



DISCRETIONARY REVIEW ANALYSIS

HEARING DATE: JULY 15, 2021

Record No.: 2020-000058DRM
Project Address: 2780-2782 Diamond Street
Permit Applications: 2019.1227.0778
Zoning: RH-2 [Residential House, Two-Family] Zoning District
40-X Height and Bulk District
Block/Lot: 6740/016
Project Sponsor: Karen Curtiss
1045 17th Street, Suite 202
San Francisco, CA
Staff Contact: Gabriela Pantoja – (628) 652-7380
Gabriela.Pantoja@sfgov.org

Recommendation: Do Not Take DR and Approve as Proposed

Project Description

The proposal is for the Residential Flat Removal of two existing flats at an existing three-story, two-unit building, pursuant to Planning Commission Resolution No. 20024. The proposal will reconfigure the existing dwelling units to no longer occupy an entire story of the subject building and have exposure onto the subject property's open areas at the front and rear.

The Project also includes the construction of a one-story horizontal addition at the rear of the existing three-story, two-unit residential building which completed its required neighborhood notification pursuant to Planning Code Section 311 on May 31, 2021 without the filing of a public initiated Discretionary Review request. The addition will be approximately 8 feet in depth and 25 feet in width with a new roof deck atop.

Site Description and Present Use

The project site is approximately 1,945 square feet and is a through lot located on the west side of Diamond Street and east side of Thor Avenue, between Chenery and Surrey Streets; Lot 016 of Assessor's Block 6740. The property which fronts along both Diamond Street and Thor Avenue is developed with a three-story, duplex residential building which measures 50 feet 5 inches in depth and 25 feet in width. The subject building, constructed in 1951, is not considered a Historical Resource "Class C" per the California Environmental Quality Act (CEQA). According to the Project Sponsor, the subject building is currently occupied by the subject property owner and a tenant.

Surrounding Properties and Neighborhood

The subject property is located within the RH-2 (Residential-House, Two Family) Zoning District, the 40-X Height and Bulk District, and Glen Park neighborhood, adjacent to the Outer Mission and Bernal Heights neighborhoods. The RH-1 (Residential-House, One-Family) is located to the west of the subject property. The RH-2 (Residential-House, Two-Family) is located to the north and east of the subject property. The Glen Park Neighborhood Commercial Transit (NCT) is located to the south of the subject property. The immediate neighborhood includes two-to-three story residential and mixed-use developments. Directly to the north of the subject property is a single-family dwelling unit and to the east of the subject property is a two-unit residential building. Directly to the south of the subject property is a commercial building.

Building Permit Notification

Type	Required Period	Notification Dates	Public Initiated DR File Date
311 Notice	30 days	April 29, 2021 – May 31, 2021	None

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	June 25, 2021	June 25, 2021	20 days
Mailed Notice	20 days	June 25, 2021	June 25, 2021	20 days
Online Notice	20 days	June 25, 2021	June 25, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	2	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

Tenant History

Based on the San Francisco Rent Board’s available records, there is no known evidence of any evictions at the subject property. A buyout was recorded in 2017 with the Rent Board. See Attachment No. 10 for Eviction History Documentation. According to the Project Sponsors, the subject building is currently occupied by the subject property owner and a tenant.

Required Commission Action

In order for the Project to proceed, the Commission must not take the request for a **Mandatory Discretionary Review** of Building Permit Application No. 2019.1227.0778, pursuant to Planning Commission Resolution No. 20024, for the Residential Flat Removal of two existing flats at an existing three-story, two-unit building and approve the Project as is.

Basis for Recommendation

On October 12, 2017, the Planning Commission adopted Resolution No. 20024 establishing the definition of a ‘Residential Flat’ as a single dwelling unit, generally occupying an entire story within a building, and having exposure onto open areas at the front and rear of the property, and adopting a formal procedure for the removal of a Residential Flat. This type of unit configuration satisfies a number of housing needs, particularly for middle income families. Prior to October 12, 2017, a dwelling unit could be relocated, or altered, such that it no longer functions as a Residential Flat without the completion of public notification or review by the Planning Commission, so long as the proposal complied with all other applicable requirements of the Planning Code.

