



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: AUGUST 27, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 20, 2020
Case No.: **2019-022450DRP-02**
Project Address: **326 Winding Way**
Permit Applications: 2019.1121.7915
Zoning: RH-1(D) [Residential House, One-Family-Detached]
40-X Height and Bulk District
Block/Lot: 6459 / 003
Project Sponsor: Amir Afifi
SIA Consulting
4142 Mission St.
San Francisco, CA 94112
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to construct a horizontal addition, conversion of crawl space into habitable floor area and façade changes to a single-family house. The project will also include the addition of an accessory dwelling unit under a separate permit. The proposed building maintains the same height of 20 feet at the street and contains 3 bedrooms, and one off-street parking space.

SITE DESCRIPTION AND PRESENT USE

The site is a 30'- 6" wide x 101' lateral and down sloping lot with an existing one-story over garage home built in 1945 and is categorized as a 'C' – No Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The houses on this block of Winding Way are consistently one-story over garage detached single family dwellings that are set back from the street front and side property lines. The adjacent buildings form a consistent mid-block open space. The adjacent building to the southeast extends further into the rear, while the building to the immediate northwest roughly aligns with the subject property.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 14, 2020 – June 15, 2020	6.15. 2020	8.27. 2020	73 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 7, 2020	August 7, 2020	20 days
Mailed Notice	20 days	August 7, 2020	August 7, 2020	20 days
Online Notice	20 days	August 7, 2020	August 7, 2020	20 days

PUBLIC COMMENT

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

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR REQUESTORS

DR requestor 1:

Wendy Wong of 320 Winding Way, resident of the adjacent property to the southeast of the proposed project.

DR requestor 2:

Sunil Prasad of 330 Winding Way, resident of the adjacent property to the northwest of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:

Is concerned by the following issues:

1. Loss of light due to the height and depth of the proposed alteration;
2. Loss of view;
3. Decrease mid-block open space due to the height and depth of the proposed alteration;
4. Construction safety concerns related to soil disturbance and destabilizing the structure of the foundation.

Proposed alternatives:

1. Lower the height and reduce the number of decks
2. Lower the height of the building.

See attached *Discretionary Review Application*, dated June 15, 2020.

DR requestor 2:

Is concerned by the following issues:

1. Loss of light;
2. The project is not in scale with the existing houses due to the increase in height and depth of the proposed alteration;
3. Construction safety concerns related to soil disturbance and destabilizing the structure of the foundation.

Proposed alternatives:

1. Lower the height and reduce the number of decks to include only the lower deck;
2. Lower the height of the building.

See attached *Discretionary Review Application*, dated June 15, 2020.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has been reviewed and modified to comply with the letter of the Planning Code and the intent of the Residential Design Guidelines, as well as the neighbors' concerns. The project has been modified in response to the neighbors' feedback by lowering the height; providing additional side setbacks on the north and south sides; reducing the gross floor area and; removing the front balcony at the second floor.

See attached *Responses to Discretionary Review*, dated July 29, 2020.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that modest rear and side additions to this building conform to the Residential Design Guidelines by reflecting and respecting the scale, massing and open space of adjacent buildings in a sensible manner, while preserving light and access to mid-block open space. Furthermore, the location and size of decks do not pose unusual impacts to privacy. Construction and safety issues related to the soil and foundation design are not within the purview of the Planning Department to regulate. As such Staff deems there are no exceptional or extraordinary circumstances.

RECOMMENDATION: Do Not Take DR and Approve

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

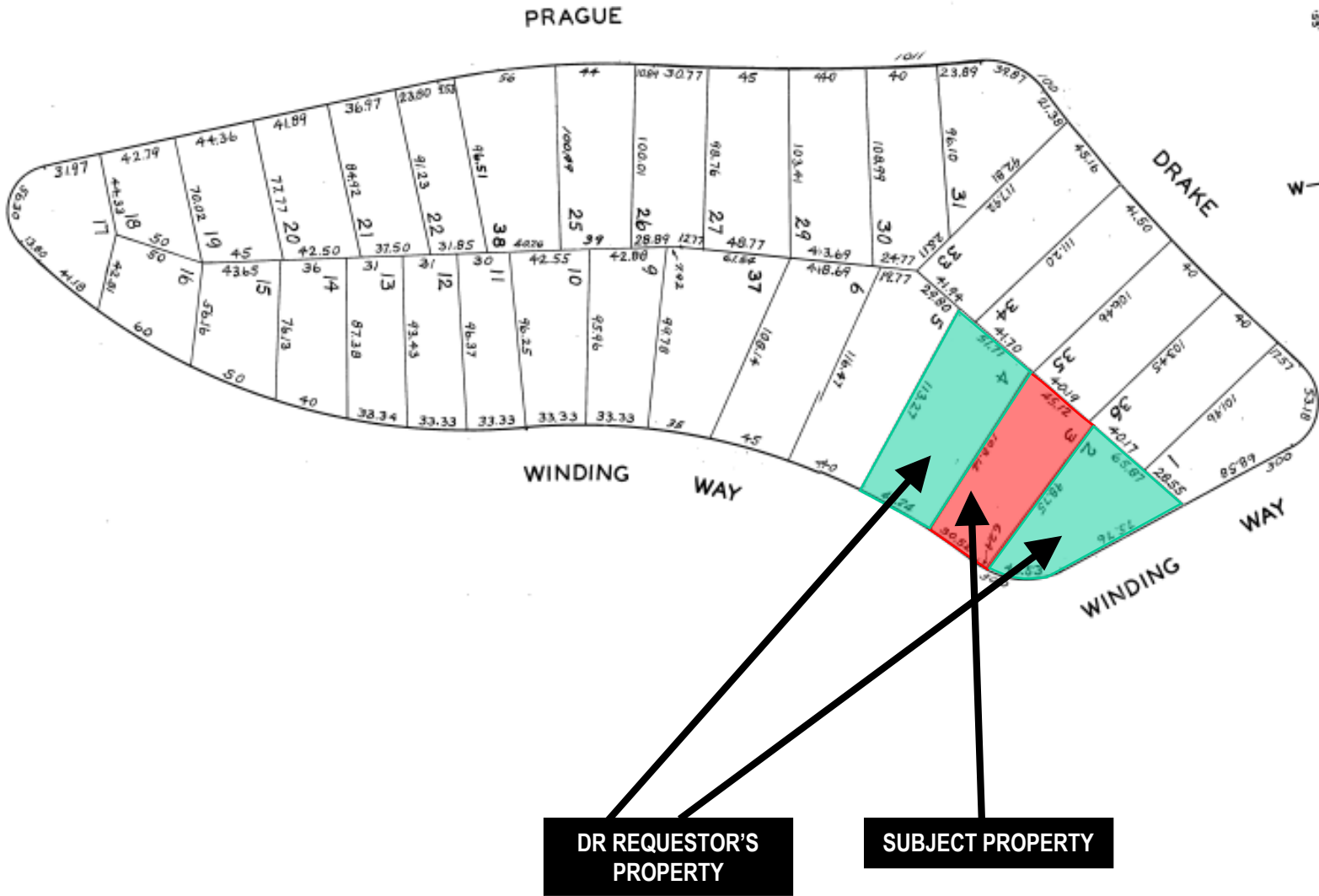
DR Applications

Response to DR Applications, dated July 29, 2020

Reduced Plans and 3-D renderings

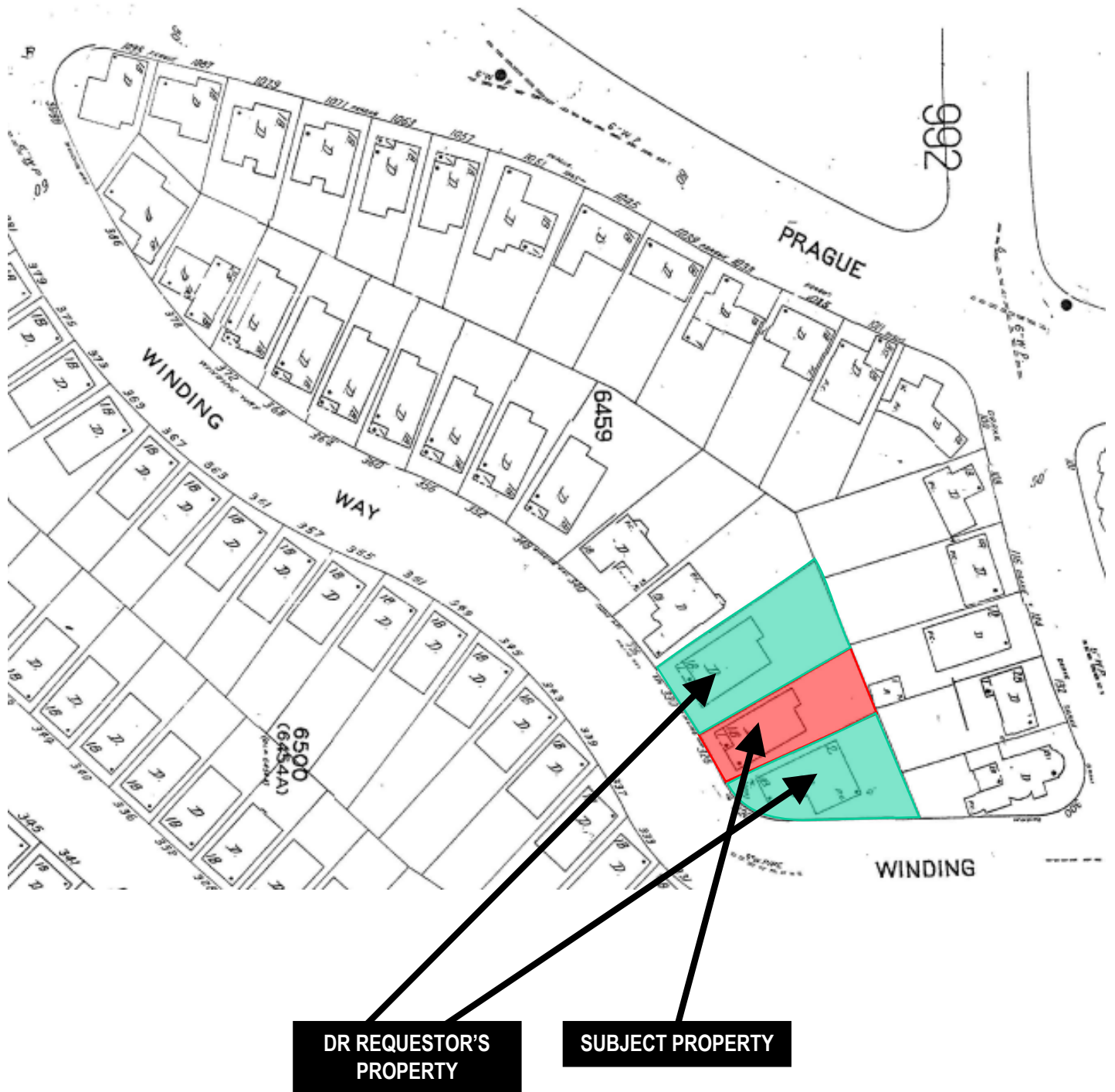
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way

