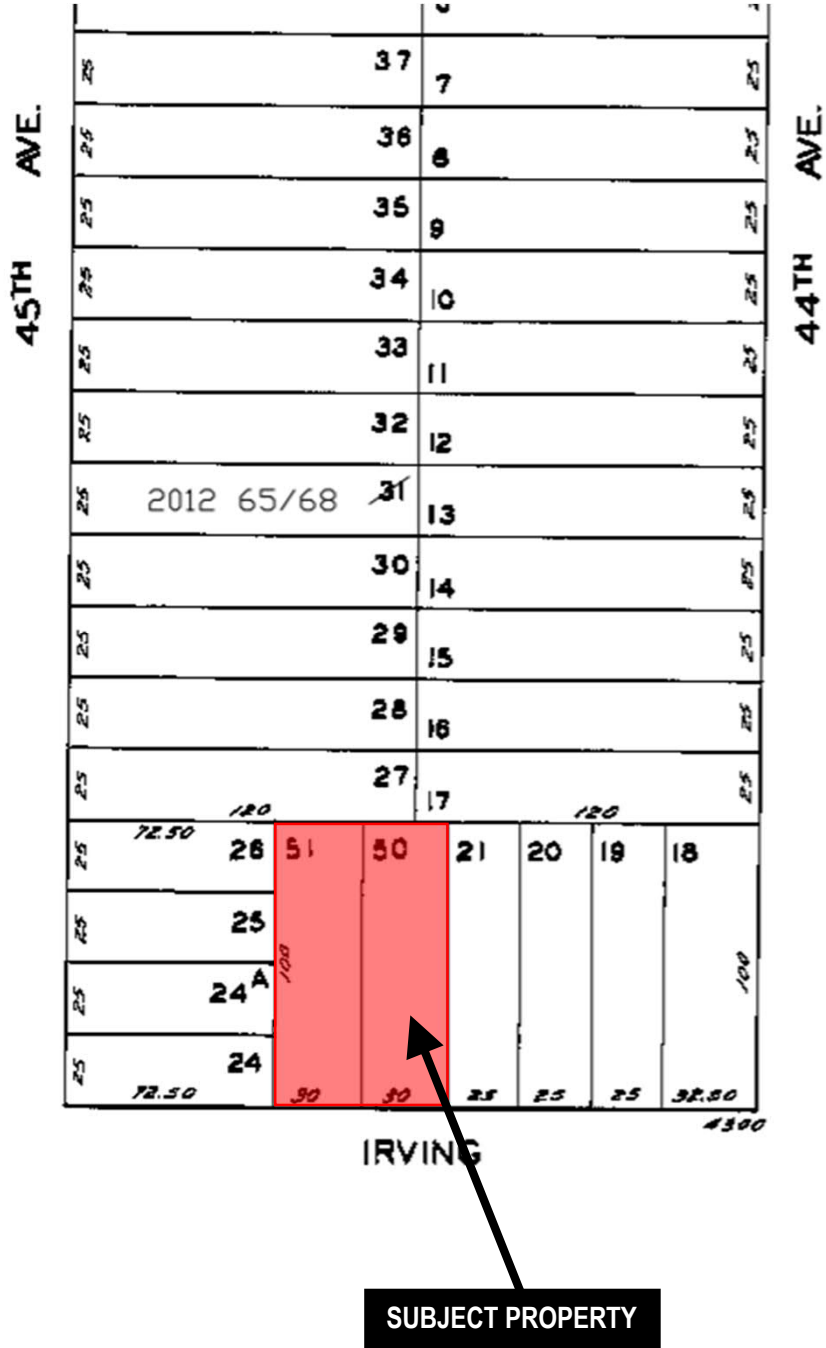
Variance Application

DR Application

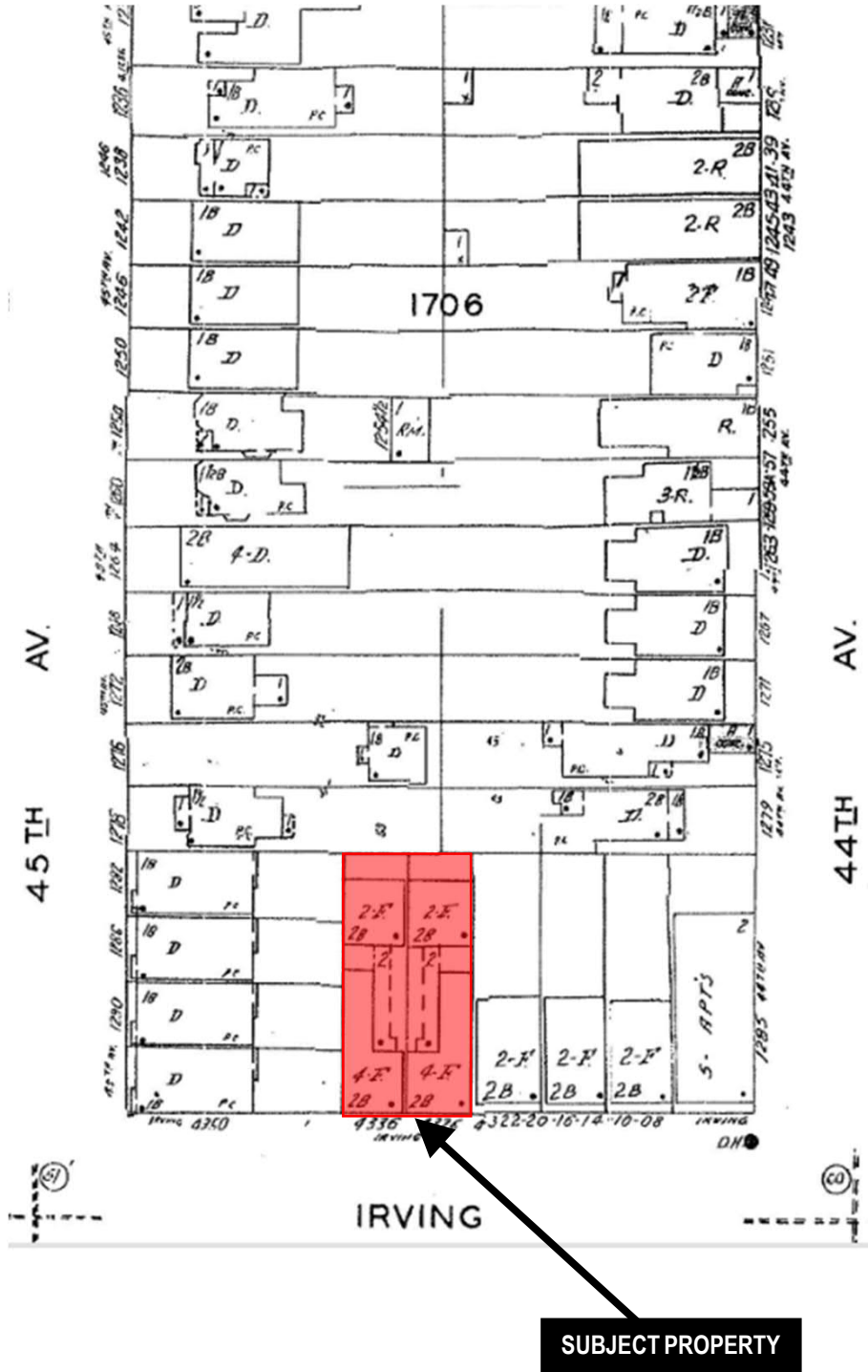
Reduced Plans

Public Comment

Parcel Map



Sanborn Map*



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



Discretionary Review Hearing
 Case Number 2019-016969DRM/VAR
 4326-4336 Irving Street

Aerial Photo – View 1



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-016969DRM/VAR
4326-4336 Irving Street

Aerial Photo – View 2



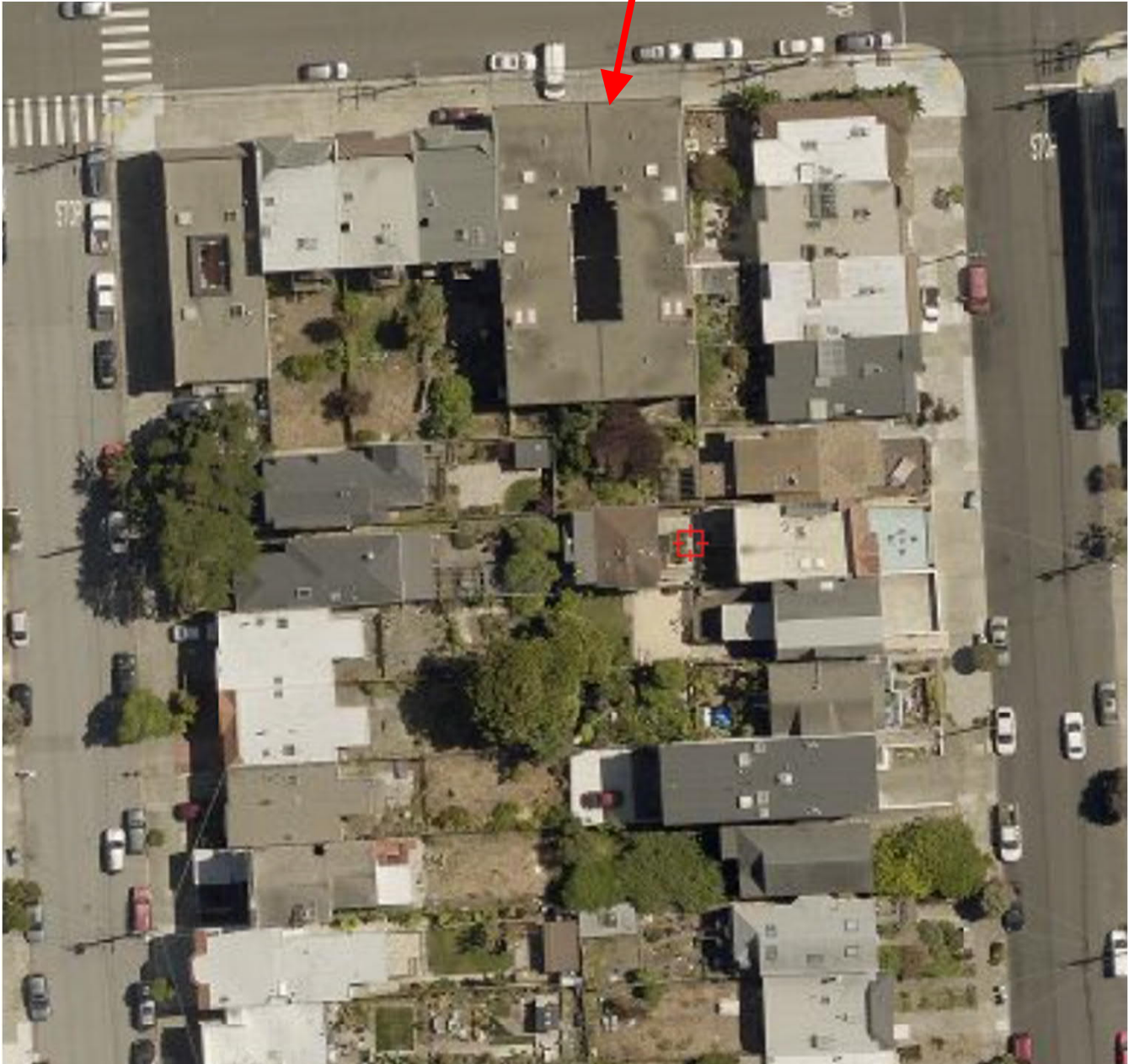
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-016969DRM/VAR
4326-4336 Irving Street

Aerial Photo – View 3

SUBJECT PROPERTY



Aerial Photo – View 3

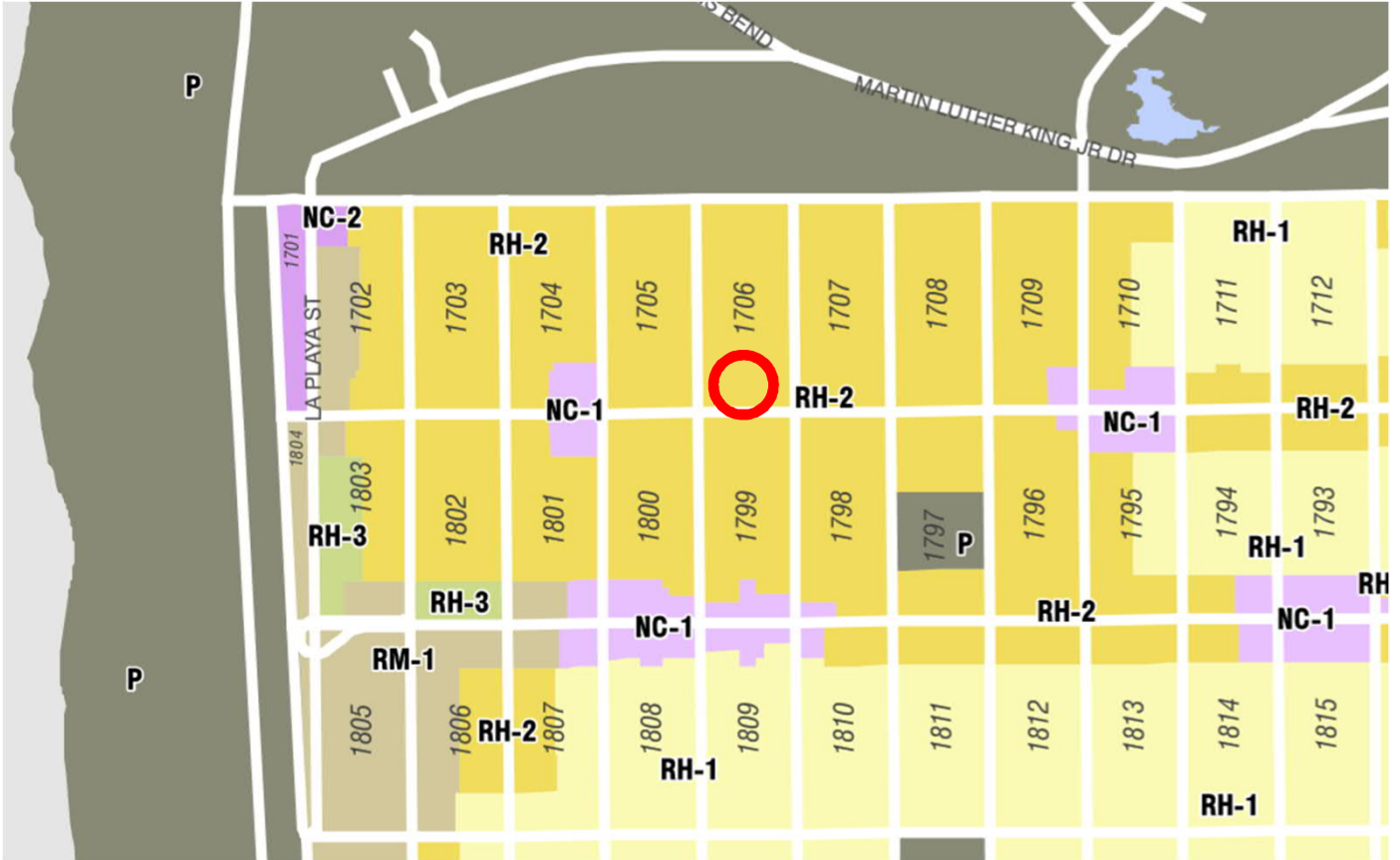


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-016969DRM/VAR
4326-4336 Irving Street

Zoning Map



Site Photo – View 1



Site Photo – View 2



SUBJECT PROPERTY



Site Photo – View 3



SUBJECT PROPERTY



RESIDENTIAL DESIGN GUIDELINES MATRIX										
Project address		4326-4336 IRVING STREET <th colspan="2">REVIEW TYPE</th> <td>PR-INI</td> <td>RDAT</td> <td>PR-REV</td> <td>PR-ARCH</td> <td></td>		REVIEW TYPE		PR-INI	RDAT	PR-REV	PR-ARCH	
Application number		2019-016969PRJ <th colspan="2">Date of Review / Response</th> <td>10/23/2019</td> <td>10/23/2019</td> <td>12/3/2019</td> <td>12/5/2019</td> <td></td>		Date of Review / Response		10/23/2019	10/23/2019	12/3/2019	12/5/2019	
Quadrant		SW <th colspan="2">Date of Drawings</th> <td>9/11/2019</td> <td>9/11/2019</td> <td>12/3/2019</td> <td>12/3/2019</td> <td></td>		Date of Drawings		9/11/2019	9/11/2019	12/3/2019	12/3/2019	
Assigned Planner		David Weissglass <th colspan="2">Comment author</th> <td>David Weissglass</td> <td>Allison Albericci</td> <td>David Weissglass</td> <td>Allison Albericci</td> <td></td>		Comment author		David Weissglass	Allison Albericci	David Weissglass	Allison Albericci	
Assigned Design Review staff				Meeting Attendees			David Winslow, Luiz Barata, Glenn Cabrerros, Trent Greenan, Allison Albericci, Elizabeth Gordon-Jonckheer		David Weissglass	
#	Guideline Chapter, Topic	Subtopic	Guideline							
Neighborhood Character										
II 1	WHAT IS THE CHARACTER OF THE NEIGHBORHOOD?	Defined Visual Character	GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE			
II 2		Mixed Visual Character	GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.	NA	NA	NA	NA			
Site Design										
III 1	TOPOGRAPHY		Guideline: Respect the topography of the site and the surrounding area.	NA	NA	NA	NA			
III 2	FRONT SETBACK		GUIDELINE: Treat the front setback so that it provides a pedestrian scale and enhances the street.	NA	NA	NA	NA			
III 3		Varied Front Setbacks	GUIDELINE: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.	NA	NA	NA	NA			
III 4		Landscaping	GUIDELINE: Provide landscaping in the front setback.	NA	NA	NA	NA			
III 5	SIDE SPACING BETWEEN BUILDINGS		GUIDELINE: Respect the existing pattern of side spacing.	NA	NA	NA	NA			
III 6	REAR YARD		GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.	VAR REQUIRED FOR REAR STAIR PENTHOUSE (HEIGHT OBSTRUCTION PERMITTED BUT NOT REAR YARD)	Relocate Stair Penthouse to avoid Rear Yard variance.	Stair penthouse relocated to avoid rear yard variance, but addition still does not minimize impacts on light and privacy to adjacent properties. See comments below.	Stair penthouse relocated to avoid rear yard variance, but addition still does not minimize impacts on light and privacy to adjacent properties. See comments below.			
III 7	VIEWS		GUIDELINE: Protect major public views from public spaces.	NA	NA	NA	NA			
III 8	SPECIAL BUILDING LOCATIONS	Corner Buildings	GUIDELINE: Provide greater visual emphasis to corner buildings.	NA	NA	NA	NA			
III 9		Building Abutting Public Spaces	GUIDELINE: Design building facades to enhance and complement adjacent public spaces.	NA	NA	NA	NA			
III 10		Rear Yard	GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.	NA	NA	NA	NA			
Building Scale and Form										
IV 1		Building Scale	GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.	Set back minimum of 15' for building massing - what about roof deck?	Existing site condition is already overbuilt relative to surrounding context. Reduce vertical addition per comments below.	Existing site condition is already overbuilt relative to surrounding context. Reduce vertical addition per comments below.	Existing site condition is already overbuilt relative to surrounding context. Reduce vertical addition per comments below.			
IV 2		Building Scale at the Street	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.	Set back minimum of 15' for building massing - what about roof deck?	Set back the proposed 4th floor a minimum of 15'-0" from the primary front wall along Irving Street.	Set back the proposed 4th floor a minimum of 15'-0" from the primary front wall along Irving Street.	Set back the proposed 4th floor a minimum of 15'-0" from the primary front wall along Irving Street.			

RESIDENTIAL DESIGN GUIDELINES MATRIX												
Project address		4326-4336 IRVING STREET		REVIEW TYPE		PR-INI	RDAT	PR-REV	PR-ARCH			
Application number		2019-016969PRJ		Date of Review / Response		10/23/2019	10/23/2019	12/3/2019	12/5/2019			
Quadrant		SW		Date of Drawings		9/11/2019	9/11/2019	12/3/2019	12/3/2019			
Assigned Planner		David Weissglass		Comment author		David Weissglass	Allison Albericci	David Weissglass	Allison Albericci			
Assigned Design Review staff				Meeting Attendees			David Winslow, Luiz Barata, Glenn Cabrerros, Trent Greenan, Allison Albericci, Elizabeth Gordon-Jonckheer		David Weissglass			
IV 3		Building Scale at the Mid-Block Open Space	GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.	VAR REQUIRED FOR REAR STAIR PENTHOUSE (HEIGHT OBSTRUCTION PERMITTED BUT NOT REAR YARD) Review required for code-compliant vertical addition	Set back the proposed 4th floor a minimum of 15'-0" from the west property line to reduce impact to light and privacy for the properties to the west. At the rear, reduce the extent of the vertical addition to align with the primary rear wall of the existing building to the east.	Set back the proposed 4th floor a minimum of 15'-0" from the west property line to reduce impact to light and privacy for the properties to the west. At the rear, reduce the extent of the vertical addition to align with the primary rear wall of the existing building to the east.	Set back the proposed 4th floor a minimum of 15'-0" from the west property line to reduce impact to light and privacy for the properties to the west. At the rear, reduce the extent of the vertical addition to align with the primary rear wall of the existing building to the east.					
IV 4	BUILDING FORM		GUIDELINE: Design the building's form to be compatible with that of surrounding buildings.	VAR REQUIRED FOR REAR STAIR PENTHOUSE (HEIGHT OBSTRUCTION PERMITTED BUT NOT REAR YARD) Review required for code-compliant vertical addition	See comments above.	See comments above.	See comments above.					
IV 5		Facade Width	GUIDELINE: Design the building's facade width to be compatible with those found on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE					
IV 6		Proportions	GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE					
IV 7		Rooflines	GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings.	Confirm compliance with RDAT	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE					
Architectural Features												
V 1	BUILDING ENTRANCES		GUIDELINE: Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.	MEETS GUIDELINE - approved per 2018.1116.6157	MEETS GUIDELINE - approved per 2018.1116.6157	MEETS GUIDELINE - approved per 2018.1116.6157	MEETS GUIDELINE - approved per 2018.1116.6157					
V 2		Location of Building Entrances	GUIDELINE: Respect the existing pattern of building entrances.	MEETS GUIDELINE - approved per 2018.1116.6157	MEETS GUIDELINE - approved per 2018.1116.6157	MEETS GUIDELINE - approved per 2018.1116.6157	MEETS GUIDELINE - approved per 2018.1116.6157					
V 3		Front Porches	GUIDELINE: Provide front porches that are compatible with existing porches of surrounding buildings.	NA	NA	NA	NA					
V 4		Utility Panels	GUIDELINE: Locate utility panels so they are not visible on the front building wall or on the sidewalk.	NA	NA	NA	NA					
V 5	BAY WINDOWS		GUIDELINE: Design the length, height and type of bay windows to be compatible with those on surrounding buildings.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE					
V 6	GARAGES	Garage Structures	GUIDELINE: Detail garage structures to create a visually interesting street frontage.	NA	NA	NA	NA					
V 7		Garage Door Design and Placement	GUIDELINE: Design and place garage entrances and doors to be compatible with the building and the surrounding area.	NA	NA	NA	NA					
V 8		Garage Door Widths	GUIDELINE: Minimize the width of garage entrances.	NA	NA	NA	NA					
V 9		Curb Cuts	GUIDELINE: Coordinate the placement of curb cuts.	NA	NA	NA	NA					
V 9	ROOFTOP ARCHITECTURAL FEATURES		GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE					

RESIDENTIAL DESIGN GUIDELINES MATRIX												
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Application number		2019-016969PRJ		Date of Review / Response		10/23/2019	10/23/2019	12/3/2019	12/5/2019			
Quadrant		SW		Date of Drawings		9/11/2019	9/11/2019	12/3/2019	12/3/2019			
Assigned Planner		David Weissglass		Comment author		David Weissglass	Allison Albericci	David Weissglass	Allison Albericci			
Assigned Design Review staff				Meeting Attendees			David Winslow, Luiz Barata, Glenn Cabrerros, Trent Greenan, Allison Albericci, Elizabeth Gordon-Jonckheer		David Weissglass			
V 10		Stair Penthouses	GUIDELINE: Design stair penthouses to minimize their visibility from the street.	VAR REQUIRED FOR REAR STAIR PENTHOUSE (HEIGHT OBSTRUCTION PERMITTED BUT NOT REAR YARD)	Relocate Stair Penthouse to avoid Rear Yard variance.	MEETS GUIDELINE	MEETS GUIDELINE					
V 11		Parapets	GUIDELINE: Design parapets to be compatible with overall building proportions and other building elements.	Review required for code-compliant vertical addition	Confirm compliance with RDAT	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE				
V 12		Dormers	GUIDELINE: Design dormers to be compatible with the architectural character of surrounding buildings.	NA	NA	NA	NA	NA				
V 13		Windscreens	GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings.	NA	NA	NA	NA	NA				
Building Details												
VI 1	ARCHITECTURAL DETAILS		GUIDELINE: Design the placement and scale of architectural details to be compatible with the building and the surrounding area.	MEETS GUIDELINE	Coordinate Plan and Elevation Drawings to reconcile inconsistencies. (ie 4th floor doors to roof deck on Front Façade)	MEETS GUIDELINE	MEETS GUIDELINE					
VI 2	WINDOWS		GUIDELINE: Use windows that contribute to the architectural character of the building and the neighborhood.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE					
VI 3		Window Size	GUIDELINE: Relate the proportion and size of windows to that of existing buildings in the neighborhood.	MEETS GUIDELINE	Coordinate new window sizes and proportions with existing fenestration elements.	MEETS GUIDELINE	Coordinate new window sizes and proportions with existing fenestration elements.	MEETS GUIDELINE	Coordinate new window sizes and proportions with existing fenestration elements.			
VI 4		Window Features	GUIDELINE: Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.	MEETS GUIDELINE	Provide dimensioned window details including depth from exterior face of glass to exterior finished wall surface.	MEETS GUIDELINE	Provide dimensioned window details including depth from exterior face of glass to exterior finished wall surface.	MEETS GUIDELINE	Provide dimensioned window details including depth from exterior face of glass to exterior finished wall surface.			
VI 5		Window Material	GUIDELINE: Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE			
VI 6	EXTERIOR MATERIALS		GUIDELINE: The type, finish, and quality of a building's materials must be compatible with those used in the surrounding area.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE			
VI 7		Exposed Building Walls	GUIDELINE: All exposed walls must be covered and finished with quality materials that are compatible with the front facade and adjacent buildings.	MEETS GUIDELINE	Coordinate front façade material of vertical addition with existing front façade materials.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE			
VI 8		Material Detailing	GUIDELINE: Ensure that materials are properly detailed and appropriately applied.	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE	MEETS GUIDELINE			



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 11, 2019**, Building Permit Application No. 201909111353 was filed for work at the Project Address below.

Notice Date: March 2nd, 2020

Expiration Date: April 1st, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	4326-4336 IRVING STREET	Applicant:	Dawn Ma
Cross Street(s):	44th and 45th Avenues	Address:	4243 25th Street
Block/Lot No.:	1706 / 071	City, State:	San Francisco, CA
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 695-2700
Record Number:	2019-016969PRJ	Email:	dma@que-arch.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	90 feet	No Change
Rear Yard	10 feet	No Change
Building Height	29 feet 1 inch	37 feet 7 inches
Number of Stories	3	4
Number of Dwelling Units	17 (including previously-approved ADUs)	No Change
PROJECT DESCRIPTION		
<p>The project proposes a one-story vertical addition as well as interior alterations at all levels of the existing building. Five ADUs (Accessory Dwelling Units) were previously approved at the ground story per permit no. 201811166157, resulting in 17 approved dwelling units at the property. The Department does not support the current proposal and is taking the project to the Planning Commission as a Staff-Initiated Discretionary Review (DR); the project also requires a Dwelling Unit Exposure Variance. A hearing for the Staff-Initiated DR and the Variance will be noticed separately at a later date.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

David Weissglass, 415-575-9177, David.Weissglass@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) in person at 1660 Mission Street, via phone at (415) 558-6377, or via email at pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



VARIANCE FROM THE PLANNING CODE

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 305, the Zoning Administrator shall hear and make determinations regarding applications for variances from the strict application of quantitative standards in the Planning Code. The first pages consist of instructions which should be read carefully before the application form is completed.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A VARIANCE?

The Planning Code regulates the use of property, including the size, design, and siting of buildings that may be constructed on a piece of property. The Planning Code has standards for buildings that govern such features as rear yards, front setbacks, usable open space, height, and parking. A variance is a request for an exception to a Planning Code standard. The Zoning Administrator is the City official that interprets and maintains the Planning Code.

WHEN IS A VARIANCE NECESSARY?

There may be special circumstances that make it difficult for a project to meet all of the Planning Code requirements. In those instances, a project sponsor may request that the Zoning Administrator grant a Variance from the Code provisions. Under the City Charter (Section 4.105), the Zoning Administrator has the power to grant only those variances that are consistent with the general purpose and the intent of the Planning Code. The power to grant a variance shall be applied only when the plain and literal interpretation and enforcement of the Code would “result in practical difficulties, unnecessary hardships, or where the results would be inconsistent with the general purpose of the [Code].”

Planning Code Section 305(c) outlines the five criteria that must be met in order for the Zoning Administrator to grant a variance. The Section 305(c) criteria are as follows:

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

HOW DOES THE PROCESS WORK?

Upon submittal of a complete application to the Planning Department, the Zoning Administrator will schedule a public hearing to consider whether to grant the Variance. Variance hearings typically occur on the last Wednesday of each month. Upon issuing the formal written decision either granting or denying the Variance in whole or in part, the Zoning Administrator shall forthwith transmit a copy the Variance decision letter to the applicant. The action of the Zoning Administrator shall be final and shall become effective 10 days after the date of his written decision except upon the filing of a valid appeal to the Board of Permit Appeals as provided in Section 308.2 of the Planning Code.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.

WHAT APPLICANTS SHOULD KNOW ABOUT THE PUBLIC HEARING PROCESS

A. The Zoning Administrator encourages applicants to meet with all community groups and parties interested in their application early in the entitlement process. In many cases, this is required as part of the Pre-application process. Department staff is available to assist in determining how to contact interested groups. Neighborhood organization lists are available on the Department's website. Notice of the hearing will be sent to groups in or near the neighborhood of the project. The applicant may be contacted by the Planning Department staff with requests for additional information or clarification. An applicant's cooperation will facilitate the timely review of the application.

B. The Zoning Administrator requests that applicants familiarize themselves with the procedure for public hearings, which are excerpted from the Planning Commission's Rules and Regulations below.

Hearings. A public hearing may be held on any matter before the Zoning Administrator at either a Regular (every 4th Wednesday of the month) or a Special Meeting. The procedure for such public hearings shall be as follows:

1. A description of the issue by Zoning Administrator along with the Planning Department's recommendation.
2. A presentation of the proposal by the project sponsor for a period not to exceed 5 minutes.
3. A presentation of opposition to the proposal, by organized opposition, for a period not to exceed 3 minutes.
4. Public testimony from proponents of the proposal. An individual may speak for a period not to exceed 3 minutes.
5. Public testimony from opponents of the proposal would be taken under conditions parallel to those imposed on proposal proponents, not to exceed 3 minutes.
6. The project sponsor or applicant will be given a period, not to exceed 3 minutes, within which to clarify any questions raised in previous testimony.
7. Discussion by the Zoning Administrator on the matter.
8. The Zoning Administrator may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

C. **Opportunities for Appeals by Other Bodies:** Zoning Administrator actions on Variances are final unless appealed to the Board of Appeals within 10 days of the Zoning Administrator's written decision.



VARIANCE FROM THE PLANNING CODE

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity;

5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

DAWN MA (Q-ARCHITECTURE)

Name (Printed)

ENGINEER

415-695-2700

DMA@QUE-ARCH.COM

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

DAWN MA (Q-ARCHITECTURE)

Name (Printed)

2/14/20

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



DISCRETIONARY REVIEW STAFF - INITIATED (DRM)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT TO SUBMIT:

- One (1) complete application signed.
- A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf.
- Photographs or plans that illustrate your concerns.
- A digital copy (CD or USB drive) of the above materials (optional)
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#))

HOW TO SUBMIT:

To file your Discretionary Review Staff-Initiated application, please email the completed application to CPC.Intake@sfgov.org. The application fee must be submitted in person at the Department's main reception located at 1650 Mission Street, Suite 400, San Francisco, CA 94103.



DISCRETIONARY REVIEW STAFF - INITIATED (DRM)

APPLICATION

Property Information

Project Address:

Block/Lot(s):

Related Building Permit Applications

Related Permit Application No(s):

Discretionary Review Staff Initiated Request For Additional Information

In the space below, please provide a narrative that summarizes the changes that have been requested by the Department and why you believe such changes are not warranted or necessary to your project.

In the space below, please describe how you believe your project complies with the Residential Design Guidelines. Please be specific and site specific sections or pages of the Residential Design Guidelines.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

DAWN MA (Q-ARCHITECTURE)

Name (Printed)

2/18/20

Date

ENGINEER

Relationship to Project
(i.e. Owner, Architect, etc.)

415-695-2700

Phone

DMA@QUE-ARCH.COM

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



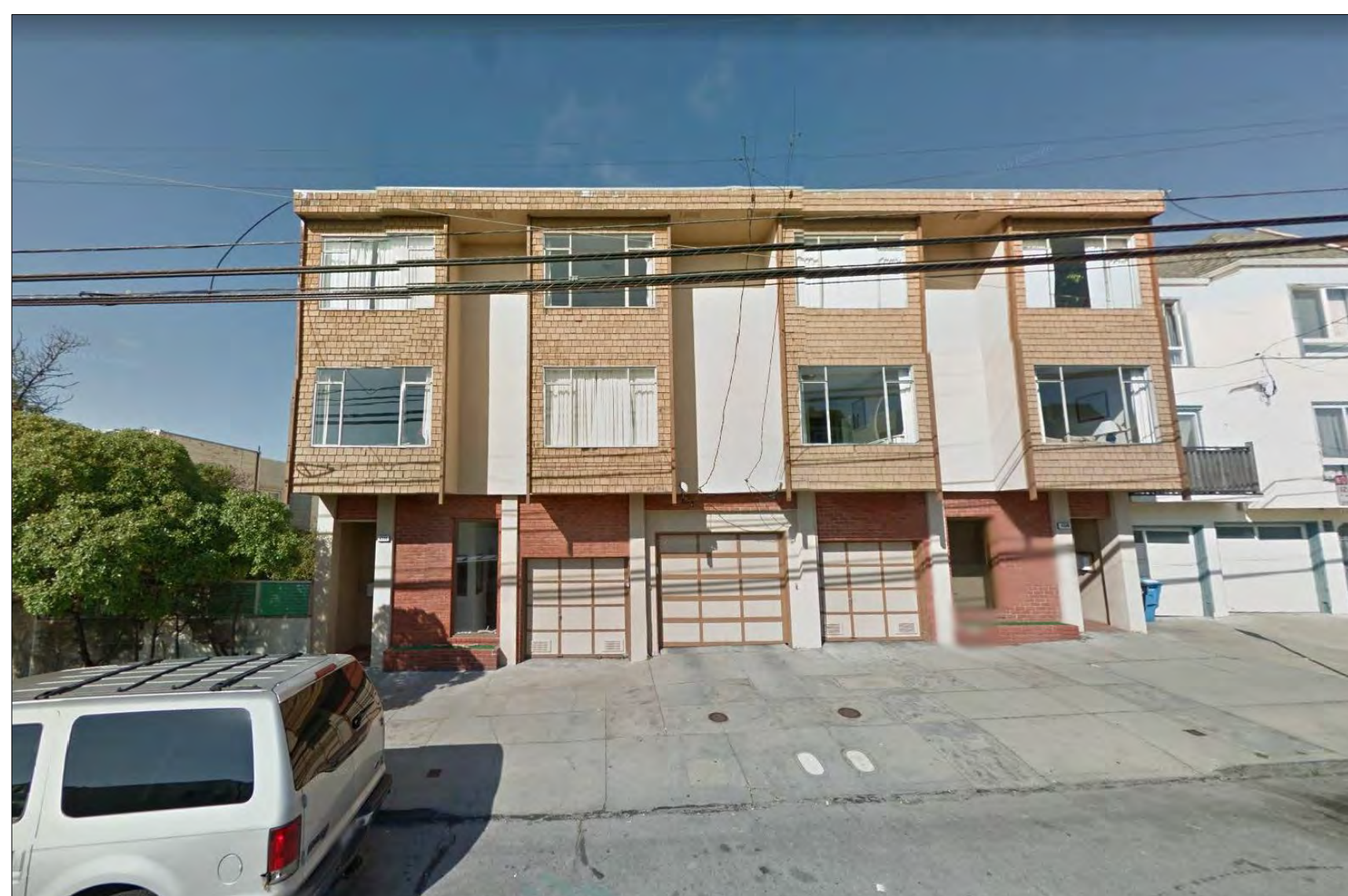
1 (E) BUILDINGS ON THE SAME SIDE OF THE STREET (NW) N.T.S.