Sanborn Map*

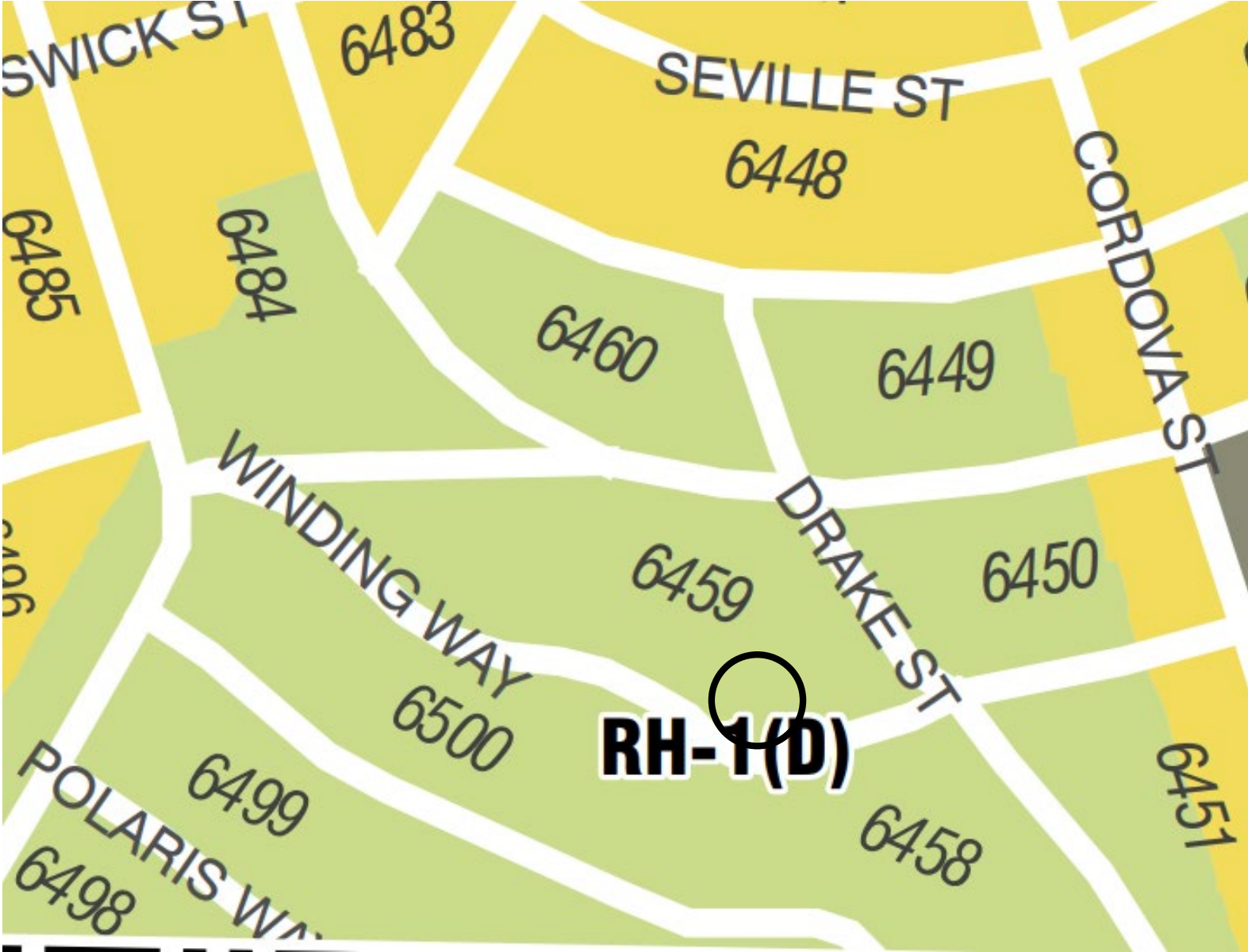


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



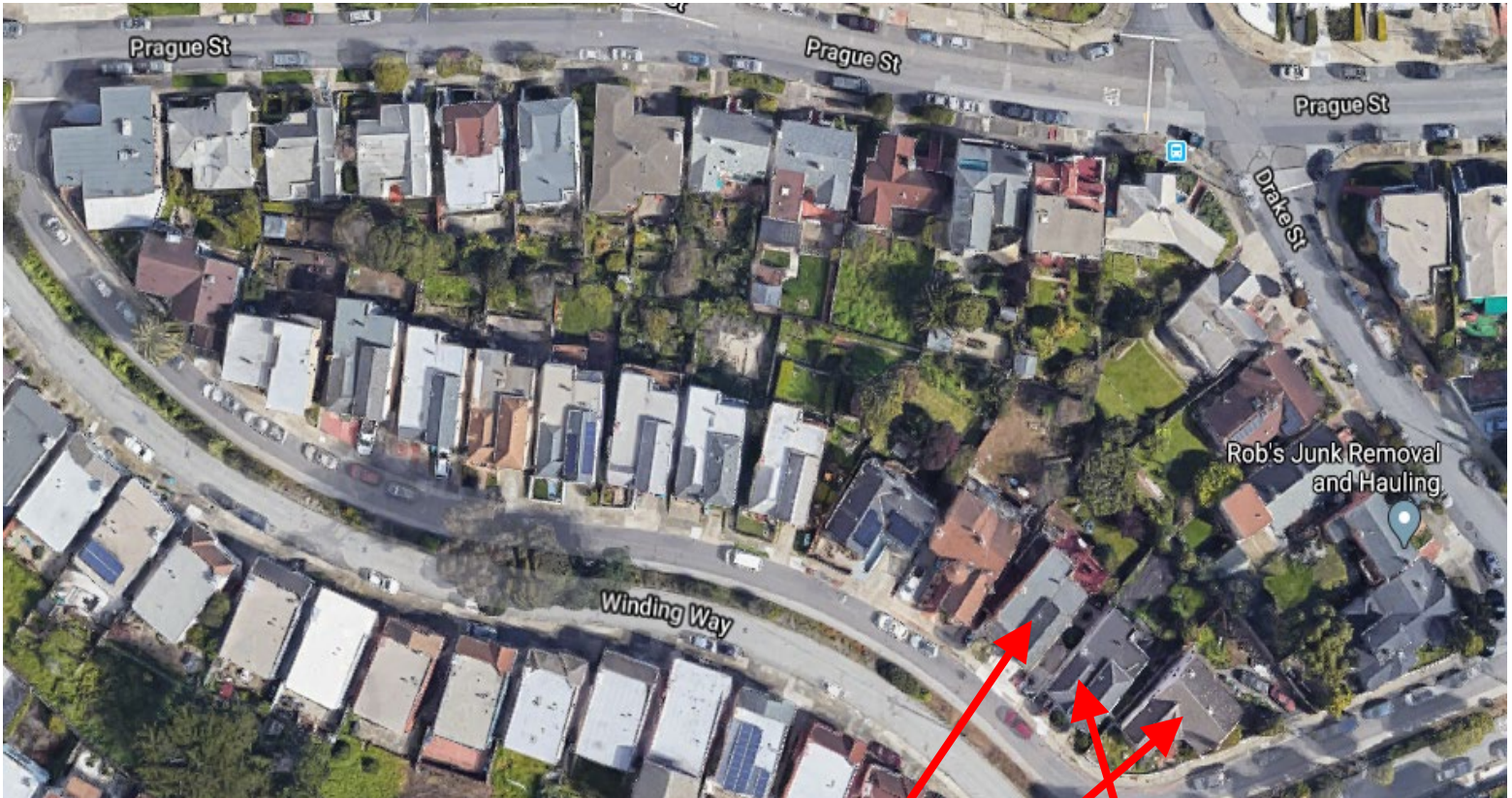
Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way

Zoning Map



Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

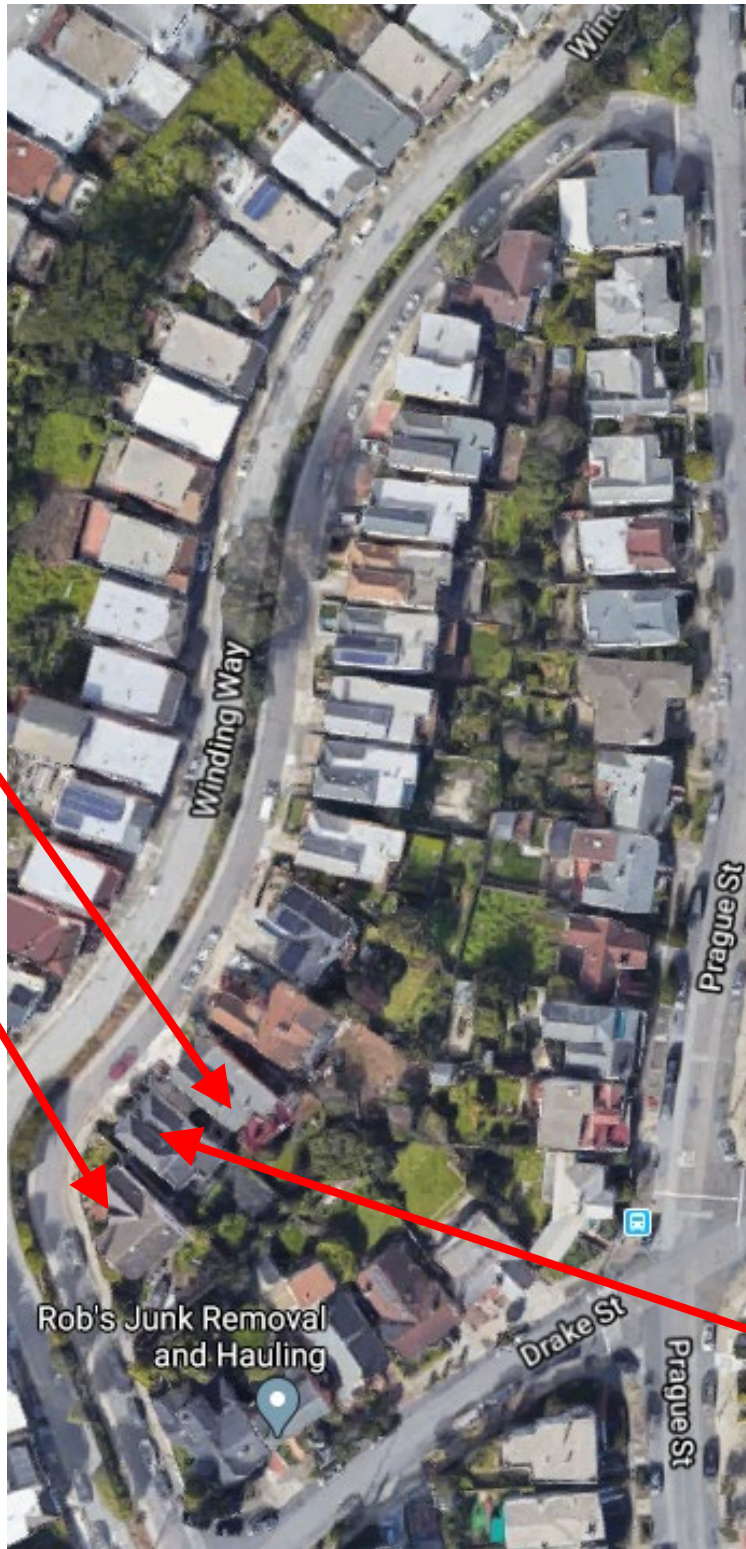
SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way

Aerial Photo

DR REQUESTOR'S
PROPERTY



SUBJECT PROPERTY



Aerial Photo



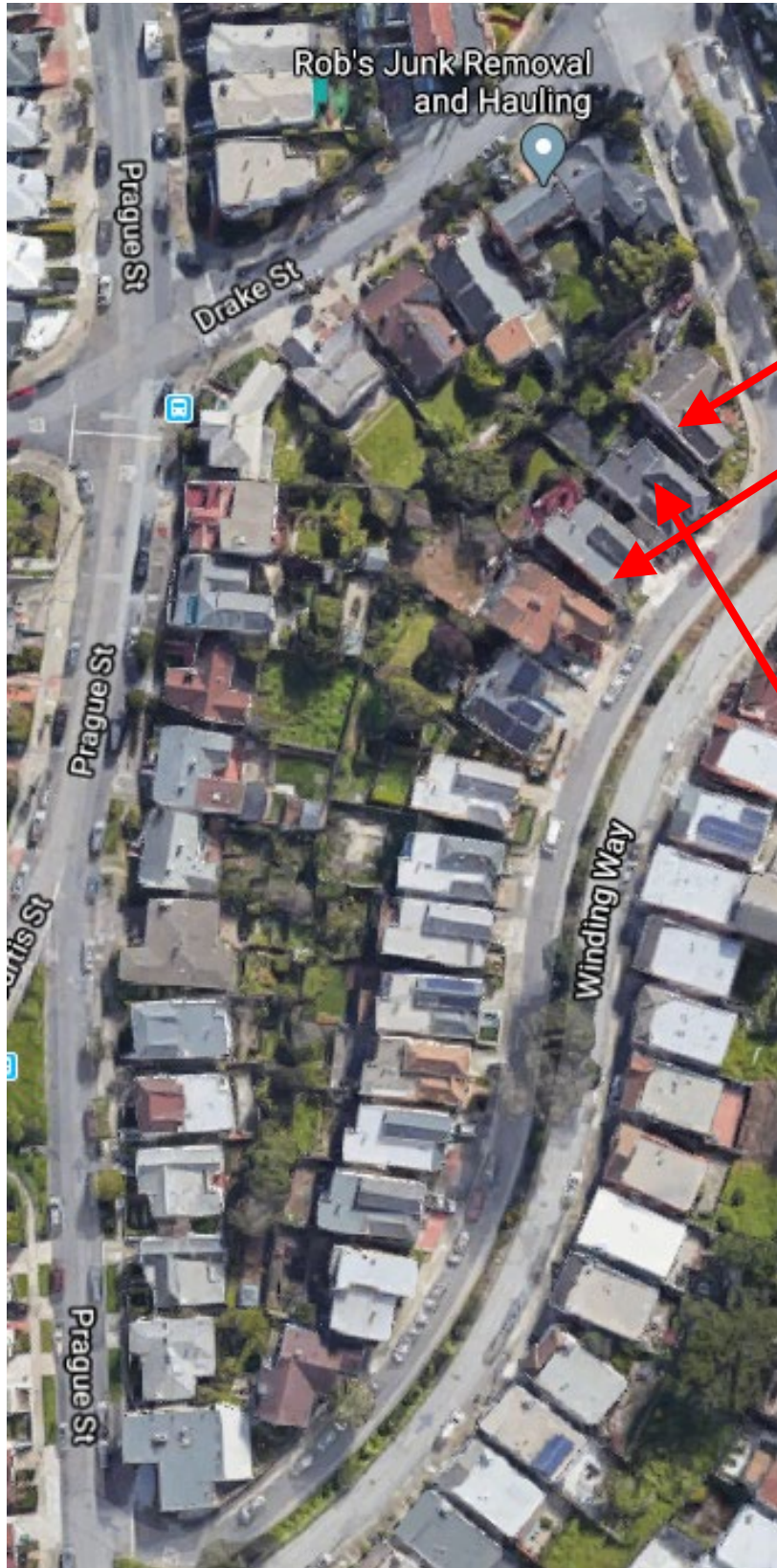
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-022450DRP-02
326 Winding Way



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 21, 2019**, Building Permit Application No. **201911217915** was filed for work at the Project Address below.

Notice Date: May 14, 2020

Expiration Date: June 15, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	326 Winding Way	Applicant:	Amir Afifi
Cross Street(s):	Drake and Prague Streets	Address:	4742 Mission Street
Block/Lot No.:	6459 / 003	City, State:	San Francisco, CA
Zoning District(s):	RH-1(D) / 40-X	Telephone:	415-528-7021
Record Number:	2019-022450PRJ	Email:	amir@siaconsult.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 checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	7 feet 11 inches- 9 feet 5 inches	No Change
Side Setbacks	1 foot on Northwest side 11 feet 8 inches on Southeast side	Addition will be set in 3 feet from Northwest property line and 8 feet 2 inches from Southeast property line
Building Depth	50 feet 1 inch	55 feet 5 inches
Rear Yard	45 feet 9 inches	40 feet 6 inches
Building Height	20 feet 2 inches	17 feet 4 inches
Number of Stories	2 over crawl space	2 over basement
Number of Dwelling Units	1	1 + ADU (ADU under separate permit)
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes a horizontal addition and interior remodel to an existing single family home. The proposal includes façade changes and the conversion of the basement crawl space to habitable floor area. The project will result in a three bedroom, 4.5 bathroom single family home. The project also includes a one-bedroom Accessory Dwelling Unit (ADU) which is under a separate building permit.

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.

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:

Bridget Hicks, 415-575-9054, Bridget.Hicks@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

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. Contact the project Applicant to get more information and to discuss 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. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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. The Board of Appeals is accepting appeals via e-mail. 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 Board of Supervisors at bos.legislation@sfgov.org, 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.



DISCRETIONARY REVIEW PUBLIC (DRP)

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.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- 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 Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor
San Francisco, CA 94103-2479

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.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Wendy Wong

Address: 320 Winding Way, San Francisco, CA 94112

Email Address: wendywong2828@yahoo.com

Telephone: 415-260-8288

Information on the Owner of the Property Being Developed

Name: Amir Afifi

Company/Organization:

Address: 4742 Mission St., San Francisco, CA 94112

Email Address: amir@siaconsult.com

Telephone: 415-528-7021

Property Information and Related Applications

Project Address: 326 Winding Way, San Francisco, CA 94112

Block/Lot(s): 6459/003

Building Permit Application No(s): 201911217915

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?		<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

There has been no mediation.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attached reasons for requesting Discretionary Review.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

See attached enumeration of unreasonable impacts.


3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached changes to proposed project that could be readily accomplished.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

David Wolff

Name (Printed)

Attorney

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

209-800-8832

Phone

david.wolff@dracupandpatterson.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

326 WINDING WAY DISCRETIONARY REVIEW APPLICATION SUPPLEMENTS

My name is Wendy Wong, owner and occupant of 320 Winding Way, San Francisco, CA, 94122. I have owned and lived in this house for over 26 years. As you face the subject property from the sidewalk, my house is directly to the right. It is a light pink stucco color.

(1) The exceptional and extraordinary circumstances that justify Discretionary Review of this project are as follows:

(A) The depth of the proposed building causes loss of light and overshadowing. As the buildings were originally constructed, there is a reasonable distance between my property and the subject property. There has been no change to this design for the last 26 years. However, the proposal to widen the subject building to the edge of the property line causes loss of light, and overshadowing and loss of open space between the structures.

(B) The height of the proposed building at the rear of the structure will obliterate my view and cause loss of natural light into my property that I have relied on for over 26 years.

(C) The rear decks of the proposed building are incompatible with the neighborhood and will interfere with and decrease the mid-block open space.

(D) Likewise the height and depth of the proposed building will decrease the mid-block open space.

(E) Construction Safety Concerns, immediate effects, future effects: The construction project would change the existing soil condition and damage the surrounding environment such as changing the soil structure, shifting of soil level, loosening of soil, changes in soil pressure, water drainage, cave-ins, landslips, landslides, and shifting the balances of the surrounding properties.

(F) Construction Safety Concerns: Construction will affect or damage the subjacent support underneath the surrounding properties as well as my property. Such would cause shifting of the foundation, and may cause the surrounding properties to shift immediately or in the future. Further, the disruption could cause cave-ins, and related damage to foundations and other structural damage.

(G) There is no plan from the developer of the subject property for adequacy of vehicular parking/loading/turning on Winding Way.

(2) Both my property and that of Mr. Sunil Prasad will be unreasonably affected by the proposed building.

(A) Mr. Sunil Prasad is the neighbor of the property on the other side of the subject property. His address is 330 Winding Way. I believe he also opposes this development.