2 (E) BUILDINGS ON THE SAME SIDE OF THE STREET (NE) N.T.S.



KEY PLAN N.T.S.



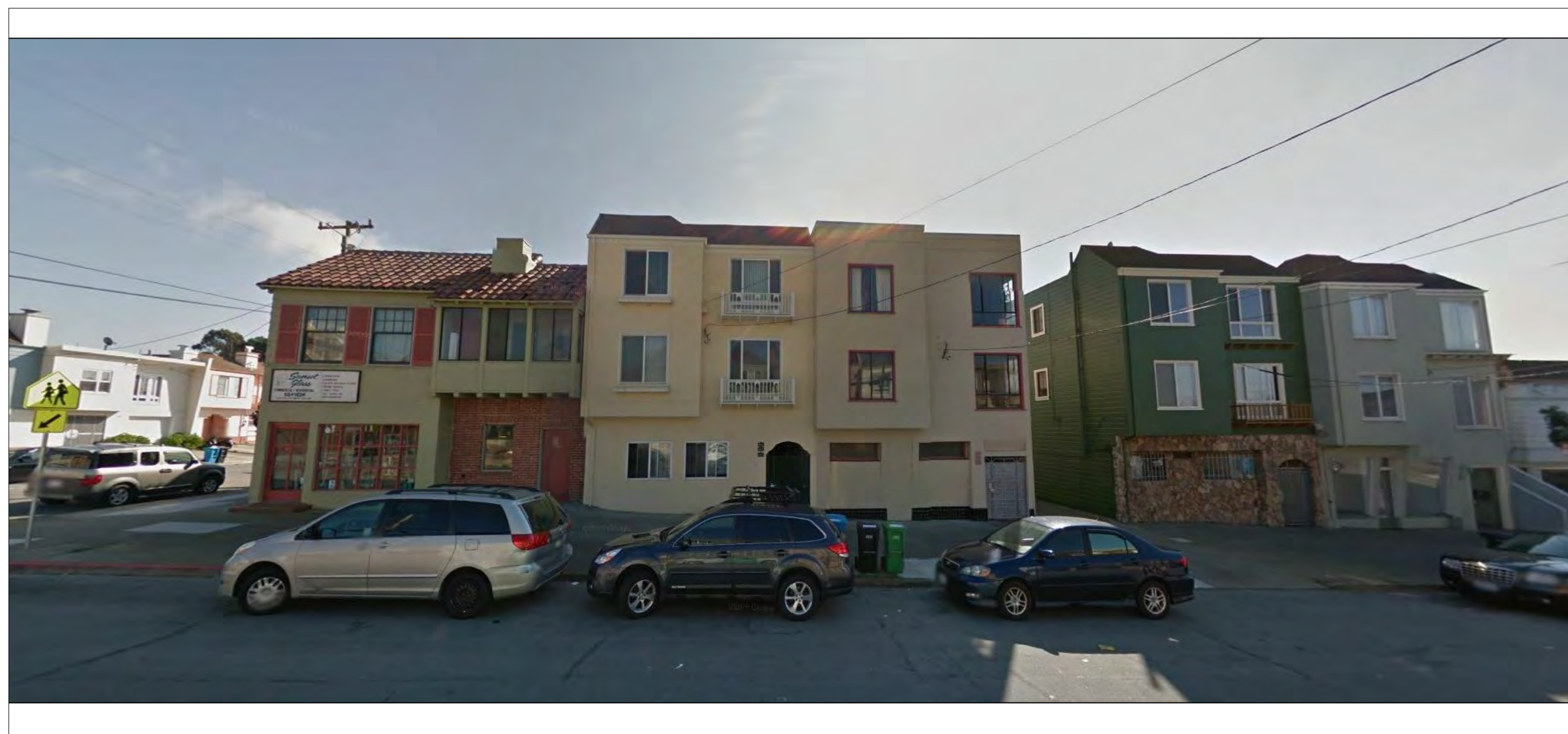
3 (E) FRONT FACADE OF THE SUBJECT BUILDING N.T.S.



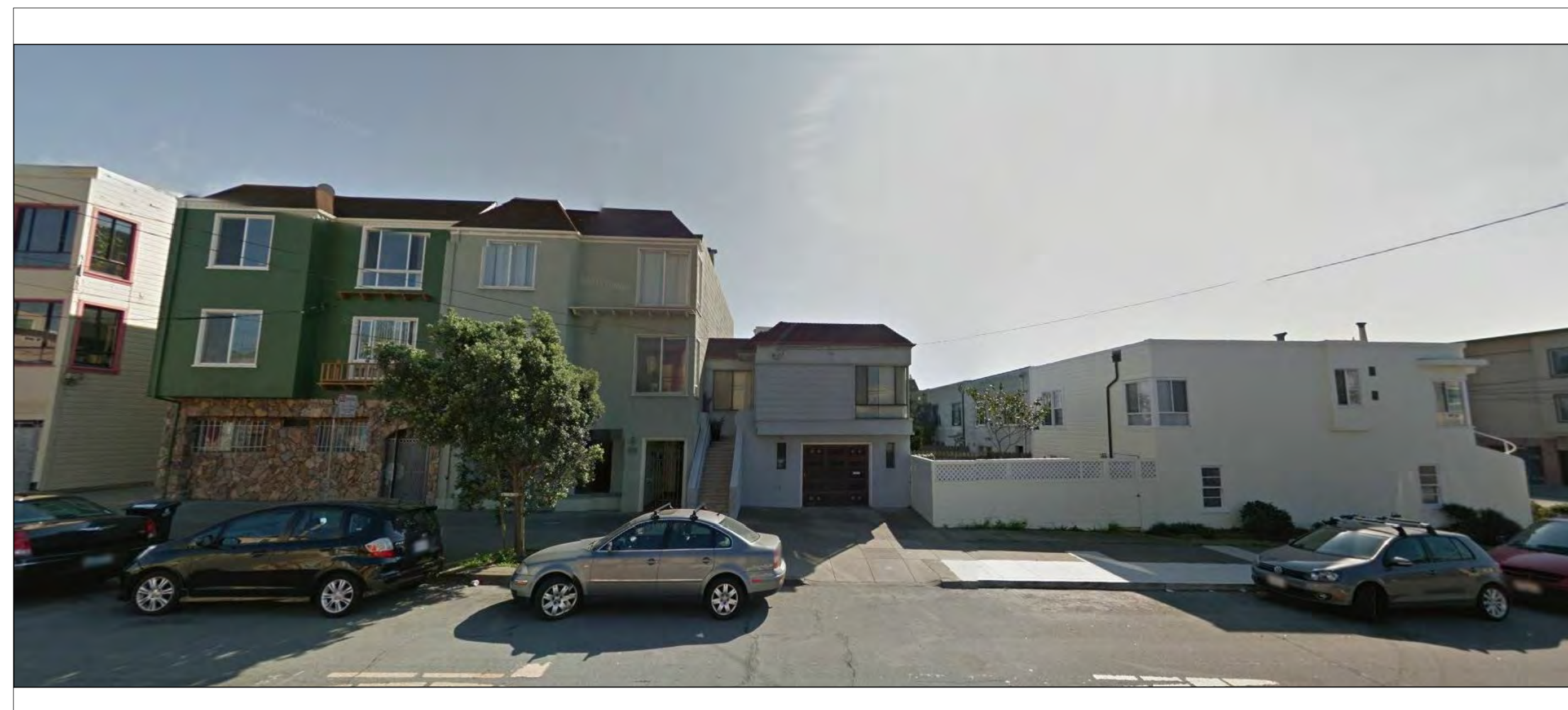
4 (E) REAR FACADE OF THE SUBJECT BUILDING N.T.S.



5 (E) REAR VIEW OF THE ADJACENT BUILDINGS (BLOCK/LOT: 4147/028) N.T.S.



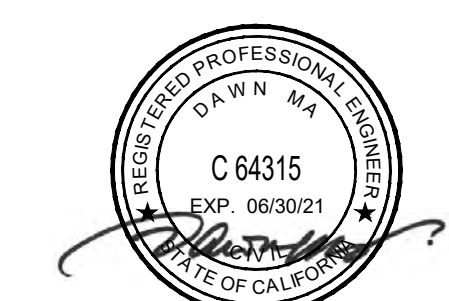
6 (E) BUILDINGS ON THE FACING SIDE OF THE STREET (SE) N.T.S.



7 (E) BUILDINGS ON THE FACING SIDE OF THE STREET (SW) N.T.S.

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

(E) SITE PHOTOS

JOB NO: 17140
 SCALE: N/A DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_(E)PHOTOS.dwg
 DRAWING NO: 2 OF 36
 SHEET NO:

PHOTOS

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

- Fill out the project information in the Verification box at the right.
- Submittal must be a minimum of 11" x 17".
- This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

PROJECT NAME

BLOCK/LOT

ADDRESS

PRIMARY OCCUPANCY

GROSS BUILDING AREA

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL (sign & date)
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



DIRECTOR OF BUILDING INSPECTION STAMP

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads ²	2 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

FIRM

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.



Q-ARCHITECTURE, INC.
4243 25th St. San Francisco, CA 94114
T +1 415 695 2700
F +1 415 695 1308
www.que-arch.com

THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122
BLOCK/LOT: 1706/071

REVISIONS

NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

GREEN BUILDING SUBMITTAL

JOB NO: 17140

SCALE: N/A DATE: 05/14/20

DRAWN BY: DMA / DRG

FILE: 17140_CO-bid.dwg

DRAWING NO: 3 OF 36

SHEET NO:

GS5

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
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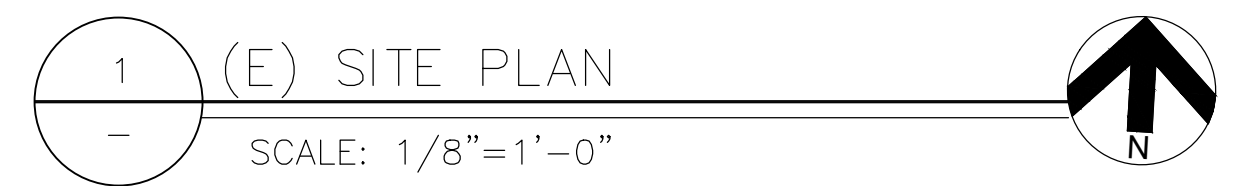
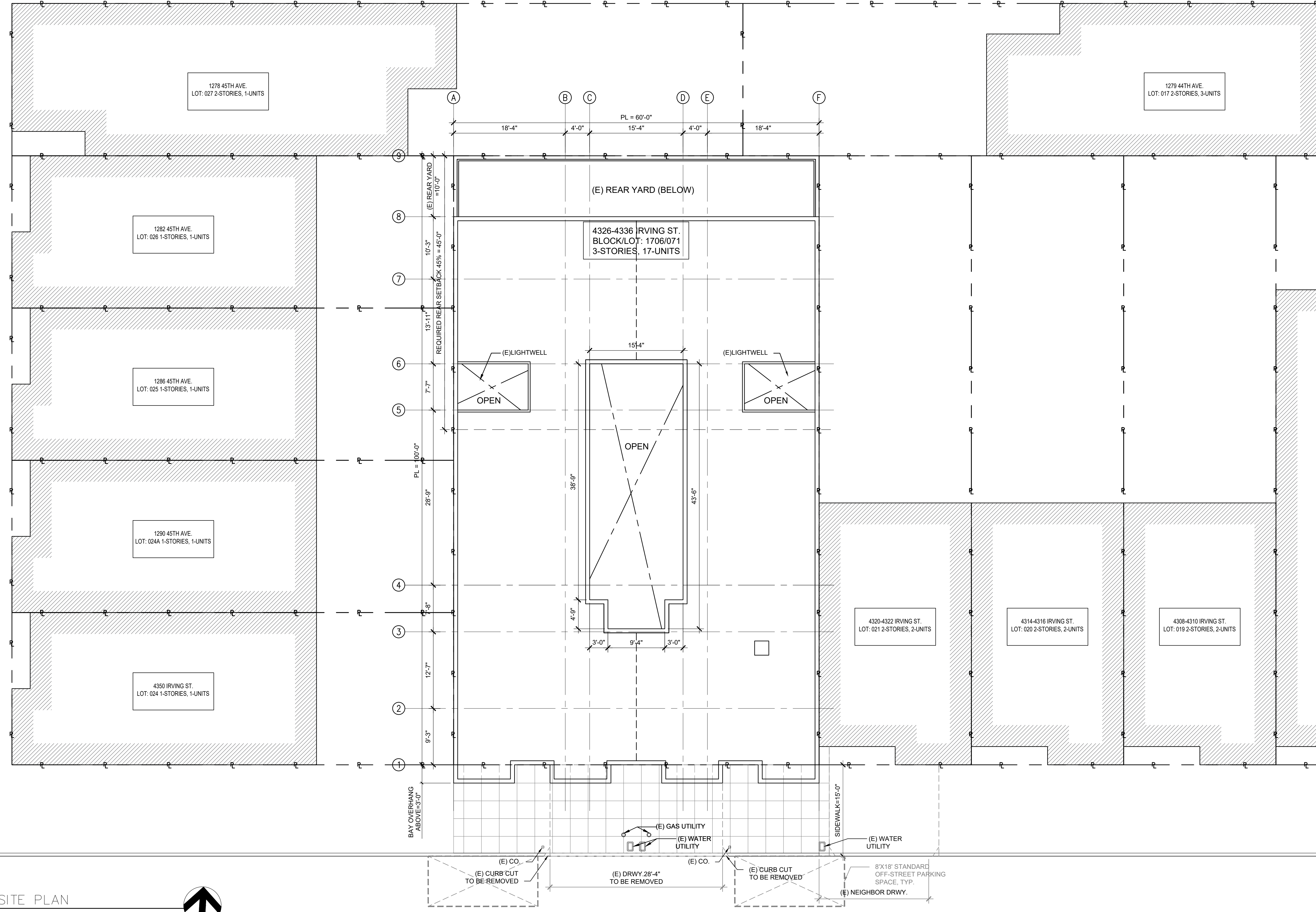
SHEET TITLE

(E) SITE PLAN

JOB NO: 17140
 SCALE: 1/8"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 4 OF 36
 SHEET NO:

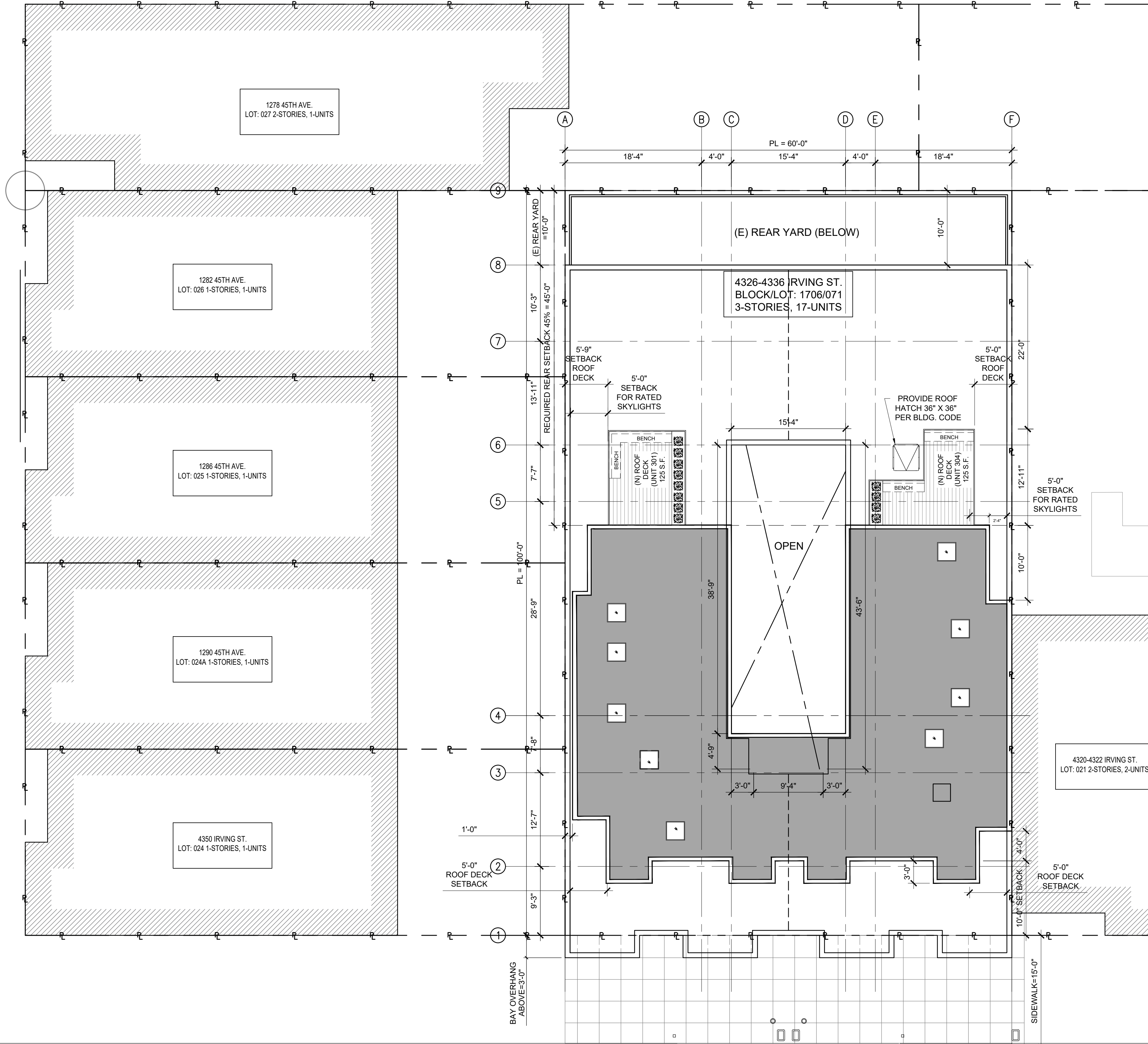
A101

45TH AVE.



IRVING STREET

45TH AVE.



EXISTING				PROPOSED			
(E) 1ST FLOOR				(N) 1ST FLOOR			
UNIT	BED	BATH	UNIT SQ.	UNIT	BEDRM	BATHRM	UNIT SQ.FT.
N/A				(N) #101	4	3	1152
				(N) #102	1	1	375
				(N) #103	2	2	631
				(N) #104	3	2	705
				(N) #105	3	3	805
(E) 2ND FLOOR				(E) 2ND FLOOR			
UNIT	BEDRM	BATHRM	UNIT SQ.FT.	UNIT	BEDRM	BATHRM	UNIT SQ.FT.
(E) #201	1	1.5	527	(E) #201	2	2	527 N/C
(E) #202	3	1	725	(E) #202	3	2	725 N/C
(E) #203	2	1	725	(E) #203	3	2	725 N/C
(E) #204	1	1.5	528	(E) #204	1	1	528 N/C
(E) #205	3	1	730	(E) #205	3	2	730 N/C
(E) #206	2	1	730	(E) #206	3	2	730 N/C
(E) 3RD FLOOR				(E) 3RD FLOOR			
UNIT	BEDRM	BATHRM	UNIT SQ.FT.	UNIT	BEDRM	BATHRM	UNIT SQ.FT.
(E) #301	1	1	481	(E) #301	1	1.5	636
(E) #302	2	1	722	(E) #302	3	2	722 N/C
(E) #303	2	1	725	(E) #303	3	2	725 N/C
(E) #304	1	1	481	(E) #304	1	1.5	523
(E) #305	2	1	672	(E) #305	3	2	830
(E) #306	2	1	672	(E) #306	2	1	730
				(N) 4TH FLOOR			
UNIT	BEDRM	BATHRM	UNIT SQ.FT.	UNIT	BEDRM	BATHRM	UNIT SQ.FT.
(N) #301	2	2	576				
(N) #304	2	2	577				
(N) #305	2	2	547				
(N) #306	2	2	530				

EXISTING				PROPOSED			
(E) 3RD FLOOR				TOTAL (3RD+4TH FLOOR)			
UNIT	BEDRM	BATHRM	UNIT SQ.FT.	UNIT	BEDRM	BATHRM	UNIT SQ.FT.
(E) #301	1	1	481	(N) #301	3	3.5	1212
(E) #304	1	1	481	(N) #304	3	3.5	1100
(E) #305	2	1	672	(N) #305	5	4	1377
(E) #306	2	1	672	(N) #306	4	3	1260

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THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
INSPECTION STAMP

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

1 (N) SITE PLAN
 SCALE: 1/8"=1'-0"

IRVING STREET

SHEET TITLE
(N) SITE PLAN
 JOB NO: 17140
 SCALE: 1/8"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 5 OF 36
 SHEET NO:
A102

**THE IRV
DEVELOPMENT
VERTICAL ADDITION**

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122
BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
INSPECTION STAMP

REVISIONS

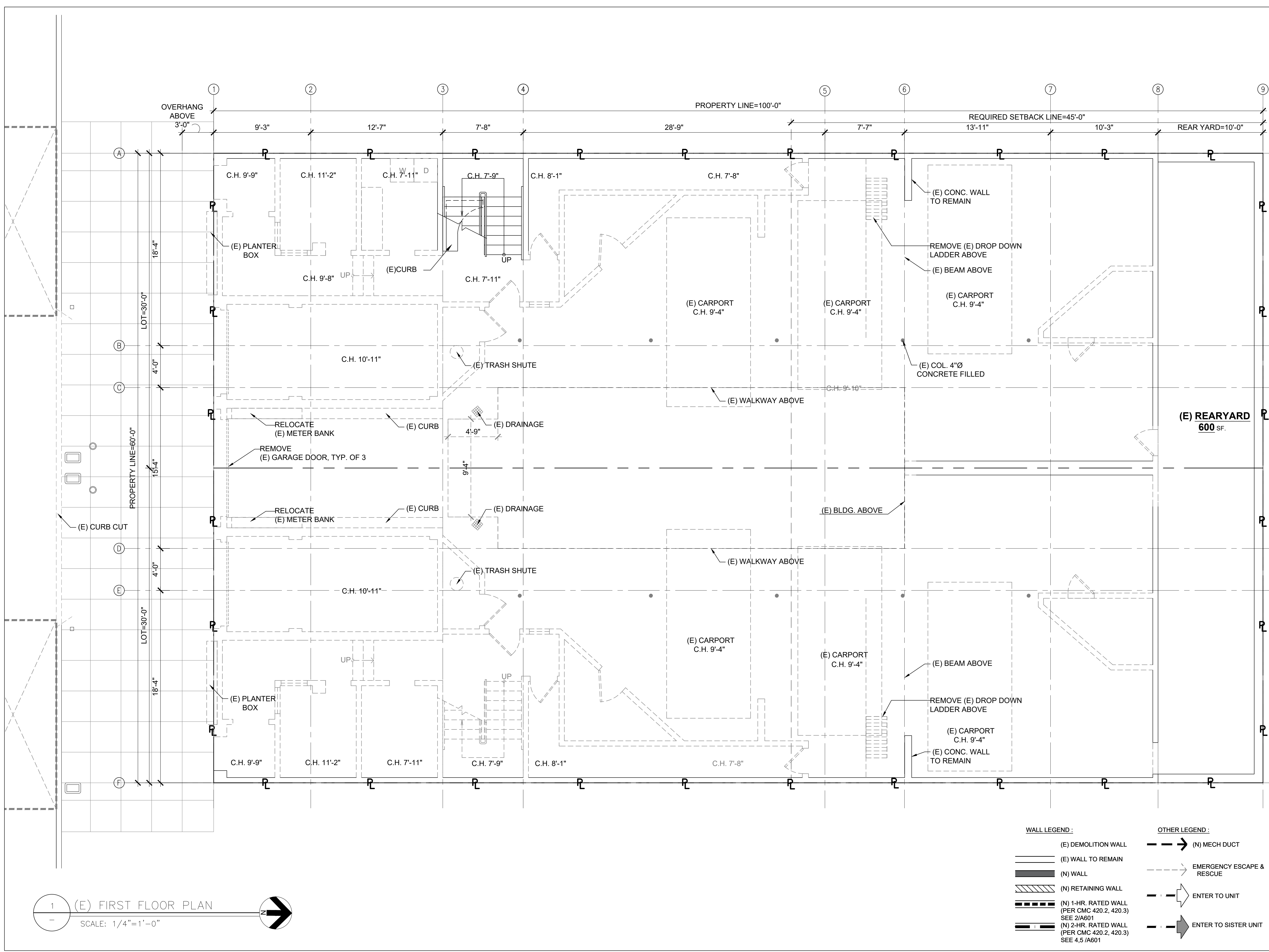
NO.	DATE	DESCRIPTION
	09/03/19	PRE-APP MTG W/ BLDG & FIRE
1	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

**(E) FRIST
FLOOR PLAN**

JOB NO: 17140
SCALE: 1/4"=1'-0" DATE: 05/14/20
DRAWN BY: DMA / DRG
FILE: 17140_A0100-BID.dwg
DRAWING NO: 6 OF 36
SHEET NO:

A103



1 (E) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4, 5/A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

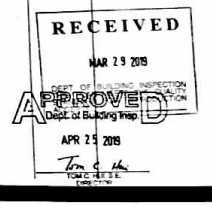
THE IRV DEVELOPMENT :
ADU PERMIT
 4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122

BLOCK/LOT: 1706/051
 & 1706/050



REVISIONS

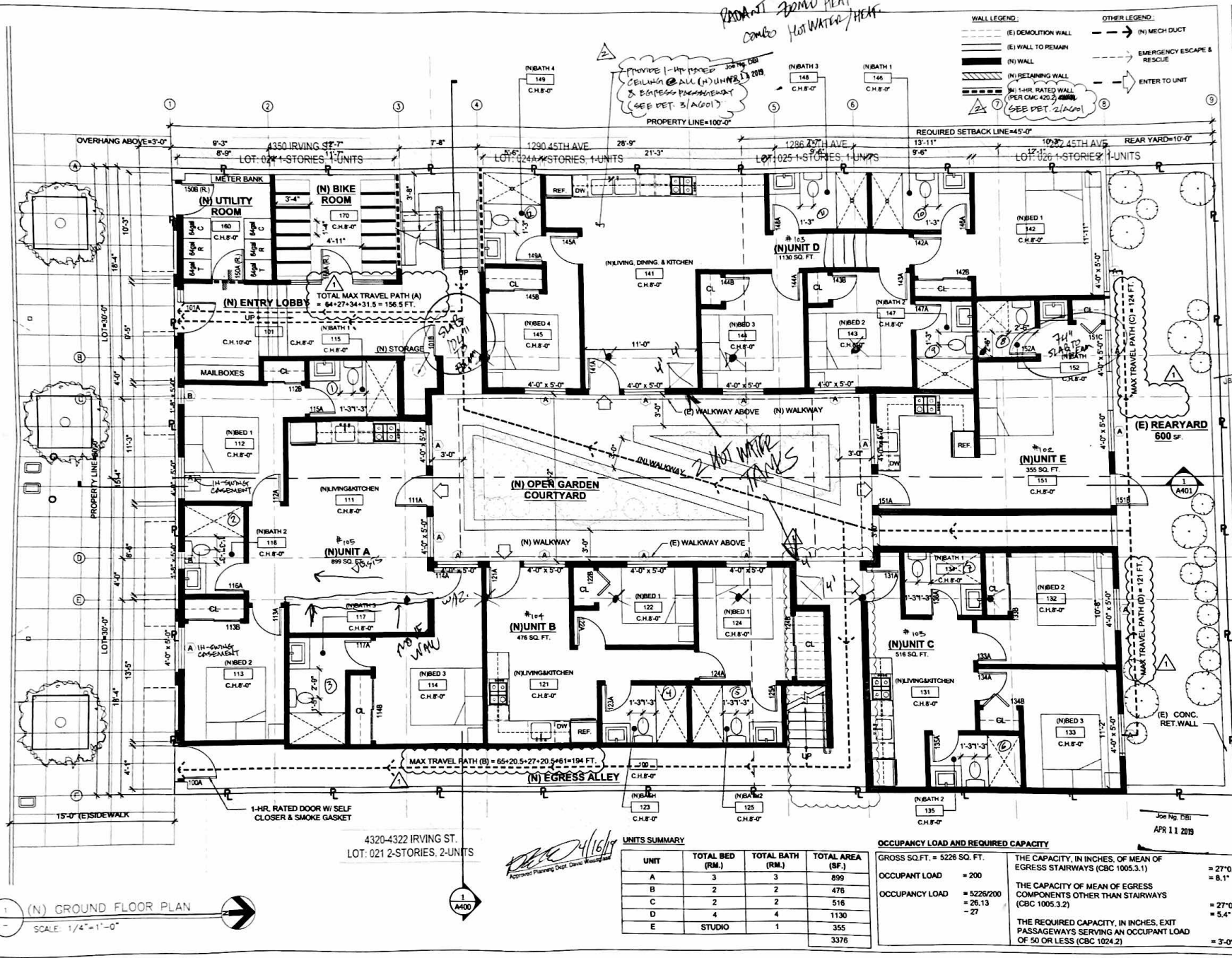
NO.	DATE	DESCRIPTION
-	12/11/18	PERMIT SUBMITTAL
△	2/25/19	RESPONSE TO PCC



(N) GROUND FLOOR PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 02/25/19
 DRAWN BY: DMAYB
 FILE: 17140_A100.dwg
 DRAWING NO: 7 OF 36
 SHEET NO:

A104



UNITS SUMMARY

UNIT	TOTAL BED (RM.)	TOTAL BATH (RM.)	TOTAL AREA (SF.)
A	3	3	899
B	2	2	476
C	2	2	516
D	4	4	1130
E	STUDIO	1	355
			3376

OCCUPANCY LOAD AND REQUIRED CAPACITY

GROSS SQ.FT. = 5226 SQ.FT.	THE CAPACITY, IN INCHES, OF MEAN OF EGRESS STAIRWAYS (CBC 1005.3.1)	= 27"0.3
OCCUPANT LOAD = 200		= 8.1"
OCCUPANCY LOAD = 5226/200 = 26.13	THE CAPACITY OF MEAN OF EGRESS COMPONENTS OTHER THAN STAIRWAYS (CBC 1005.3.2)	= 27"0.2
OCCUPANCY LOAD = 27		= 5.4"
	THE REQUIRED CAPACITY, IN INCHES, EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF 50 OR LESS (CBC 1024.2)	= 3'-0"

REF TO PA#20181166157
 FOR REFERENCE ONLY

(N) GROUND FLOOR PLAN
 SCALE: 1/4"=1'-0"

THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS

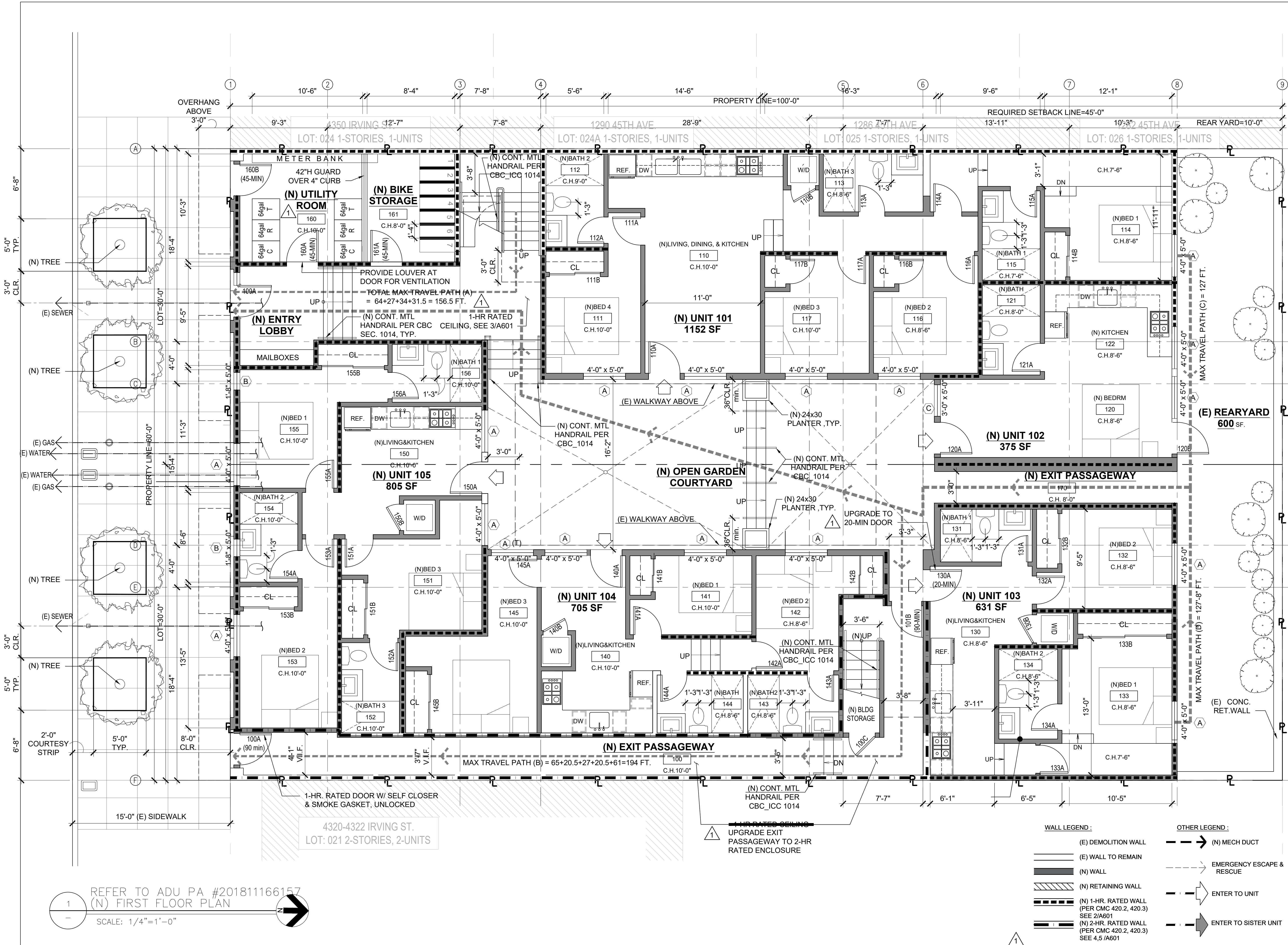
NO.	DATE	DESCRIPTION
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2	09/05/19	PERMIT SUBMITTAL
3	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

(N) FIRST FLOOR PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 8 OF 36
 SHEET NO:

A105

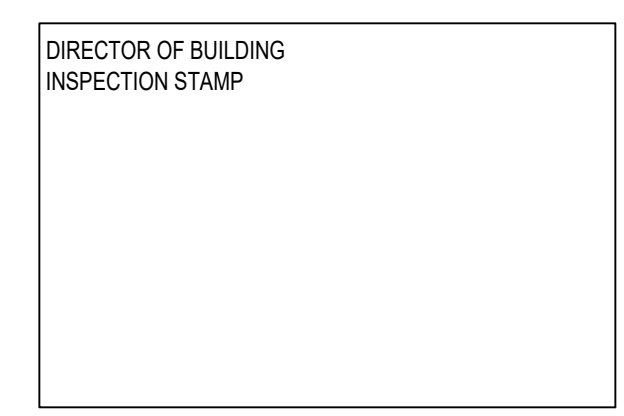


- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4.5/A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

REFER TO ADU PA #20181166157
 (N) FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071