(B) The loss of natural light and building shadowing is not reasonable.

(C) The construction concerns cited above will be unreasonable if steps are not taken to address the concerns here at the planning stage.

(3) Reduction of Adverse Effects.

I am requesting that the 326 Winding Way project be modified to include each of the following provisions prior to any subsequent permit actions, that these provisions be binding on the project sponsor as well as any and all successors in interest, and that these project revisions become enforceable through binding and recorded covenants.

(A) Lower the elevation and reduce the number of rear decks to include only the lower deck, in combination with stepping-down the entire 326 Winding Way structure in order to reduce its scale and invasive towering over nearby homes.

(B) During and following construction of the project, that the project sponsor and its contractors shall be required, in conjunction with construction of the 326 Winding Way project, to perform and complete repairs to any buckling damage to the walls or foundation my home, and shall bear full financial responsibility therefor. Project sponsor shall also bear full financial responsibility for any changes or relocations of electrical, cable, internet, and any other utility lines or equipment for my home and other homes that may be affected by the development.

Incorporation of these modest changes could be readily accomplished while still realizing the applicant's objectives for interior spaces and high-end amenities proposed for the 326 Winding Way project.

[Photographs follow.]



In this photograph, my house is on the left, and the existing building on the subject property on the right. The property line follows the line of the red brick wall. As the buildings were originally constructed, there is a reasonable distance between my property and the subject property. There has

been no change to this design for the last 26 years. However, the proposal to widen the subject building to the edge of the property line will cause loss of light, and overshadowing and loss of open space between the structures. The width of the proposed building causes loss of light and overshadowing of my house.



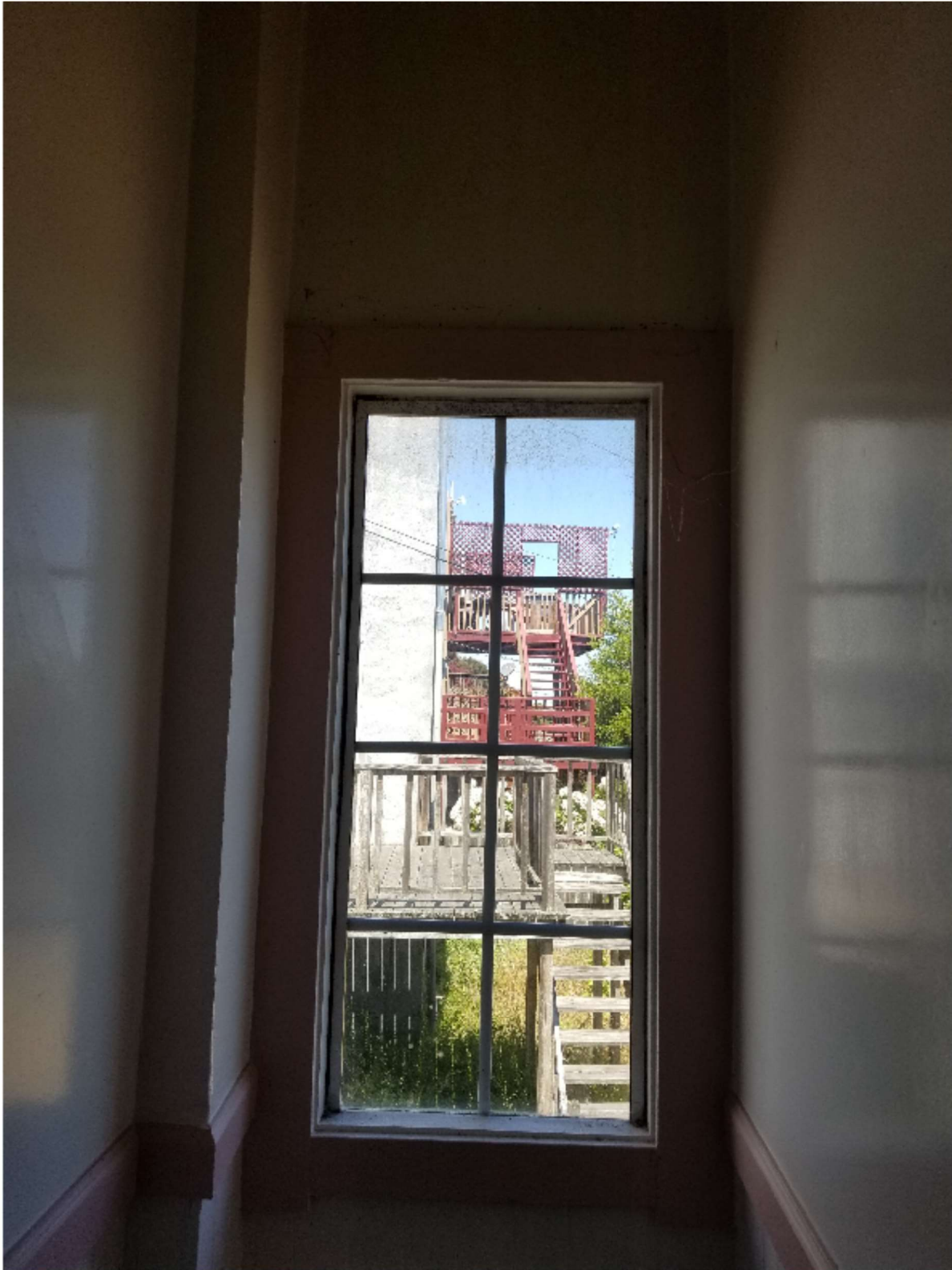
This photograph was taken from the sidewalk, looking at the 2 parcels from front-to-back. The building at 326 Winding Way (on the left) will be extended out to the lot line, thereby cutting off significant natural light to the house owned by Wendy Wong, on the right. The view will be obliterated.



In this photo, the abundant natural light I enjoy in my back yard is evident. The proposed building will be located directly on the other side of the red brick wall, will be 3 stories in height and extend deep into the lot (to your right).

The loss of natural light and building shadowing is not reasonable.

The height of the proposed building at the rear of the structure will obliterate my view and cause loss of natural light into my property that I have relied on for over 26 years. The rear decks of the proposed building are incompatible with the neighborhood and will interfere with and decrease the light I receive, and impact the mid-block open space.



In this photo, the deck and stairway of the house at 330 Winding Way is visible, painted red. The existing deck of the subject property is also partly visible, painted grey. The height of the proposed

building will obliterate the view and natural light coming into my property that I have enjoyed for over 26 years. Other windows on this side of my house will suffer a similar fate.



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

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- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- 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](#)).

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DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Sunil Prasad

Address: 330 Winding Way, San Francisco, CA 94112

Email Address: prasadsunil@comcast.net

Telephone: 415-859-6312

Information on the Owner of the Property Being Developed

Name: Amir Afifi

Company/Organization: (unknown)

Address: 4742 Mission St., San Francisco, CA 94112

Email Address: amir@siaconsult.com

Telephone: 415-528-7021

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Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

I wrote to planning staff, to my knowledge no changes were made to the project. There has been no mediation.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

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See attached enumeration of unreasonable impacts.


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See attached changes to proposed project that could be readily accomplished.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

David Wolff

Name (Printed)

Attorney

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

209-800-8832

Phone

david.wolff@dracupandpatterson.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

326 WINDING WAY DISCRETIONARY REVIEW APPLICATION SUPPLEMENT

My name is Sunil Prasad, owner and occupant of 330 Winding Way, San Francisco, CA 94112 . I have lived at this address for over 15 years. I was born and raised in San Francisco. As you face the subject property from the sidewalk, my house is directly to the left. It is a light brown stucco color. We are located at the of top of San Francisco on a very steep slope. Our homes were built in 1946.

(1) The exceptional and extraordinary circumstances that justify Discretionary Review of this project are as follows:

I am very concerned about the proposed development where the owner/investor has filed 2 permits for renovation of the property and several extensions of the property and new construction in the rear of the property. The owner of the house on the other side of the subject property, Wendy Wong, also has numerous concerns about the enlargement of the building on the lot.

The proposed building will extend deep into the lot, being some 51 feet from front to back. [Refer to basement floor plan, below.]

This will drastically reduce my available natural light, resulting in loss of open space between the buildings. The proposed project violates RDG's building scale guideline because it is not compatible with the context represented in the limited height and depth of existing neighborhood homes. (SF Residential Design Guidelines, Building Scale and Form: Design Principle.)

The applicant proposes to excavate down 11 feet, therefore weakening my foundation with a possible foundation undercut. He also wants to go up 4 feet in the height of his building and take away sunlight from my Magnolia trees, Sequoia trees, Orchard plants, Roses, Plum tree and other plantings.

[Refer to elevation drawings below.]

I am aware that about 8 months ago, new owners moved into a home on Drake St. and began construction activity, and subsequently encountered problems. This property on Drake Street is just behind and downhill from 326 Winding Way. I believe there are water pumps currently installed and running at the Drake Street home. The disturbance of soil integrity on the hillside caused by the proposed Winding Way construction will only compound this problem.

The new owner of 326 Winding Way has enough space (building envelope) within the existing building to have his 3500 sq. ft. of living space from top to bottom if the interior is gutted. There is no need for 3.5 bathrooms and 1946 Foundations to be broken into, potentially destroying the beauty of our 1946 neighborhood.

(2) Both my property and that of Wendy Wong will be unreasonably affected by the proposed building.

- (1) The potential foundation undercut is not reasonable.
- (2) The construction concerns cited above will be unreasonable if steps are not taken to address the concerns here at the planning stage.

(3) Reduction of Adverse Effects.

I am requesting that the 326 Winding Way project be modified to include each of the following provisions prior to any subsequent permit actions, that these provisions be binding on the project sponsor as well as any and all successors in interest, and that these project revisions become enforceable through binding and recorded covenants.

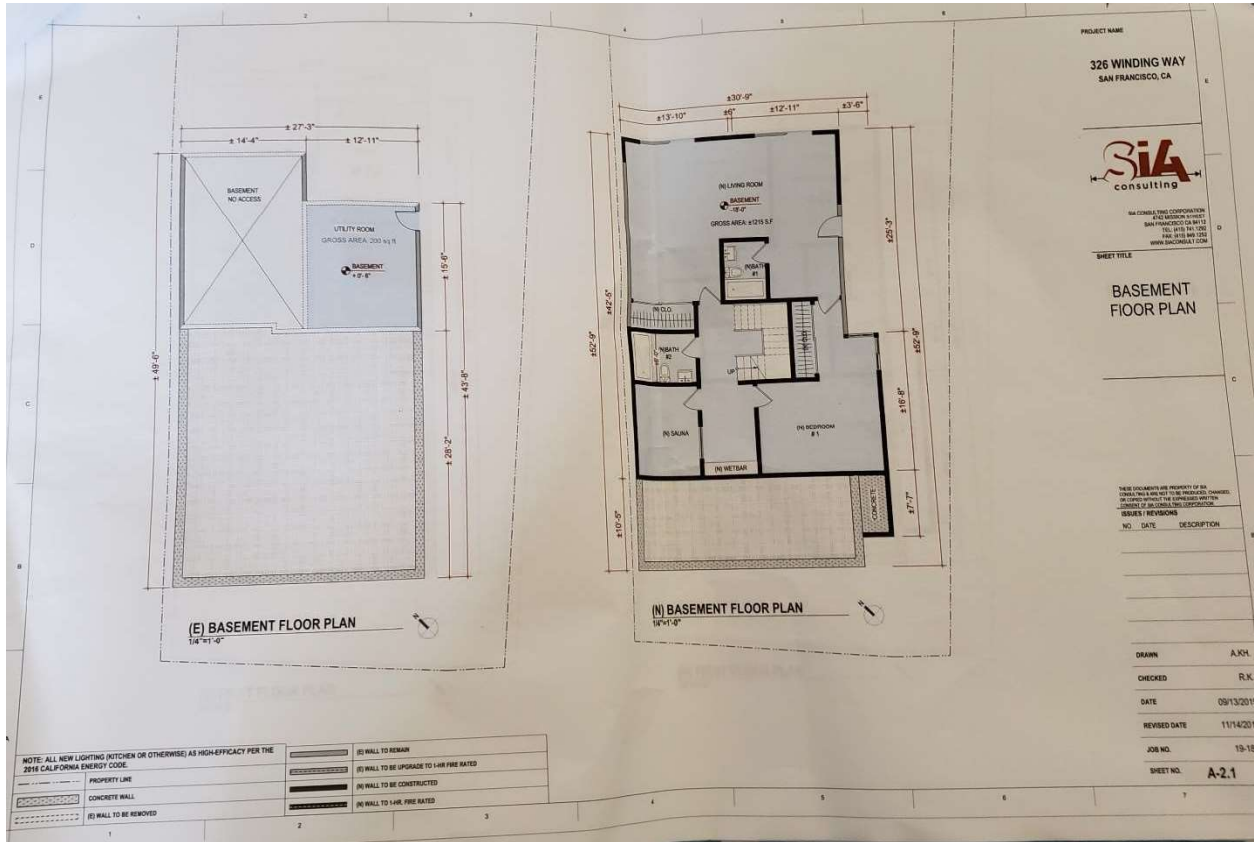
(A) Lower the elevation and reduce the number of rear decks to include only the lower deck, in combination with stepping-down the entire 326 Winding Way structure in order to reduce its scale and invasive towering over nearby homes.

(B) During and following construction of the project, that the project sponsor and its contractors shall be required, in conjunction with construction of the 326 Winding Way project, to perform and complete repairs to any buckling damage to the walls or foundation my home, and shall bear full financial responsibility therefor.

Incorporation of these modest changes could be readily accomplished while still realizing the applicant's objectives for interior spaces and high-end amenities proposed for the 326 Winding Way project.

[Exhibits follow.]

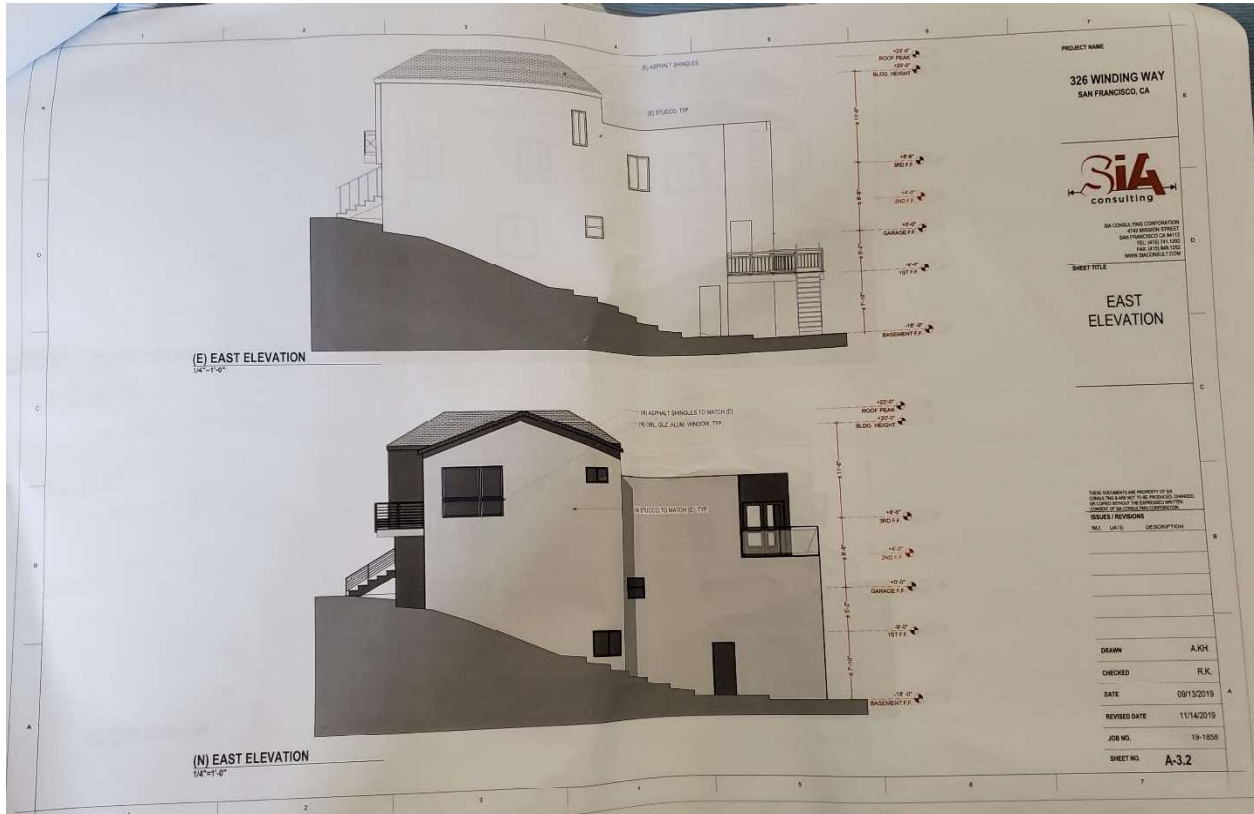
BASEMENT FLOOR PLAN.



ELEVATION.



ELEVATION.





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
326 Winding Way		6459003
Case No.		Permit No.
2019-022450ENV		201911217915
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The project proposes a horizontal addition and facade alterations to the existing single-family residence. The project also includes interior renovations and basement expansion.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Planning department staff archaeologist cleared the project with no effects on 2/6/2020.</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 03/18/2020 b. Other (specify): Per HRER signed on 3/18/2020. <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Charles Enchill	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Charles Enchill
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/03/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

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1650 MISSION STREET, SUITE 400
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Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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

BLOCK & LOT: 6459/003

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBOR BUILDING:

ADDITION OF SUBJECT BUILDING:

NORTH ARROW

GRID LINE

ELEV. $\pm 0'-0"$ DATUM POINT

PROPERTY LINE

ELEVATION #
SHEET #

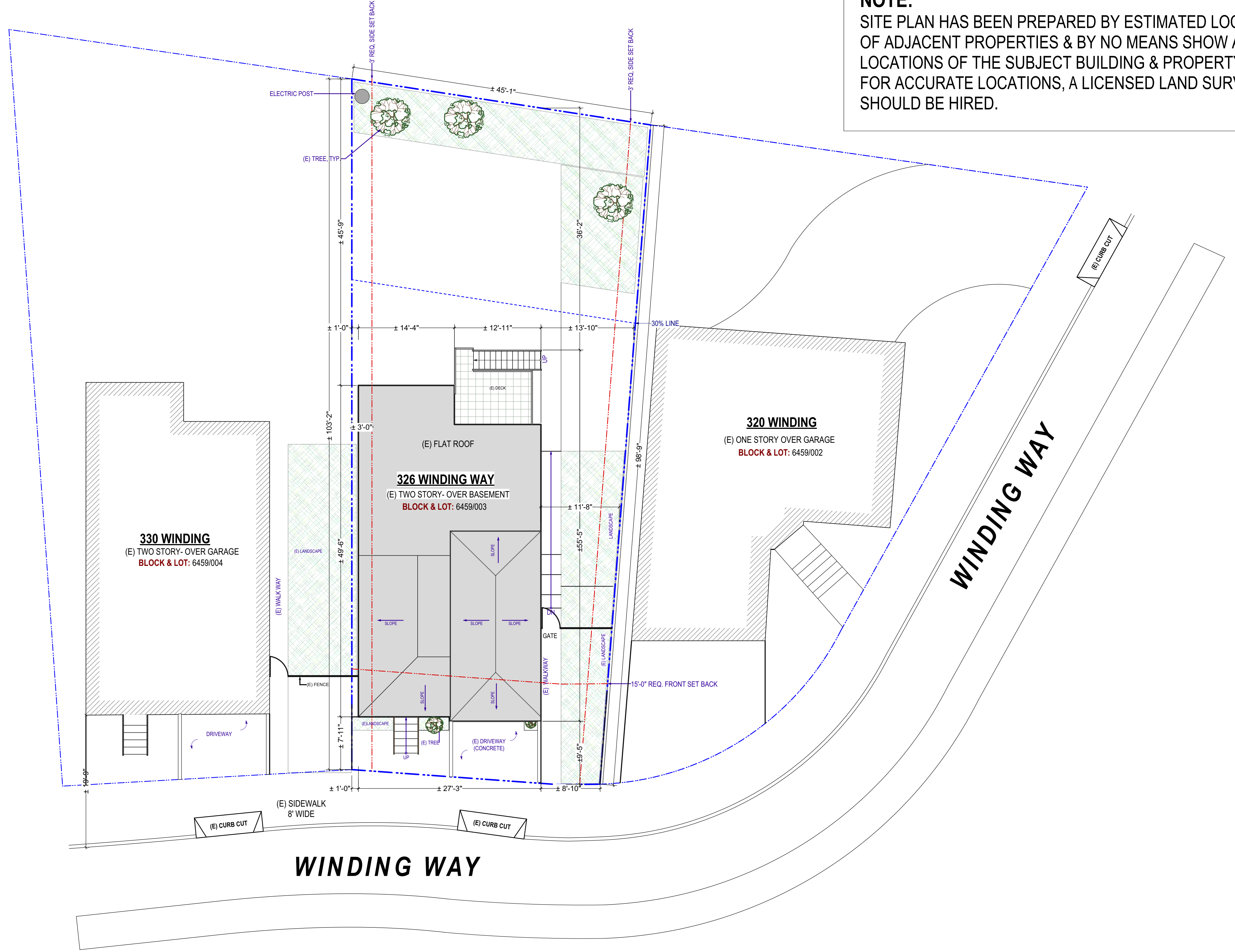
SECTION #
SHEET #

SHEET NOTES

REVISION

DOOR, SEE DOOR SCHEDULE

WINDOW, SEE WINDOW SCHEDULE



NOTE:
SITE PLAN HAS BEEN PREPARED BY ESTIMATED LOCATIONS OF ADJACENT PROPERTIES & BY NO MEANS SHOW ACCURATE LOCATIONS OF THE SUBJECT BUILDING & PROPERTY LINES. FOR ACCURATE LOCATIONS, A LICENSED LAND SURVEYOR SHOULD BE HIRED.

PROJECT NAME

326 WINDING WAY
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE
EXISTING SITE PLAN

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.KH.

CHECKED R.K.

DATE 09/13/2019

REVISED DATE 04/22/2020

JOB NO. 19-1858

SHEET NO. **A-1.1**

BLOCK & LOT: 6459/003

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBOR BUILDING:

ADDITION OF SUBJECT BUILDING:

REQ. FRONT SETBACK AREA: 565 SQ.FT.

20% LANDSCAPING:
 20% of Front Setback: 113 S.F.
 Landscaping Prov. 171 S.F.

50% PERMEABLE:
 50% of Front Setback: 282.5 S.F.
 Total Permeable Area Prov.: 285 S.F.

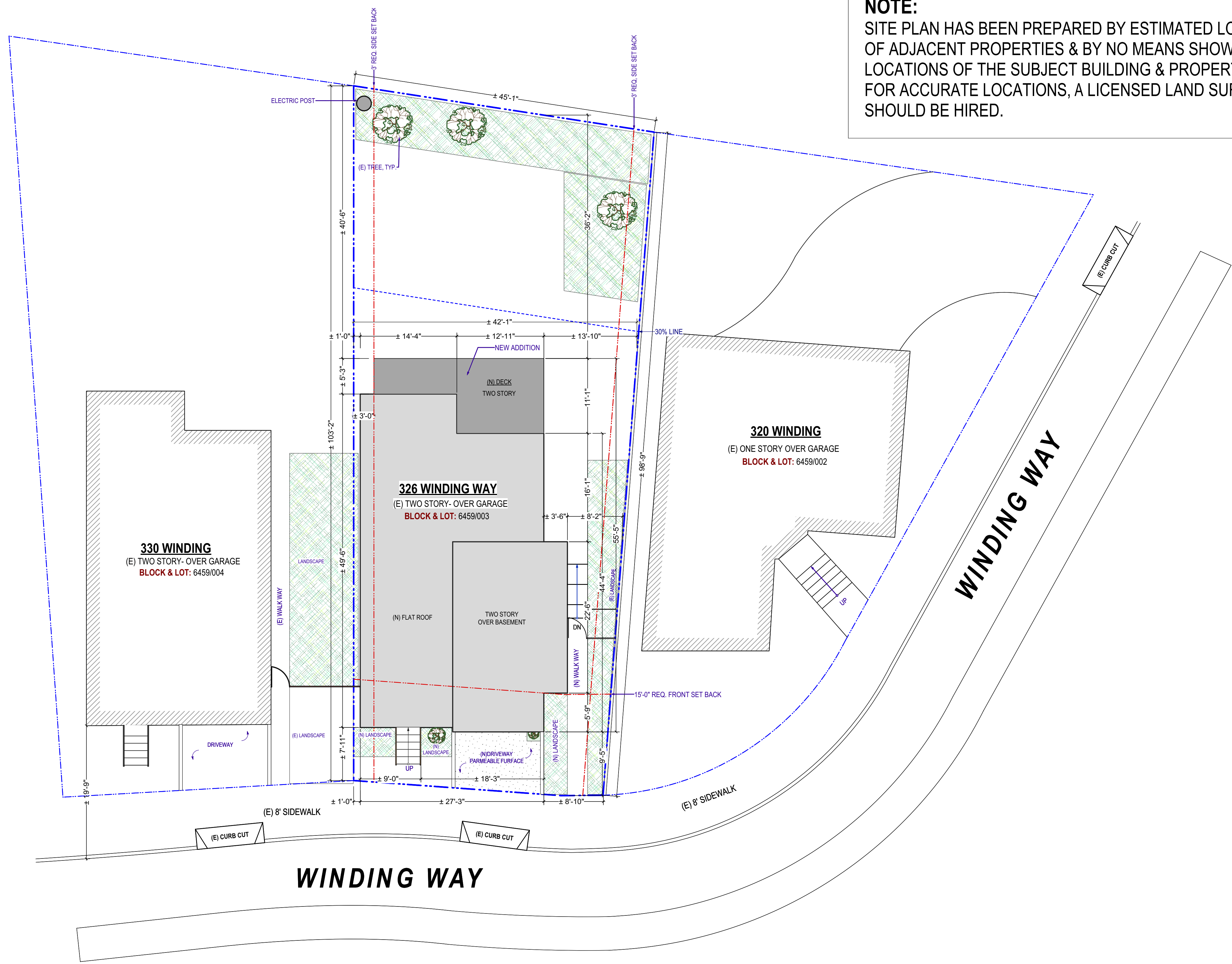
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PROJECT NAME
326 WINDING WAY
 SAN FRANCISCO, CA



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SHEET TITLE
PROPOSED SITE PLAN



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

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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CHECKED	R.K.
DATE	09/13/2019
REVISED DATE	04/22/2020
JOB NO.	19-1858
SHEET NO.	A-1.2

PROJECT NAME

326 WINDING WAY
SAN FRANCISCO, CA



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SHEET TITLE

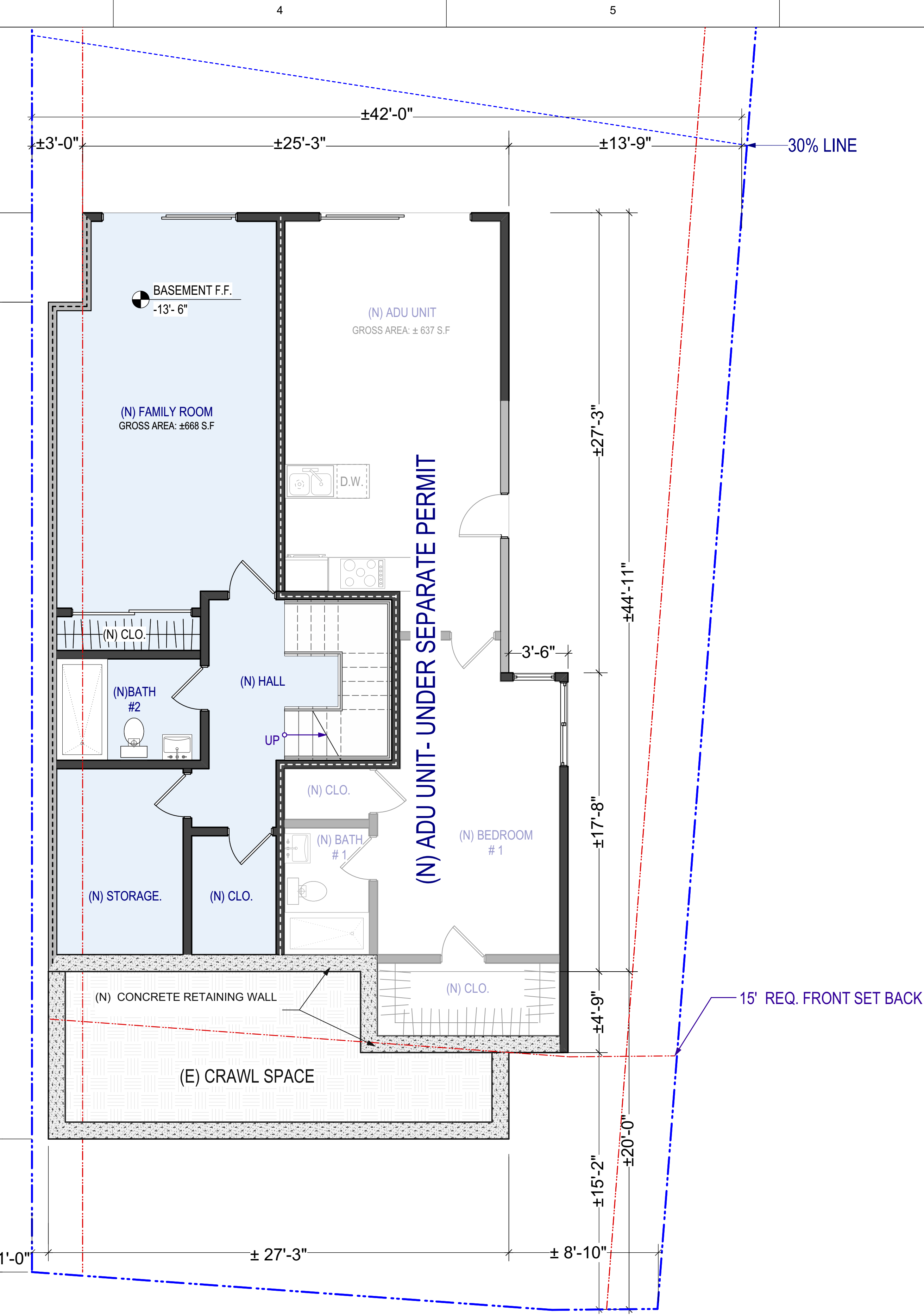
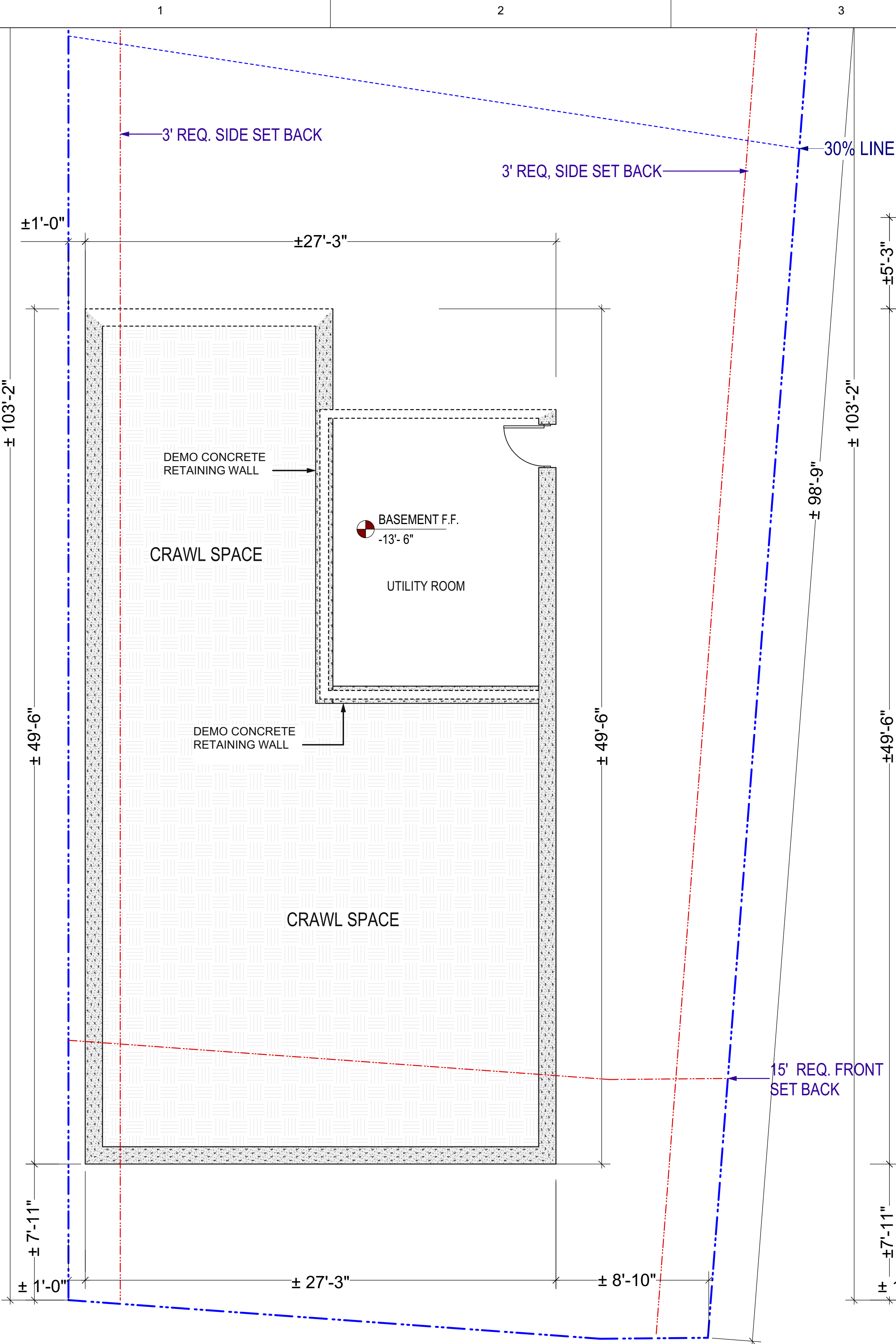
BASEMENT FLOOR PLAN