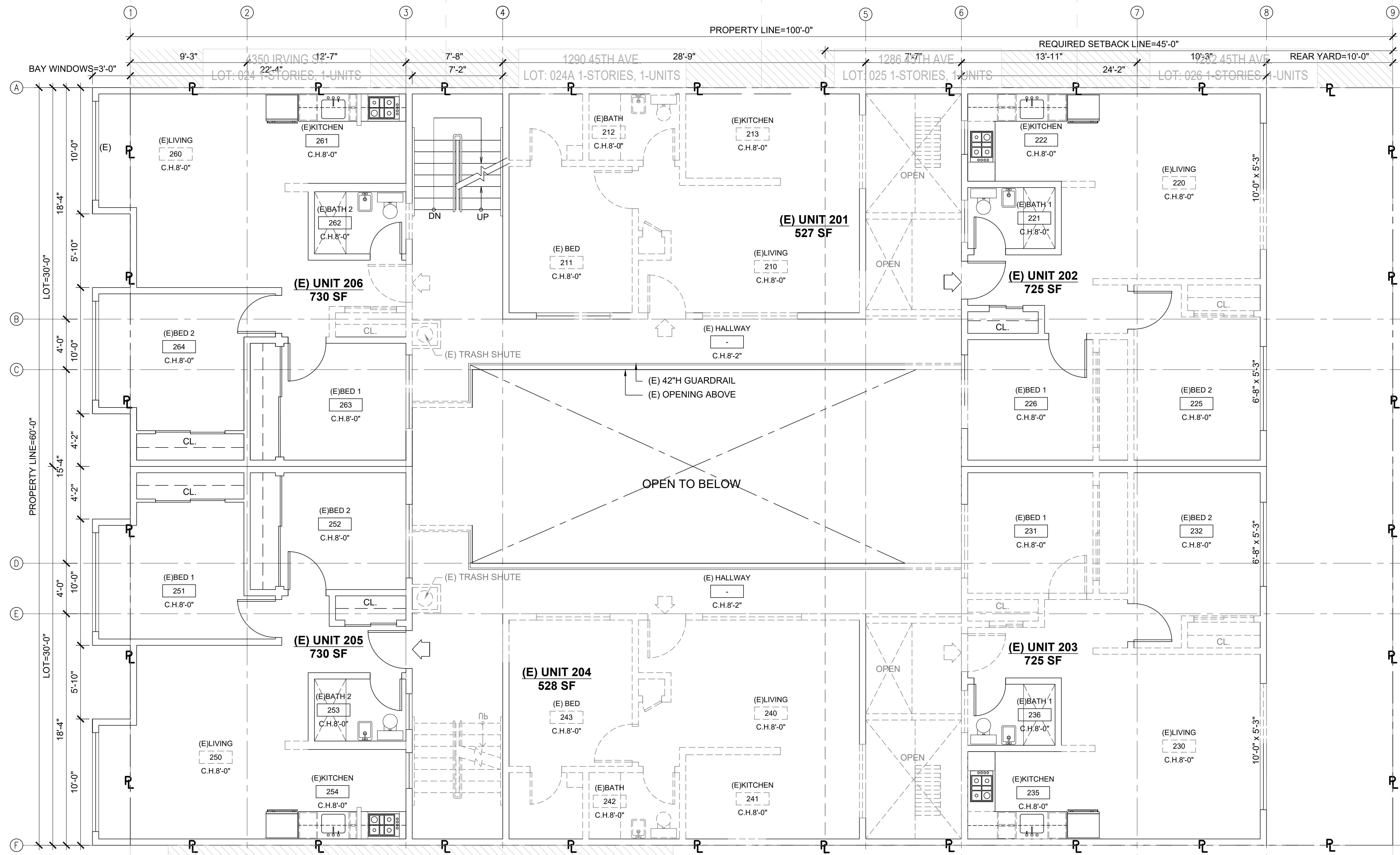


REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE
(E) SECOND FLOOR PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 9 OF 36
 SHEET NO:

A106



- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4.5 /A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

1 (E) 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"

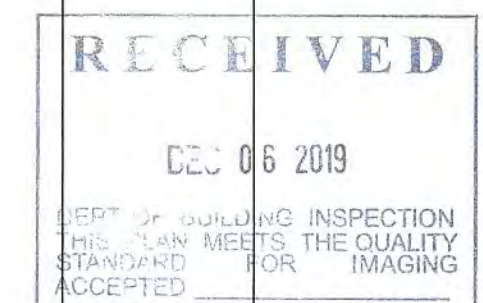
REVISIONS

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS		
NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL
1	12/04/19	RESPONSE TO BUILD. PCC

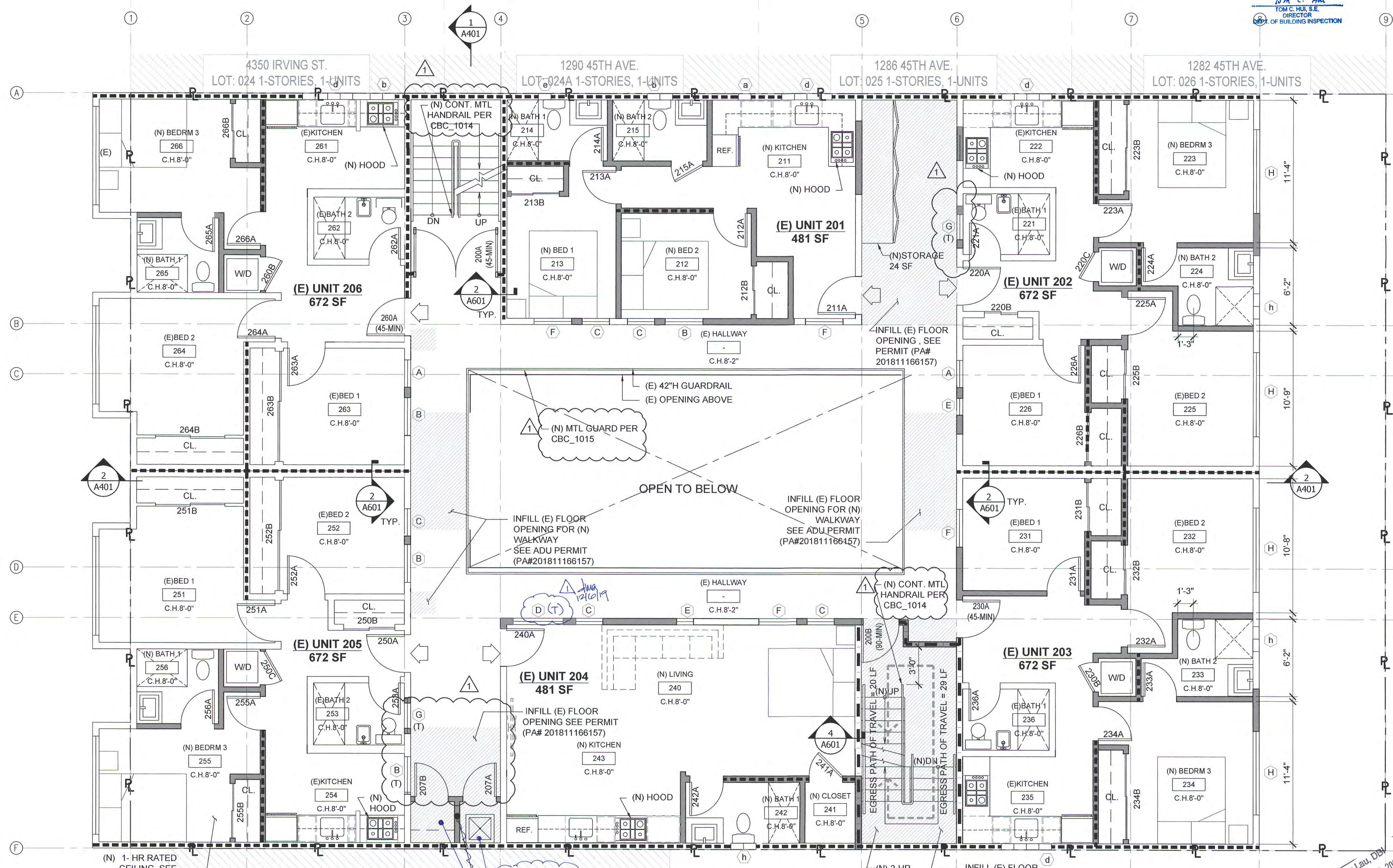


SHEET TITLE
(N) 2ND FLOOR PLAN

JOB NO: 17140
SCALE: 1/4"=1'-0" DATE: 11/18/19
DRAWN BY: DMA / DRG
FILE: 17140_A0100-STRUCTURAL REVISION.dwg
DRAWING NO: 10 OF 36
SHEET NO:

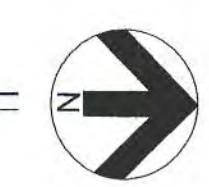
A107

REF TO PA#201911187535
FOR REFERENCE ONLY



- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4, 5 /A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

PA #201908280016
REFER TO ADU
(N) 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



Dee Lau, SFFD
DEC 06 2019

Nelson Lau, DBP
DEC - 6 2019

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
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 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
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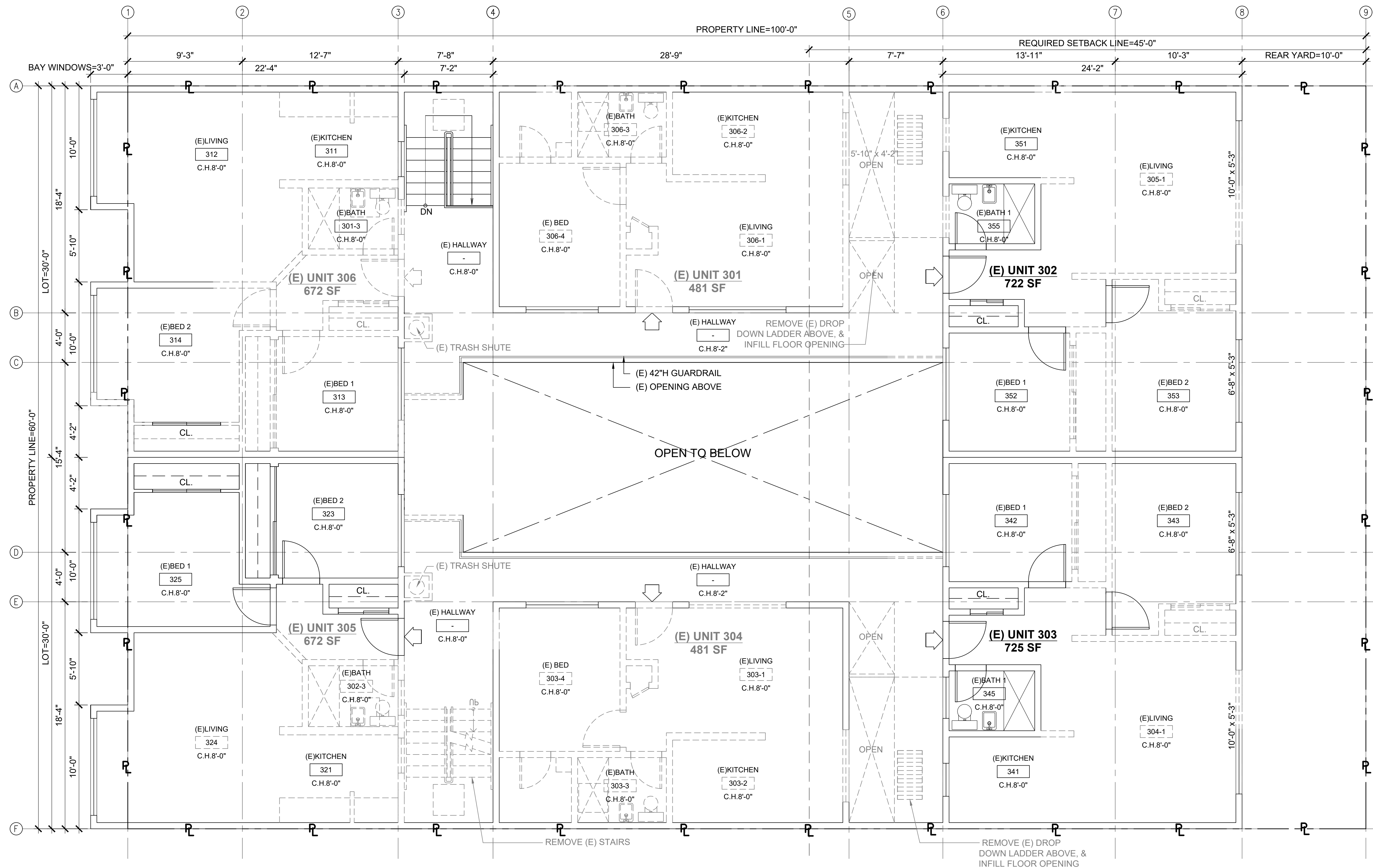
REVISIONS		
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2	09/05/19	PERMIT SUBMITTAL
	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

(E) THIRD FLOOR PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 11 OF 36
 SHEET NO:

A108



- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4.5 /A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT



(E) 3RD FLOOR PLAN

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

REVISIONS

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL
1	12/04/19	RESPONSE TO BUILD. PCC

RECEIVED

DEC 06 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR IMAGING
ACCEPTED

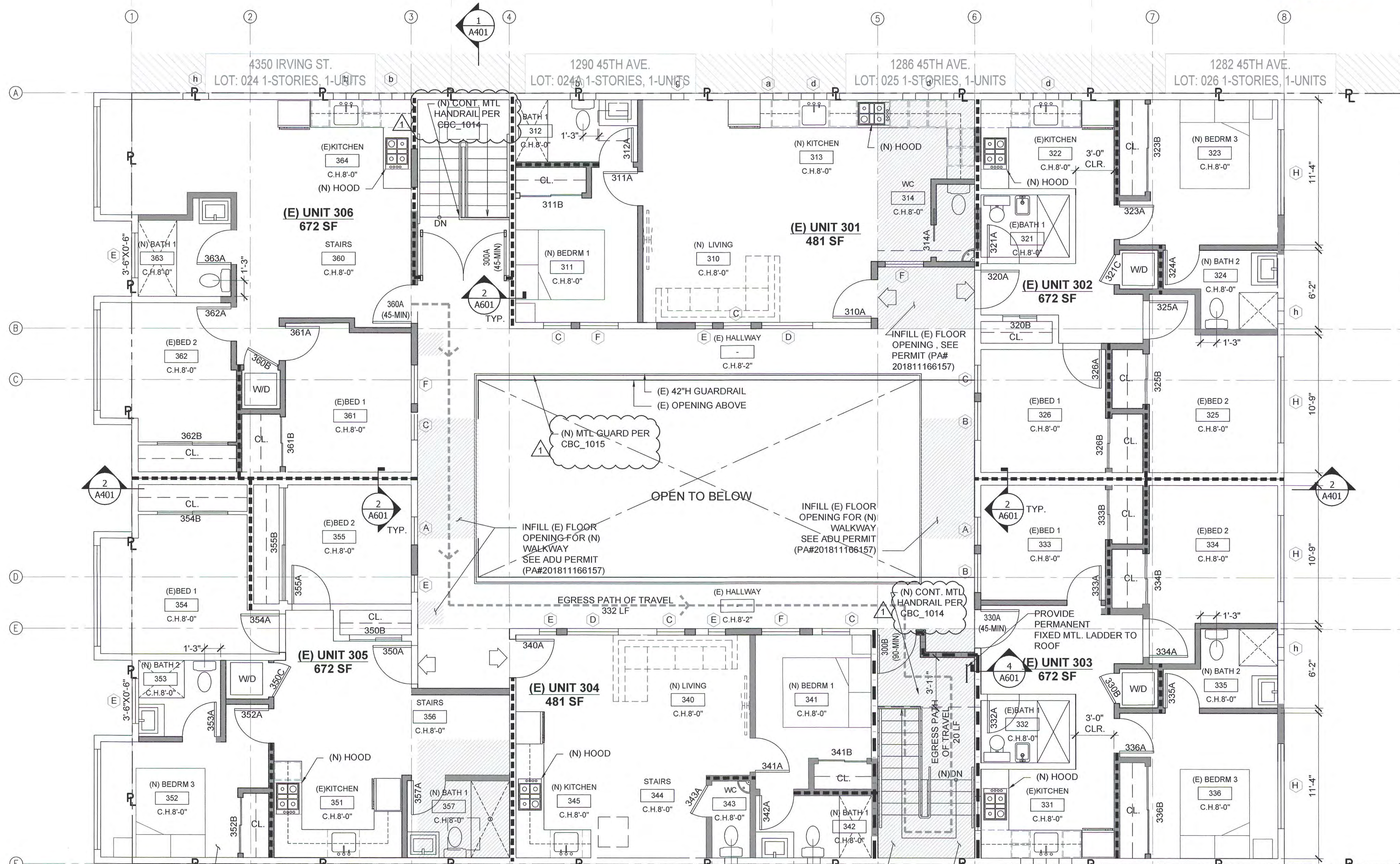
SHEET TITLE

(N) 3RD FLOOR PLAN

JOB NO: 17140
SCALE: 1/4"=1'-0" DATE: 11/18/19
DRAWN BY: DMA / DRG
FILE: 17140_A0100-STRUCTURAL REVISION.dwg
DRAWING NO: 12 OF 36
SHEET NO:

A109

REF TO PA#201911187535
FOR REFERENCE ONLY



WALL LEGEND:

- (E) DEMOLITION WALL
- (E) WALL TO REMAIN
- (N) WALL
- (N) RETAINING WALL
- (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
- (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4,5 /A601

OTHER LEGEND:

- (N) MECH DUCT
- EMERGENCY ESCAPE & RESCUE
- ENTER TO UNIT
- ENTER TO SISTER UNIT

Dee Lau, SFFD
DEC 06 2019

Nelson Lau, DBL
JLC - 6 2019



(N) 3RD FLOOR PLAN

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

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
 INSPECTION STAMP

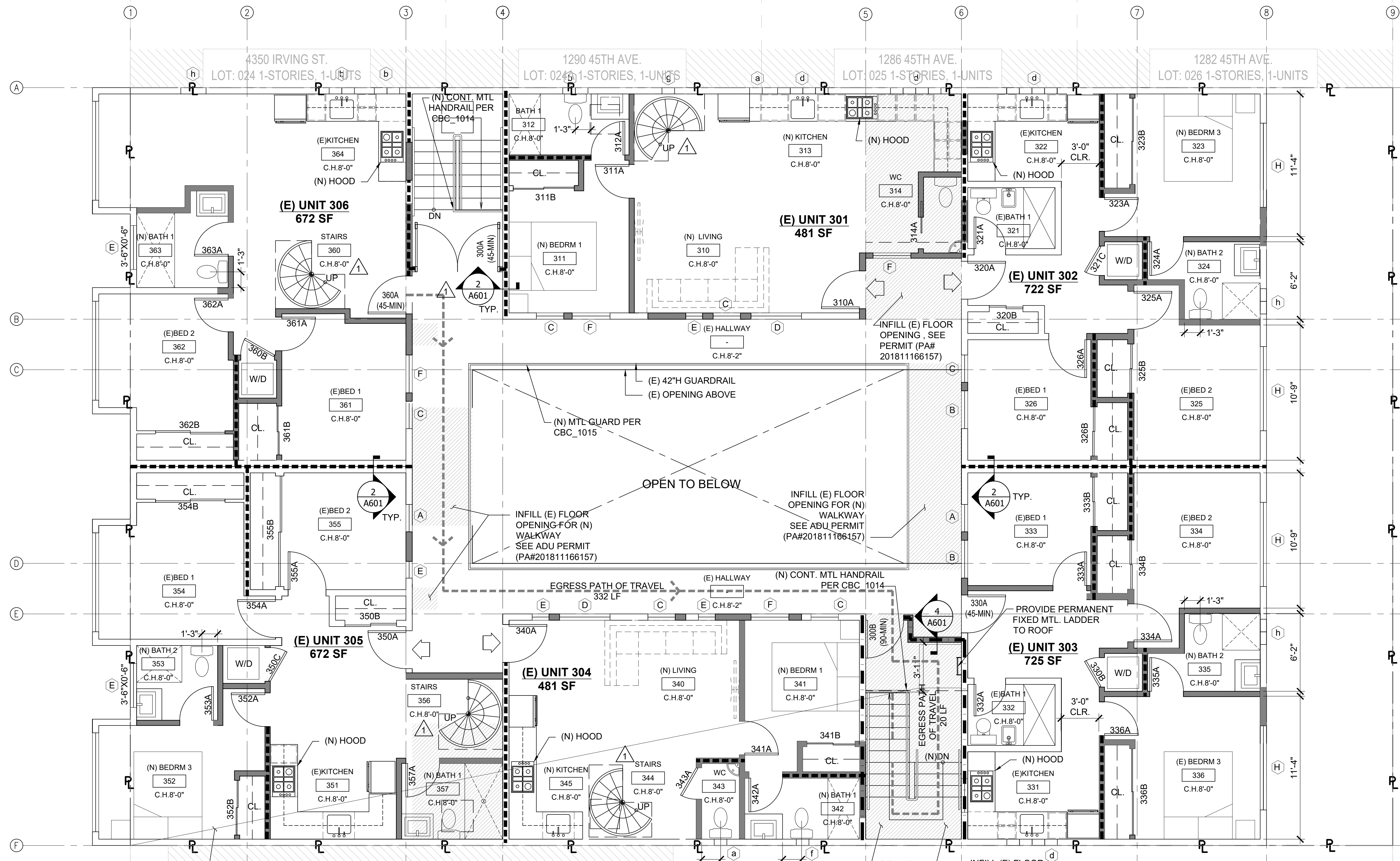
REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
3	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

**(N) THIRD
 FLOOR PLAN**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 13 OF 36
 SHEET NO:

A110

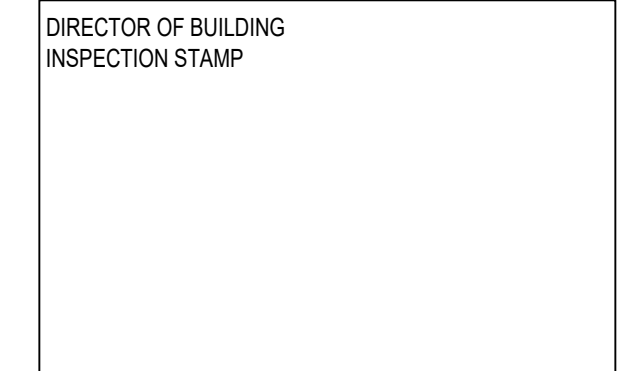


- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4.5 /A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

1 (N) 3RD FLOOR PLAN
 SCALE: 1/4"=1'-0"

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



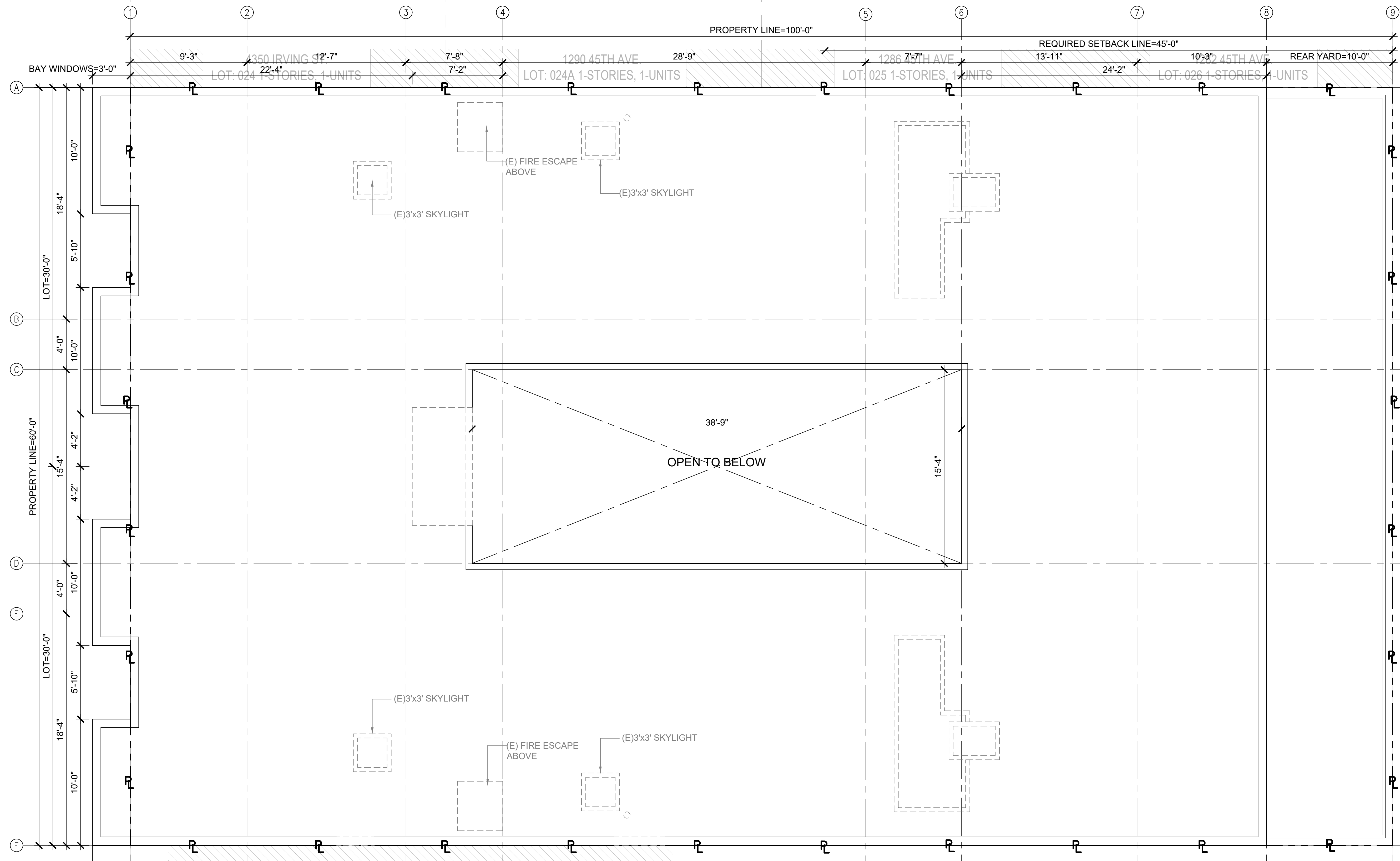
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2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

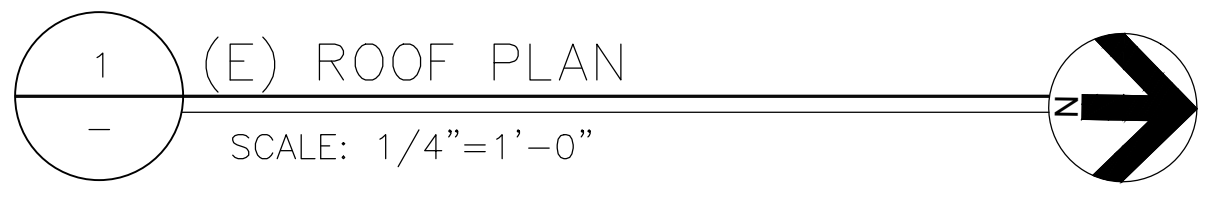
(E) ROOF PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 14 OF 36
 SHEET NO:

A111



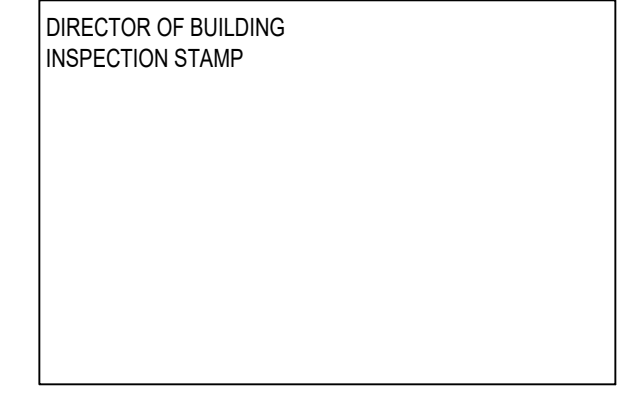
- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4, 5 /A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT



(E) ROOF PLAN
 SCALE: 1/4"=1'-0"

THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



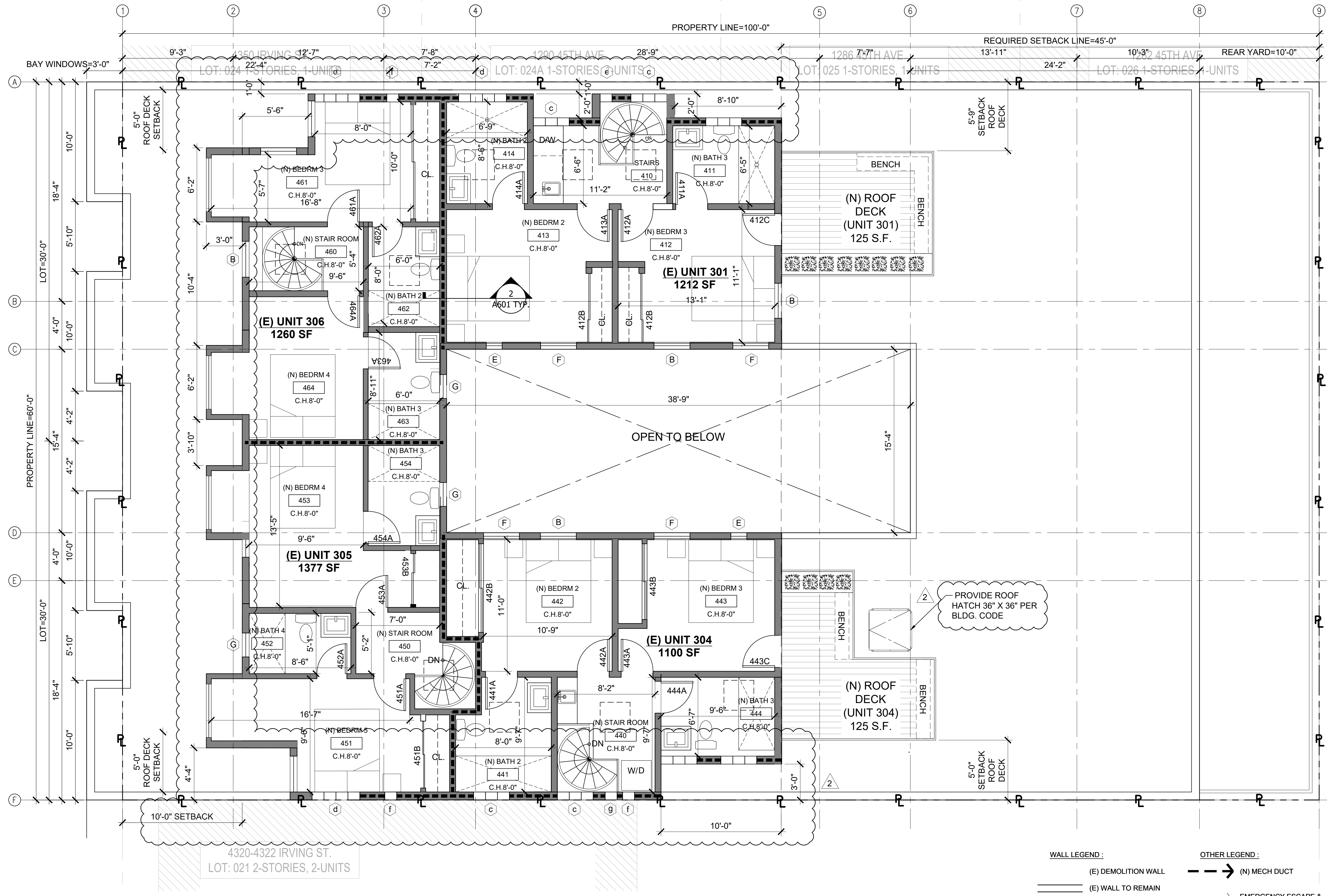
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1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

N) FOURTH FLOOR PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 15 OF 36
 SHEET NO:

A112

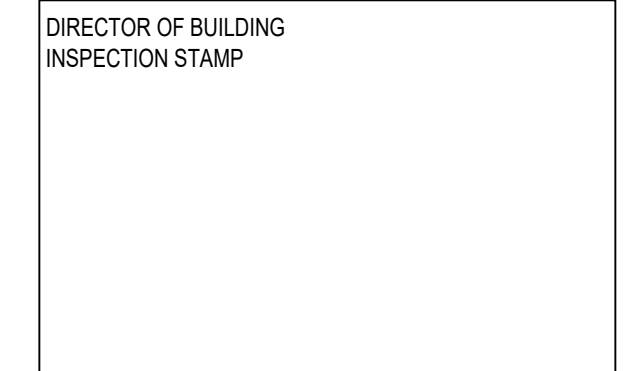


- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4.5/A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

1 (N) 4TH FLOOR PLAN
 SCALE: 1/4"=1'-0"

THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



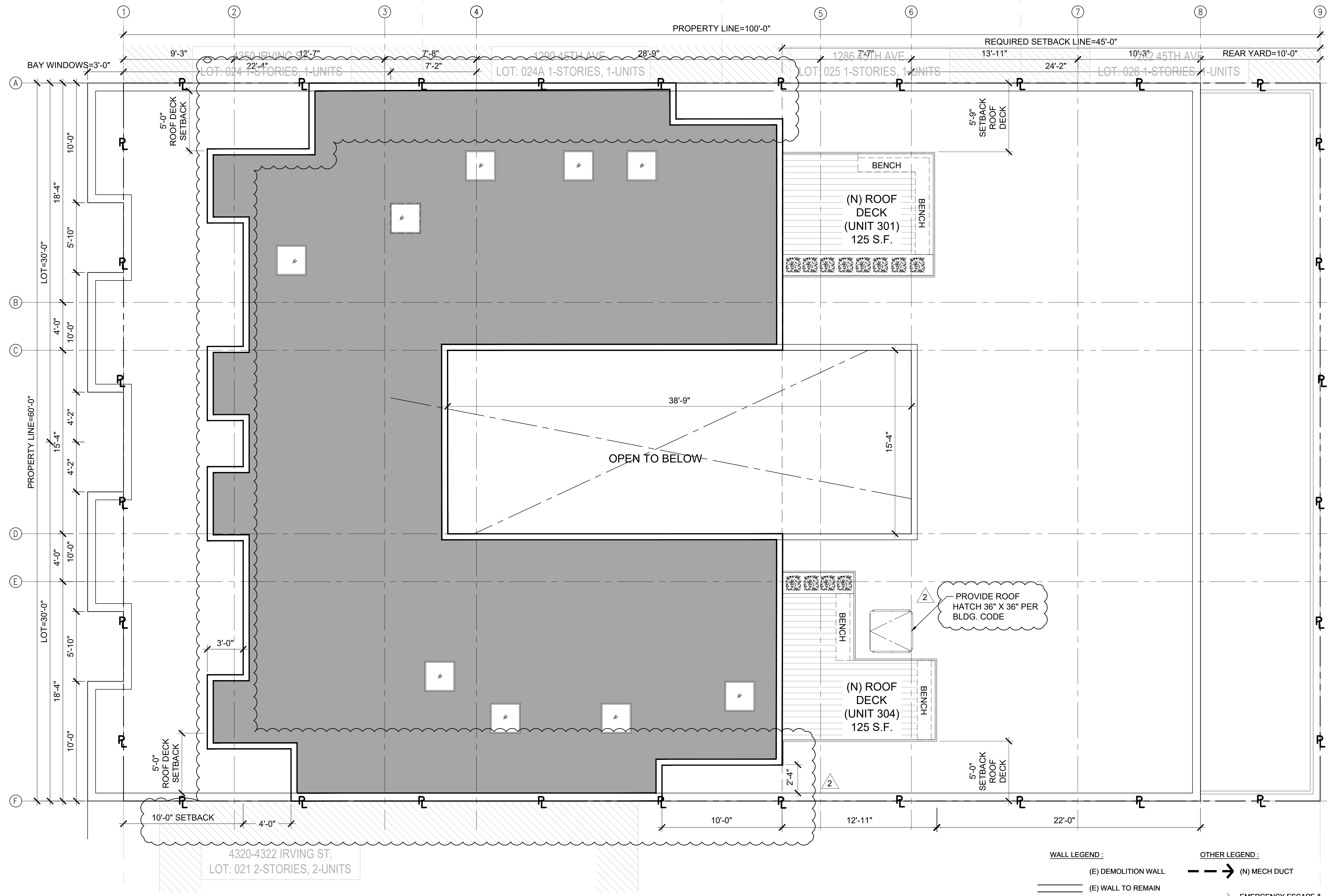
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2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

(N) ROOF PLAN

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A0100-BID.dwg
 DRAWING NO: 16 OF 36
 SHEET NO:

A113



1 (N) ROOF PLAN
 SCALE: 1/4"=1'-0"

- WALL LEGEND:**
- (E) DEMOLITION WALL
 - (E) WALL TO REMAIN
 - (N) WALL
 - (N) RETAINING WALL
 - (N) 1-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 2/A601
 - (N) 2-HR. RATED WALL (PER CMC 420.2, 420.3) SEE 4, 5 /A601
- OTHER LEGEND:**
- (N) MECH DUCT
 - EMERGENCY ESCAPE & RESCUE
 - ENTER TO UNIT
 - ENTER TO SISTER UNIT

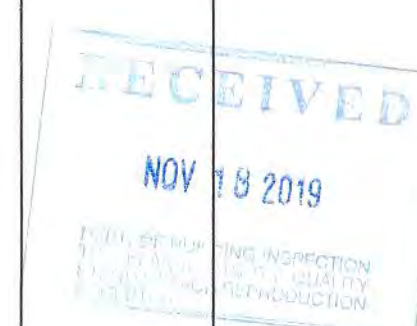
REVISIONS

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS		
NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL



SHEET TITLE
**(E) & (N)
FRONT ELEVATIONS**

JOB NO: 17140
SCALE: 1/4"=1'-0" DATE: 11/18/19
DRAWN BY: DMA / DRG
FILE: 17140_A300-STRUCTURAL REVISION.dwg
DRAWING NO: 17 OF 36
SHEET NO:

A300



1 (E) FRONT ELEVATION
SCALE: 1/4"=1'-0"

2 (N) FRONT ELEVATION
SCALE: 1/4"=1'-0"

40'-0" MAX. BLDG. HT.
(N) T.O. ROOF ± 37'-7"
(E) T.O. ROOF ± 29'-1"
(E) 3/F F.F. (+) 19'-7"
(E) 2/F F.F. ± 10'-7"
(E) H.P. FRONT SIDEWALK (-) ± 0'-0"
(E) L.P. FRONT SIDEWALK (-) 2'-4"
40'-0" MAX. BLDG. HT.
(N) T.O. ROOF ± 37'-7"
(N) 4/F F.F. ± 29'-1"
(E) T.O. ROOF ± 29'-1"
(E) 3/F F.F. (+) 19'-7"
(E) 2/F F.F. ± 10'-7"
(E) H.P. FRONT SIDEWALK (-) ± 0'-0"
(E) L.P. FRONT SIDEWALK (-) 2'-4"

LOT 024
4350 IRVING ST.