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	A.KH.
CHECKED	R.K.
DATE	09/13/2019
REVISED DATE	04/22/2020
JOB NO.	19-1858
SHEET NO.	A-2.1



	(E) WALL TO REMAIN		PROPERTY LINE
	(E) WALL TO BE UPGRADE TO 1-HR FIRE RATED		CONCRETE WALL
	(N) WALL TO BE CONSTRUCTED		(E) WALL TO BE REMOVED
	(N) WALL TO 1-HR. FIRE RATED		

PROJECT NAME

326 WINDING WAY
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

FIRST FLOOR PLAN

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.KH.

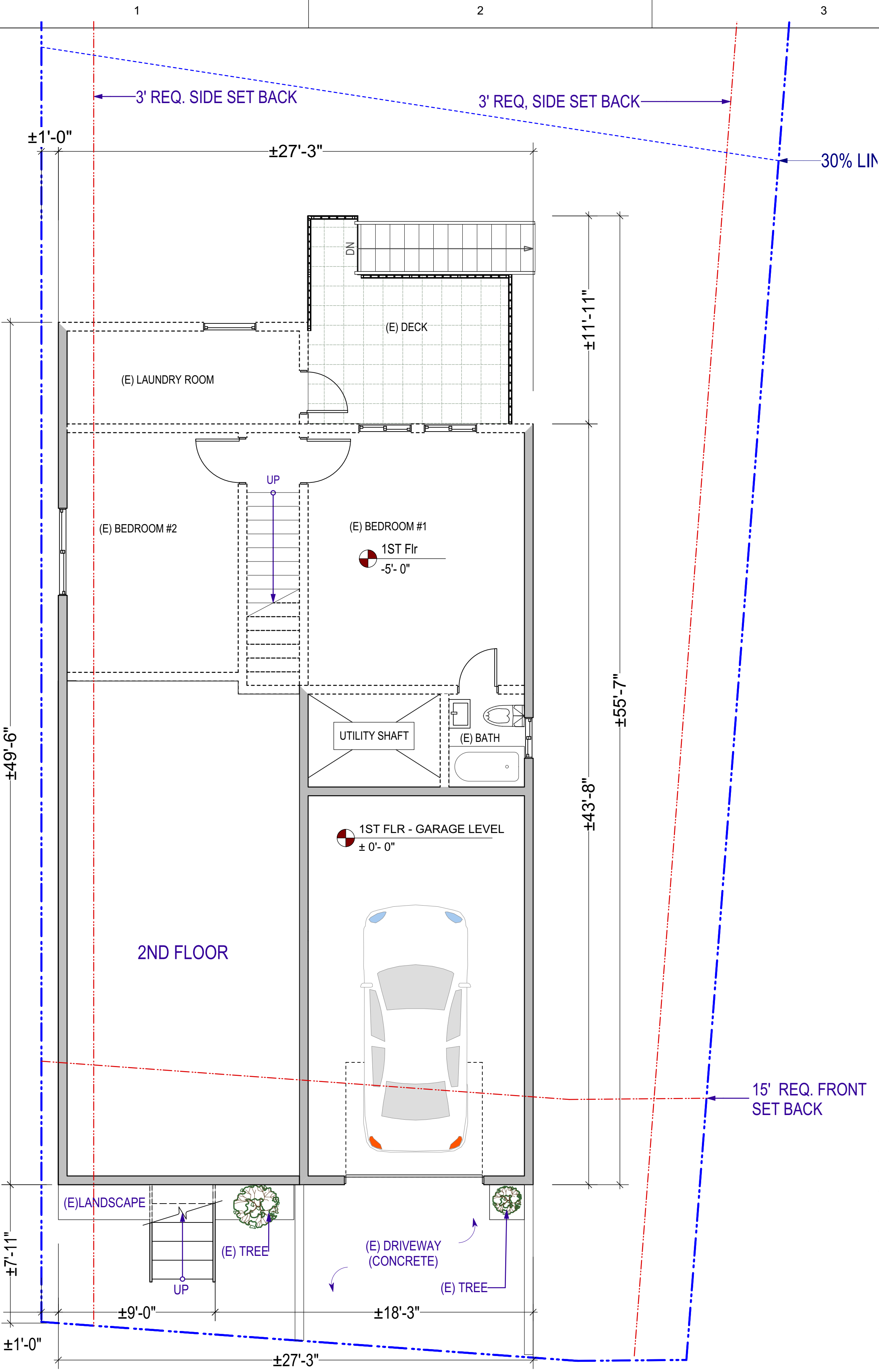
CHECKED R.K.

DATE 09/13/2019

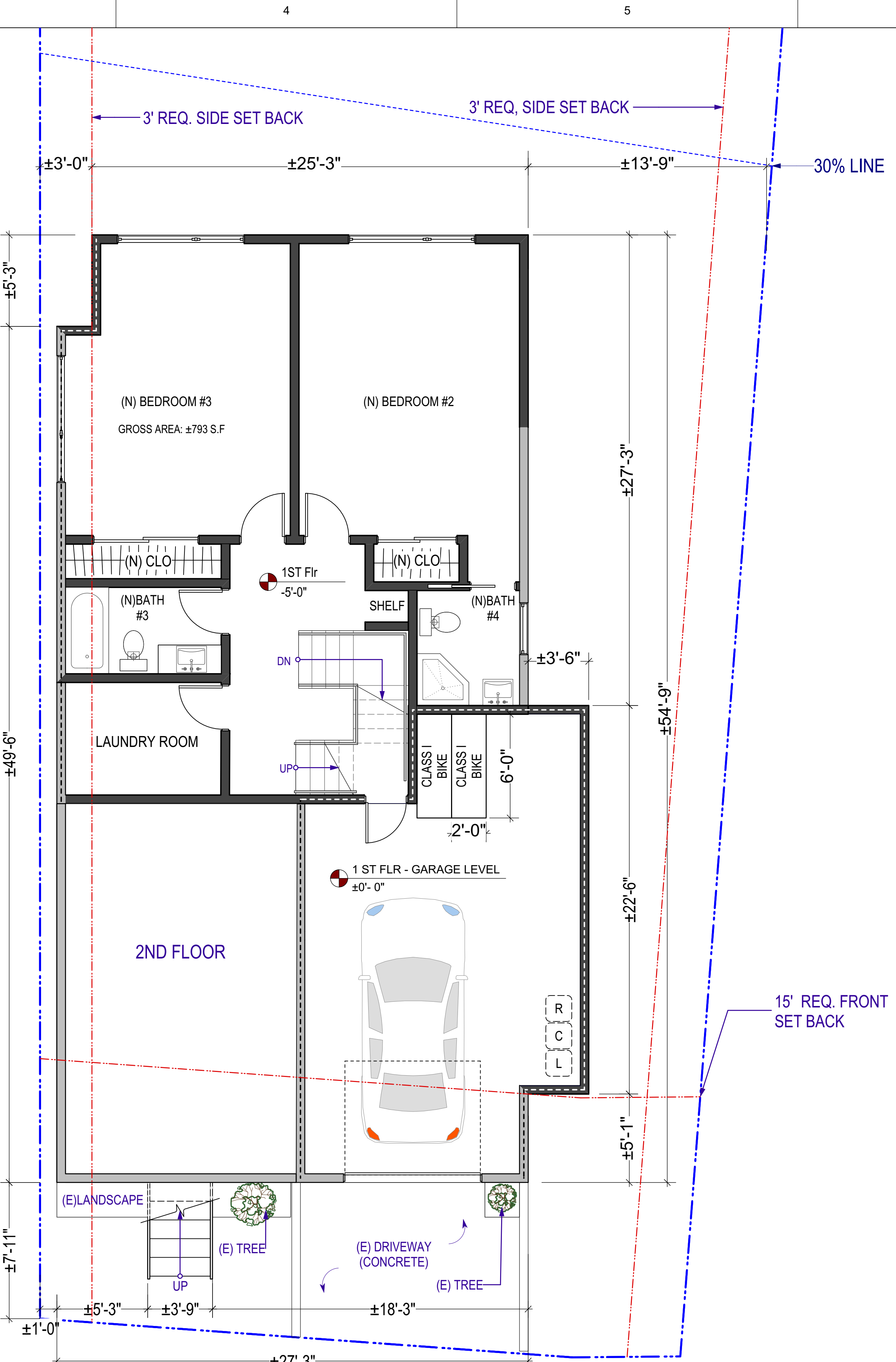
REVISED DATE 04/22/2020

JOB NO. 19-1858

SHEET NO. **A-2.2**



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



(N) FIRST FLOOR PLAN
1/4"=1'-0"

	(E) WALL TO REMAIN		PROPERTY LINE
	(E) WALL TO BE UPGRADE TO 1-HR FIRE RATED		CONCRETE WALL
	(N) WALL TO BE CONSTRUCTED		(E) WALL TO BE REMOVED
	(N) WALL TO 1-HR. FIRE RATED		

PROJECT NAME

326 WINDING WAY
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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SHEET TITLE

SECOND FLOOR PLAN

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NO.	DATE	DESCRIPTION

DRAWN A.KH.

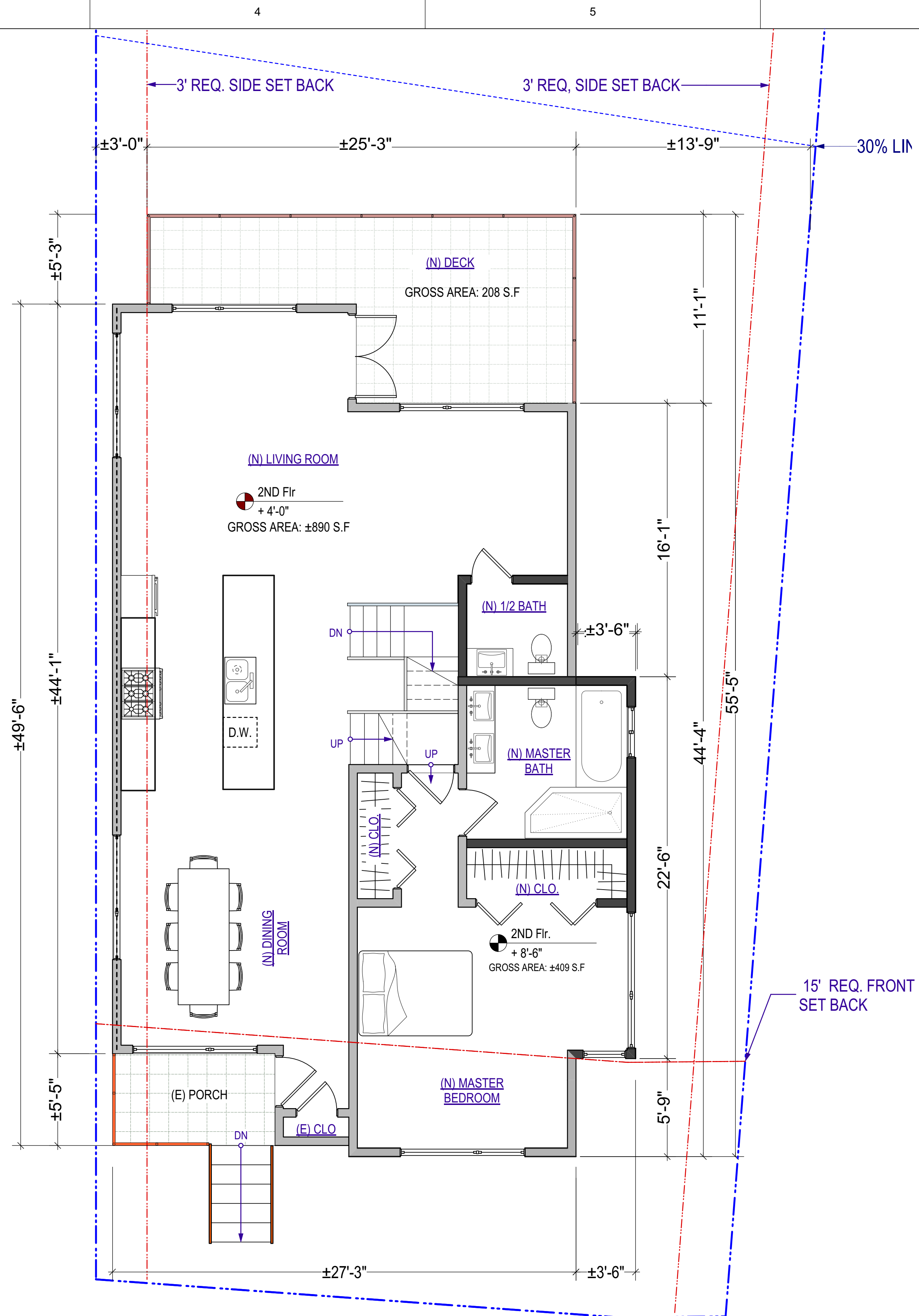
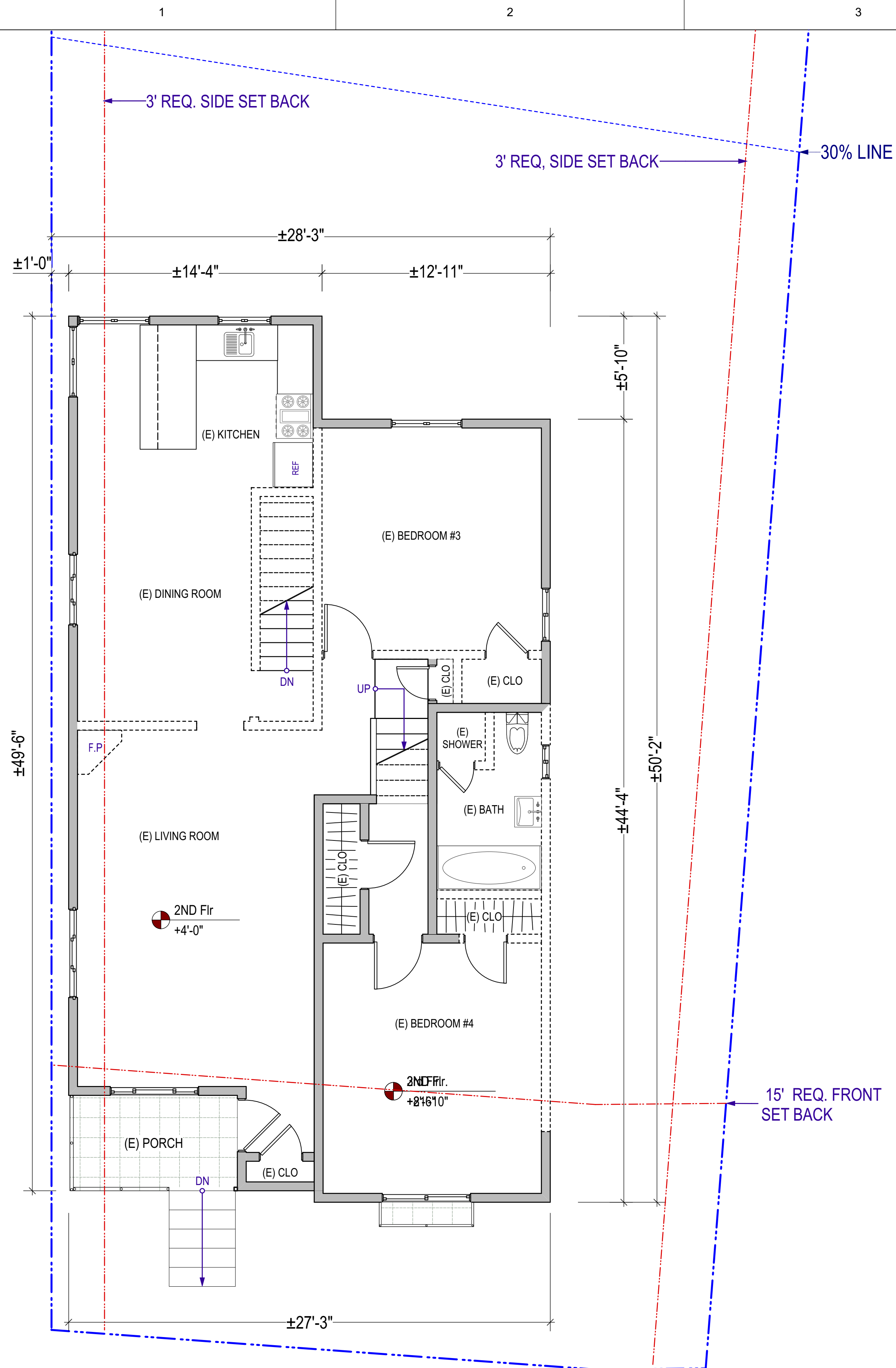
CHECKED R.K.

DATE 09/13/2019

REVISED DATE 04/22/2020

JOB NO. 19-1858

SHEET NO. **A-2.3**



	(E) WALL TO REMAIN		PROPERTY LINE
	(E) WALL TO BE UPGRADE TO 1-HR FIRE RATED		CONCRETE WALL
	(N) WALL TO BE CONSTRUCTED		(E) WALL TO BE REMOVED
	(N) WALL TO 1-HR. FIRE RATED		

PROJECT NAME

326 WINDING WAY
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
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SAN FRANCISCO CA 94112
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SHEET TITLE

ROOF PLAN

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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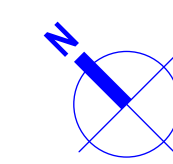
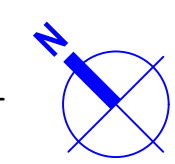
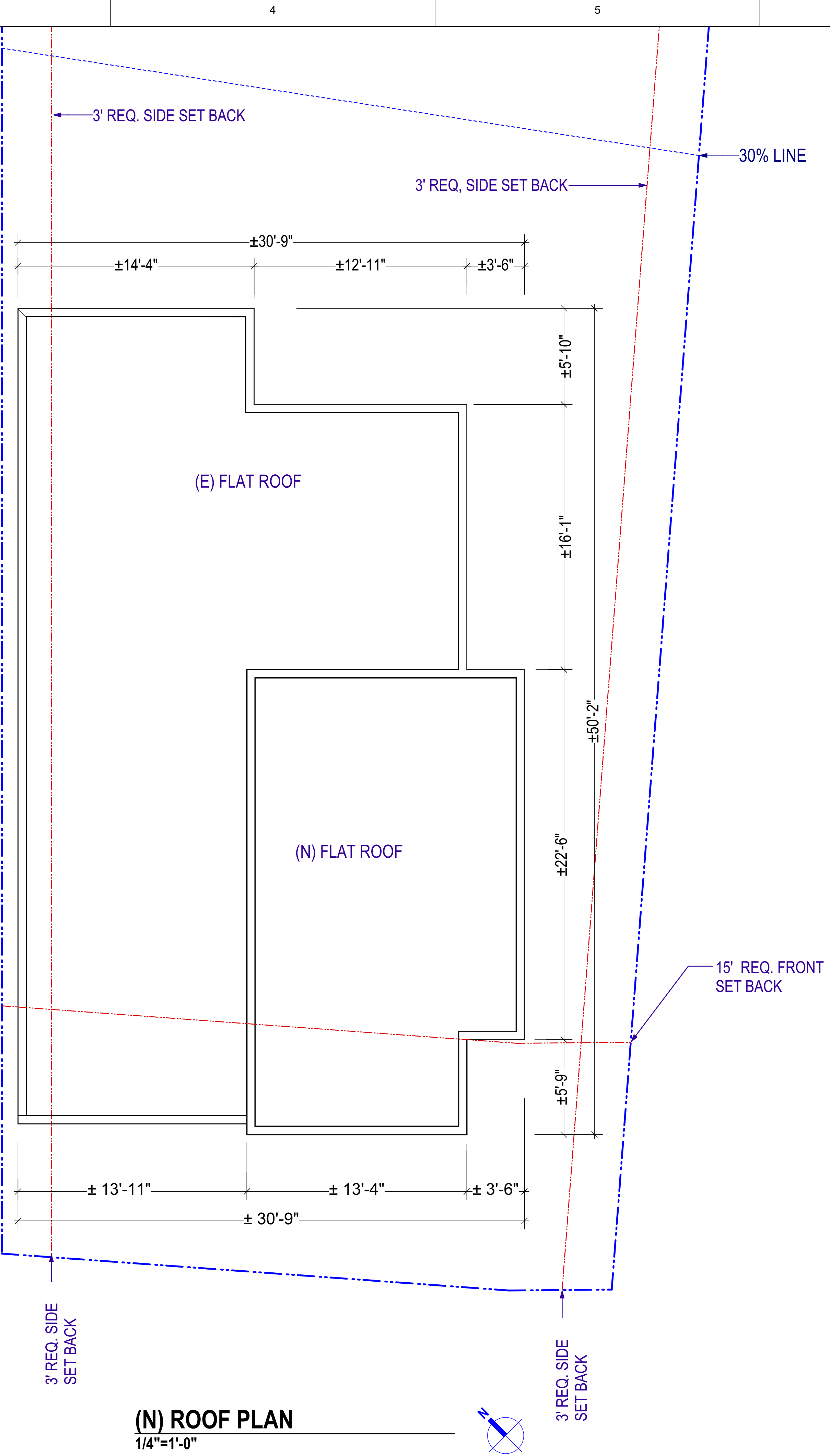
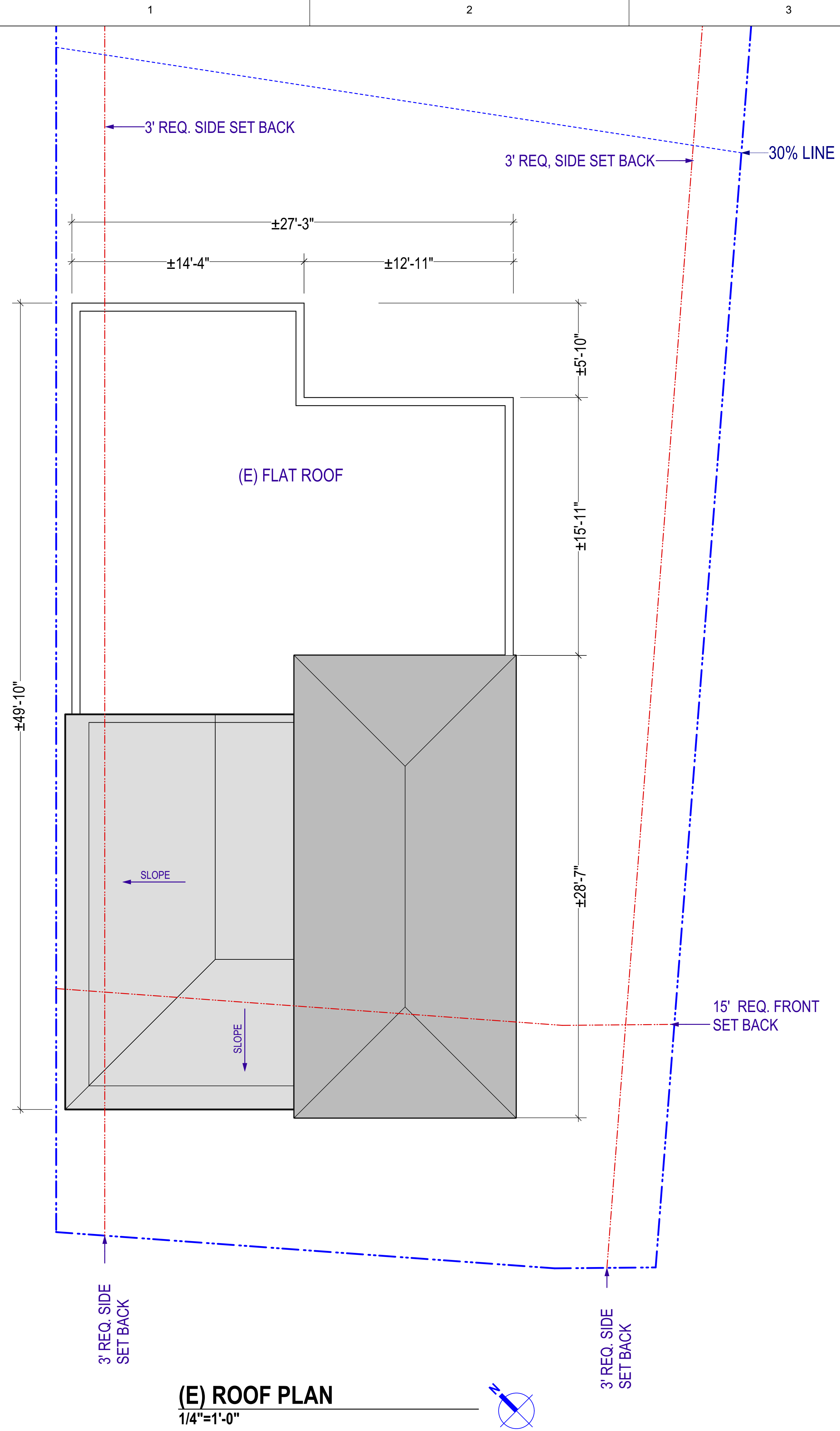
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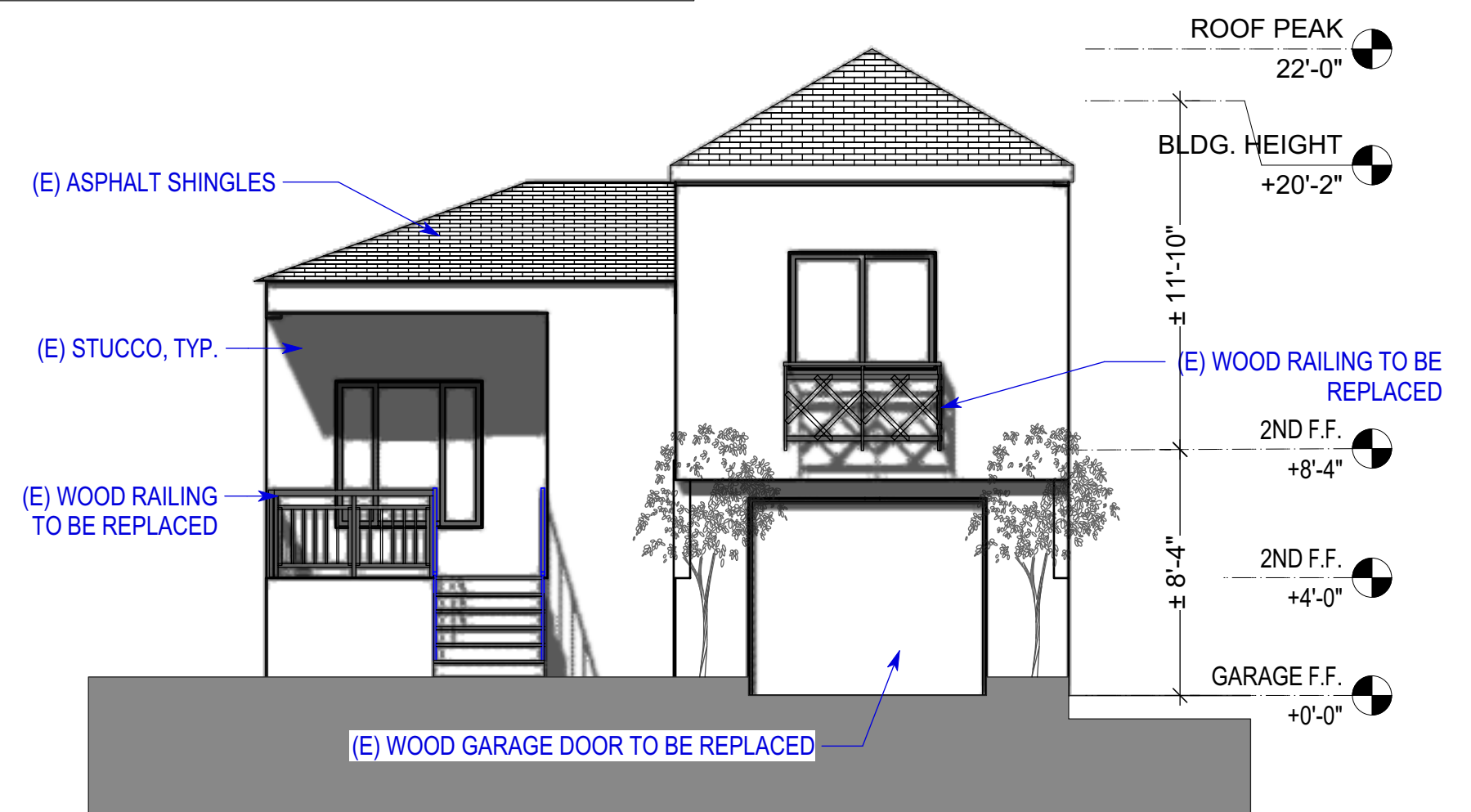
REVISED DATE 04/22/2020

JOB NO. 19-1858

SHEET NO. **A-2.4**



NOTE
ALL NEIGHBORS' MASS, FENESTRATION SIZE, & LOCATION ARE APPROX.