LOT 021
4320 IRVING ST.

LOT 024
4350 IRVING ST.

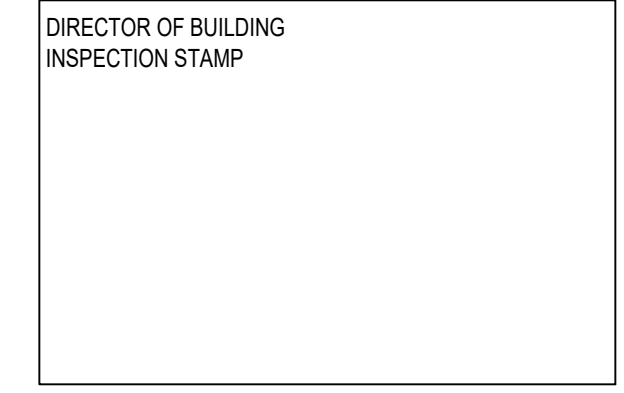
LOT 021
4320 IRVING ST.

Neison Lau, DBI
DEC - 5 2019

Dee Lau, SFFD
DEC 0 6 2019

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

**(N)
 FRONT ELEVATION**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A300-bid.dwg
 DRAWING NO: 18 OF 36
 SHEET NO:

A301





DEC - 9 2019

Tom C. Hui
DIRECTOR
CHIEF OF BUILDING INSPECTION



Q-ARCHITECTURE, INC.
4243 25th St. San Francisco, CA 94114
T +1 415 695 2700
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www.que-arch.com

REVISIONS

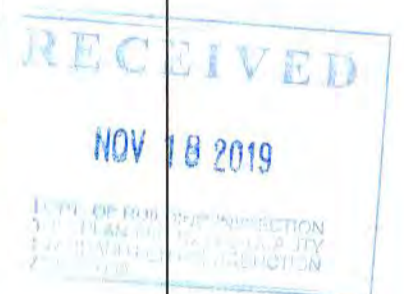
4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL



SHEET TITLE

(E) & (N) REAR ELEVATIONS

JOB NO: 17140

SCALE: 1/4"=1'-0" DATE: 11/18/19

DRAWN BY: DMA / DRG

FILE: 17140_A300-STRUCTURAL REVISION.dwg

DRAWING NO: 19 OF 36

SHEET NO:

A302

REF TO PA#201911187535
FOR REFERENCE ONLY



1 (E) REAR ELEVATION
SCALE: 1/4"=1'-0"

2 (N) REAR ELEVATION
SCALE: 1/4"=1'-0"

Nelson Lau, D31
DEC - 6 2019

Dee Lau, SFFD
DEC # 6 2019

11/15/2019 2:20:17 PM, BRGARCIA, IJ

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071

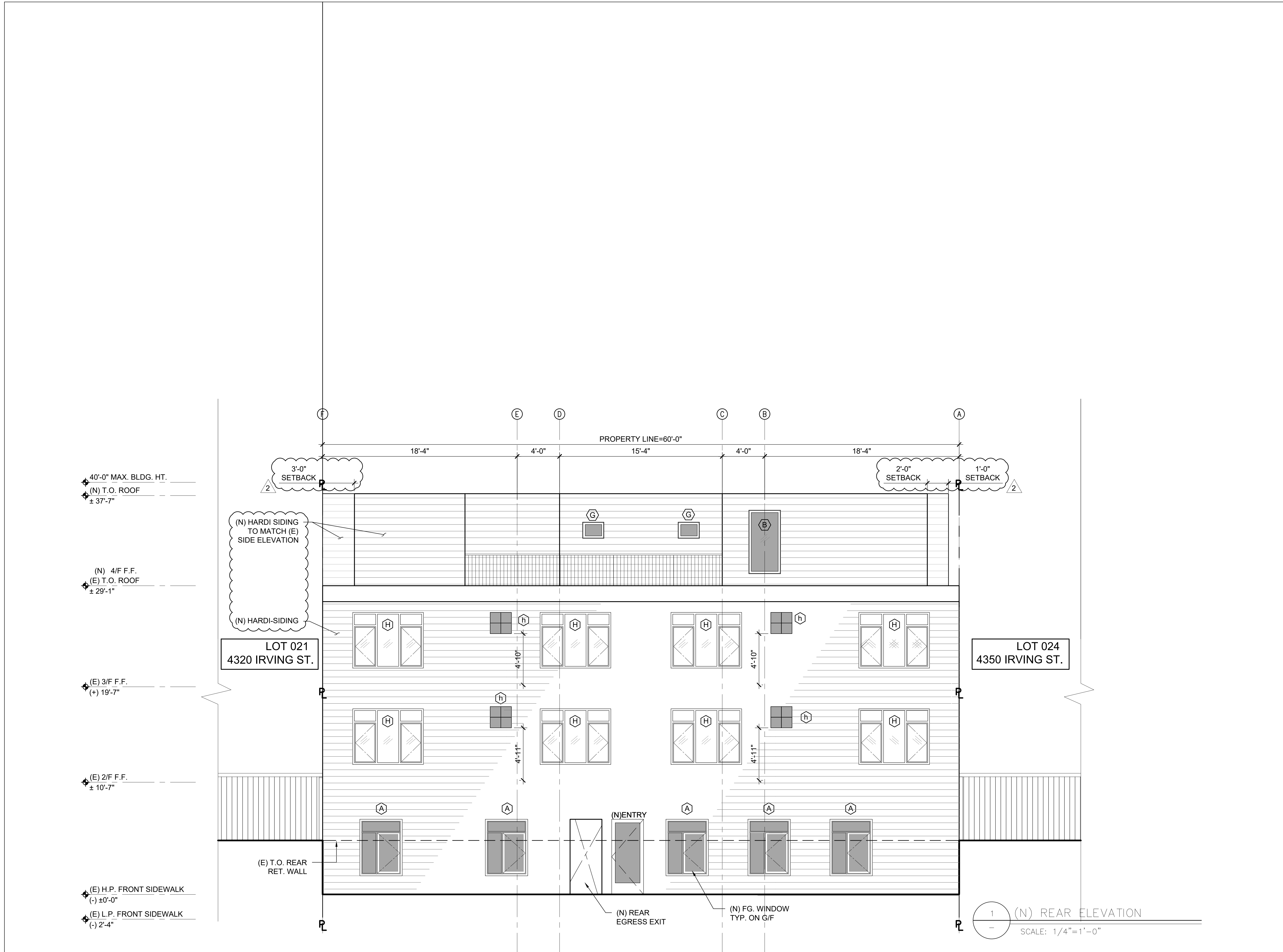


DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE
**(N)
 REAR ELEVATION**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A300-bid.dwg
 DRAWING NO: 20 OF 36
 SHEET NO:
A303



REVISIONS

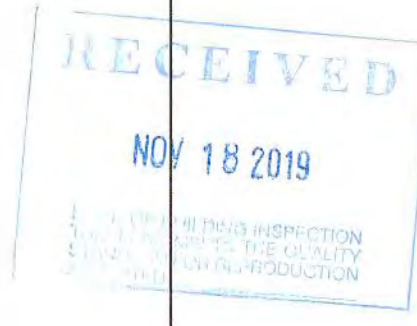
4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122

BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL

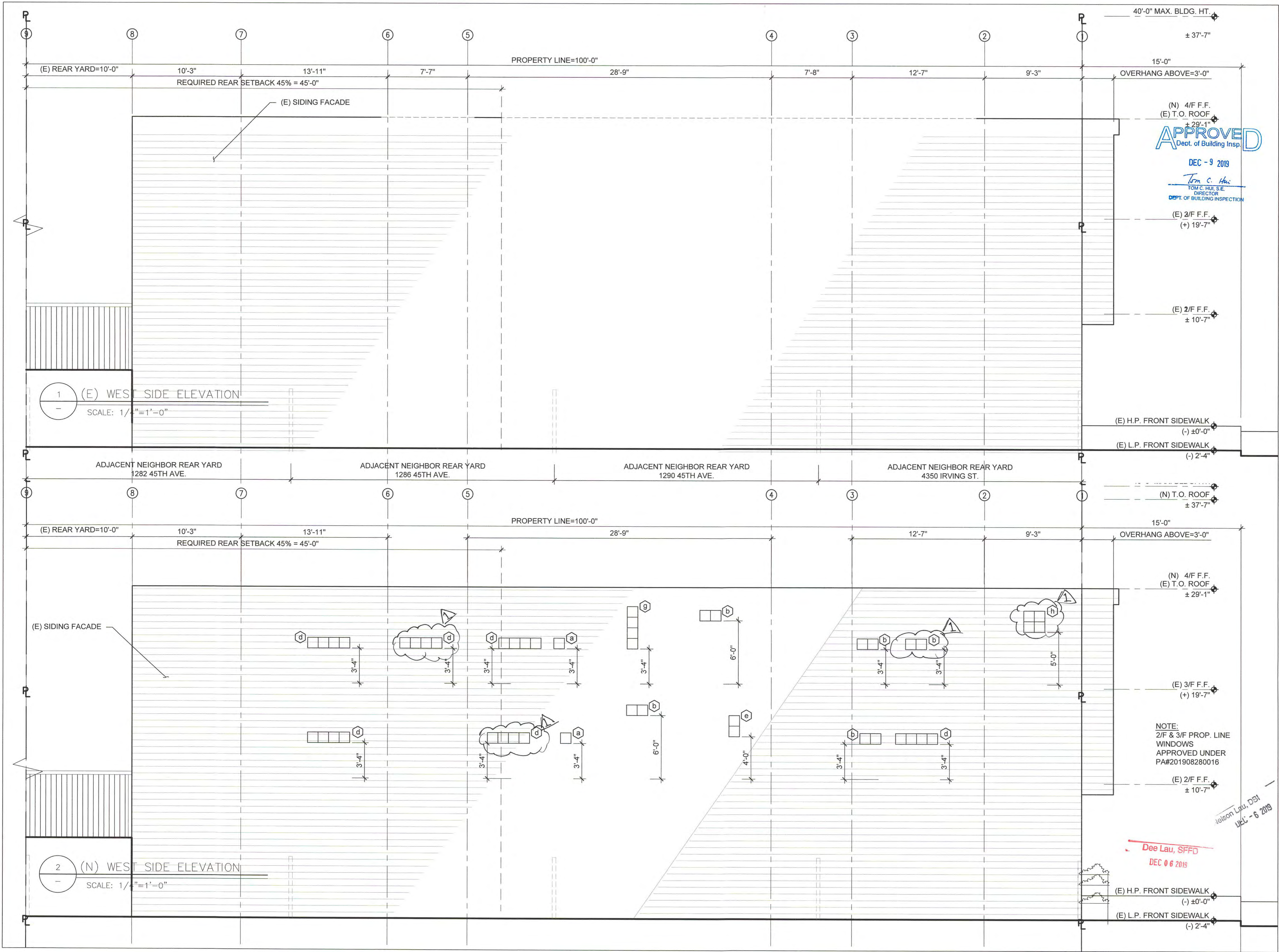


SHEET TITLE

(E) & (N)
 SIDE ELEVATIONS
 WEST

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 11/18/19
 DRAWN BY: DMA / DRG
 FILE: 17140_A300-STRUCTURAL REVISION.dwg
 DRAWING NO: 21 OF 36
 SHEET NO:

A304



REF TO PA#20191187535
 FOR REFERENCE ONLY

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



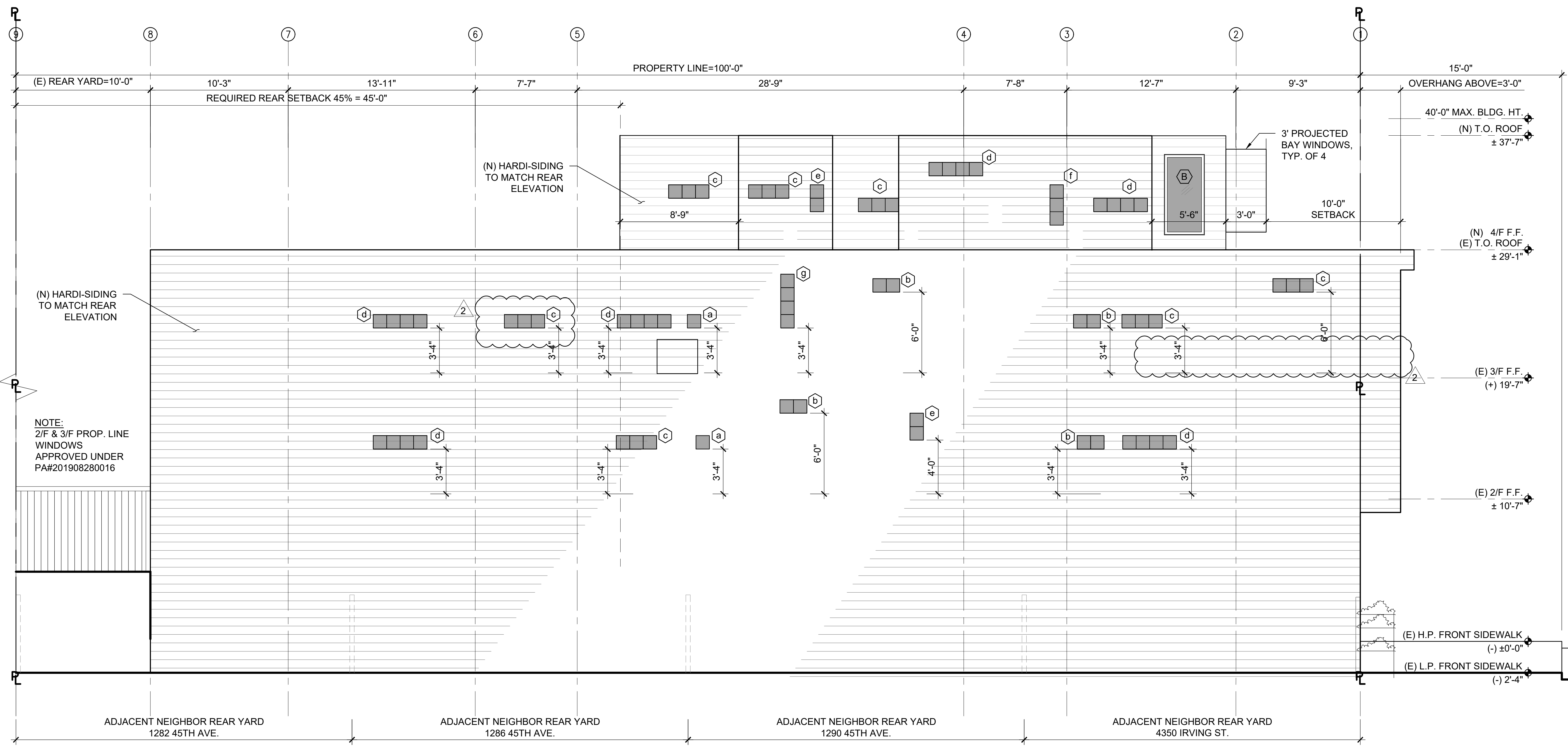
DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE
**(N)
 SIDE/WEST
 ELEVATION**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A300-bid.dwg
 DRAWING NO: 22 OF 36
 SHEET NO:

A306



1 (N) WEST SIDE ELEVATION
 SCALE: 1/4"=1'-0"

REVISIONS

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122

BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/19	PERMIT SUBMITTAL

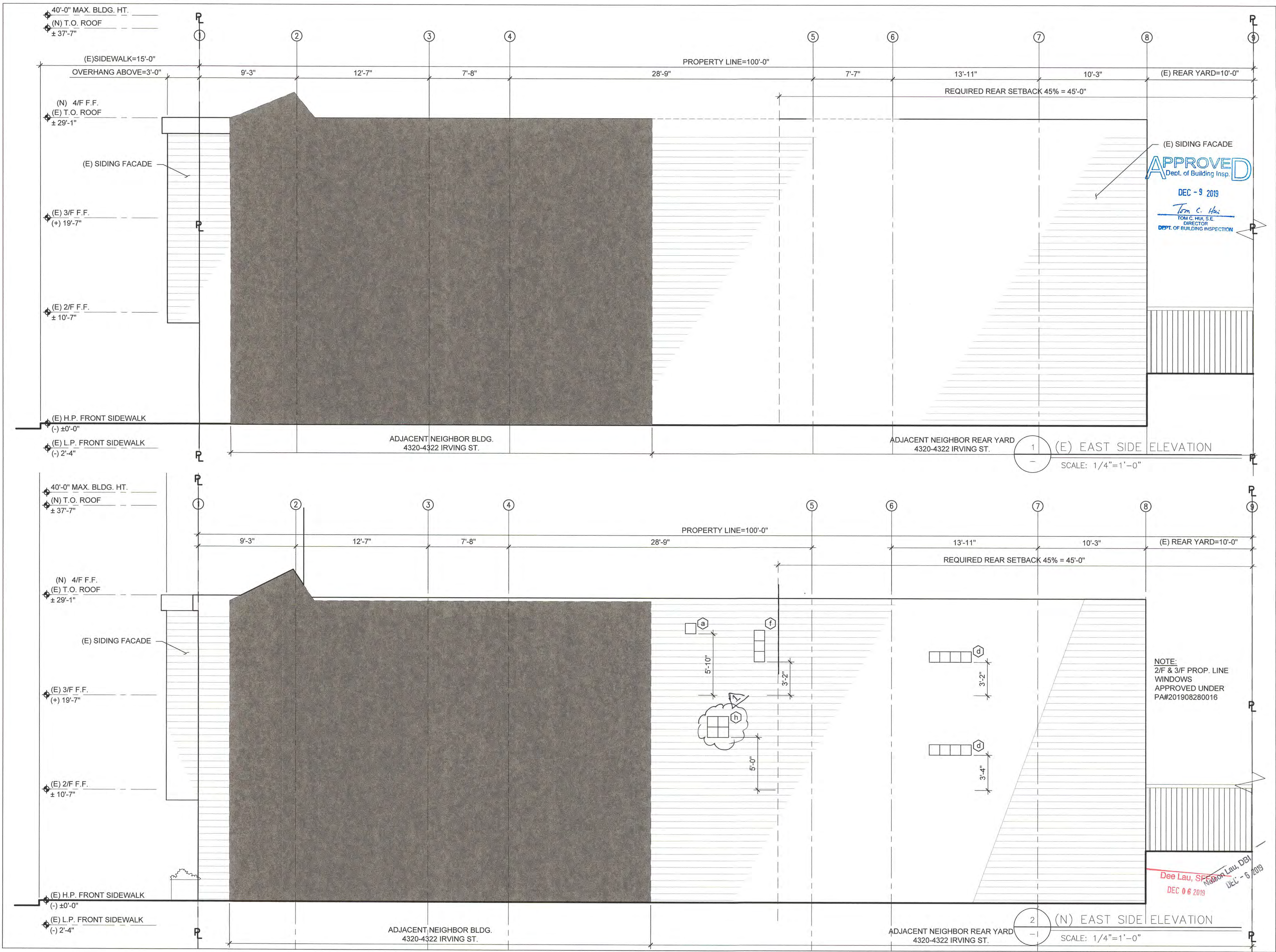


SHEET TITLE

(E) & (N) SIDE ELEVATIONS EAST

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 11/18/19
 DRAWN BY: DMA / DRG
 FILE: 17140_A300-STRUCTURAL REVISION.dwg.dwg
 DRAWING NO: 23 OF 36
 SHEET NO:

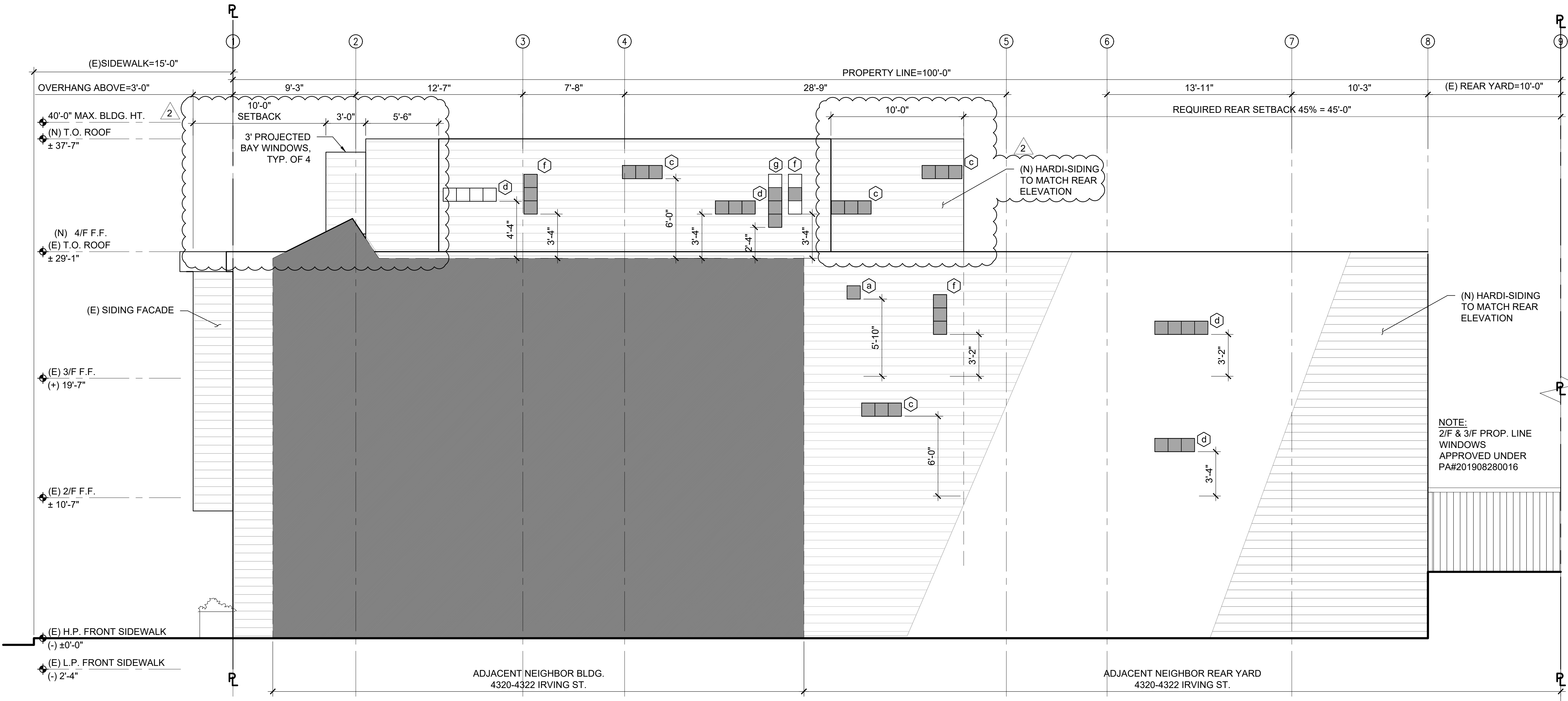
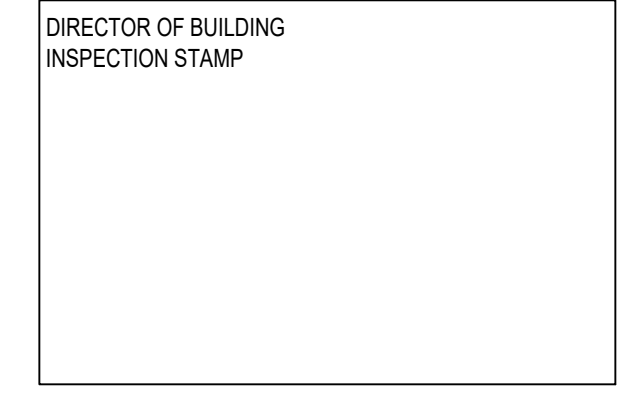
A306



REF TO PA#201911187535
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**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE
**(N)
 SIDE/EAST
 ELEVATION**

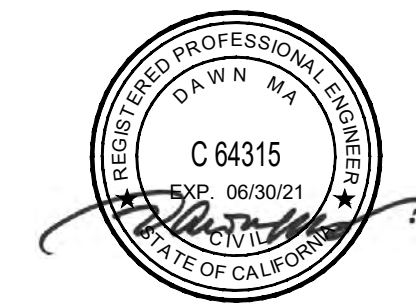
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 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140_A300-bid.dwg
 DRAWING NO: 24 OF 36
 SHEET NO:

A307

1 (N) EAST SIDE ELEVATION
 SCALE: 1/4"=1'-0"

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS

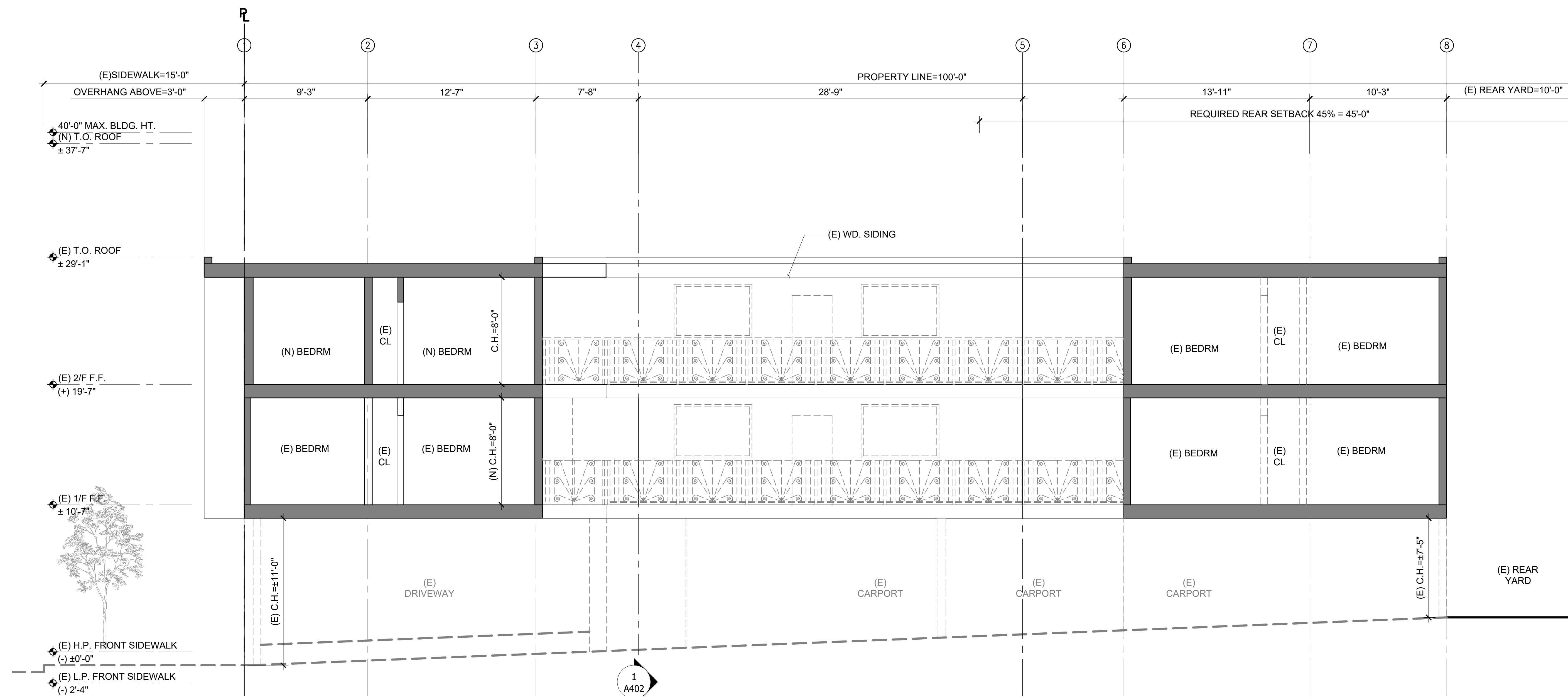
NO.	DATE	DESCRIPTION
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1	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO ROAT COMMENTS & OTHER REVISIONS

SHEET TITLE

**(E) BUILDING SECTION
 - LONGITUDINAL**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17-140 A400.dwg
 DRAWING NO: 25 OF 36
 SHEET NO:

A401



2 (E) LONGITUDINAL SECTION
 Scale: 1/4"=1'-0"

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



DIRECTOR OF BUILDING
 INSPECTION STAMP

REVISIONS

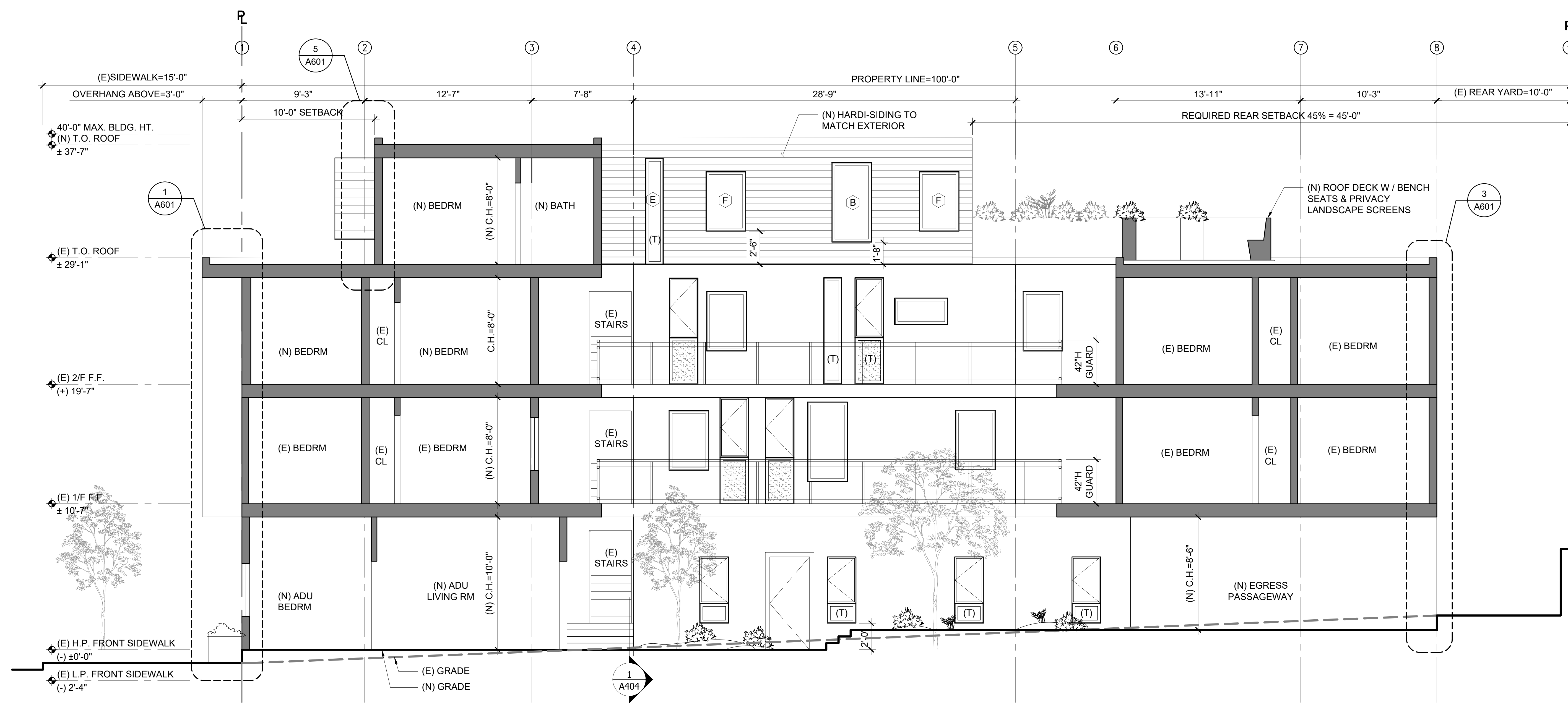
NO.	DATE	DESCRIPTION
	09/03/19	PRE-APP MTG W/ BLDG & FIRE
1	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO ROAT COMMENTS & OTHER REVISIONS

SHEET TITLE

**(N) BUILDING SECTION
 -LONGITUDINAL**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17-140 A400.dwg
 DRAWING NO: 26 OF 36
 SHEET NO:

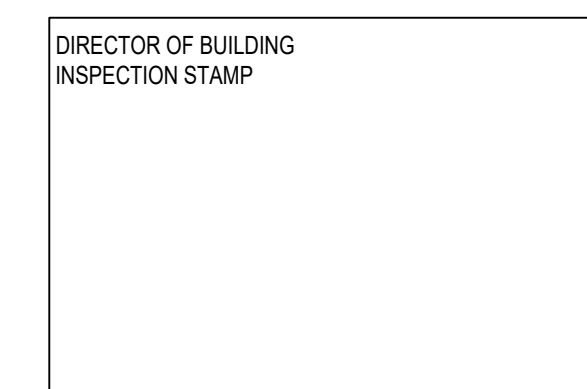
A402



2 (N) LONGITUDINAL SECTION
 Scale: 1/4"=1'-0"

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
1	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO ROAT COMMENTS & OTHER REVISIONS

SHEET TITLE

**(E) BUILDING SECTION
 -TRANSVERSE**

JOB NO: 17140

SCALE: 1/4"=1'-0" DATE: 05/14/20

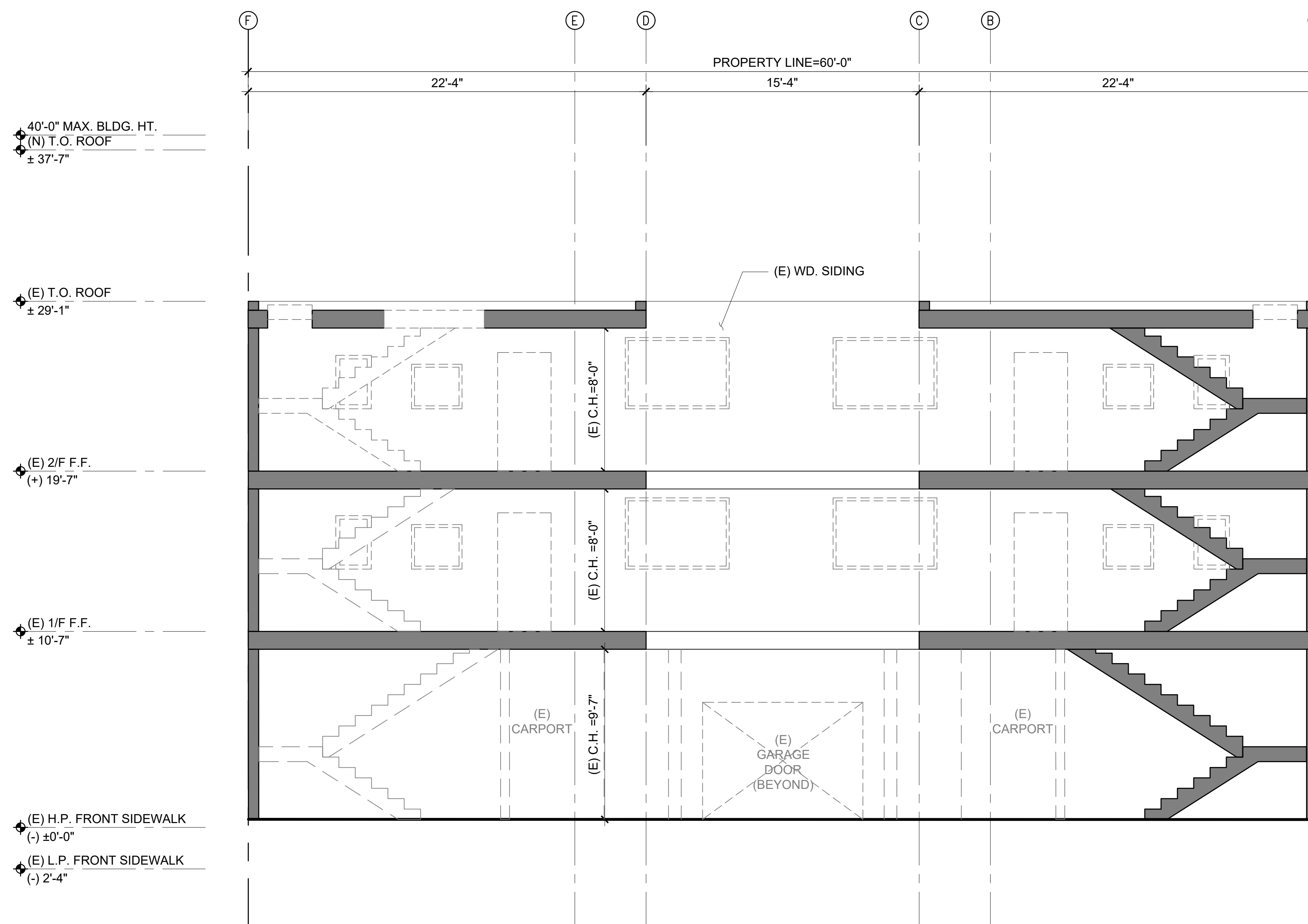
DRAWN BY: DMA / DRG

FILE: 17-140 A400.dwg

DRAWING NO: 27 OF 36

SHEET NO:

A403



40'-0" MAX. BLDG. HT.
 (N) T.O. ROOF
 ± 37'-7"

(E) T.O. ROOF
 ± 29'-1"

(E) 2/F F.F.
 (+) 19'-7"

(E) 1/F F.F.
 ± 10'-7"

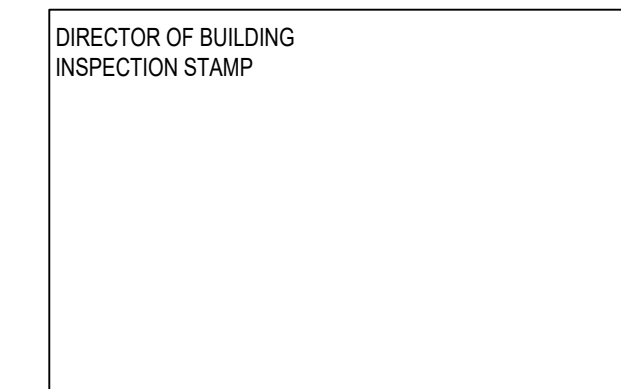
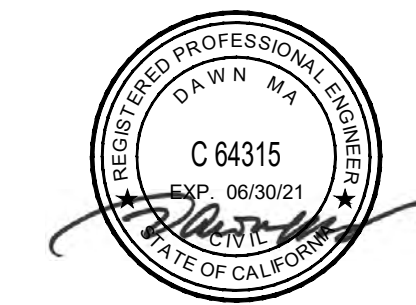
(E) H.P. FRONT SIDEWALK
 (-) ± 0'-0"

(E) L.P. FRONT SIDEWALK
 (-) 2'-4"

2 (E) TRANSVERSE SECTION
 Scale: 1/4"=1'-0"

**THE IRV
 DEVELOPMENT
 VERTICAL ADDITION**

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071

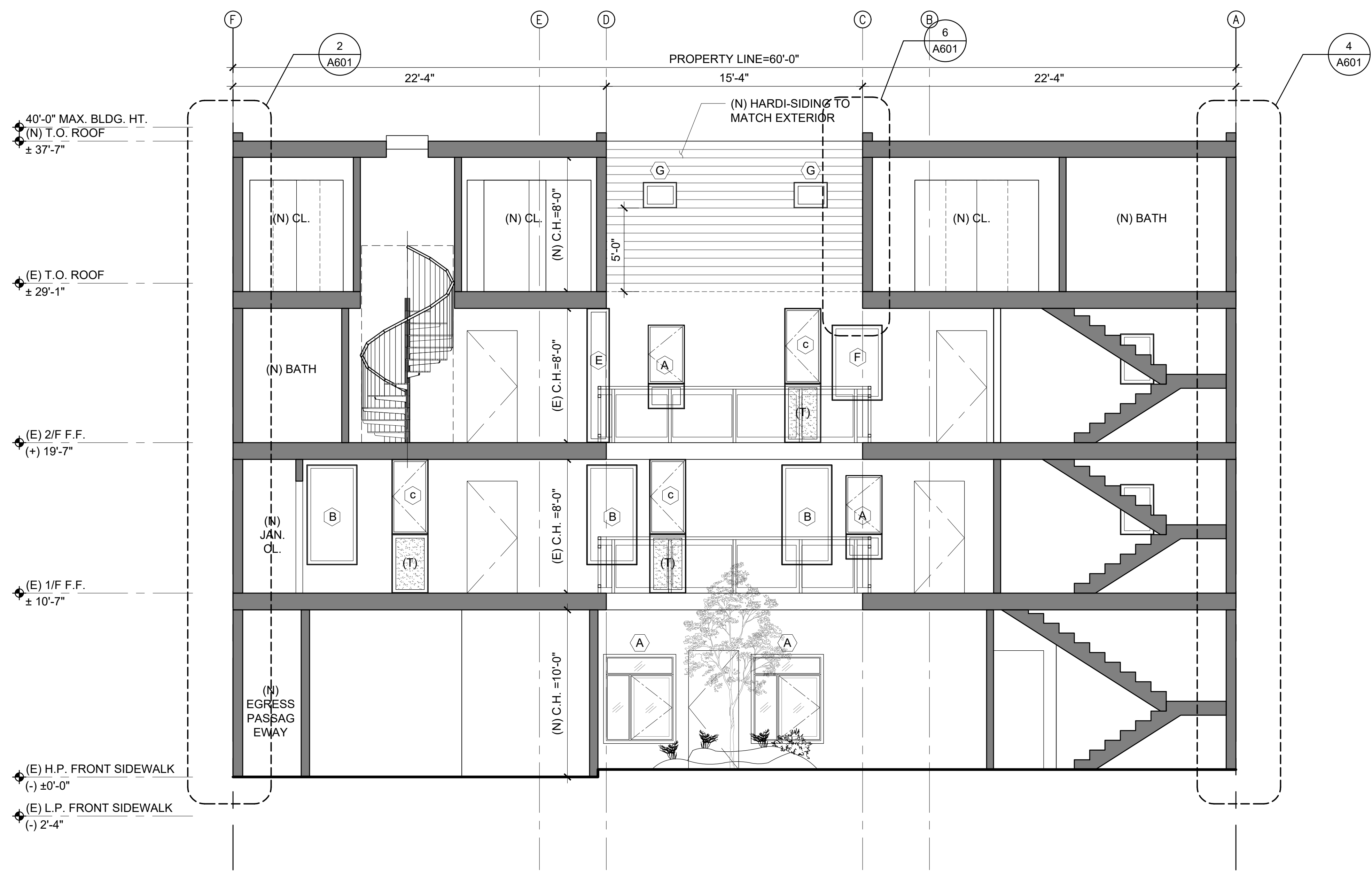


REVISIONS		
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
1	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO ROAT COMMENTS & OTHER REVISIONS

SHEET TITLE
**(N) BUILDING SECTION
 -TRANSVERSE**

JOB NO: 17140
 SCALE: 1/4"=1'-0" DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17-140 A400.dwg
 DRAWING NO: 28 OF 36
 SHEET NO:

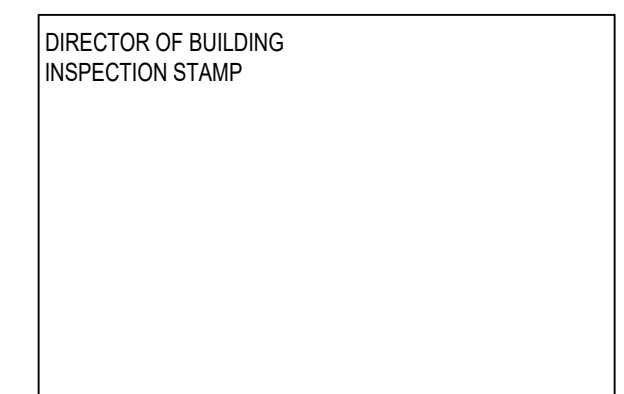
A404



2 (N) TRANSVERSE SECTION
 Scale: 1/4"=1'-0"

THE IRV DEVELOPMENT VERTICAL ADDITION

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122
 BLOCK/LOT: 1706/071



REVISIONS

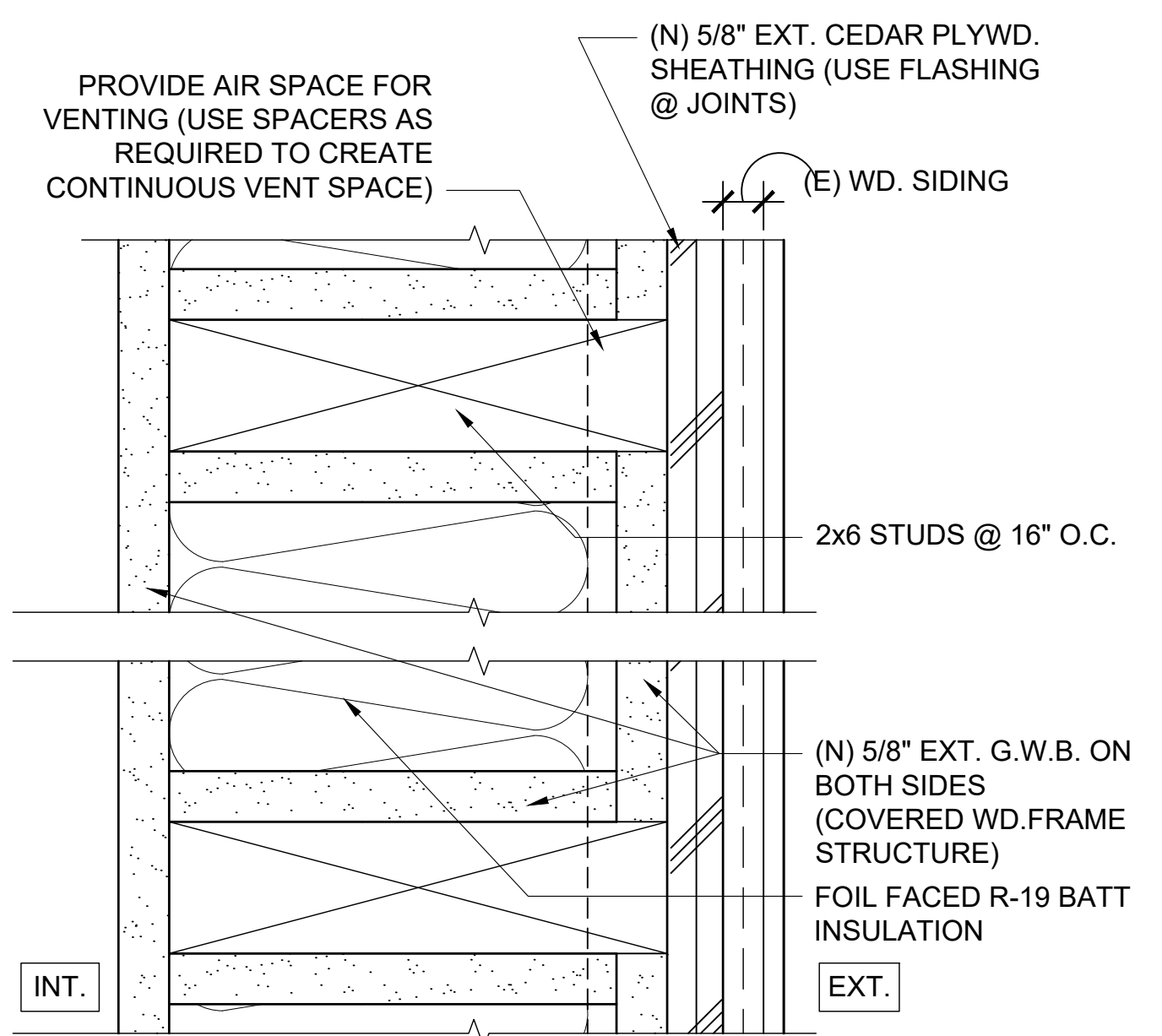
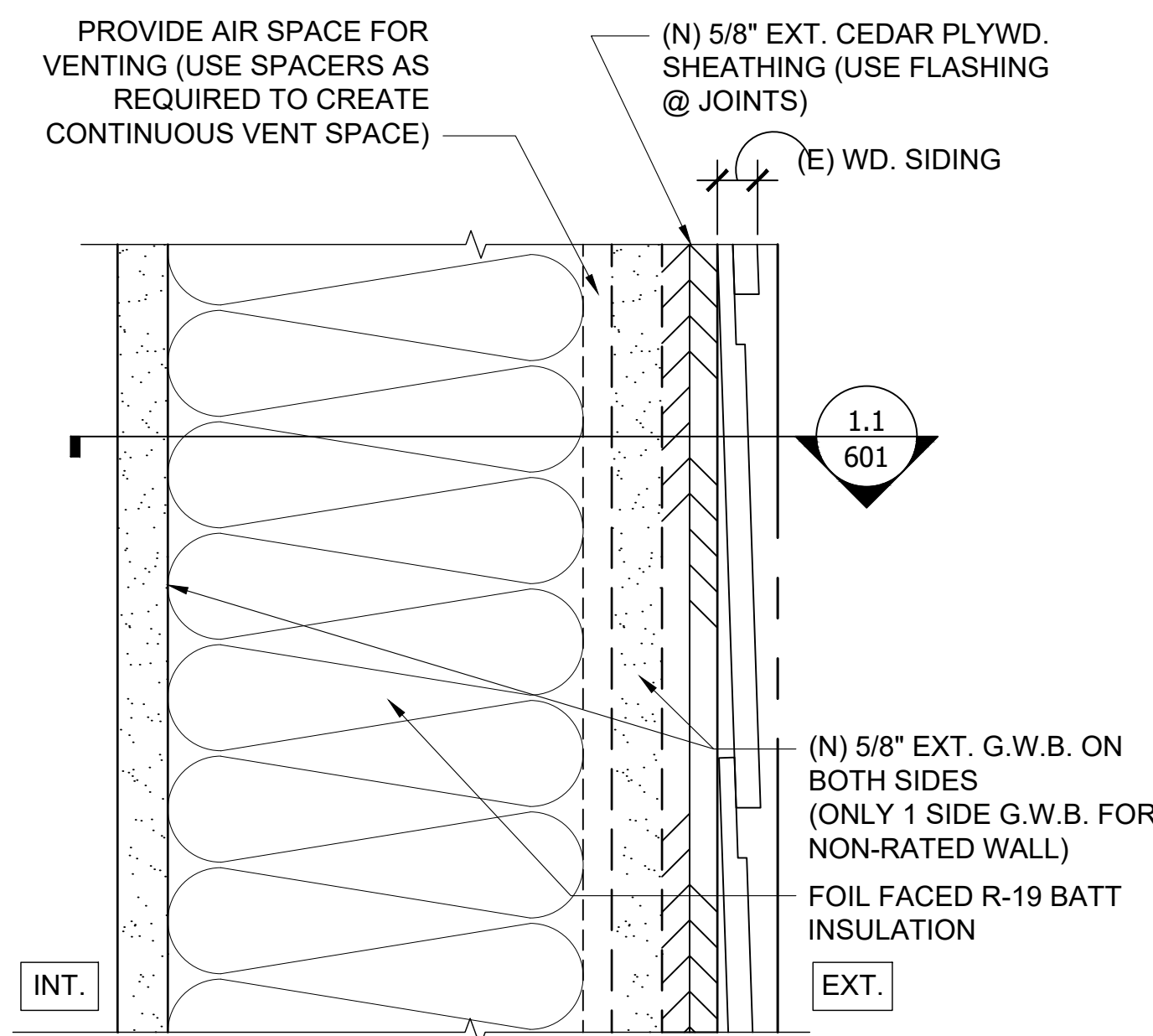
NO.	DATE	DESCRIPTION
1	09/03/19	PRE-APP MTG W/ BLDG & FIRE
2	09/05/19	PERMIT SUBMITTAL
2	05/14/20	RESPONSE TO RDAT COMMENTS & OTHER REVISIONS

SHEET TITLE

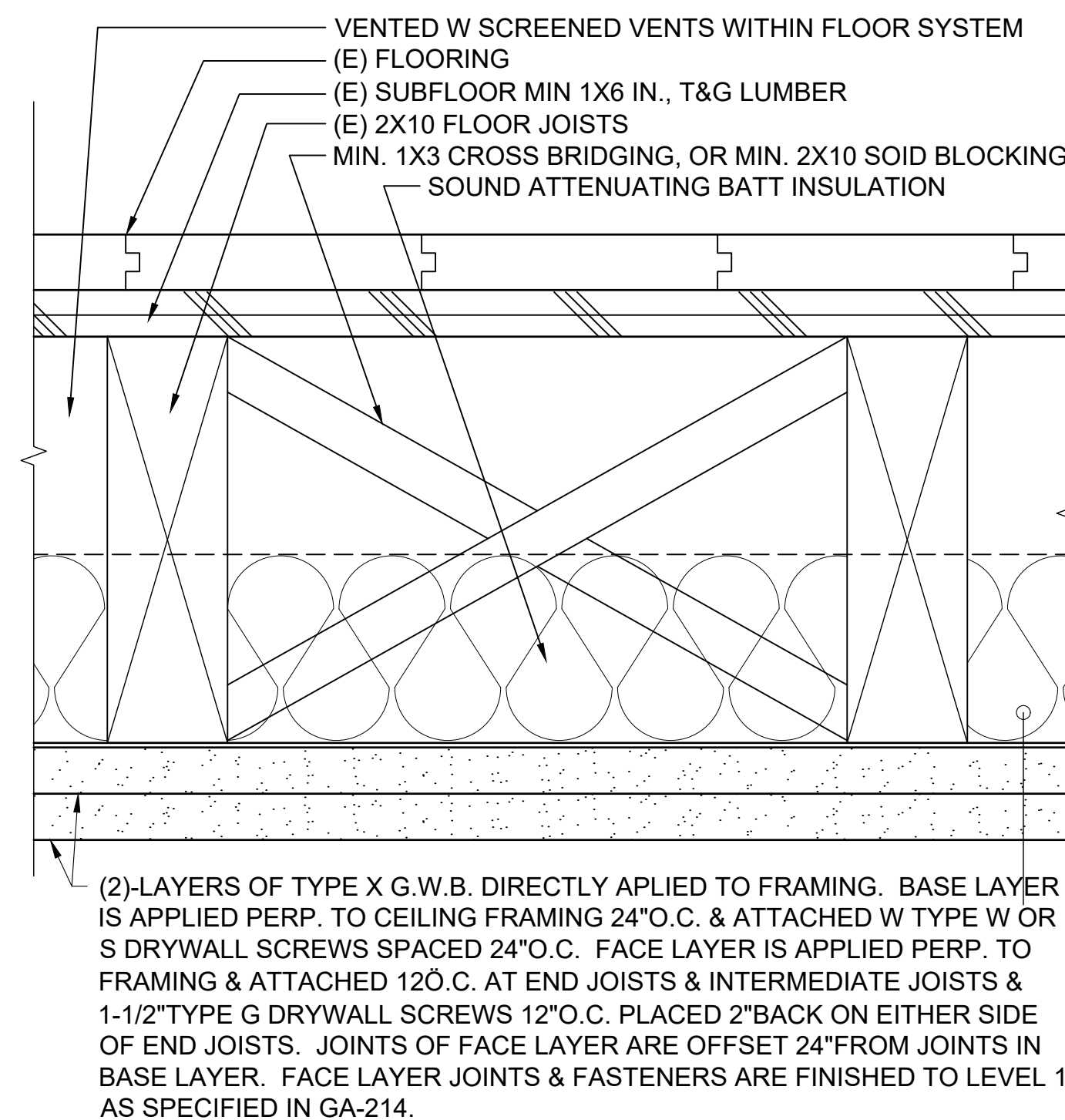
WALL & FLOOR DETAILS

JOB NO: 17140
 SCALE: AS SHOWN DATE: 05/14/20
 DRAWN BY: DMA / DRG
 FILE: 17140-A600.dwg
 DRAWING NO: 29 OF 36
 SHEET NO:

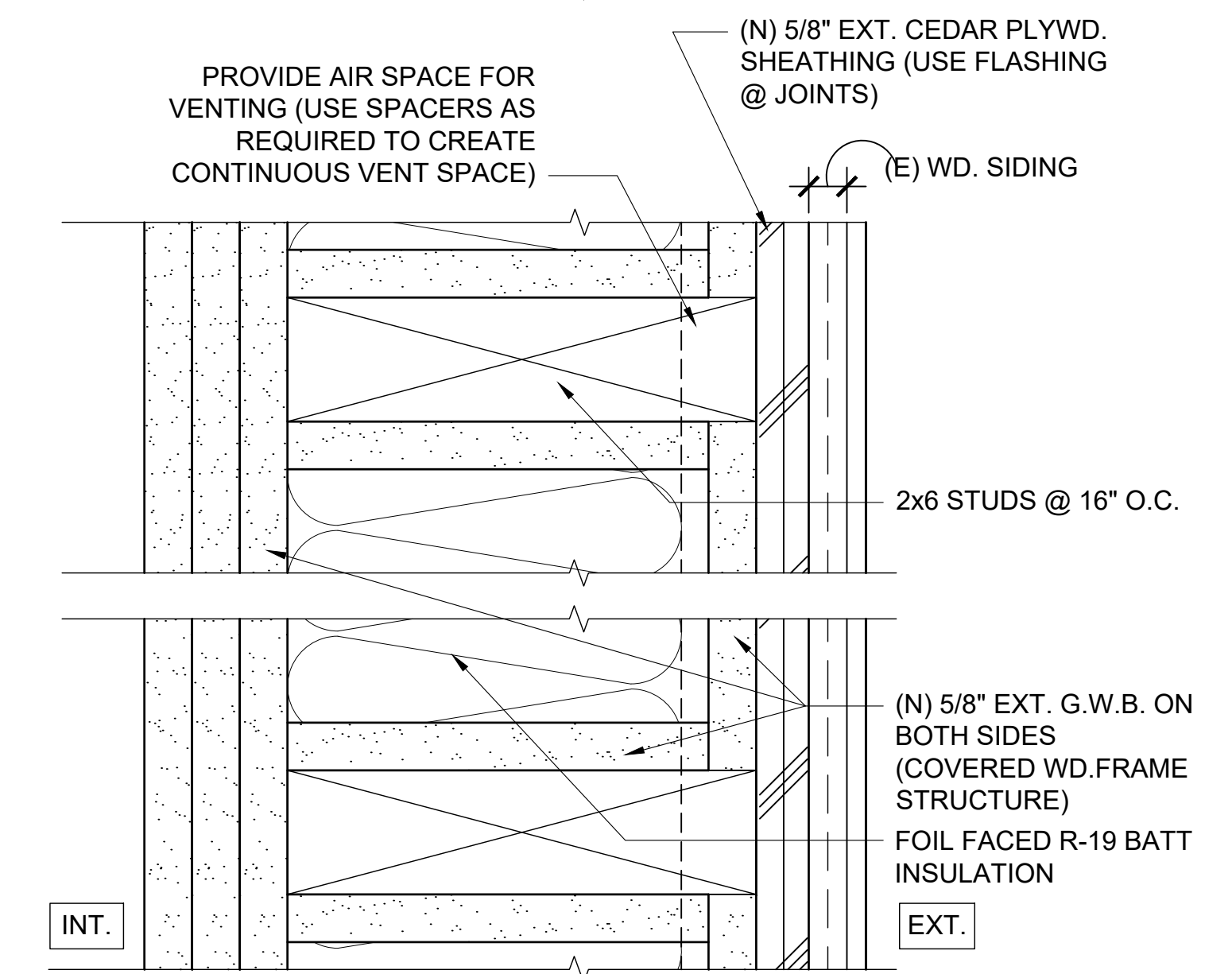
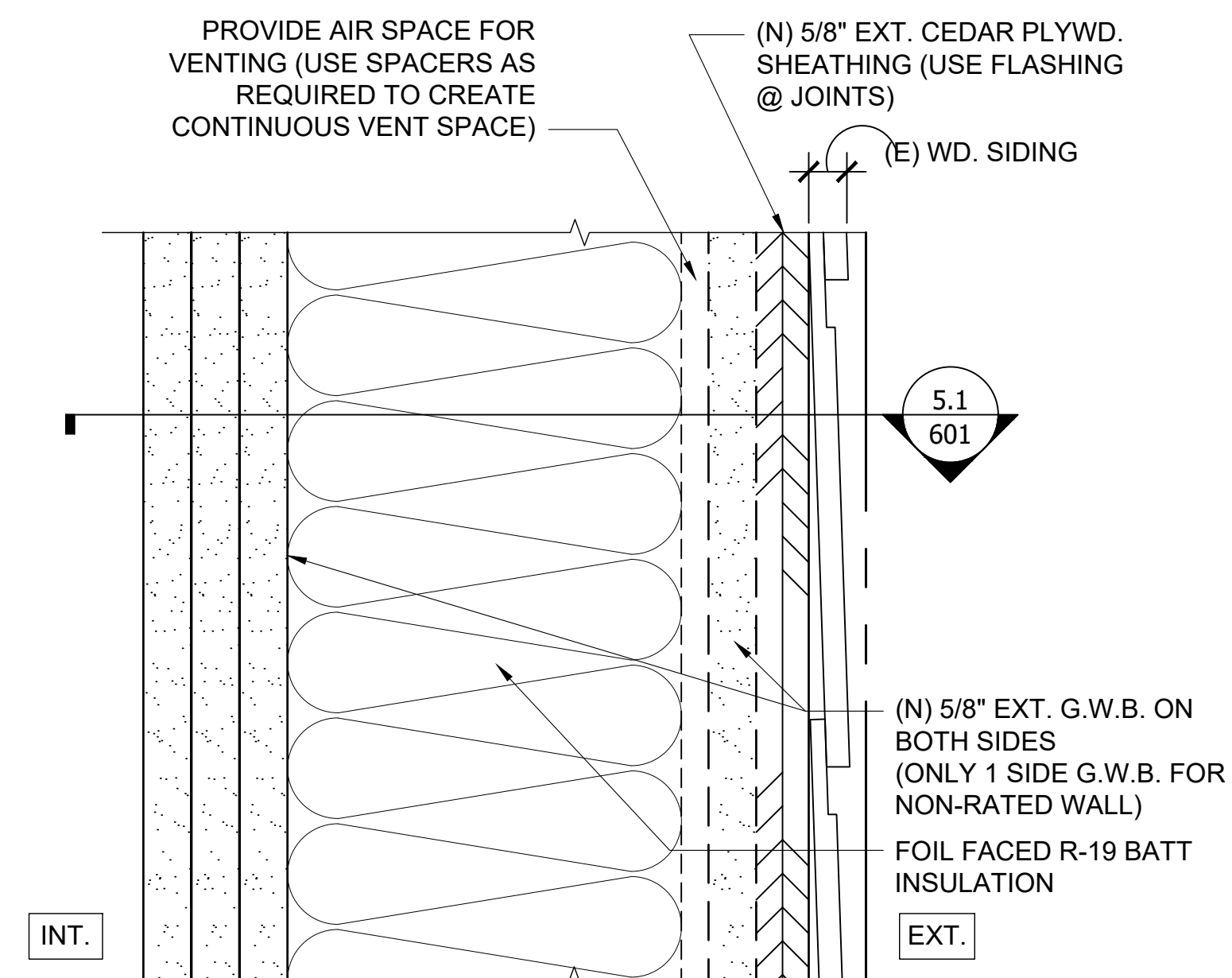
A601



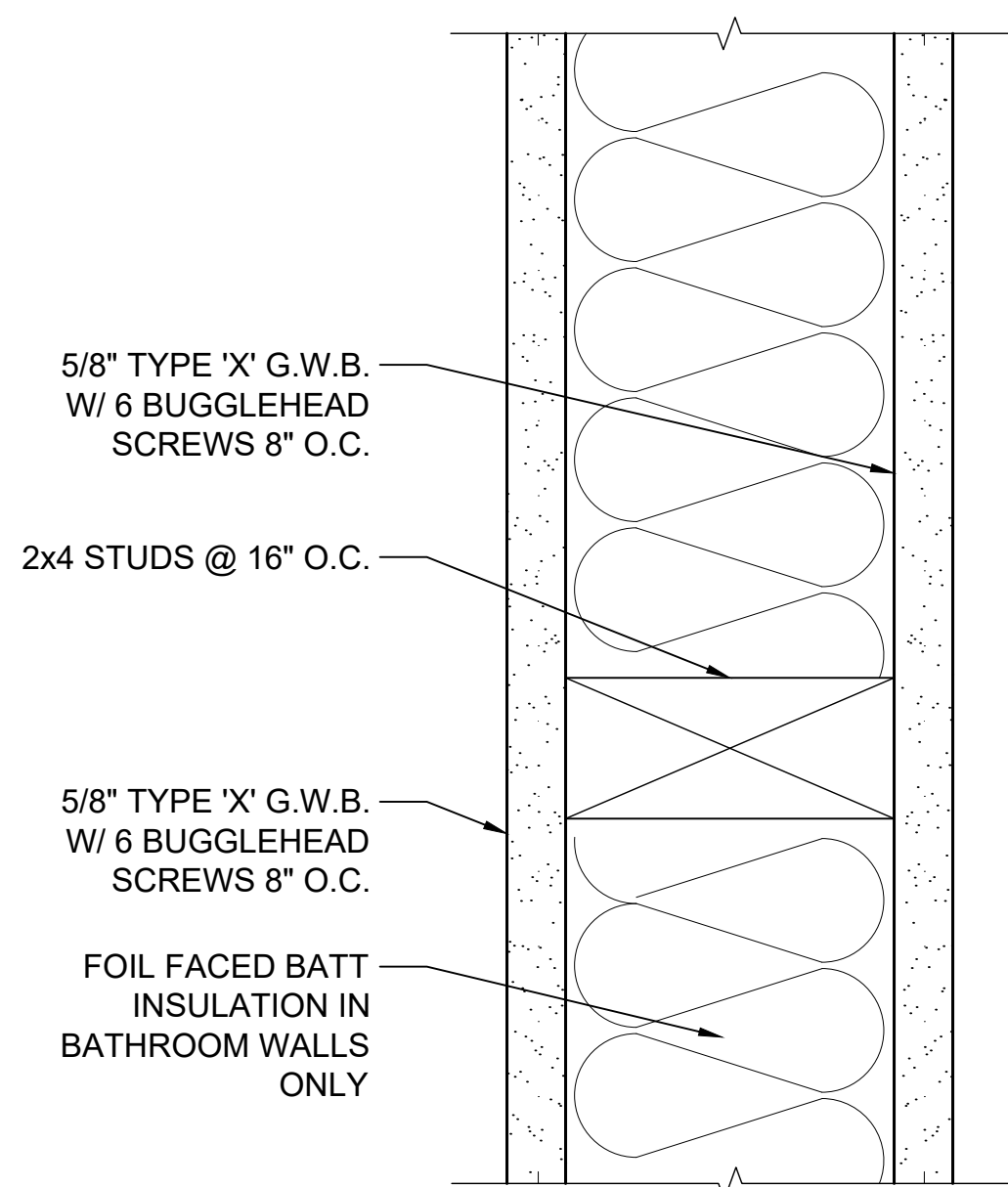
1 TYP. 1-HR-RATED EXTERIOR WALL - VERTICAL & HORIZONTAL CUT MODIFIED UL U337 SCALE: 6"=1'-0"



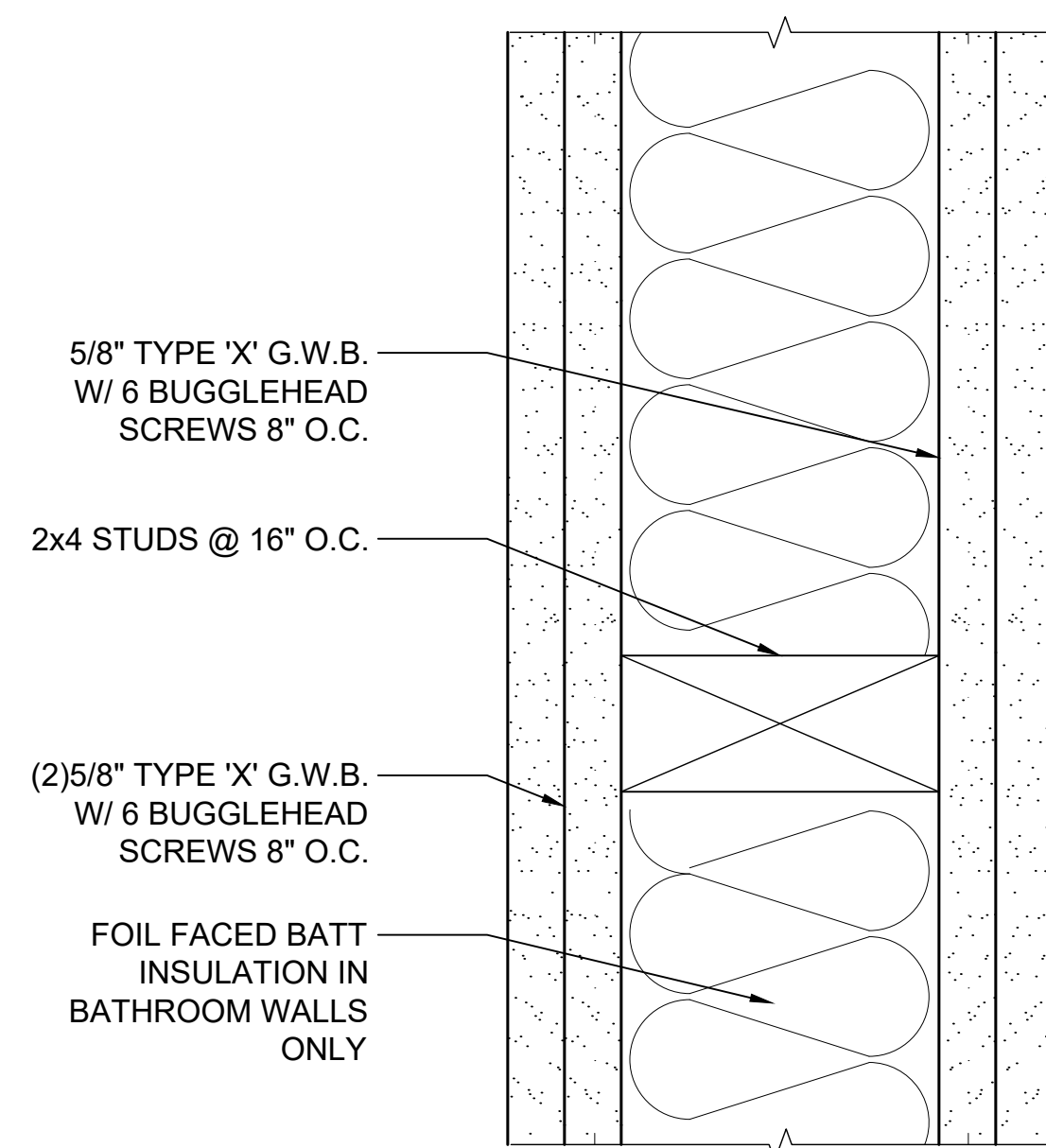
3 (N) 1-HR RATED CEILING DETAIL (MODIFIED GA FILE # FC 5406) SCALE: 6"=1'-0"



5 TYP. 2-HR-RATED EXTERIOR WALL - VERTICAL & HORIZONTAL CUT MODIFIED UL U337 SCALE: 6"=1'-0"



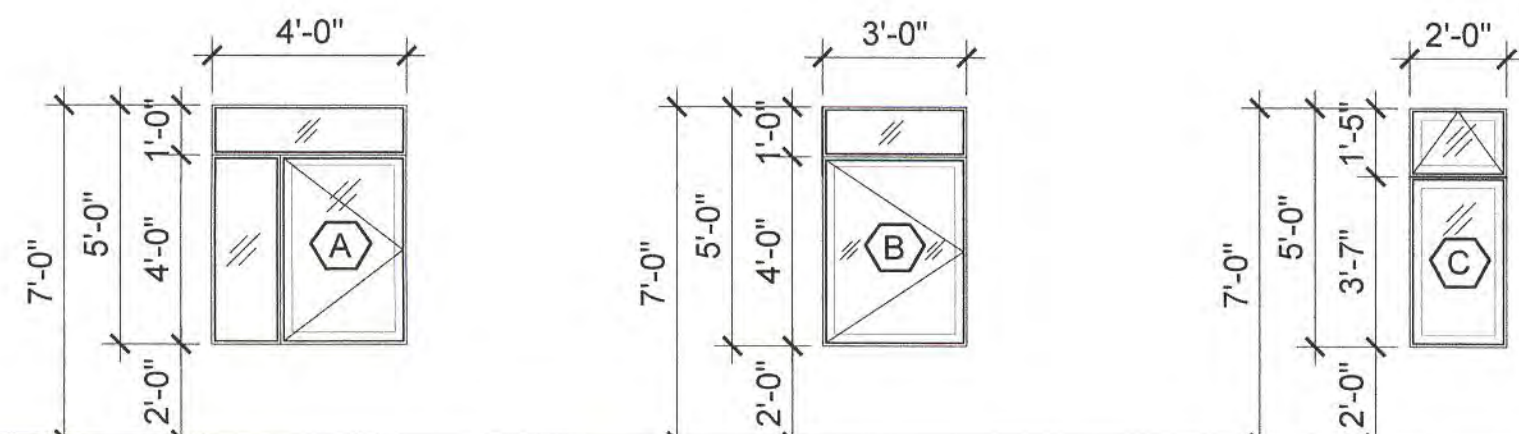
2 1HR RATED TYP. INTERIOR WALL DETAIL SCALE: 6"=1'-0"



4 2HR RATED TYP. INTERIOR WALL DETAIL SCALE: 6"=1'-0"

WINDOW SCHEDULE

MARK	W.	H.	HEAD HEIGHT	QT Y.	TYP E	GLASS	FRAME			DETAIL #			R VALUE	SHGC	RATI NG	HDWR. GRP.	REMARKS
							CONS T.	FINIS H	HEA D	JAM B	SILL	HEA D					
A	4'-0"	5'-0"	7'-0"	17	W1	INSUL. LOW E, FROSTED	FG	PT	2	2	2	0.32-0.36	0.52-0.55	NR	G.1	MARVIN INTEGRITY , OUTSWING	
B	1'-8"	5'-0"	7'-0"	2	W3	INSUL. LOW E, FROSTED	FG	PT	2	2	2	0.32-0.36	0.52-0.55	NR	G.2	MARVIN INTEGRITY , OUTSWING	
C	3'-0"	5'-0"	7'-0"	1	W3	INSUL. LOW E, FROSTED	FG	PT	2	2	2	0.32-0.36	0.52-0.55	NR	G.2	MARVIN INTEGRITY	



- A** OUT-SWING CASEMENT W/ TOP, SIDE FIXED CLEAR OPENING WHEN FULLY UTILIZED
- B** OUT-SWING CASEMENT W/ TOP FIXED CLEAR OPENING WHEN FULLY UTILIZED
- C** FIXED W/ TOP AWNING

WINDOW HARDWARE GROUPS:

GROUP 1:	GROUP 2:	GROUP 3:	GROUP 4:
1. MARVIN INTEGRITY FIXED WINDOW 2. MARVIN CASEMENT WINDOW 3. FROSTED GLASS	1. MARVIN INTEGRITY FIXED WINDOW 2. MARVIN INTEGRITY AWNING WINDOW 3. FROSTED GLASS	1. MARVIN INTEGRITY FIXED WINDOW	1. FIRE GLASS 45MIN RATED METAL FRAME AND GLASS BY TGP.