(E) FRONT ELEVATION
3/16"=1'-0"



(N) FRONT ELEVATION
3/16"=1'-0"

PROJECT NAME

326 WINDING WAY
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SHEET TITLE
FRONT & REAR ELEVATIONS

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NO.	DATE	DESCRIPTION

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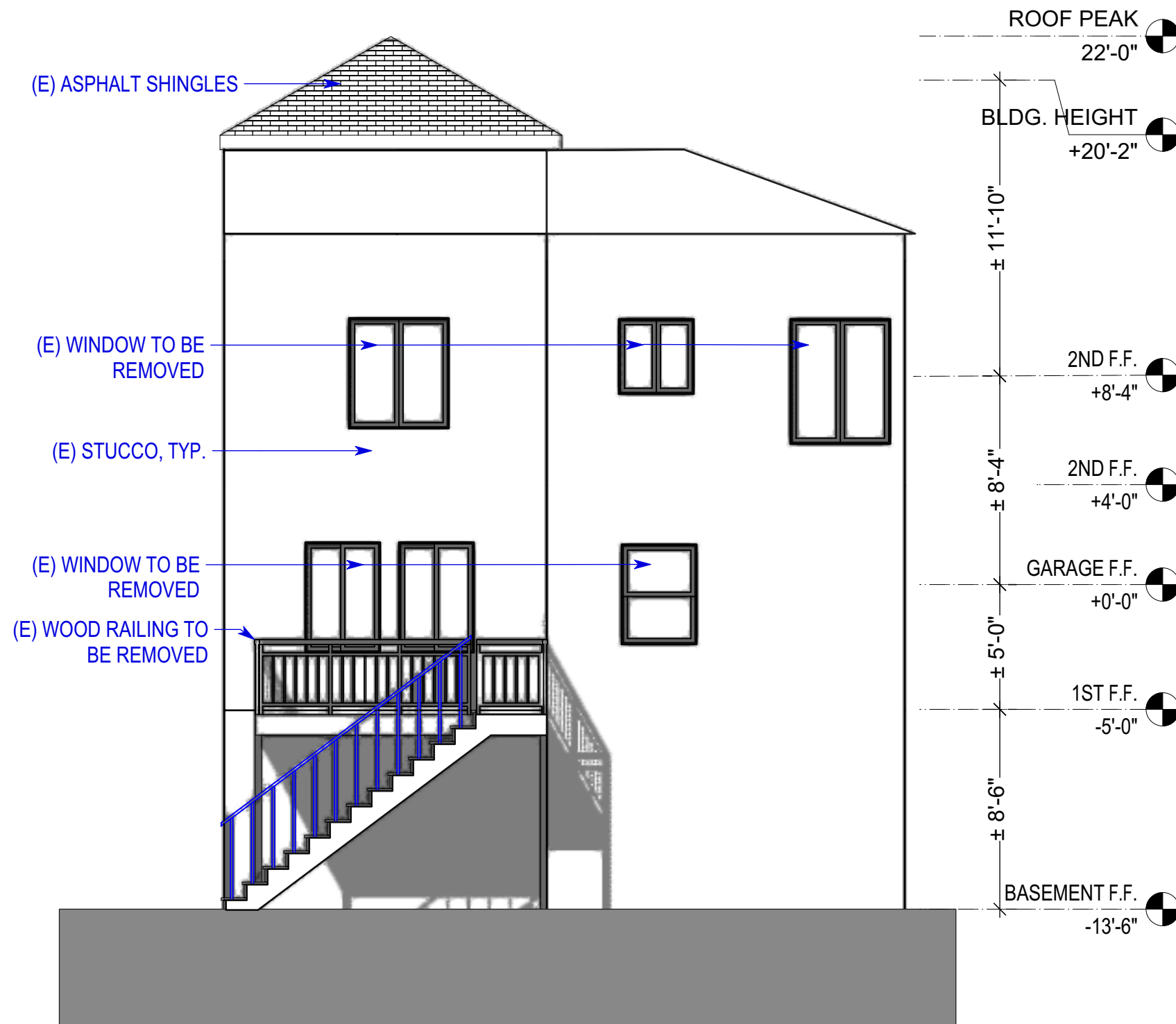
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DATE 09/13/2019

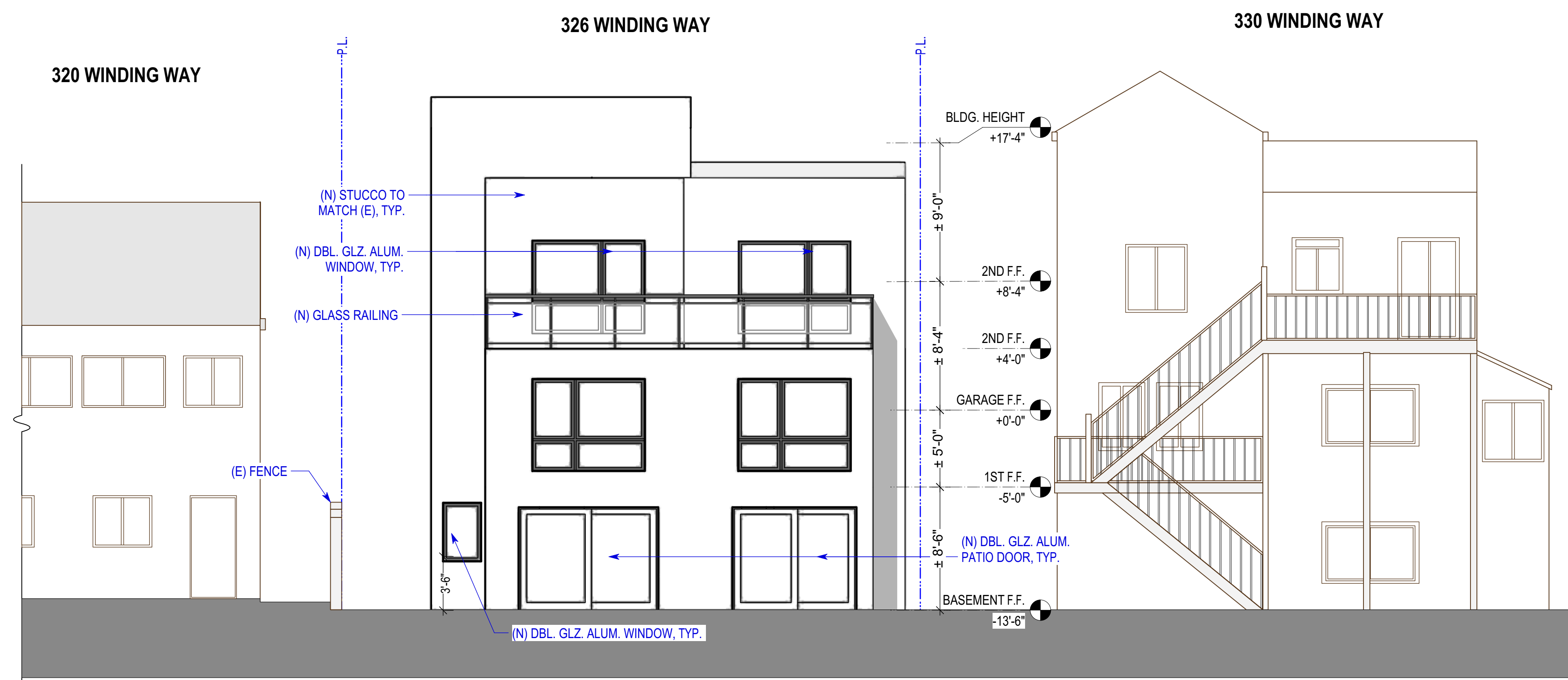
REVISED DATE 04/22/2020

JOB NO. 19-1858

SHEET NO. **A-3.1**



(E) REAR ELEVATION
3/16"=1'-0"



(N) REAR ELEVATION
3/16"=1'-0"

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SHEET TITLE

**EAST
ELEVATION**

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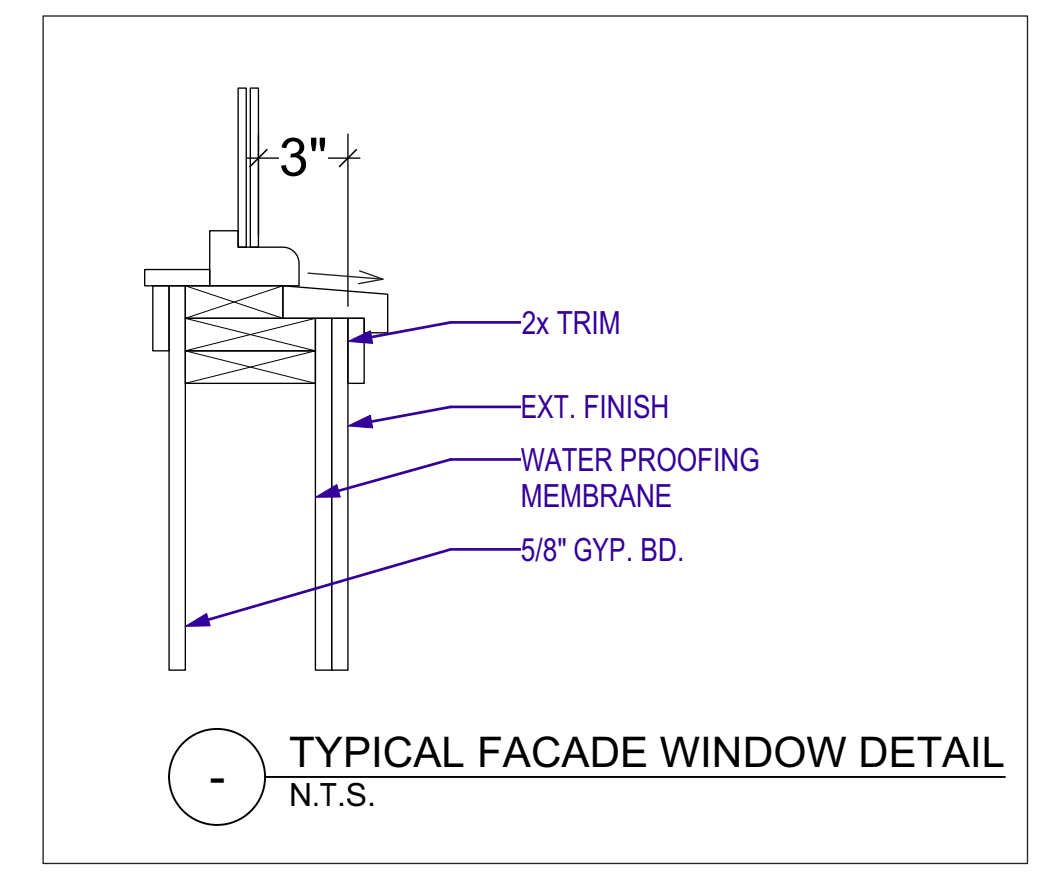
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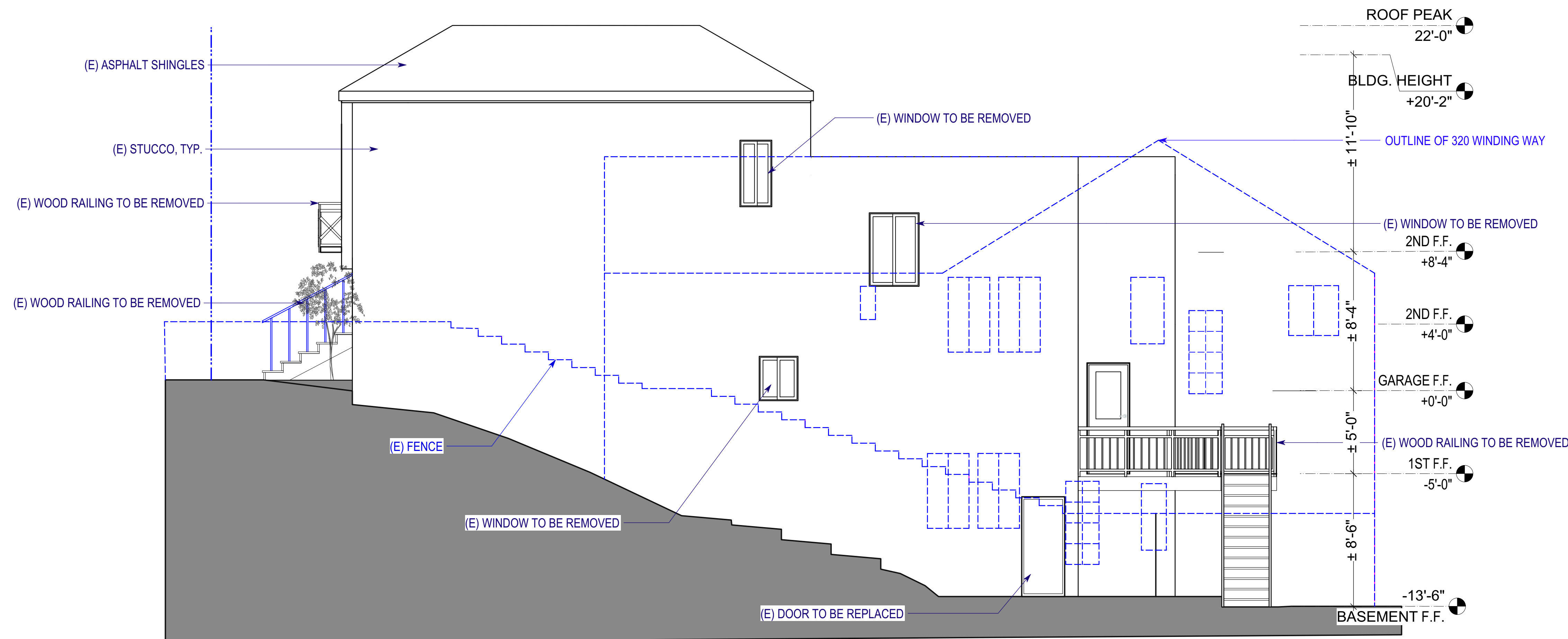
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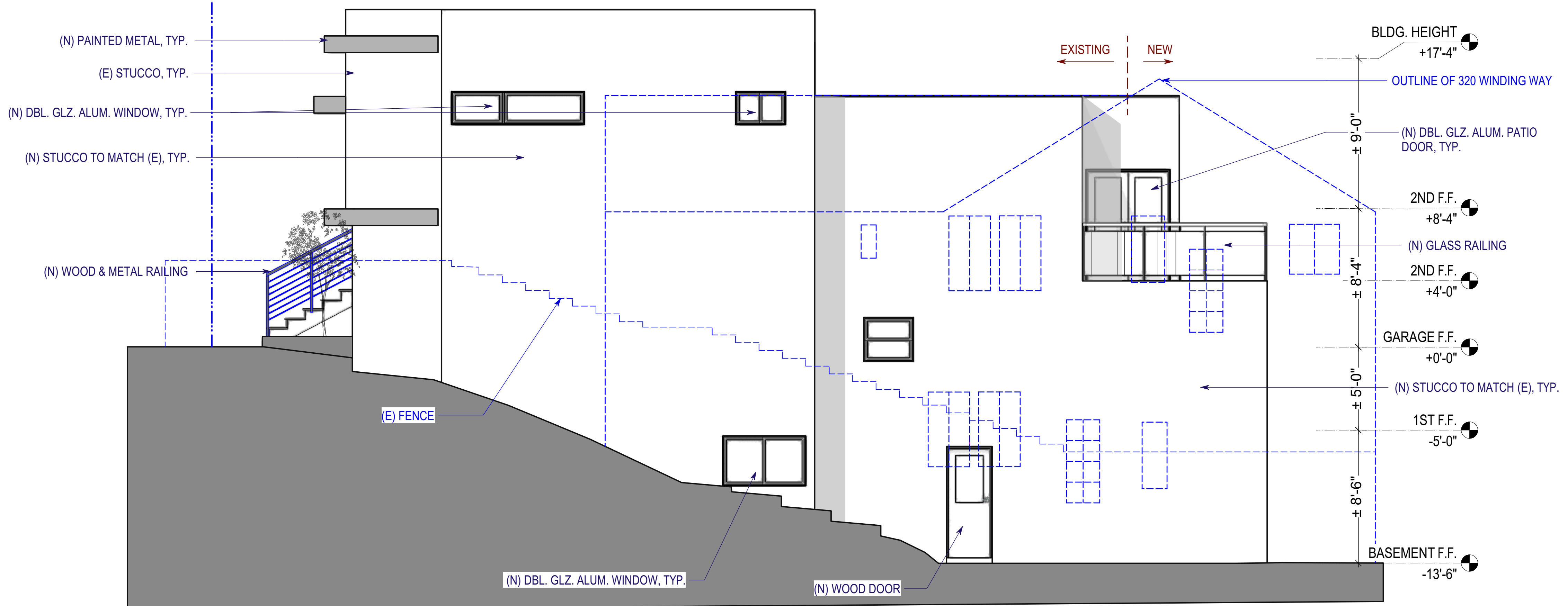
SHEET NO. **A-3.2**



NOTE
ALL NEIGHBORS' MASS, FENESTRATION
SIZE, & LOCATION ARE APPROX.



(E) EAST ELEVATION
1/4"=1'-0"



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

PROJECT NAME

326 WINDING WAY
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SHEET TITLE

**WEST
ELEVATION**

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NO. DATE DESCRIPTION

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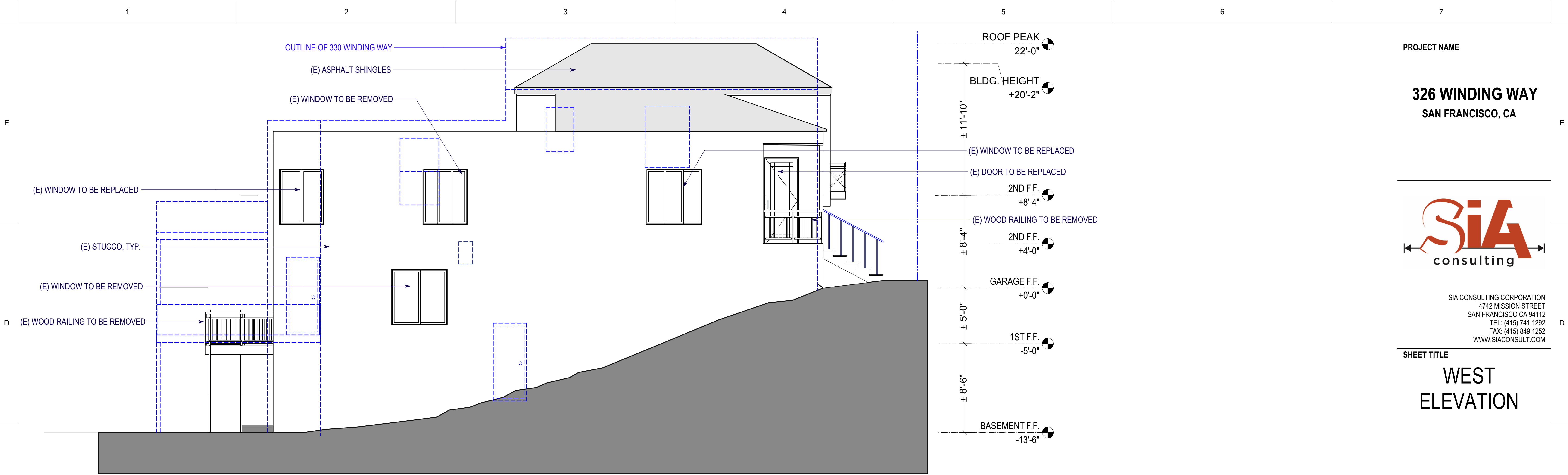
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JOB NO. 19-1858

SHEET NO. **A-3.3**

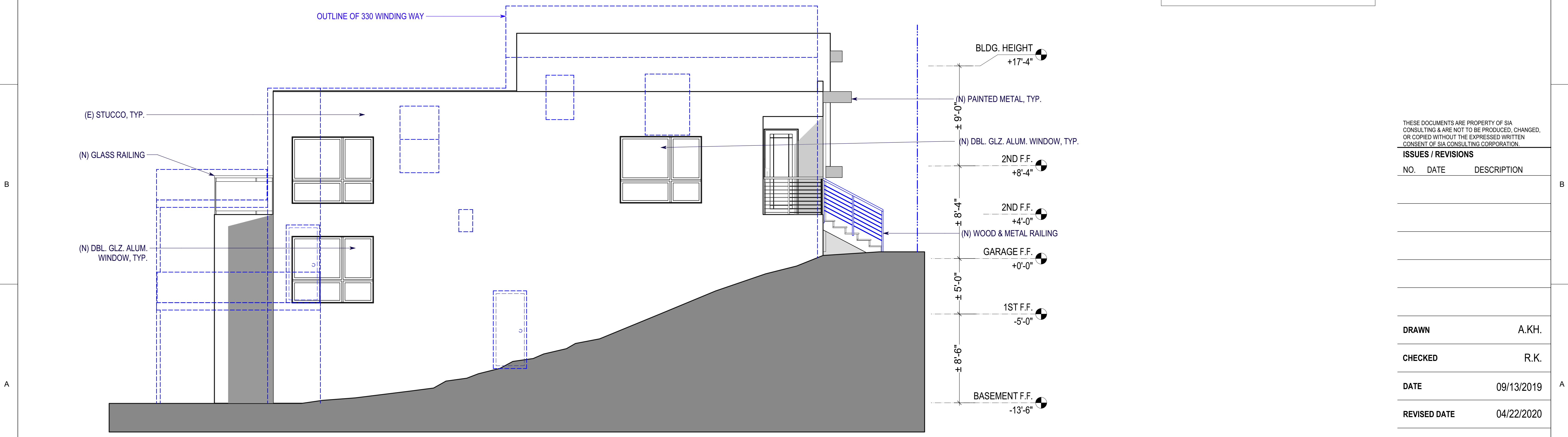


(E) WEST ELEVATION

1/4"=1'-0"

NOTE

ALL NEIGHBORS' MASS, FENESTRATION
SIZE, & LOCATION ARE APPROX.



(N) WEST ELEVATION

1/4"=1'-0"

PROJECT NAME

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Section A-A

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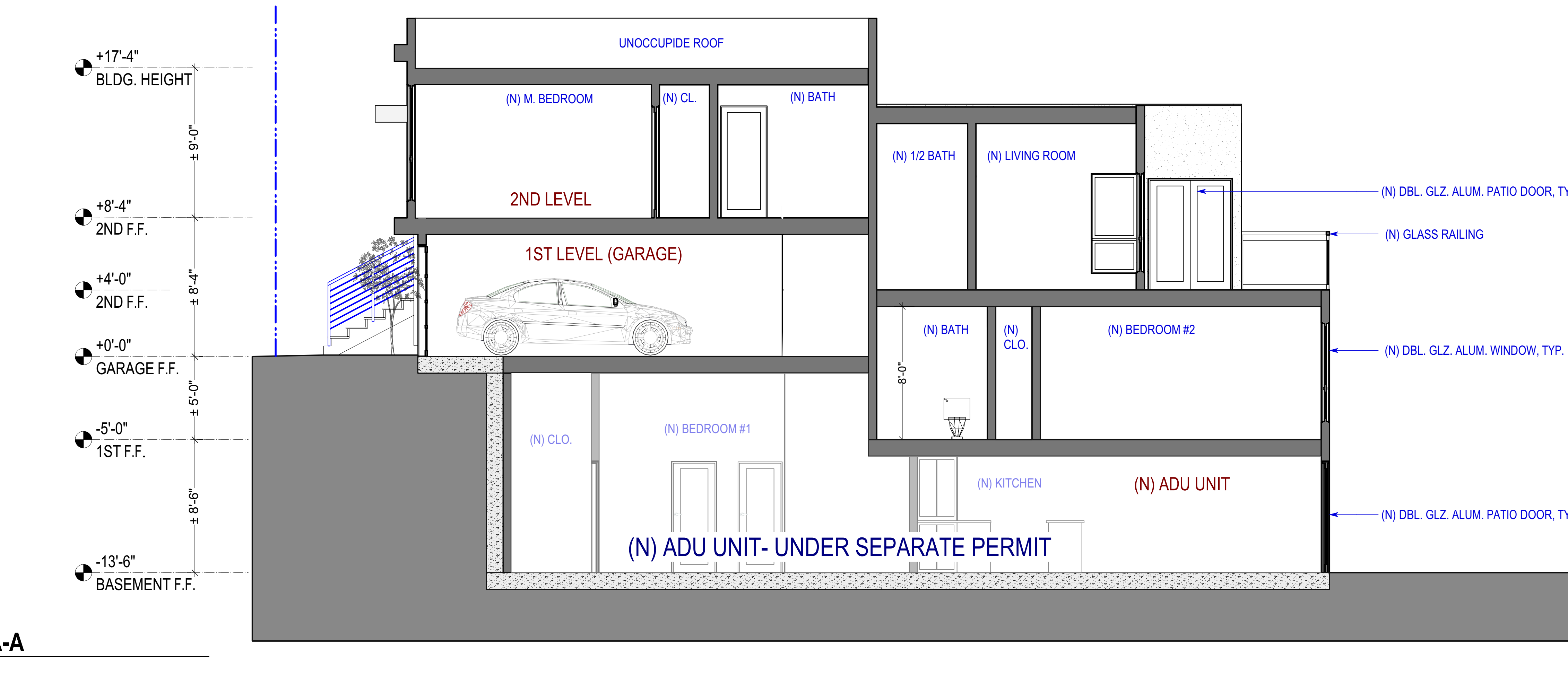
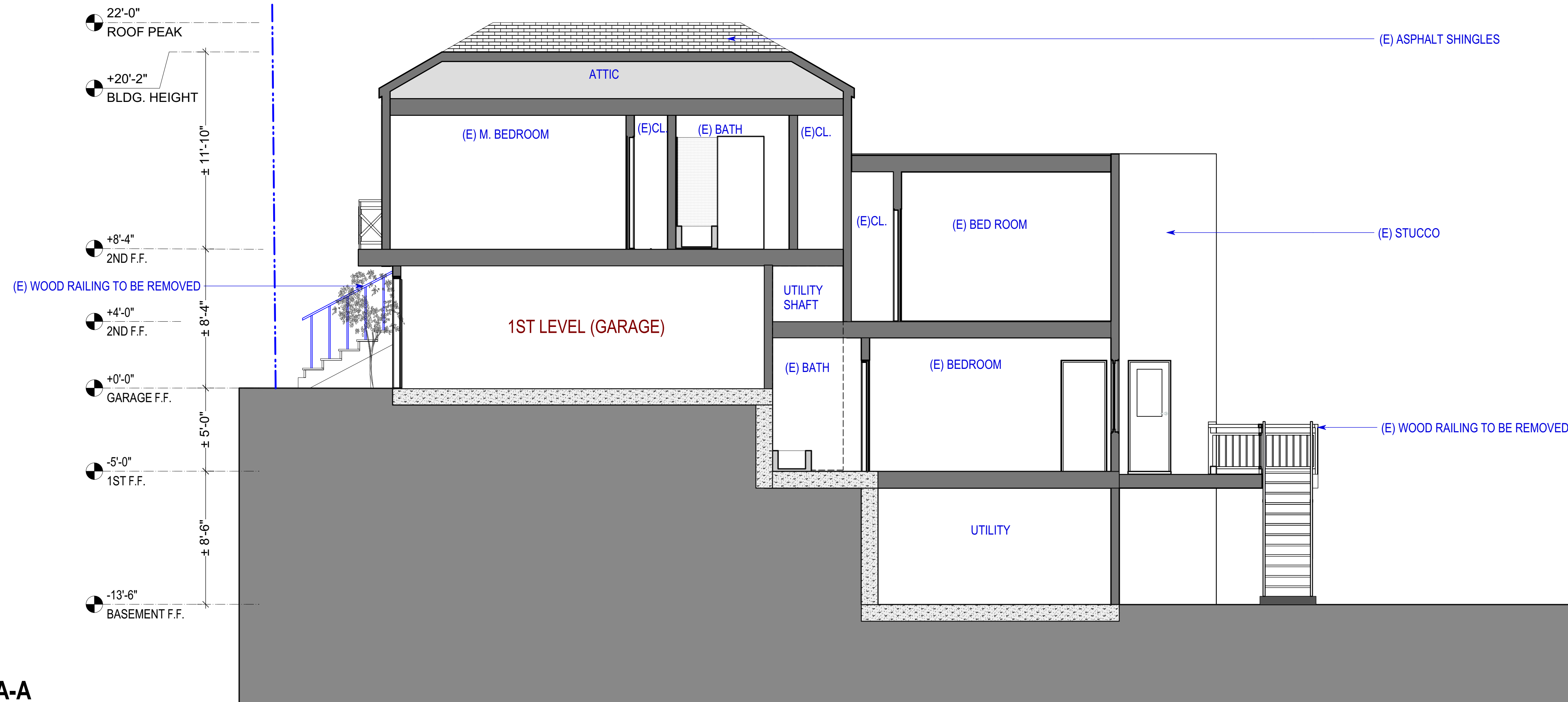
DATE 09/13/2019

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JOB NO. 19-1858

SHEET NO. **A-4.1**

1 2 3 4 5 6 7



1 2 3 4 5 6 7