HARDWARE NOTES:

1. HINGES TO MATCH DOOR KNOB AND LOCKSET.
 2. ALL HARDWARE SHALL BE FLUSHED.
 3. PRIVACY SET DOOR KNOB.
 4. SINGLE KEYED DEAD BOLT W/ THUMB TURN.
 5. BY DESIGNER/OWNER.
- ABBREVIATIONS:
- | | |
|---|--|
| W1 IN-SWING CASEMENT W/BOTTOM FIXED;
CLEAR OPENING WHEN FULLY UTILIZED | FINISH:
AC ACRYLIC
BSS BRUSHED STAINLESS STEEL
FB FIBERGLASS
GL GLASS
PT PAINT
S STONE
STL STEEL
WD WOOD |
| W2 FIXED | WINDOW RATING:
NR NOT RATE
R RATED |
| W3 GLASS BLOCK | |

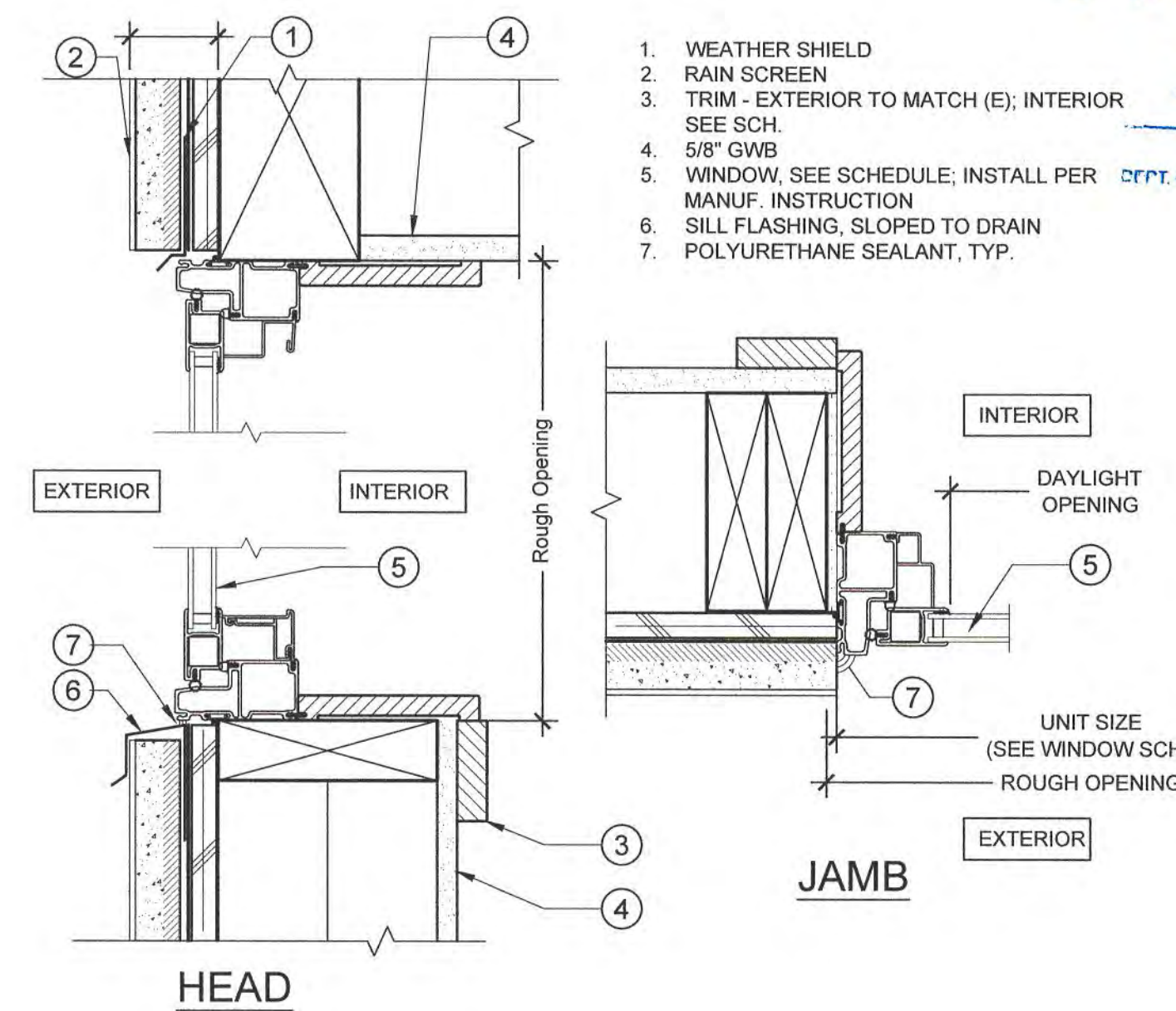
PA #201811166157
REFER TO ADU
WINDOWS SCHEDULE AND DETAILS

1
-

APPROVED
Dept. of Building Insp.

DEC - 9 2019

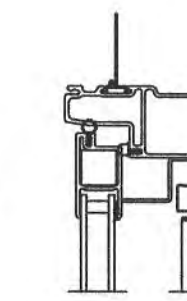
Tom C. Hui, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION



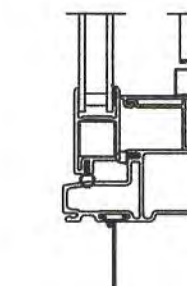
1 TYPICAL WINDOW DETAIL (FIBERGLASS)

Scale: 3"=1'-0"

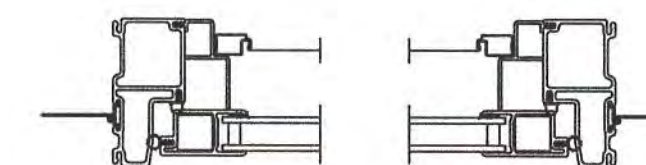
HEAD



SILL



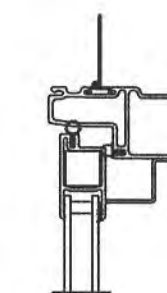
JAMB



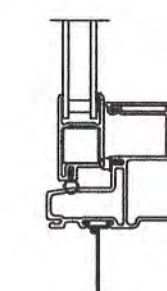
2 INTEGRITY ALL ULTREX CASEMENT & AWNING OPERATING

Scale: 3"=1'-0"

HEAD



SILL



JAMB



3 INTEGRITY ALL ULTREX CASEMENT & AWNING STATIONARY

Scale: 1"=1'-0"

Nelson Lau, DSI
DEC - 6 2019

Dee Lau, SFFD
DEC 06 2019



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www.que-arch.com

REVISIONS

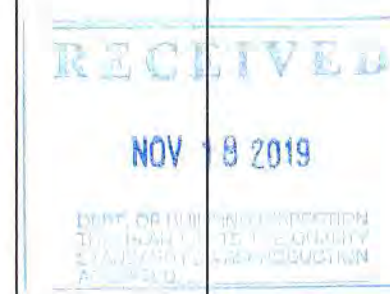
4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS

NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL



SHEET TITLE

WINDOW SCHEDULE AND DETAILS

JOB NO: 17140
SCALE: AS SHOWN DATE: 11/18/19
DRAWN BY: DMA / DRG
FILE: 17140_A800.dwg
DRAWING NO: 30 OF 36
SHEET NO:

A801-P1

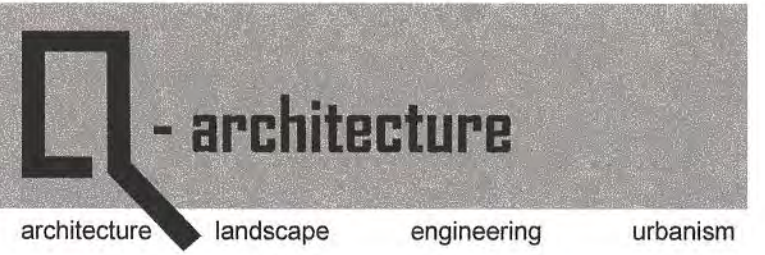
REF TO PA#201911187535
FOR REFERENCE ONLY

DOOR SCHEDULE

Table with columns: MARK, RM #, RM NAME, DOOR (W, H, T, TYPE, CONST, FINISH), FRAME (CONST, MAT, FINIS H), DETAIL # (HEA D, JAM B, SILL), R VALUE, SHGC, FIRE RATING, HDWR .GRP., SWING, REMARK S. Includes sections for 1ST FLOOR-EXIT DOORS & UTILITY ROOM, 101, 102, and 104.

DOOR SCHEDULE

Table with columns: MARK, RM #, RM NAME, DOOR (W, H, T, TYPE, CONST, FINISH), FRAME (CONST, MAT, FINIS H), DETAIL # (HEA D, JAM B, SILL), R VALUE, SHGC, FIRE RATING, HDWR .GRP., SWING, REMARK S. Includes section for 1ST FLOOR-UNIT: 105.



Q-ARCHITECTURE, INC.
4243 25th St. San Francisco, CA 94114
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www.que-arch.com

REVISIONS

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS table with columns: NO., DATE, DESCRIPTION. Contains one entry: 11/18/19 PERMIT SUBMITTAL. Includes a RECEIVED stamp dated NOV 18 2019.

SHEET TITLE

DOOR SCHEDULE

JOB NO: 17140
SCALE: AS SHOWN DATE: 11/18/19
DRAWN BY: DMA / DRG
FILE: 17140_A800.dwg
DRAWING NO: 31 OF 36
SHEET NO:

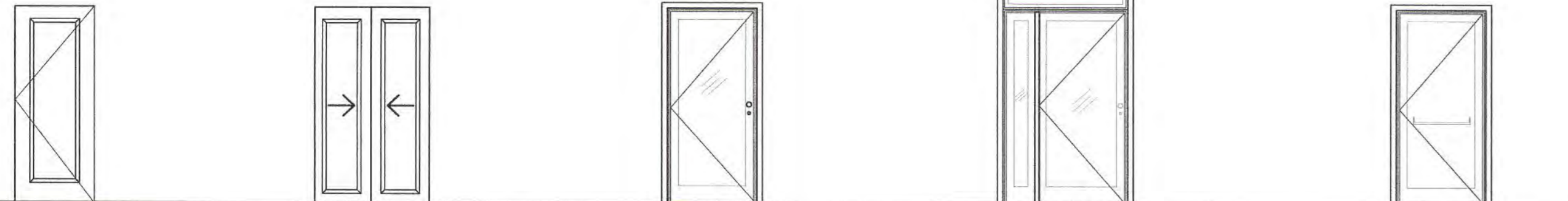
A802-P1

REF TO PA#20191187535
FOR REFERENCE ONLY

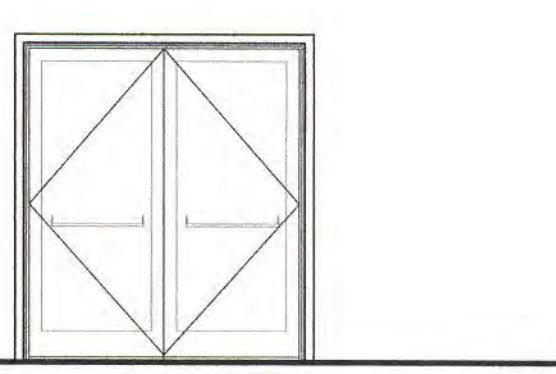
11/15/2019 3:16:43 PM: DRG_ARC_11

DOOR HARDWARE GROUPS:

<p>GROUP 1: BATH ROOM LOCK SET 1. SCHLAGE: PLYMOUTH PRIVACY LOCK DOOR KNOB SET POLISHED</p>	<p>GROUP 2: LIVING, BED RM LOCK SET 1. SCHLAGE: PLYMOUTH PRIVACY LOCK DOOR KNOB SET POLISHED</p>	<p>GROUP 3: 1. BELL KNOB BELL HALL&CLOSET LOCK</p>	<p>GROUP 4: 1. SCHLAGE: SINGLE CYLINDER DEADBOLT WITH GREENWICH TRIM 2. GRAINGER: 45MIN RATED DOOR CLOSER 3. SMOKE SEALED</p>	<p>GROUP 5: 1. SCHLAGE: SINGLE CYLINDER DEADBOLT WITH GREENWICH TRIM 2. GRAINGER: 45MIN RATED DOOR 3. SEE GLAZE DETAIL#4.</p>
--	---	---	--	--



a WOOD DOOR W/ SINGLE PANEL INSET
b BYPASS/SLIDING,BIFOLD WOOD DOORS W/ SINGLE PANEL INSET
c FG DOOR W/ SINGLE PANEL GLASS
d IN-SWING FG. SINGLE DOOR W/ SINGLE PANEL GLASS AND SIDE LITES + TRANSOMS WINDOWS
e MAGNET. EXIT DOOR 90 min. RATED



f DOBLE MAGNET. EXIT DOOR 45min RATED

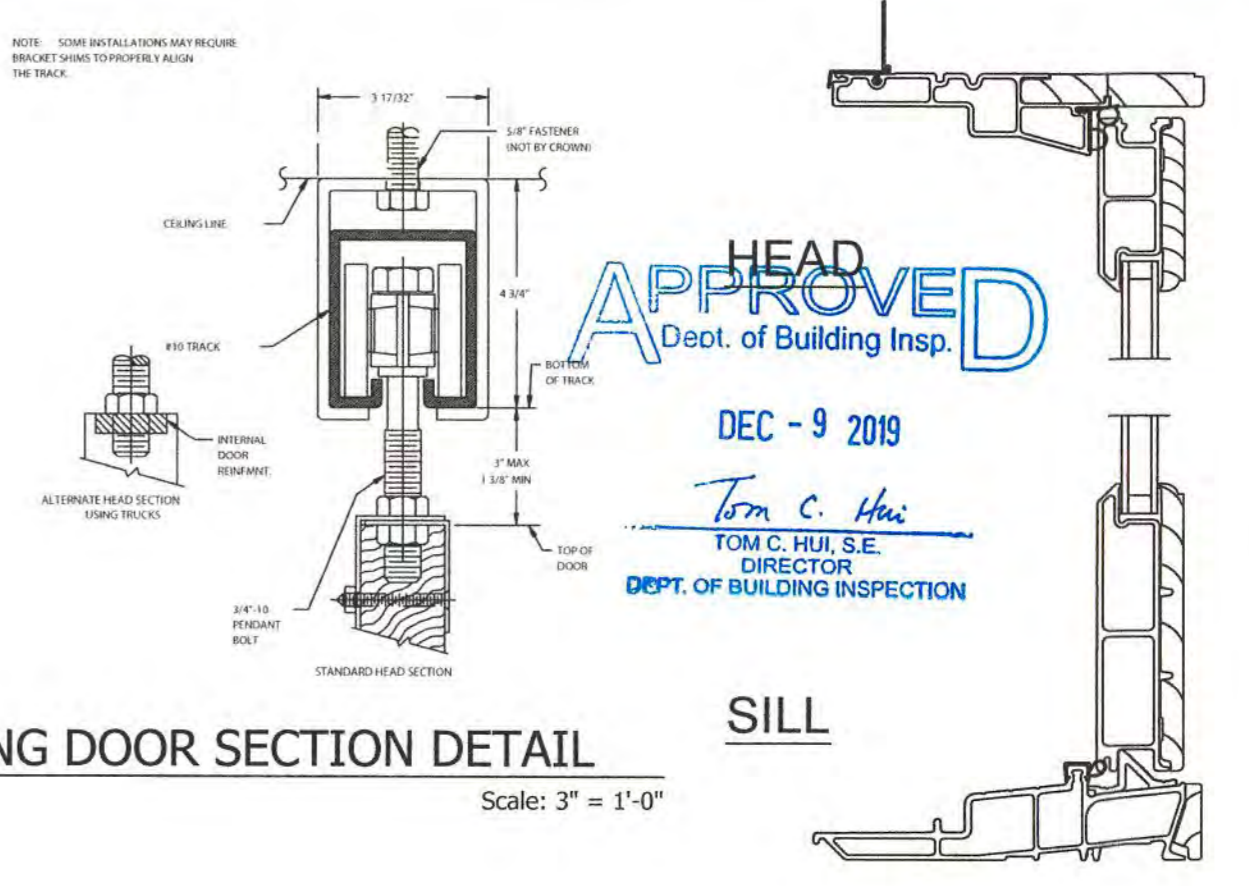
PA #201811166157
REFER TO ADU DOOR SCHEDULE AND DETAILS

HARDWARE NOTES:

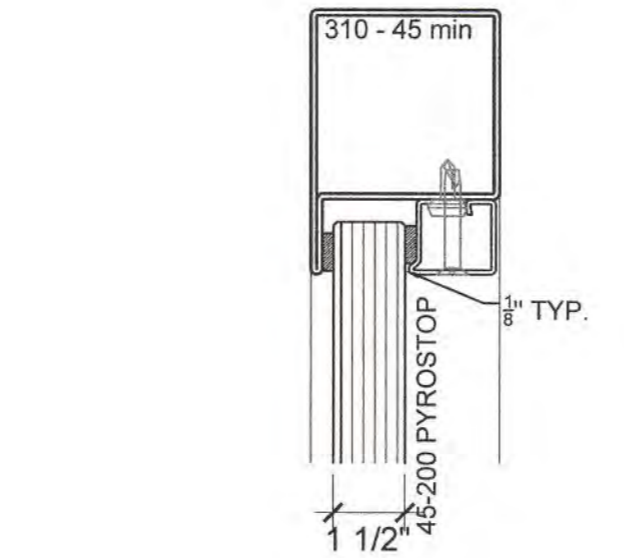
- HINGES TO MATCH DOOR KNOB AND LOCKSET.
- ALL HARDWARE SHALL BE FLUSHED.
- PRIVACY SET DOOR KNOB.
- SINGLE KEYED DEAD BOLT W/ THUMB TURN.
- BY DESIGNER/OWNER.

ABBREVIATIONS:

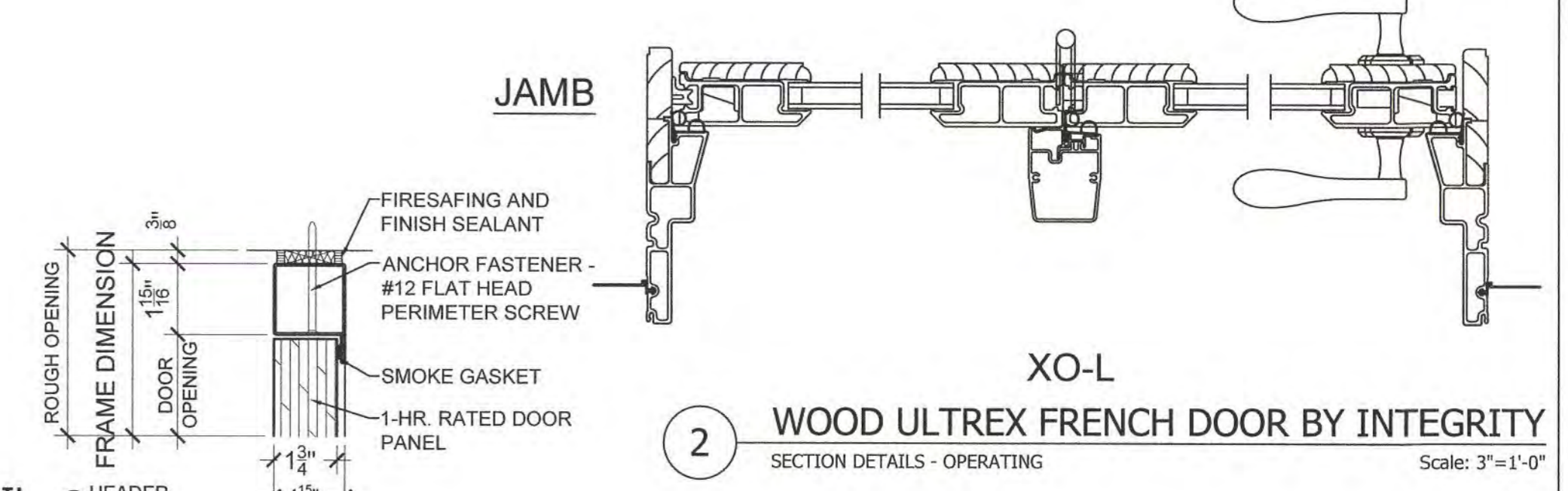
DOOR CONSTRUCTION:	FINISH:
D1 FIBERGLASS WITH SINGLE GLASS PANEL (EXTERIOR DOOR)	AC ACRYLIC
D2 SOLID CORE SINGLE PANEL INSET (INTERIOR DOOR)	BSS BRUSHED STAINLESS STEEL
D3 SOLID CORE, FLUSH	FB FIBERGLASS
D4 SLIDING OR BI-FOLD DOORS WITH SINGLE PANEL INSET	GL GLASS
D5 SOLID CORE SINGLE PANEL INSET @ 45MIN FIRE RATED	PT PAINT
D6 TYPICAL RATED EXTERIOR DOOR W/FG FRAME 1HR. RATED GL	S STONE
	STL STEEL
	WD WOOD
	DOOR RATING:
	NR NOT RATE
	R RATED



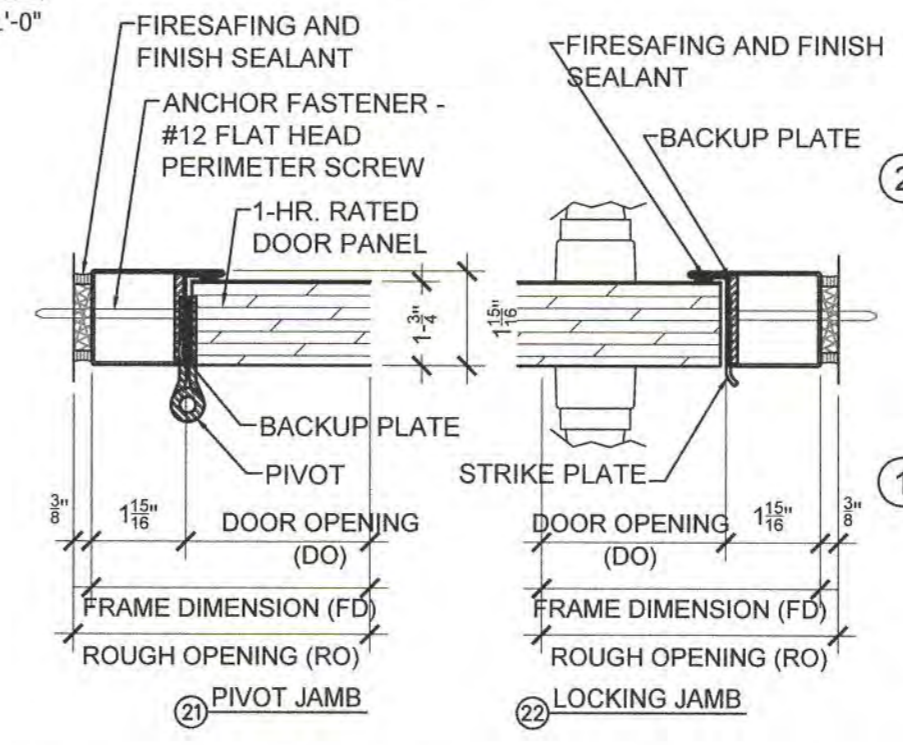
6 SLIDING DOOR SECTION DETAIL SILL
Scale: 3" = 1'-0"



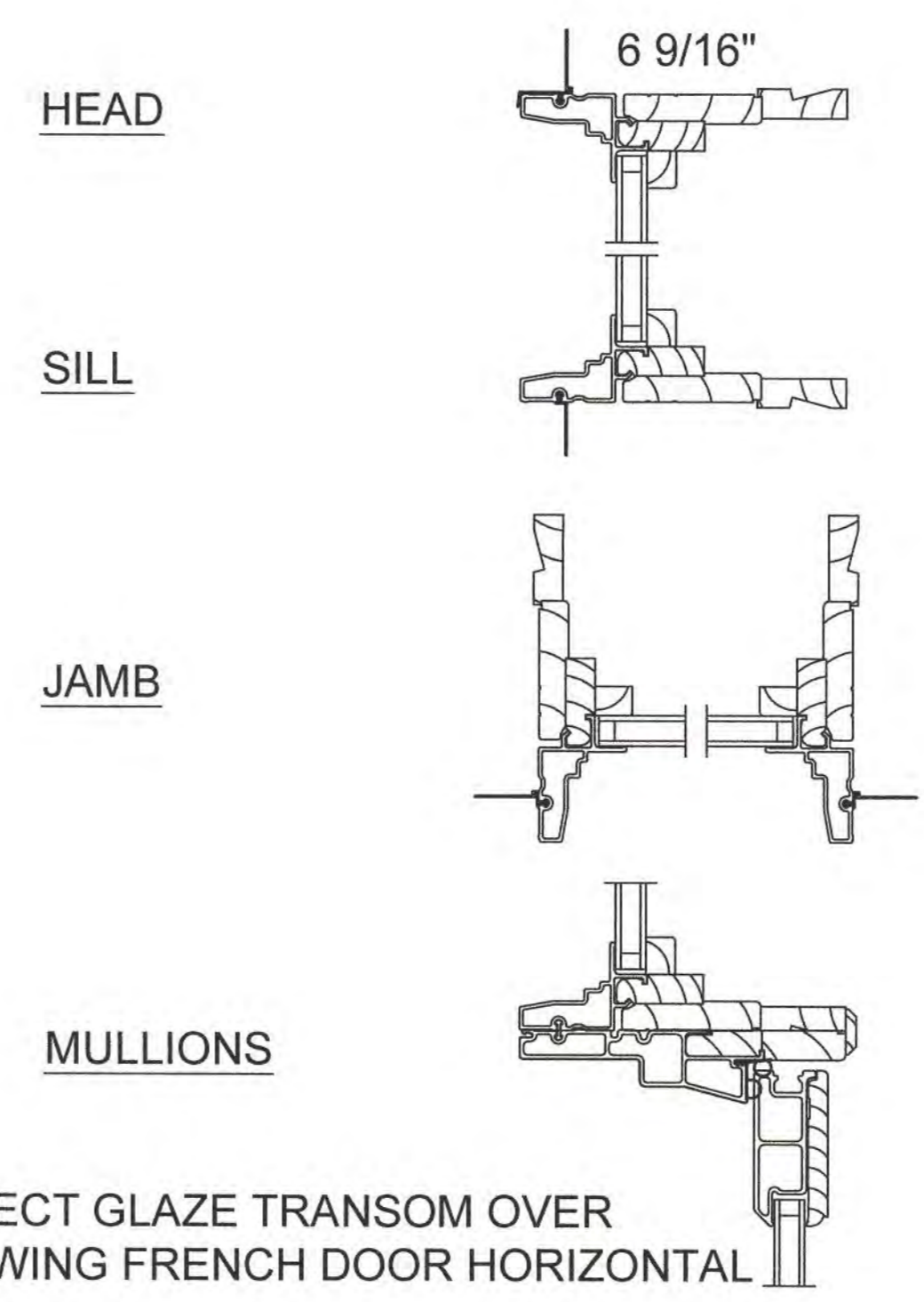
5 FIRE RATED GLASS DETAIL
Scale: 3" = 1'-0"



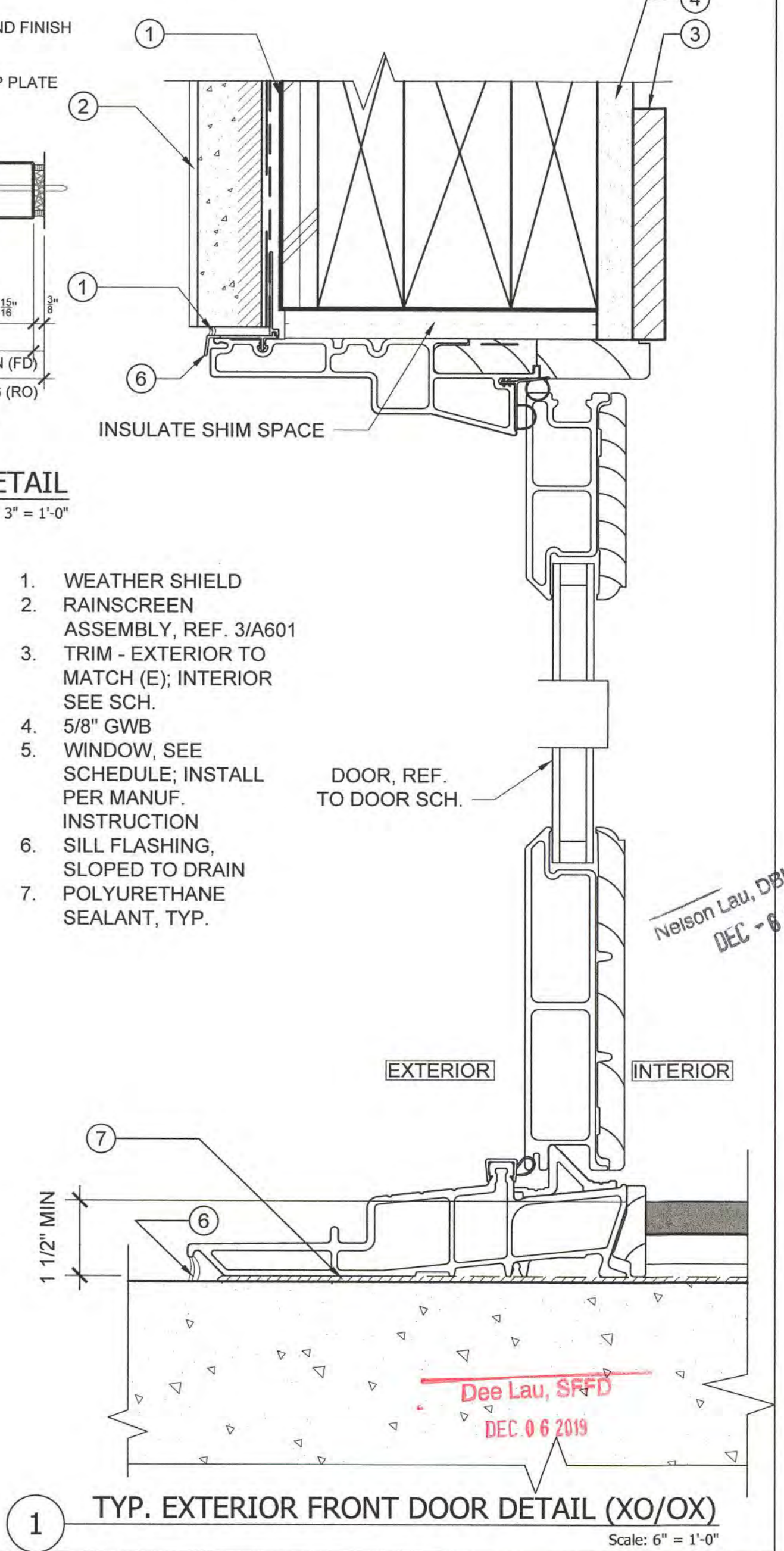
2 WOOD ULTRAX FRENCH DOOR BY INTEGRITY SECTION DETAILS - OPERATING
Scale: 3" = 1'-0"



4 TYPICAL FIRE RATED DOOR DETAIL
Scale: 3" = 1'-0"



3 INTEGRITY DIRECT GLAZE INSWING FRENCH DOOR TRANSOM SECTION DETAILS - STATIONARY
Scale: 3" = 1'-0"



1 TYP. EXTERIOR FRONT DOOR DETAIL (XO/OX)
Scale: 6" = 1'-0"

- WEATHER SHIELD
- RAINSCREEN ASSEMBLY, REF. 3/A601
- TRIM - EXTERIOR TO MATCH (E); INTERIOR SEE SCH.
- 5/8" GWB
- WINDOW, SEE SCHEDULE; INSTALL PER MANUF. INSTRUCTION
- SILL FLASHING, SLOPED TO DRAIN
- POLYURETHANE SEALANT, TYP.

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F +1 415 695 1308
www.que-arch.com

REVISIONS

4326 - 4336 IRVING ST.
SAN FRANCISCO
CA 94122

BLOCK/LOT: 1706/071



REVISIONS		
NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL



SHEET TITLE

DOOR SCHEDULE AND DETAILS

JOB NO: 17140
SCALE: AS SHOWN DATE: 11/18/19
DRAWN BY: DMA / DRG
FILE: 17140_A800.dwg
DRAWING NO: 32 OF 36
SHEET NO:

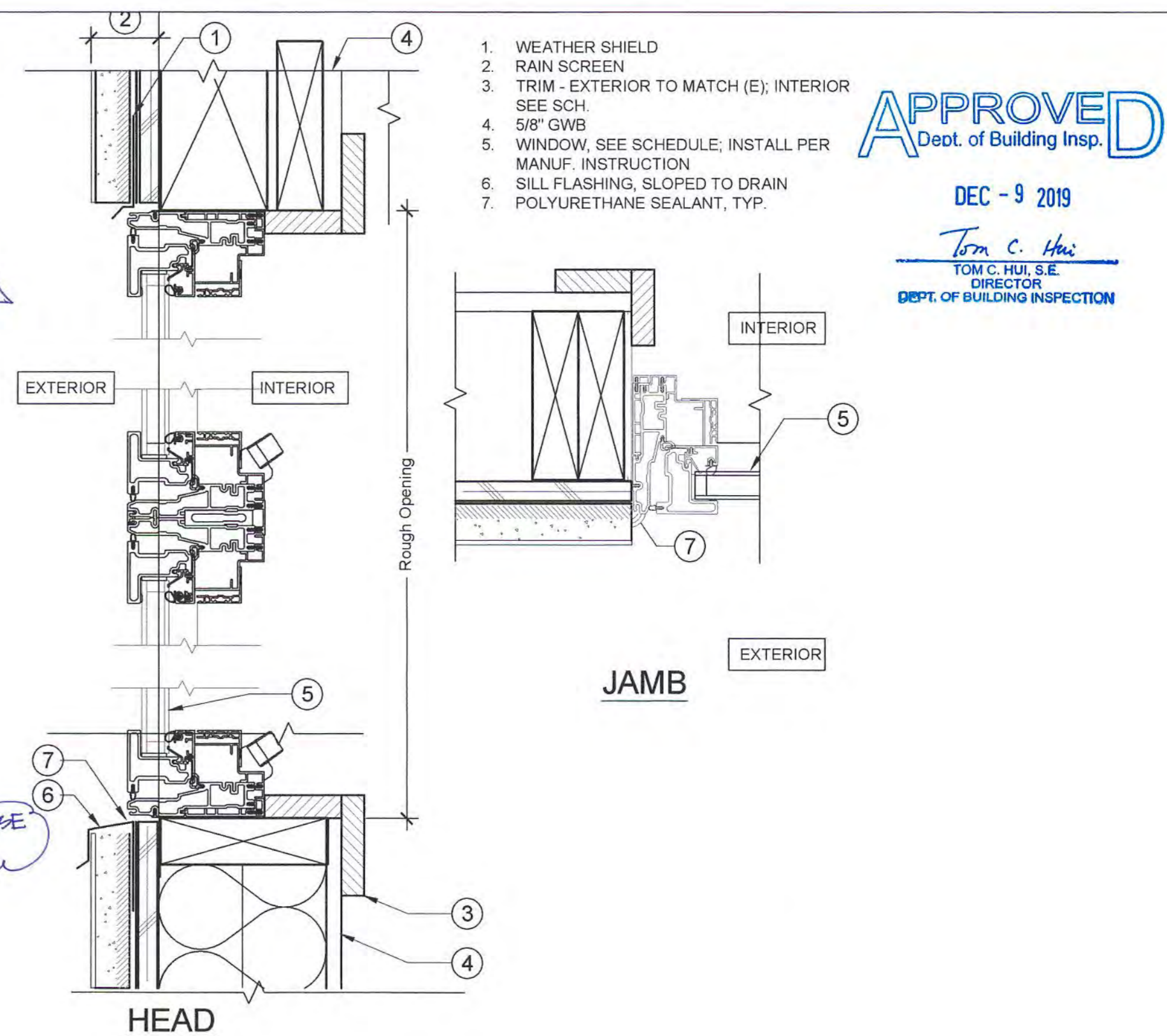
A803-P1

REF TO PA#201911187535 FOR REFERENCE ONLY

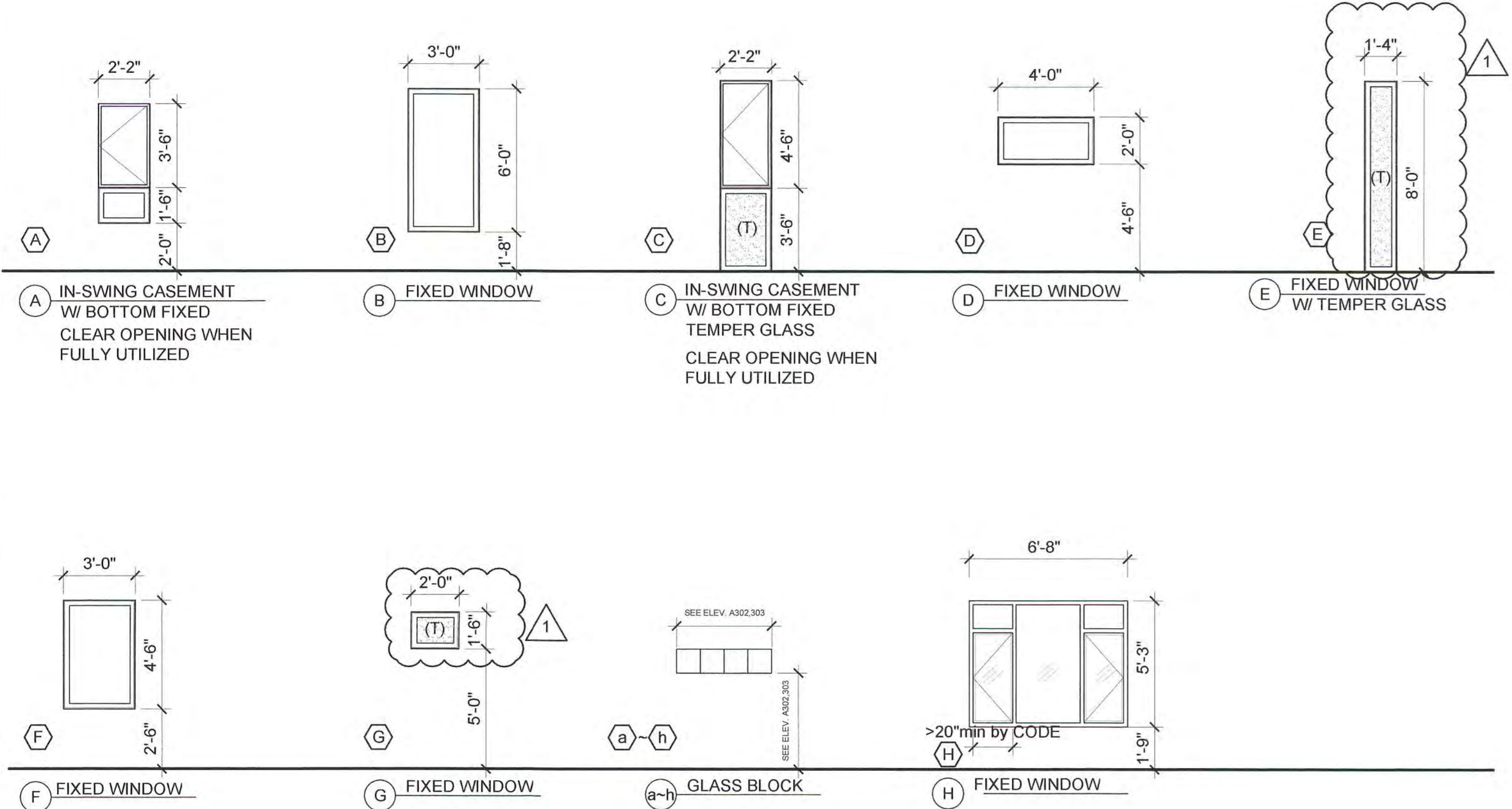
WINDOW SCHEDULE

MARK	W.	H.	QT. Y.	TYP. E.	SILL HEIGHT	GLASS	FRAME		DETAIL #			R VALUE	SHGC	HDWR. GRP.	RATING	SWING	REMARKS
							CONS. T.	FINIS. H.	HEAD	JAMB	SILL						
A	2'-0"	5'-0"	4	W1	2'-0"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	IN-SWING	MARVIN MODERN
B	3'-0"	6'-0"	6	W2	1'-8"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	N/P	MARVIN MODERN, TEMP. GLASS AS NOTED ON PLAN/ELEV.
C	2'-0"	8'-0"	11	W1	0'-0"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	IN-SWING	MARVIN MODERN; TEMPERED
D	4'-0"	2'-0"	3	W2	4'-6"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	N/P	MARVIN MODERN
E	1'-0"	8'-0"	6	W2	0'-0"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	N/P	MARVIN MODERN; TEMPERED
F	3'-0"	4'-6"	7	W2	2'-6"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	N/P	MARVIN MODERN
G	2'-0"	1'-6"	2	W2	5'-0"	INSUL. LOW E, CLEAR	FG	PT	1	1	1	0.32-0.36	0.52-0.55	BY MANUF.	NR	N/P	MARVIN MODERN
a-h	0'-8"	0'-8"	61	W3	VARIES	INSUL. LOW E, CLEAR	STL	STL	2	2	2	0.32-0.36	0.52-0.55	BY MANUF.	60MINS	N/P	PITTSBURGH CORNING "VISTABLOCK" GLASS
H	6'-8"	5'-3"	8	W2	1'-9"	INSUL. LOW E, CLEAR	STL	STL	2	2	2	0.32-0.36	0.52-0.55	BY MANUF.	90MINS	N/P	MARVIN MODERN, OUTSWING.

* NOTE: ALL IN-SWING WINDOWS INTO BEDROOMS SHALL PROVIDE OPENING LIMIT DEVICE (4") W/ QUICK RELEASE IN COMPLIANCE W/ ASTM F2090 (CEC 1015.8(3)).
 Dec 12/19



1 MARVIN IN-SWING CASEMENT W/BOTTOM FIX WINDOW DETAIL
 Scale: 3"=1'-0"



HARDWARE NOTES:

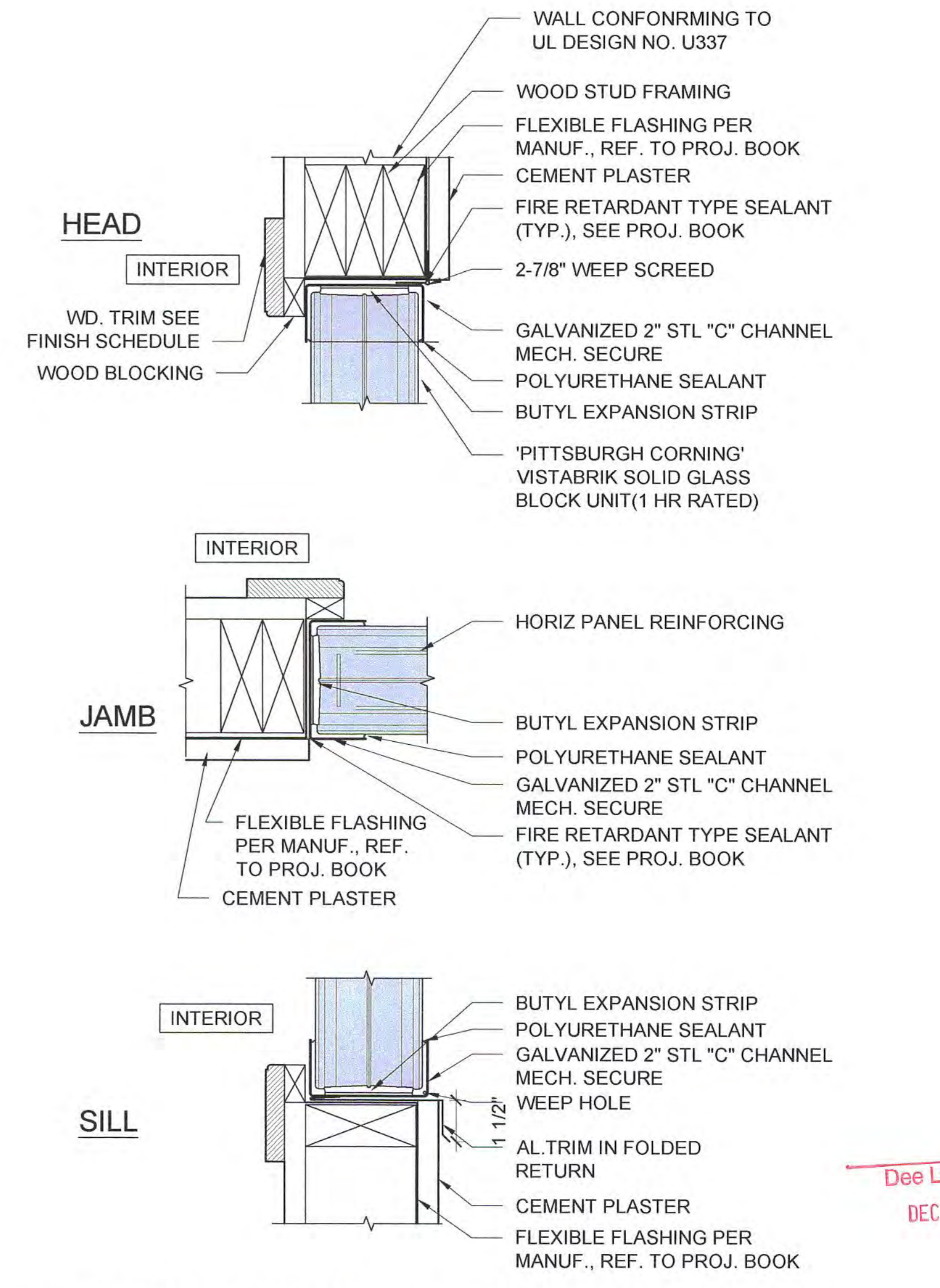
- HINGES TO MATCH DOOR KNOB AND LOCKSET.
- ALL HARDWARE SHALL BE FLUSHED.
- PRIVACY SET DOOR KNOB.
- SINGLE KEYED DEAD BOLT W/ THUMB TURN.
- BY DESIGNER/OWNER.

- FINISH:**
 AC ACRYLIC
 BSS BRUSHED STAINLESS STEEL
 FB FIBERGLASS
 GL GLASS
 PT PAINT
 S STONE
 STL STEEL
 WD WOOD

- WINDOW RATING:**
 NR NOT RATE
 R RATED

- ABBREVIATIONS:**
WINDOW CONSTRUCTION:
 W1 IN-SWING CASEMENT W/BOTTOM FIXED; CLEAR OPENING WHEN FULLY UTILIZED
 W2 FIXED
 W3 GLASS BLOCK

PA #201908280016
 REFER TO REMODEL WINDOW SCHEDULE AND DETAILS



2 PITTSBURGH 60 MINUTE FIRE RATED GLASS BLOCK PANEL
 Scale: 3"=1'-0"

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REVISIONS

4326 - 4336 IRVING ST.
 SAN FRANCISCO
 CA 94122

BLOCK/LOT: 1706/071



REVISIONS		
NO.	DATE	DESCRIPTION
	11/18/19	PERMIT SUBMITTAL
1	12/04/19	RESPONSE TO BUILD. PCC

RECEIVED
 DEC 06 2019
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING

SHEET TITLE

WINDOW SCHEDULE AND DETAILS

JOB NO: 17140
 SCALE: AS SHOWN DATE: 11/18/19
 DRAWN BY: DMA / DRG
 FILE: 17140_A800.dwg
 DRAWING NO: 33 OF 36
 SHEET NO:

A801-P2

REF TO PA#20191187535
 FOR REFERENCE ONLY

To:
Mr Delvin Washington
San Francisco Planning Dep.
1650 Mission St Ste 400
San Francisco CA 94103-2479
delvin.washington@sfgov.org
415-558-6443

RE: Letter of Support for 4326 Irving Street going up one level

Dear Mr. Washington,

As locals and tenants, we know that Brian Veit & John Garrett care about and are a valuable part of the Outer Sunset community. We fully support the increase in height of 4326 Irving Street. This is the kind of affordable housing that the community needs. Brian and John are our landlords at 2690 Great Highway and do an outstanding job with continually improving and maintaining the property.

Thank you,

Sincerely,



Jason & Elizabeth Leo

August 20, 2019

Delvin Washington
San Francisco Planning Department
1650 Mission St, Ste 400
San Francisco, CA 94103

Buffy Maguire
Java Beach
1396 La Playa
San Francisco CA 94122
415.606.1884
buffy@javabeachcafe.com

RE: letter of support for 4326 Irving Street going up one level

Dear Mr. Washington,

I support the 4326 Irving Street going up one level. The plans have been executed with care and deliberation. I know both Brian Veit and John Garrett to be thoughtful and considerate neighbors and community stakeholders who give back to the community and have roots in the neighborhood. I hope you will grant their application.

Sincerely,


Buffy Maguire

To:
Mr Delvin Washington
San Francisco Planning Dep.
1650 Mission St Ste 400
San Francisco CA 94103-2479
delvin.washington@sfgov.org
415-558-6443

RE: letter of support for 4326 Irving Street going up one level

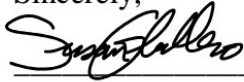
Dear Mr. Washington,

I'm a tenant at 2690 Great Highway, a building that Brian and John own.

Brian and John are very responsive and attentive landlords. They have also shown they care about the betterment of the community to make it better for residents.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Caballero", is written over a horizontal line.

Susan Caballero

From: [Todd Wiley](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Mr.Weissglass, I support The Irv
Date: Wednesday, May 27, 2020 8:06:17 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mr David Weissglass, San Francisco Planning Dep., 1650 Mission St Ste 400, San Francisco CA 94103-2479

david.weissglass@sfgov.org

RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Todd



[Work with us? See What Our Clients Are Saying](#)

From: [timothy boyle](#)
To: [Weissglass, David \(CPC\)](#)
Subject: RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Wednesday, May 27, 2020 8:12:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely, Timothy Boyle
2179 46th ave

SF, Ca 94116

From: [marty_cerles](#)
To: [Weissglass, David \(CPC\)](#)
Subject: RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Wednesday, May 27, 2020 8:39:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Marty R Cerles Jr

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Maarten v. Nijff R.

To:

Mr. David Weissglass

San Francisco Planning Dep.

1650 Mission St Ste 400, San Francisco CA 94103-2479

david.weissglass@sfgov.org

RE: Letter of Support for 4326 Irving Street addition - 8 beds/baths partially up one level

Dear Mr. Weissglass:

As a lifelong Californian and lover of the city of San Francisco, I just want to say that I wholeheartedly SUPPORT this project which will add much needed, quality, affordable 100% rent-controlled housing in the outer Sunset.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

I and my family urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you for your attention

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Enemark". The signature is fluid and cursive, written in a professional style.

Michael Enemark

707-799-6721

From: [Coby Sobrepena](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Request for Occupancy Approval
Date: Wednesday, May 27, 2020 9:02:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I support this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you for your time and consideration.

Sincerely,

Coby Sobrepena

From: [Demetrios Anastasiou](#)
To: [Weissglass, David \(CPC\)](#)
Subject: We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.
Date: Wednesday, May 27, 2020 9:13:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We support the adding 8 beds to 4326 Irving St.
Kind regards,

From: [May Lee](#)
To: [Weissglass, David \(CPC\)](#)
Subject: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Wednesday, May 27, 2020 9:49:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Mei Ly

To:
Mr David Weisglass
San Francisco Planning Dep.
1650 Mission St Ste 400
San Francisco CA 94103-2479
david.weissglass@sfgov.org

RE: letter of support for 4326 Irving Street going up one level

Dear Planning Commission,

I am the owner of Outerlands, a restaurant just a block away from this project.

We need quality affordable housing. Our employees need *bedrooms* and projects like this one are the only way to provide them.

Many employees have rented from Brian and John in the past and know they are caring landlords and members of our community.

I am also a resident of this community a short walk from this project and I can assure you this will not negatively impact the neighborhood character, but only improve it.

We want to urge the Planning Commission to approve a fourth floor pop-up at 4326 Irving St.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to read "DM", is written over a horizontal line. The signature is enclosed within a large, loopy, hand-drawn oval shape.

Dave Muller

From: [diane kefauver](#)
To: [Weissglass, David \(CPC\)](#)
Subject: The Irv
Date: Thursday, May 28, 2020 8:04:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: letter of support for [4326 Irving Street](#) adding 8 beds and baths partially up one level

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to [4326 Irving St.](#)

Thank you,

Sincerely,

Diane Kefauver
1726 Great Highway
SF CA 94122
Sent from my iPhone

From: [Sarah Boudreau](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Support for 4326 Irving Street adding 8 beds & baths partially up one level
Date: Thursday, May 28, 2020 8:13:27 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in San Francisco and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our city.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

I urge the Planning Commission to approve adding 8 beds and baths to [4326 Irving St.](#)

Thank you,

Sincerely,

Sarah Boudreau

From: mathew lopez younglopez1@gmail.com
Subject: Letter of support for 4326 Irving St adding 8 bed and baths, partially up 1 level
Date: May 28, 2020 at 8:40 AM
To: davidweissglass@sfgov.org
Bcc: Brian Veit oceanrenter@gmail.com

ML

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely, Matt Lopez owner at White Cap 3608 Taraval St.



05/28/2020

From: [Jane M. Veit](#)
To: [Weissglass, David \(CPC\)](#)
Subject: RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 9:08:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to [4326 Irving St.](#)

Thank you,

Sincerely,,

Jane Veit

From: [Claus Zielke](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Letter of support for 4326 Irving Street
Date: Thursday, May 28, 2020 9:10:49 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Claus Zielke

From: [Corey Smith](#)
To: [Weissglass, David \(CPC\)](#)
Cc: oceanreenter@gmail.com
Subject: I support 4326 Irving Proposal
Date: Thursday, May 28, 2020 9:12:13 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi David,

Hope this message finds you well. I'm reaching out as an individual to express my support of the proposed project at 4326 Irving Street.

Adding bedrooms for people within height limits should honestly be approved ministerially but given the current process, please keep the project moving forward.

Thank you,
Corey Smith
94117

--

Thanks,
Corey Smith | Pronouns: he/him
Cell: (925) 360-5290
[LinkedIn](#) | [@CoreySmith_17](#)

From: [Bruce Edwards](#)
To: [Weissglass, David \(CPC\)](#)
Subject: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 9:15:28 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to [4326 Irving St.](#)

Thank you,

Sincerely

Bruce



Bruce Edwards

Financial Advisor I Parallel Advisors

mobile [415.260.1648](tel:415.260.1648)

work [415.728.9197](tel:415.728.9197)

[150 Spear St, San Francisco, CA 94105](#)

From: [Jay Leo](#)
To: [Weissglass, David \(CPC\)](#)
Subject: RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 9:18:36 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To:

Mr David Weissglass, San Francisco Planning Dep., [1650 Mission St Ste 400, San Francisco CA 94103-2479](#)

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to [4326 Irving St.](#)

Thank you,

Sincerely,

Jay & Liz Leo

From: [NORA MURPHY](#)
To: [Weissglass, David \(CPC\)](#)
Subject: 4326 Irving Street
Date: Thursday, May 28, 2020 9:29:12 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Nora Murphy

From: [Yoav Ben ben shushan](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Planning Commission- letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 9:56:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level

Dear Mr. Weissglass,

I am a local resident in the Sunset and I SUPPORT this project which will add much-needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Yoav Ben-Shushan

From: [Katie Stromsborg](#)
To: [Weissglass, David \(CPC\)](#)
Subject: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 10:06:05 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

Katie Stromsborg

From: [David Hoare](#)
To: [Weissglass, David \(CPC\)](#)
Subject: RE: letter of support for 4326 Irving Street adding 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 10:28:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident in the Sunset and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in our neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. I can assure you this will not negatively impact the neighborhood character, but only improve it.

We urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St.

Thank you,

Sincerely,

David Hoare.

From: [Milo Trauss](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Support for 4326 Irving Street - 8 beds and baths partially up one level
Date: Thursday, May 28, 2020 10:33:17 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a local resident and I SUPPORT this project which will add much needed quality affordable 100% rent-controlled housing in the neighborhood.

This partial fourth floor is completely in compliance with the height limit and meets the building code. This will not negatively impact the neighborhood character, but only improve it by creating more space for community members to live healthy and happy lives.

Folks complain these days about overcrowding. The solution is more units just like these where residents will be able to have privacy and sanitation in their own kitchens and bathrooms rather than piling on top of each other in a single unit.

I urge the Planning Commission to approve adding 8 beds and baths to 4326 Irving St. Approving this fully compliant housing proposal without delay is the smart and responsible decision for this body.

Thank you for your consideration.

Sincerely,
Milo

Milo Trauss
milotrauss@gmail.com

Mr. David Weissglass
San Francisco Planning Dept.
1650 Mission St Ste 400
San Francisco CA 94103-2479
david.weissglass@sfgov.org

RE: letter of support for 4326 Irving Street 4th floor addition

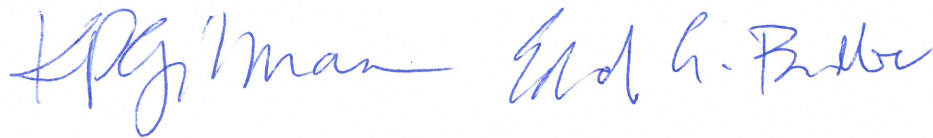
Dear Planning Commission,

We are the owners of Offix Edge (2309 Noriega Street) and have lived in the Sunset for over 5 years. We support building affordable housing throughout San Francisco, including the Sunset. Therefore, we support the 4th floor addition at 4326 Irving Street.

We were neighbors and friends with John Garrett on 43rd Ave for several years and know that he and his family have been caring members of our community.

Please consider approving the 4th floor addition on this project so that more members of our community can afford to continue living and working in the neighborhood.

Sincerely,

Handwritten signatures of Poppy Gilman and Ed Bondoc in blue ink.

Poppy Gilman & Ed Bondoc

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

I/We are opposed to the proposed additional development at the property cited above. Our opposition is based on:

1. The proposal will make the property out of character with our neighborhood of two and three story homes. The property already takes up far more space than any other property on the block.
2. The excessive density of the apartments will negatively impact parking and services in the neighborhood. It also is not family friendly housing.
3. The fourth story impacts the light, air and privacy of the neighboring properties and sets a bad precedent.
4. The project does not conform to the existing planning and design codes of San Francisco. We do not want these codes to be ignored for the profit of the developer at the detriment of our neighborhood. Since the minimum standards are not met and the project is not approvable per the Planning Department, it should not be approved by the Planning Commission.

Sincerely,

Signature



Printed Name(s)

QUANG TRINH

Address

4317 IRVING ST CA 94122

From: [Robert Zwissig](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Development 4326-4336 Irving
Date: Wednesday, May 20, 2020 12:36:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Weissglass:

My name is Robert Zwissig, I reside at 1266-44th Avenue and have been here for 35 years.

I was born in San Francisco in 1938 had have lived here all my life. I've seen some changes.

I cannot recall protesting any building additions and or changes-not even the one

right next to my residence. Please do not approve the variance for 4326-4336 Irving.

This has gone beyond far enough. Take a look at outer Noriega. There is work

planned for the present playground on 43rd between Irving and Judah.

This must stop.

Save the Outer Sunset.

Robert Zwissig

Phone: (415) 664-1064

From: [Karen Myers](#)
To: [Weissglass, David \(CPC\)](#)
Cc: karenmf@sbcglobal.net
Subject: 4326-4336 Irving Project
Date: Thursday, May 21, 2020 7:14:27 PM

Dear Mr. Weissglass,

I understand that the city is in need of more housing, but as a neighbor to the construction project happening at 4326-4336 Irving Street, I want to express my concerns.

1) LACK OF PARKING SPACES:

I was under the impression that new buildings had to provide at least some parking for its residents. How is that this project not only increases the number of residents, but it also removes all of the previously existing parking spaces? As someone with a disability, having parking available is essential for me to access this city and my neighborhood. As it is, there are often times that I am literally unable to go to the local grocery store or a cafe because I cannot find parking close enough for me to be able to walk from my car. Fortunately, I have one garage space, but I have caretakers who help me and they and my friends will most definitely run into huge obstacles trying to find a place to park when visiting me - since my apartment building is only a few doors away from the construction project. Parking in this neighborhood is already an issue; adding a huge amount of units without anywhere for its residents to park is simply wrong and will affect all of us neighbors.

This neighborhood has elderly people and people with disabilities who chose this neighborhood because of its accessibility. It bothers me to no end that the city prioritizes young healthy people without taking into consideration the needs of others who cannot easily walk or take public transportation and NEED cars and places to park.

2) ADDING A 4TH STORY TO THE BUILDING:

I purposely chose to live in the Outer Sunset because of its access to nature and its relaxed spaciousness. Had I wanted a more congested, city-like, bustling experience I would have chosen The Mission or somewhere downtown - or New York City. The Outer Sunset is a haven from all of that. My concern about adding a 4th story to this building is that it will start a trend of building upward and it will impact our views and the character of our neighborhood. From my apartment building, this 4th story would impede my view of the western sky. It sounds as if this 4th story is being added simply as a frivolous luxury, not a necessity that offers more housing units. (That was already done by taking away parking spaces - see above:) It is my deep hope that you will NOT AGREE to this modification.

Thank you for your consideration.

Sincerely,

Karen Myers
1285 44th Ave. Apt 1
San Francisco, CA 94122

Dear Mr. Weissglass,

I am writing you regarding the development project at 4326-4336 Irving Street.

I have been a resident of the Sunset District for 66 years, and have lived in my current home at 44th Ave. and Irving St. for the last 52 years. My house was bought by my in-laws in 1941, two years after it was built, and has been owned by the same family ever since then. I have seen many changes in the neighborhoods of the Outer Sunset, some good and some not so good. The Sunset was always designed and built to be Single Family Housing. People visiting me over the years are always stunned by how closely the houses were built, with only an inch or two between them, but they were very well built and meant to last. We got to know just about everyone on the block. We were encouraged to have a small garden in the front yard, and to park our cars in our garages. Now the front yards have mostly all been cemented over and used only for more parking. The streets now look like one giant used car lot. Most of the new vehicles everywhere are huge trucks and SUVs. With the loss in the neighborhoods of essential things being just around the corner (there was a small Safeway where there's now a 7/11, a laundry and a small restaurant), now there is no full-service grocery store in the entire Sunset west of Sunset Blvd. There was a pharmacy a block away, a Five & Dime store, cleaners, the old Irving Theater, and many other conveniences that were just a block or two away, which is workable for elderly residents who aren't able to go grocery shopping on a bicycle. It was also workable if you didn't have a car.

I question how well it will work out with that many people crammed together in those little ADUs and the rest of the people you will be packing in to the upper floors. I wonder how many of those people would be willing to "Shelter in Place" if/when there is some kind of pandemic in the future. It sounds more like an SRO (Single Room Occupancy), and would be more appropriate for a neighborhood on the eastern side of the city, where they are more developed for those kind of "dwellings", which seems like they could be called "Sardine Can Dwellings." How well will it hold up if there is a big fire? Or a big earthquake... how quickly can they evacuate?

It's an ugly blight for this neighborhood. No one wants this jam-packed ugly building with the extra floor on top looming over them and their property. The neighbors will lose their privacy and views with all the new windows overhead looking into their homes and backyards. It seems likely it would become a Party House - noisy and invasive, blocking their views of the ocean and the sunset. A better usage could be a supervised navigation center, or homes for the elderly.

I strongly object to the current plan being presented. There must be a better plan that will fit the neighborhood and not force more and more people who love it here to move to a more appropriate place.

Sincerely,
Julie Rodenburg
1274 - 44th Ave., SF 94122

From: [Shawn Yu](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Proposed additional development at 4326 - 4336 Irving Street
Date: Sunday, May 24, 2020 2:53:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr Weissglass,

My name is Shawn Yu, I live at 4233 Irving Street. Recently, I got a letter proposing to add additional units to 4326 - 4336 Irving street. I am aware of the need for more housing in San Francisco. Generally, I am in favor of developing more housing in the city. But the way the developer has gone about this, have me very concern of the impact that this proposal will have on the surrounding area. The developer already removed the ground floor parking space and added ADUs. Now the develop wants to add another floor. I am opposed to this new proposal.

Shawn Yu

May 23, 2020

TO: San Francisco Planning Commissioners;
David Weissglass, San Francisco Planning Department

FROM: Larry and Barbara Delaney
1279 44th Avenue, Block 1706, Lot 017
larrydelaney1@aol.com barbarabdelaney@gmail.com

RE: **DISCRETIONARY REVIEW OF PROPERTY AT 4326-4336 IRVING STREET**

We live on the same block as the subject property. The south side of our rear yard abuts the rear property line of the subject property (**Photo 1**). The developers of the above cited property are proposing a 4th story addition and roof decks. We are very opposed to this and are asking the Planning Commission to deny the permit for this addition and roof decks. We are opposed to the project because:

1. **The 4th story is completely out of character with our neighborhood of 2- and 3-story houses (Photo 2).** The building itself already takes up much more of the land on its site than any other property around it (**Photo 3**). It should not also be allowed to take up more of the air space.
2. We understand the roof decks are an attempt to create open space for the tenants. Most of the rest of the neighborhood has open space at the rear of their properties (the 45% required open rear yard). The rear of this property, however, is completely developed (**Photo 3** again). This should not mean, however, that the developer is allowed to create open space on his roof, especially since this will have severe negative impacts on surrounding properties. **This is not an area of the city suitable for roof decks, which is why there are none.** The area is chilly, foggy and windy and the air is salty. Within a year, the wetness, the wind and the salt will have caused everything up there to corrode, mildew, rust and fall apart so that all the decks and furnishings will be eyesores. In addition, the creation of roof decks will:
 - a. destroy the privacy of the surrounding properties;
 - b. create hazard issues; and
 - c. create issues of noise pollution.

a. Privacy: The flat roof of this building is at exactly the height of our bedroom which has large windows to maximize light, air and views. **When someone is on the roof, it is like they are standing right outside our bedroom (Photo 4).** Other adjacent and nearby properties will also have compromised privacy from a structure which is above them looking down.

b. Hazards: This area of the city is not suitable for roof decks. It is foggy, chilly and windy, especially in the afternoons but often all day. We cannot leave our ground level patio furniture out because it is blown and tossed by the wind and often broken in the process. On the top of this building, where there is nothing to block the wind, **the potential for things, or parts of things or things that people leave up there, to blow off the roof and cause injury or damage to people or property below is enormous.**

c. Noise Pollution: This building is not designed for the physically challenged, the elderly or families. It is designed for single people sharing space with roommates. With 40 bedrooms in the building, there could be up to 80 people living there. Most of the units do not have common space so it is highly likely that there could be frequent gatherings on the roof. Noise from talking, music and socializing carries, especially when it's up high and unimpeded by anything. The negative impact from this on nearby properties would be significant. The developer took the common space out of the units for more bedrooms to rent. He should not now try to create common space on a roof which is not suitable for this.

There is much open space nearby in the neighborhood that could suffice for fresh air and for meeting and gathering that would not impinge on the privacy, safety and noise pollution of the neighboring properties. Ocean Beach is four short blocks away and Golden Gate Park, one of the nicest parks in the country, is one block away. **(Photo 5).**

- 3. The 4th story itself will completely block the southwest view from our house. (Photos 6, 7, 8).** Many of the houses on Block 1706 were built before 1915 when the area was known as Oceanside. They were built on sand dunes, which were the topography of the area, to maximize the views. They evoke the early years of the neighborhood when it was a weekend beach retreat and Bohemian community and they are historic resources. Our house was built in 1909 and, like the others, sits on a sand dune contained by a retaining wall. It is on a key lot, facing east with all rooms on the south side.¹ The southwest views from all of these rooms will be completely blocked by a 4th story on the subject development **(Photos 9, 10). These views are part of the historic legacy of our house and add great value and peacefulness to it.**

The developer of the Irving Street property argues that, because it was expensive to turn a 12-unit building with 20 bedrooms and 12 bathrooms into a 17-unit building with 40

¹ The Oceanside Neighborhood of San Francisco's Sunset Neighborhood Historic Resources Inventory, SPEAK, May 2007

bedrooms and 34 baths, he should be entitled to “pop-up” a 4th story with an additional 8 bedrooms and 8 bathrooms. In his own words (it would help in) “*amortizing the extreme cost of these upgrades for future inhabitants by approving units wherever possible*”.² The 4th story will not add more units, just more bedrooms and bathrooms to a development whose occupancy will have already been increased by 100%. What he means by this is he wants to build a 4th story so that four (4) of his 17 units can become two-story, luxury penthouse units with ocean views and roof decks for which he can charge premium rent. **The developer is proposing to take the value the view adds to our property to increase the value of his business investment.** He has been to our house (August 15, 2019; in fact, he included pictures in his final plans that he took at the time of this visit) and he has agreed that the 4th story will block our views. A few weeks ago (April 3), he offered not to build the 4th story and the roof decks if we would not oppose the rest of the project and we agreed to this. **On April 30th he reneged on his offer and now he clearly hopes the Planning Commission will rule in favor of his profit over our property value, history and quality of life. We sincerely hope this will not happen.**

We are asking that the Planning Commission deny the permit for a 4th story and the roof decks. We would also like to ask the Commission to have the developer reconfigure the 2nd and 3rd floor apartments to make them less like dormitories for transient residents and Airbnb guests and more like homes for people who will stay and become part of our community. **As a neighborhood, we had no say in this development until now.** The ADUs have much higher occupancy than a typical ADU and this, plus the interior changes in the original 12 units, is going to greatly increase the already severe parking shortage in our neighborhood. **The building used to have 12 units with 20 bedrooms and parking; now it will have 17 units with 40 bedrooms and no parking even without the addition of a 4th story.** As a neighborhood, we would have opposed this if only we had known about it. We have lived on this block of 44th Avenue since 1979 and in our house since 1983. Most of our neighbors are also longtime residents. Our neighborhood is a close community and we feel strongly that development should be focused on creating spaces where people will want to stay. The Irving Street project falls far short of this.

Sincerely,

Larry and Barbara Delaney
1279 44th Avenue
Block 1706, Lot 017

² Discretionary Review Staff – Initiated (DRM), Request for Additional Information (property 4326-4326 Irving Street)

Photo 1: Layout showing the relationship of our property to the subject property.

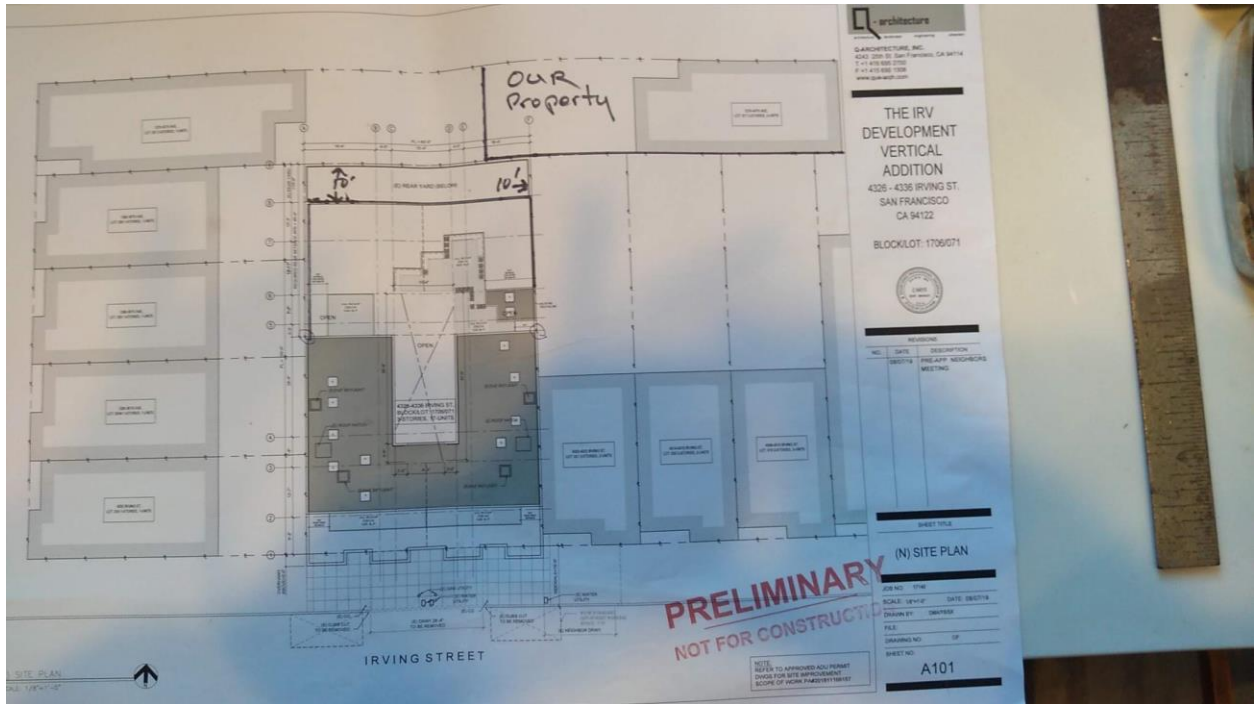


Photo 2. Panorama showing neighborhood of uniform height roof lines. Arrow points to subject property.

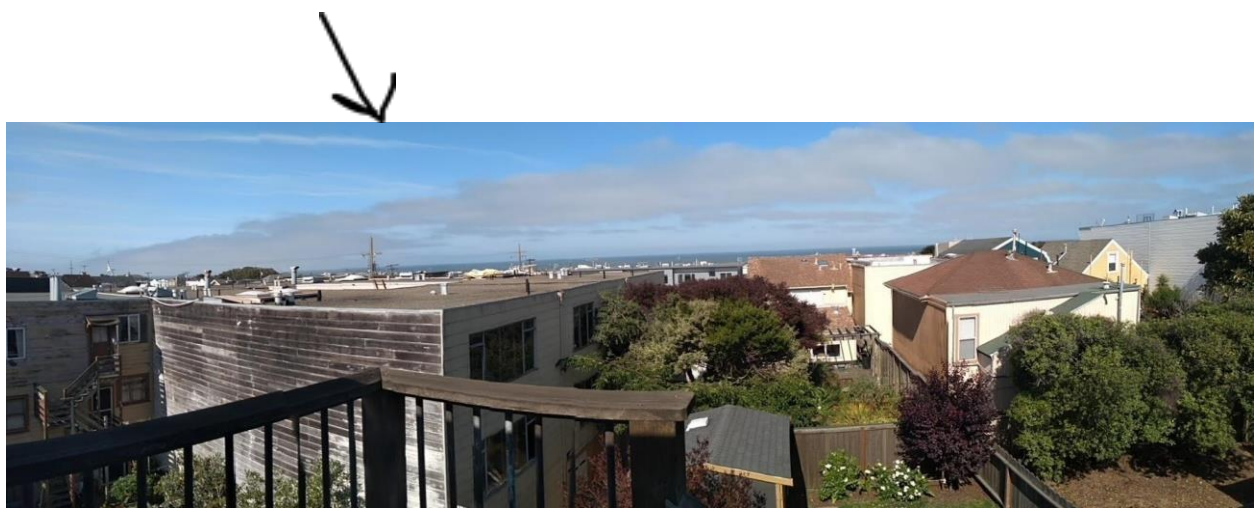


Photo 3. Aerial view of massive size of subject property in relation to all of the surrounding properties.



**Photo 4. View of subject property and roof from the inside of our rear bedroom.
Anyone standing there on a roof deck would appear to be just outside our windows.**



Photo 5. Screen Shot from Google Maps of the route from the subject property to the 45th Avenue and Lincoln entrance to Golden Gate Park (one block). This is much more suitable open space than a roof deck, especially for so many (potentially 80+) people.

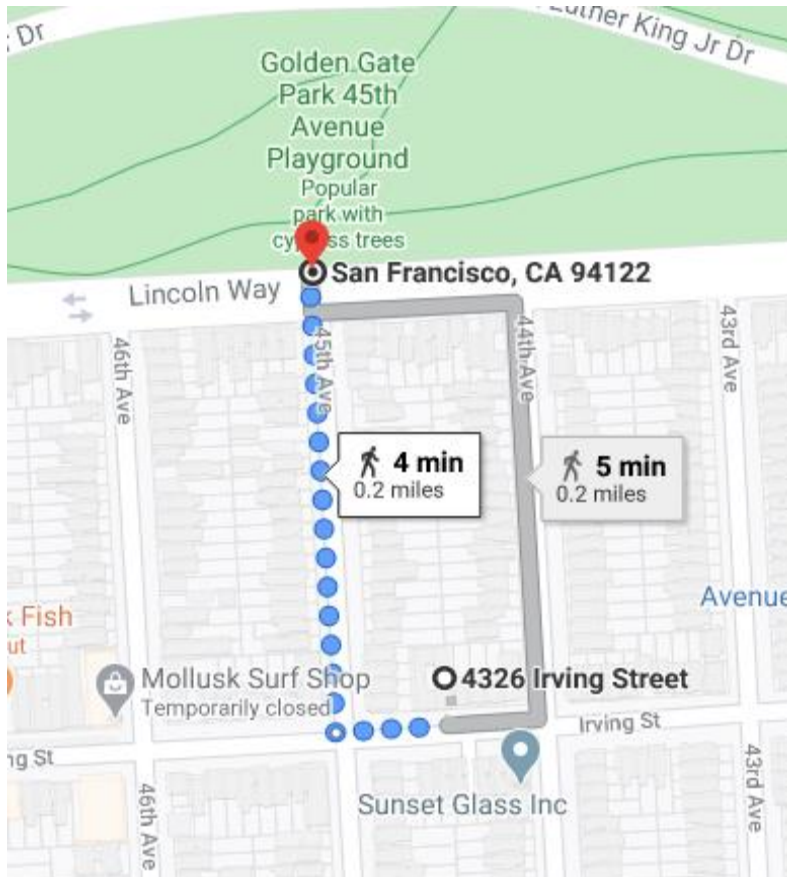
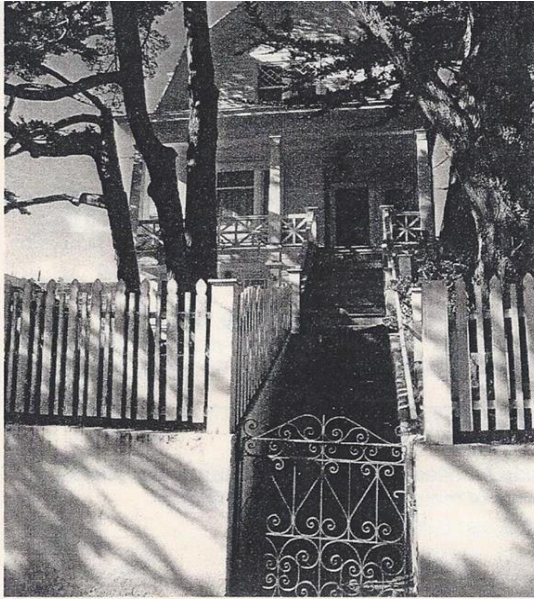


Photo 6. Description of our property and its historical significance.³



Historic description of
our house (note
mention of dune)

1279-81 44th Avenue

This splendid house at 1279-81 44th Avenue is one of the gems that has now been recognized as an official historic resource by the City, thanks to the work of historical research and preservation that SPEAK has been doing for the past 10-15 years.

As many of you know from reading **Update**, **SPEAK** created a special committee so that we could seek grant funds and hire architectural researchers to uncover the many worthy structures in the outer Sunset in an area which was once called Oceanside, focusing on cottages and small houses.

1279 44th Avenue was constructed in 1909 by Sol Getz, a prominent local realtor and property developer in the Oceanside neighborhood during the turn of the last century. 1279 44th Avenue is a two-story, wood-frame, Dutch Colonial Revival-style dwelling, capped with a gambrel roof and clad in "California novelty" wood siding. A cross-gable extension projects from the left rear side of the building. The building volume is 2,381 square feet and occupies a 3,054 square-foot lot on the west side of 44th Avenue near Irving Street. The building sits on the dune on an ungraded lot and is elevated above the street and set back from the front lot line. The primary façade faces a large yard containing several mature Monterey cypress trees, which partially obscure the building from the street. The first floor consists of a tripartite wood window and door in the left bay of and a straight wood stair at the right which accesses the projecting porch that extends the full width of the building. The porch is supported by tapered wood columns and capped by a shed roof elaborated with a denticulated cornice (looks like rows of teeth). Above the porch, the front-facing gambrel presents two double-hung wood-sash windows with diamond-mullioned upper panes. The façade terminates with a slight eave overhang. There is a large, compatible, Dutch gable-roofed addition at the rear of the building. The house appears to be in good condition.

SPEAK thanks the present owners for taking such good care of this fine house and the great Monterey cypress trees which add to its character in front!

³ SPEAK (Sunset Parkside Education and Action Committee) UPDATE May 2013

Photo 7. More description of the historical significance of our house and its situation. Note mention of the quasi-rural conditions that prevailed in the Oceanside neighborhood.

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI # Trinomial
CONTINUATION SHEET	

Page 3 of 3 Resource Name or # (Assigned by Recorder) 1279 44TH AVE
*Recorded by: Kelley & VerPlanck, LLC Date 10.29.08
 Continuation Update

B10: Significance (continued)

1279 44th Avenue appears to have undergone few if any major alterations. Indeed, it is highly unusual in that it appears to have much of its original landscaping and has never had either a garage or driveway constructed on the property. The building retains the bulk of its character-defining features, including hits setback and landscaping, height and massing, wood siding, fenestration pattern and windows, wood ornament and Dutch Colonial styling, and gambrel roof. It retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association.

1279 44th Avenue appears eligible for listing in the California Register of Historical Resources under Criterion 3 (design/construction) as a rare and well-preserved example of a freestanding Dutch Colonial Revival-style single-family dwelling in the Oceanside neighborhood. Built by local developer Sol Getz, the building, based on its relatively sophisticated design, may have been designed by an architect. Although obscured by trees today, the design is notable for its styling, applying elements of the Dutch Colonial Revival style, including its gambrel roof, column-supported porch, diamond-pane art glass windows, and denticulate cornice. As such, the dwelling embodies the distinctive characteristics of a type, period, region, and method of construction. The dwelling is much larger than most of its neighbors and occupies a smaller percentage of its lot, conveying a sense of the quasi-rural conditions that once prevailed in the Oceanside neighborhood.

Photos 8, 9. Views of the subject property from the two bedrooms on the south side of the house which will be completely blocked by the addition of a 4th story.



Photo 10. View of the subject property from the rear bedroom. Not only will the 4th story block the view, it will also compromise the privacy of this room.

onser



PLEASE DO NOT APPROVE THE 4TH STORY OR THE ROOF DECKS.

It does not meet the Planning Code, the Planning Department does not support it, it neither enhances nor conserves neighborhood character and it should not be approved.

MAY 25, 2020

TO: The Planning Department and the Planning Commissioners
FROM: Michelle Delaney, 1279 44th Avenue
RE; EXCESSIVE PROPERTY DEVELOPMENT AT 4326-4336 IRVING

My husband grew up at 1279 44th Avenue which is a house next to the subject property at the back. The property belongs to a family trust so he is a part owner. His parents live there and we are often there with our children (their grandchildren). I am writing on behalf of both of us and our whole family. I will address the questions mentioned in the Planning Department DR Information packet.

“Exceptional and extraordinary circumstances occur where the common-place application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants. Does the property enhance or conserve the characteristics of the neighborhood?”

The property at 4323-4336 Irving Street is already out of character with the neighborhood. Adding a 4th story and roof decks will make it even more out of character than it now is. The building sits within 10' of the rear property line and looms over the adjacent properties with solid, dark walls. However, at least it looks like a building. What the developer is creating will look like what they are intending it to be, tiny bedrooms all crammed together to maximize occupancy for the most profit. Adding the 4th story and roof decks. There will be no elderly or disabled people in the building because nothing about it is ADA compliant.

Also, this neighborhood does not have roof decks. Why? Because the weather is cool, foggy, wet and windy - very windy. Stuff blows all over even at ground level. Stuff will be blowing off those decks onto the adjacent properties. My in-laws already had the skylight in their storage shed broken by a beer can that came from the roof of that building when the “temporary” tenants were living there. Also, there are privacy issues. People up there will be able to look directly onto other properties and into my in-laws' bedrooms. There could be 80 or more

people in that building. They don't need a roof deck, they need a park. Fortunately, there is one just 1 block away.

As for the developer's right to develop the property? He has put in 5 giant ADUs with no neighborhood notification even though these units are far, far bigger than the ADU (Granny Flat) that is usually added at the back of someone's garage. At least one of these units has 4 bedrooms and 3 or 4 bathrooms. If he is allowed to continue with his plans for the 2nd and 3rd stories (which I hope he is not), he will have doubled the occupancy of that building without a single neighbor having anything to say about it.

We also understand there were irregularities in how the permits were issued for this property. We would like to ask that these are looked into and that all the units be made to fully conform to existing SF planning codes and design guidelines.

Sincerely,

Michelle Delaney

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: 4326-4336 Irving st
Date: Tuesday, May 26, 2020 8:37:52 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
[San Francisco Property Information Map](#)

REDUCED CAPACITY DURING THE SHELTER IN PLACE ORDER -- The Planning Department is open for business. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our award-winning [Property Information Map](#) are available 24/7. Similarly, the [Board of Appeals](#) and [Board of Supervisors](#) are accepting appeals via e-mail despite office closures. To protect everyone's health, all of our in-person services at 1650 and 1660 Mission Street are suspended, and the Planning and Historic Preservation Commissions are cancelled until April 9, at the earliest. [Click here for more information.](#)

From: Howard Ni <wf2611@yahoo.com>
Sent: Saturday, May 23, 2020 3:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4326-4336 Irving st

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Re:4326-4336 Irving St (2919-016969DRMVAR)

To Whom It May Concern,

I feel that the proposed project is not beneficial to the current individuals living in the area. It is hard enough for residents to find parking at this time. Parking will become even more difficult to find with this proposed project.

Best,

Howard Ni

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

I/We are opposed to the proposed additional development at the property cited above. Our opposition is based on:

1. The proposal will make the property out of character with our neighborhood of two and three story homes. The property already takes up far more space than any other property on the block.
2. The excessive density of the apartments will negatively impact parking and services in the neighborhood. It also is not family friendly housing.
3. The fourth story impacts the light, air and privacy of the neighboring properties and sets a bad precedent.
4. The project does not conform to the existing planning and design codes of San Francisco. We do not want these codes to be ignored for the profit of the developer at the detriment of our neighborhood. Since the minimum standards are not met and the project is not approvable per the Planning Department, it should not be approved by the Planning Commission.

Sincerely,

Signature

Printed Name(s)

Address

Tonya Granlich & William Granlich

Tonya Granlich & William Granlich

1257 44th Ave SF, CA 94122

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,

Jody Lundvall

Signature

Jody Lundvall

Printed Name(s)

1229#A 45th AVE S.F CA 94122

Address

In the sunset we have severe plumbing issues need to be addressed before causing more of problem with all the extra units. Please care for the City not extra \$ Earthquake happens Reality Thank You

May 26, 2020

Dear Planning Commissioners,

Patricia and I are writing to you to oppose the permit for the development project at 4326-4336 Irving Street. The back of our house (1278 45th ave) is northwest of this development. We have lived in our house since 2001 and our children grew up on 45th ave.

We have seen many changes in the neighborhood and it is a welcoming community to many different kinds of people.

Our neighbors work together - we petitioned the Parks Department to add a bathroom in the Boat Park on 45th avenue so the kids could play there without having to go in the bushes to relieve themselves.

Previously 4326-4336 Irving has been used by Delancey Street as a residence for men transitioning out of prison. We never objected to this and had no issues with the owner at that time. So, I am not any type of "NIMBY;" in fact we had a half-way house in "my backyard".

The developer's proposed 4th story and party deck are unwanted, unneeded, and simply do not fit in the neighborhood of 2 story row houses and 2-3 story flats.

The developer has not shown any willingness to compromise or meet the concerns of the neighbors- he has simply pushed ahead and even violated City rules on building and construction.

The proposed development of the 4th story will not fit in the neighborhood (of 2 and 3 story houses and apartment buildings), will block our sunlight from the morning to mid-day, will increase parking congestion in the neighborhood, and will do nothing to add needed affordable housing in the Sunset.

The vast majority of the neighbors affected by the proposed expansion to the 4th floor is opposed to this option and many have written letters to you expressing their objections.

Already the developers of this project, The Irv, LLC, have taken a 12-unit building with parking and turned it into a 17-unit building with no interior parking (it is a large building on two lots which is why it has two street numbers). The developer is trying to ride the wave of rhetoric about car-less transportation. There is no way to enforce this rhetoric and we could end up with an additional 45-50 cars trying to park in an already tight neighborhood.

The Developer is proposing to change the layouts of the original 12 units and "pop up" (their expression) a fourth story so that 4 of the 12 original units will be 2 story luxury penthouses with ocean views and roof decks. They are also changing the interiors of each unit so that the 12 units that used to be 1- and 2-bedroom units will now be 3 - 5-bedroom units. They are able to do this by removing any common space in the units so that most of the units will have a kitchen and then 3 or more very small bedrooms with bathrooms. Where the 12 units used to have 20 bedrooms and 12 bathrooms among them, they will now have 36 bedrooms, 17 full baths and 2 half baths among them. With the addition of the 12 bedrooms and 12 baths in the ADUs, there are a **TOTAL OF 40 BEDROOMS, and 34 FULL BATHS** in this project.

Your own Planning Department staff has recommended against the expansion of the 4th floor and party deck. The affected neighbors object to the 4th floor and unsafe party deck. This area often has high winds and objects left unattached blow all over and could harm someone.

Your 2018 own Planning Department Study identifies 33,000 vacant units in San Francisco. These units are some type of mystery because Real Estate Investors are buying up rental properties and turning them into Air BnB or luxury units or holding them vacant to avoid dealing with “messy” tenants.

We do not like the fact that the units do not have common space, we do not like the extreme density (intended to maximize profit) and we especially do not like the 4th story “pop up.” The developer had ignored the department’s requests for changes and instead has opted to pay \$2500 for a Discretionary Review in hopes that the Commission will overrule the planning department in his favor. His arguments will be based on the need to create more housing in San Francisco-regardless of the price.

We, who live adjacent to this property, are very opposed to the developer’s plans and we urge you to reject the permit to add the 4th story and party roof deck.
In summary, here are the reasons we oppose the permit for this project:

1. **THE 4TH STORY:** This will affect the light, air and privacy of our own and all the surrounding properties and those across the street. It will also set a precedent for “popping up” fourth stories on other properties in the neighborhood. This has the potential to affect a lot more properties than just those currently adjacent to this development. This developer has several other properties in the neighborhood and most likely will try to do this with all of them. **The resultant loss of light, air and privacy reduces our quality of life- for no good policy reason.**
2. **THE CONFIGURATION OF THE APARTMENTS:** The developer has essentially created a human hive designed to cram as many people into one unit as possible. You can see the plans and layout for these units at the planning department **Property Information Map** site online. The spaces are designed for unrelated people to share space - the developer mentioned gig workers in particular. Gig workers, for the most part, need cars. If even half the people in those 48 bedrooms have cars, that will be 24 more cars looking for parking. In fact, probably many more than that will have cars. This is in no way designed for working families.
3. In every way, the permit for 4326-4336 Irving Street will in no way benefit this neighborhood. Keep in mind, this is **NOT** affordable housing. The 2 story luxury units that “pop up” into the 4th story will be at the top of the rent curve for the city. The other multi-bedroom units will also be very high rent (the developer mentioned \$1800 per bedroom/bath- which means \$5400 to \$7200 for the entire apartment unit.

We urge you to reject the permit for the 4th story and party deck and exercise your discretion to protect our neighborhood's 2 and 3 story character.
Thank you for reading this. We count on your consideration for our quality of life above the marginal profit of a real estate developer,

Respectfully,

Jim Philliou and Patricia Lee
1278 45th ave

:

4337 Irving Street
San Francisco, CA 94122

May 20, 2020

Mr. David Weissglass
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Weissglass,

Our house sits across the street from the building undergoing renovation, so we have a clear view of it and the effects of the changes that have been and will be made to it.

As it stands now, the building at 4336 Irving feels of a piece with the rest of the neighborhood, where buildings rise no higher than three stories and where residential properties at least attempt to have reasonable amounts of space to accommodate the number of people who live there and the number of vehicles they own. And even then, parking remains an ongoing problem here.

As a single-car family using the space in our garage, we find ourselves having to remain constantly vigilant as vehicle owners repeatedly impinge on our ability to leave our own home by blocking our driveway. The parking in this neighborhood is such a problem that cars parked on the sidewalk are an everyday reality.

So to see workers eliminate all of the parking inside the apartment building across the street, with the intention of replacing it with cramped living spaces, has us concerned. We believe that what they are planning to do with the building shows little to no regard for the people who currently live in this neighborhood nor for the majority of people they are intending to house in this facility.

Sincerely,



Sandra Chan

May 26, 2020

David Weissglass David.Weissglass@sfgov.org
Gordon Mar marstaff@gmail.com
SF Planning Commissioners

Via email attachment

SUBJECT: DEVELOPMENT AT 4326-4336 Irving, SF – Discretionary Review

Dear Mr. Weissglass, Supervisor Mar, and Planning Commissioners,

The project at 4326-4336 Irving, SF discriminates against the elderly, the disabled, people who have to go to multiple job sites, or carry tools and equipment, and families. The developers removed all the parking to put in 5 ADUs, none of which is ADA compliant. Instead of parking they have 14 bicycle spaces.

I am a senior citizen on 44th Avenue and unable to be mobile in my community without a car immediately available. It is unreasonable to imagine that all Sunset residents will not need cars and parking spaces. In addition to seniors and disabled people, people who need cars are those with families, those who transport supplies for their businesses and jobs, and those who need to get to destinations unserved by Muni. With the need for social distancing, public transportation is not a viable alternative. Even before COVID-19, Muni only serves limited destinations from the Sunset. With the current development policies in this city, all these people will no longer be able to live here. The bike-riding population is a very small percentage of the resident group. Building only bike parking assumes everyone is able-bodied, and able to transport small children, supplies, groceries, or equipment on two wheels. That is a ridiculous and discriminatory assumption.

The building on Irving Street is a prime example of development that is short sighted and exclusionary.

Sincerely,

Betty Kohlenberg
bettykohlenberg@gmail.com

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,

Shawna M. McDonald

Signature

Shawna M. McDonald

Printed Name(s)

4431 Irving Street

Address

smarie.mcdonald@gmail.com

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

SUSAN FRATINI

Printed Name(s)

4436 Irving St. SF Ca. 94122

Address

Babiebeana@AOL.COM

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature

M. Meimban

Printed Name(s)

MARIA MEIMBAN

Address

4409 IRVING ST. SF., CA 94122

Email Address (Optional)

MDMEIMBAN@gmail.com

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103


Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Kurt James Stober

Printed Name(s)

4350 Irving St.

Address

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,



Signature

ANASTASIYA GERASIMENKO

Printed Name(s)

4350 Irving st unit a

Address

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Megan Rae Cornelius

Printed Name(s)

4350 Irving St.

Address

Megan@zazie.sf.com

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Sandra Chan

Signature

SANDRA CHAN

Printed Name(s)

4337 IRVING STREET, S.F., CA 94122

Address

See attached letter

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

HOWARD N I

Printed Name(s)

4325 - 4329 IRVING ST SAN FRANCISCO

Address

WF2611 @ YAHOO.COM

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Lonnie & JoAnne Perez

Printed Name(s)

4335 Irving St.

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

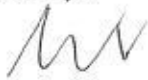
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Sincerely,



Signature

Wanvisa Wattanadumrong & Mel Wen

Printed Name(s)

4322 Irving St. SF CA 94122

Address

boomieboom@hotmail.com

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103


Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

ERNESTINE E. QUION

Printed Name(s)

4321 IRVING ST SF CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

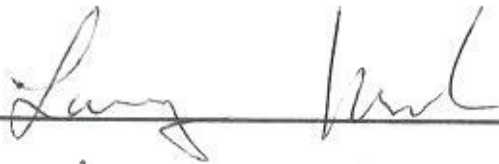
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Sincerely,

Signature



Printed Name(s)

LARRY MAK

Address

4320 IRVING ST. S.F. CA. 94122.

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature



Printed Name(s)

KEVIN EDDLEMAN

Address

4310 IRVING STREET SAN FRANCISCO

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,

Hua Qing Li / Chian Sun Yu

Signature

Hua Qing Li / CHIAN SUN YU

Printed Name(s)

4227 IRVING ST SF CA 94122

Address

HWACHINGLEE@gmail.com

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Kathy Zhou

Printed Name(s)

4221 Irving St. S.F CA 94122

Address

kathyzhou222@gmail.com

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

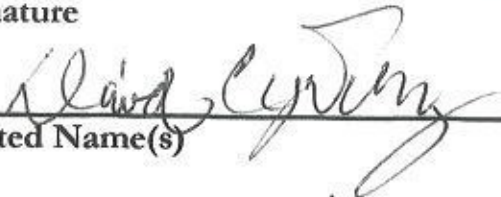
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Sincerely,

Signature



Printed Name(s)

DAVID C. Y. WONG

Address

4208 IRVING SF CA 94122

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

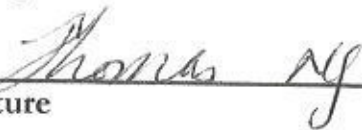
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Sincerely,



Signature

THOMAS NG

Printed Name(s)

1300 44th Ave. S.F. CA. 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Joan Friedlander
Signature

John Friedlander

Joan Friedlander
Printed Name(s)

JOHN FRIEDLANDER

1306- 44th Ave. SF CA 94122
Address

(415) 681-0635

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

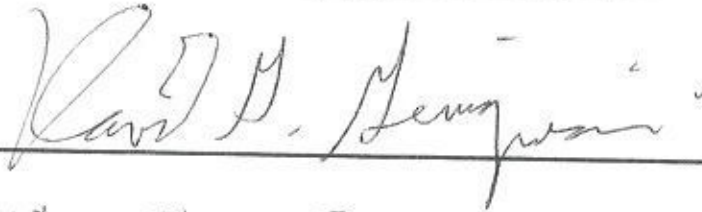
Dear Mr Weissglass,

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Sincerely,

Signature



DAVID G. GEMIGNANI

Printed Name(s)

1285 44TH AVE. APT #5

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,

Suzanne M. Clarke-Gleason
Signature

SUZANNE CLARKE-GLEASON
Printed Name(s)

1285 44th Ave # 2
Address
S.F. Ca.
94122

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,

Karen Myers

Signature

Karen Myers

Printed Name(s)

1285 44th Ave, Apt #1, SF, CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,



Signature

Melissa Baer

Printed Name(s)

1275 44th Ave 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

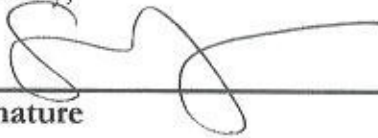
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Sincerely,



Signature

Sara Doyle

Printed Name(s)

1270 44th Ave San Francisco, CA 94122

Address

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,


Signature

JULIE RODENBURG
Printed Name(s)

1274-44th AVE, SF CA 94122
Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Karen G. White (k109236@msn.com)
Signature

Karen G. White
Printed Name(s)

1270 44th Avenue, SF CA 94122
Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,

Emily Zwissig

Signature

Emily Zwissig

Printed Name(s)

1266 44th Ave San Francisco, CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

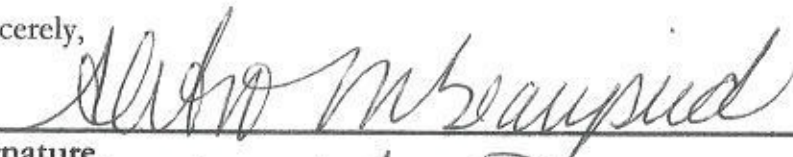
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Sincerely,



Signature

Aleta M. Beaupied

Printed Name(s)

1266 44th Ave San Francisco CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

ROBERT ZWISSIG

Printed Name(s)

1266-44TH AVE SF CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature

Printed Name(s)

Address

Theresa M. Cameranesi
Theresa M. Cameranesi
1262 44th Avenue, San Francisco CA

94122

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature



Printed Name(s)

AMBER SANFORD

Address

1259 44TH AVENUE SF, CA 94122

Email Address (Optional)

ateresa2s@gmail.com

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature

Anna Grajeda

Printed Name(s)

Anna Grajeda

Address

1257 - 44th Ave SF CA 94122

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

STANLEY NG

Printed Name(s)

1250-44th AVE S.F.

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Diana Brohard

Printed Name(s)

1231 44th Ave.
SF 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103


Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature



Printed Name(s)



Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Suzanne A. Murphy

Signature

SUZANNE A MURPHY

Printed Name(s)

1225 44TH AVE SF CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Kathleen M. Rose

Kenneth M. Rose

Signature

Kathleen M. Rose

KENNETH M. ROSE

Printed Name(s)

1324 - 45th Ave., S.F. 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

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Sincerely,



Signature

WEISSGLASS

Printed Name(s)

1333 45th Ave San Francisco CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature

MAXWELL KLINGER

KERRY KLINGER

Printed Name(s)

1310 45TH AVE SAN FRANCISCO, CA 94122

Address

Email Address (Optional)

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Lisa Koracevich

Printed Name(s)

1331 45th Ave, San Francisco, CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

Thomas Hazelton

Printed Name(s)

1314 45th Ave, San Francisco CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,

Signature

Amie Zukowski Vaiva Razgaitis

Printed Name(s)

1300 45th Avenue

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

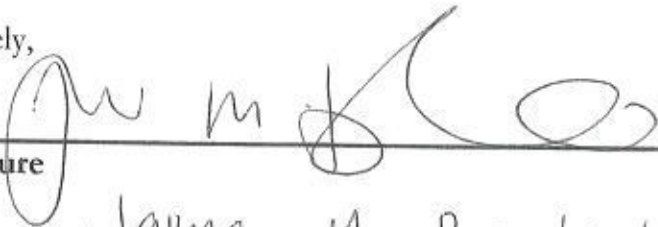
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Sincerely,

Signature



Printed Name(s)

Jaime M. Bardacke

Address

1285 45th Avenue #3, SF, CA, 94122

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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Sincerely,



Signature

NORBERTO BARAOIDAN

Printed Name(s)

1282 45th AVENUE, SAN FRANCISCO, CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

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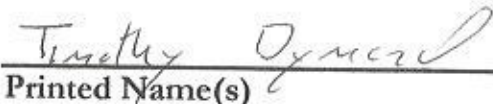
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Sincerely,



Signature



Printed Name(s)

1275 45th ave San Francisco, CA, 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: PROPOSED ADDITIONAL DEVELOPMENT AT 4326-4336 IRVING STREET

Dear Mr. Weissglass,

I/We are opposed to the proposed additional development at the property cited above. Our opposition is based on:

1. The proposal will make the property out of character with our neighborhood of two and three story homes. The property already takes up far more space than any other property on the block.
2. The excessive density of the apartments will negatively impact parking and services in the neighborhood. It also is not family friendly housing.
3. The fourth story impacts the light, air and privacy of the neighboring properties and sets a bad precedent.
4. The project does not conform to the existing planning and design codes of San Francisco. We do not want these codes to be ignored for the profit of the developer at the detriment of our neighborhood. Since the minimum standards are not met and the project is not approvable per the Planning Department, it should not be approved by the Planning Commission.

Sincerely,

Signature

Printed Name(s)

Address



TIFFANIE RAGASA Stephen Bourline

1242 45th Avenue San Francisco CA 94122

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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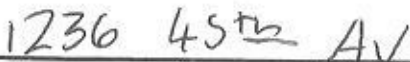
Sincerely,



Signature



Printed Name(s)



Address

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SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103


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Sincerely,



Signature

MICHELLE BOND

Printed Name(s)

1268 45th AVE SAN FRANCISCO CA 94122

Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,


Signature

Gloriane Yi, Eric Socolofsky
Printed Name(s)

1272 45th Ave SF, CA 94122
Address

DAVID WEISSGLASS
SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sincerely,



Signature

Nichole Côté ADAM CÔTÉ

Printed Name(s)

1255 45th Ave SF, CA 94122

Address

From: [Laurie Charkins](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Opposition to Proposed additional development at 4326-4336 Irving Street, San Francisco
Date: Wednesday, May 27, 2020 8:25:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Weissglass,

Per my phone message to you today, May 27, 2020, we would like to voice our opposition to the addition development at the property cited above. This property already takes up too much space, the fourth story impacts light and privacy. In addition, there is no parking for all of these units in an area where parking is very difficult. Our family has owned our property since 1946- we want to let you know that we object to this development, and especially to the additional "pop-up" development.

Thank you for your consideration,

Laurie Charkins
4301 Irving Street/1301 44th. Avenue
San Francisco, CA
Lauriecharkins@yahoo.com