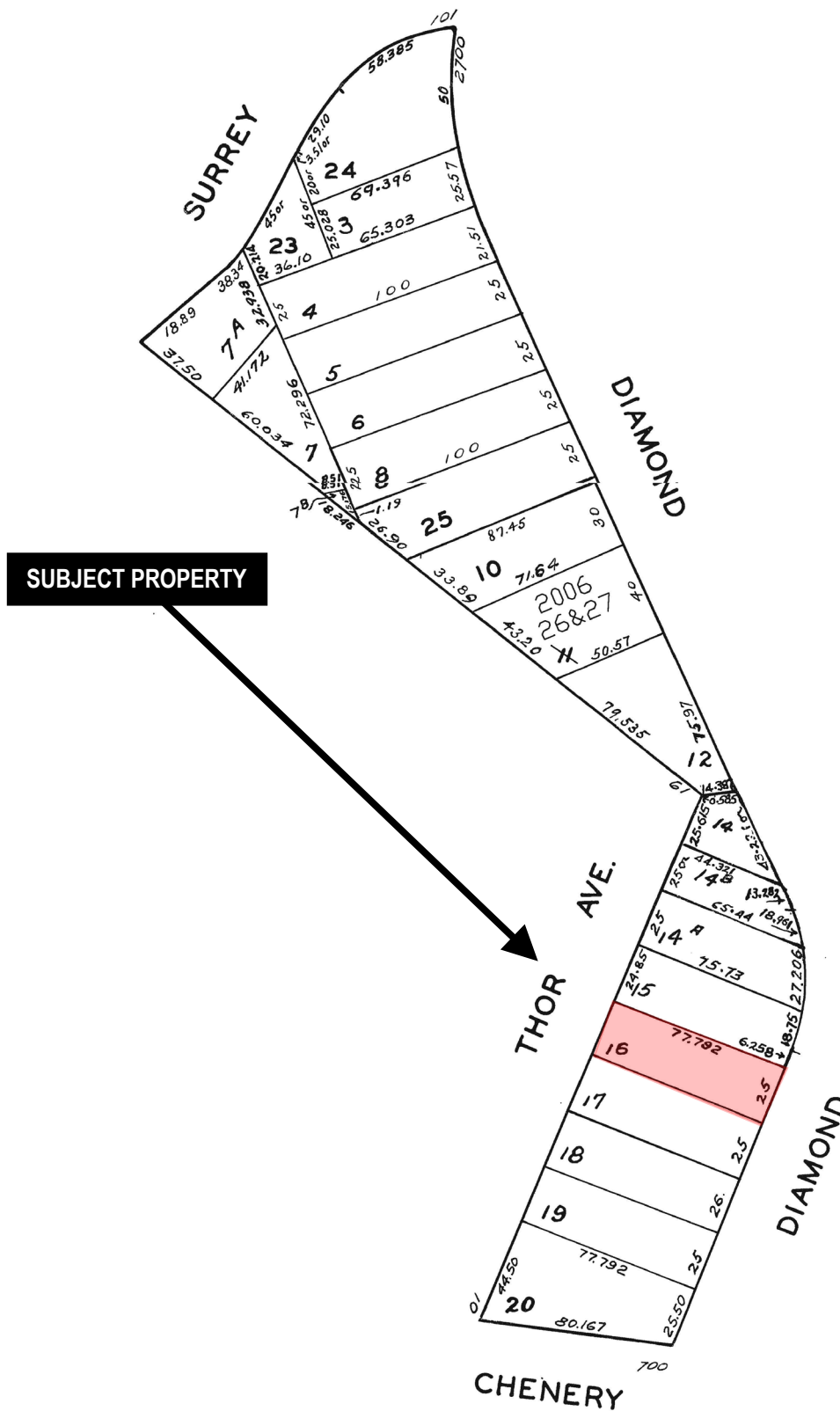
The Project proposes to reconfigure two existing flats at an existing three-story, two-unit building to no longer occupy an entire story of the subject building and have exposure onto the subject property’s open areas at the front and rear. Rather, the dwelling units located on a through lot will span across two to three floors of the subject building and have exposure which is limited to either Diamond Street or Thor Avenue, a public street. The dwelling units will not be decreased in size rather increased in size, and the amount of glazing for each dwelling unit will be increased for better lighting. Additionally, the Project complies with Planning Code Section 140 (dwelling unit exposure) requirement which requires each dwelling unit to contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code. The Project will not remove any dwelling units pursuant to Planning Code Section 317 and maintain two family sized dwelling units within the City’s housing stock. The Project will comply with all other applicable Planning Code requirements.

Recommendation: Do Not Take DR and Approve as Proposed

Attachments:

1. Block Book Map
2. Sanborn Map
3. Zoning Map
4. Aerial Photographs
5. Street Frontage Photographs
6. Section 311 Notice
7. CEQA Determination
8. DRM Application
9. Reduced Plans
10. Correspondence
11. Eviction History

Attachment No. 1- Block Book Map

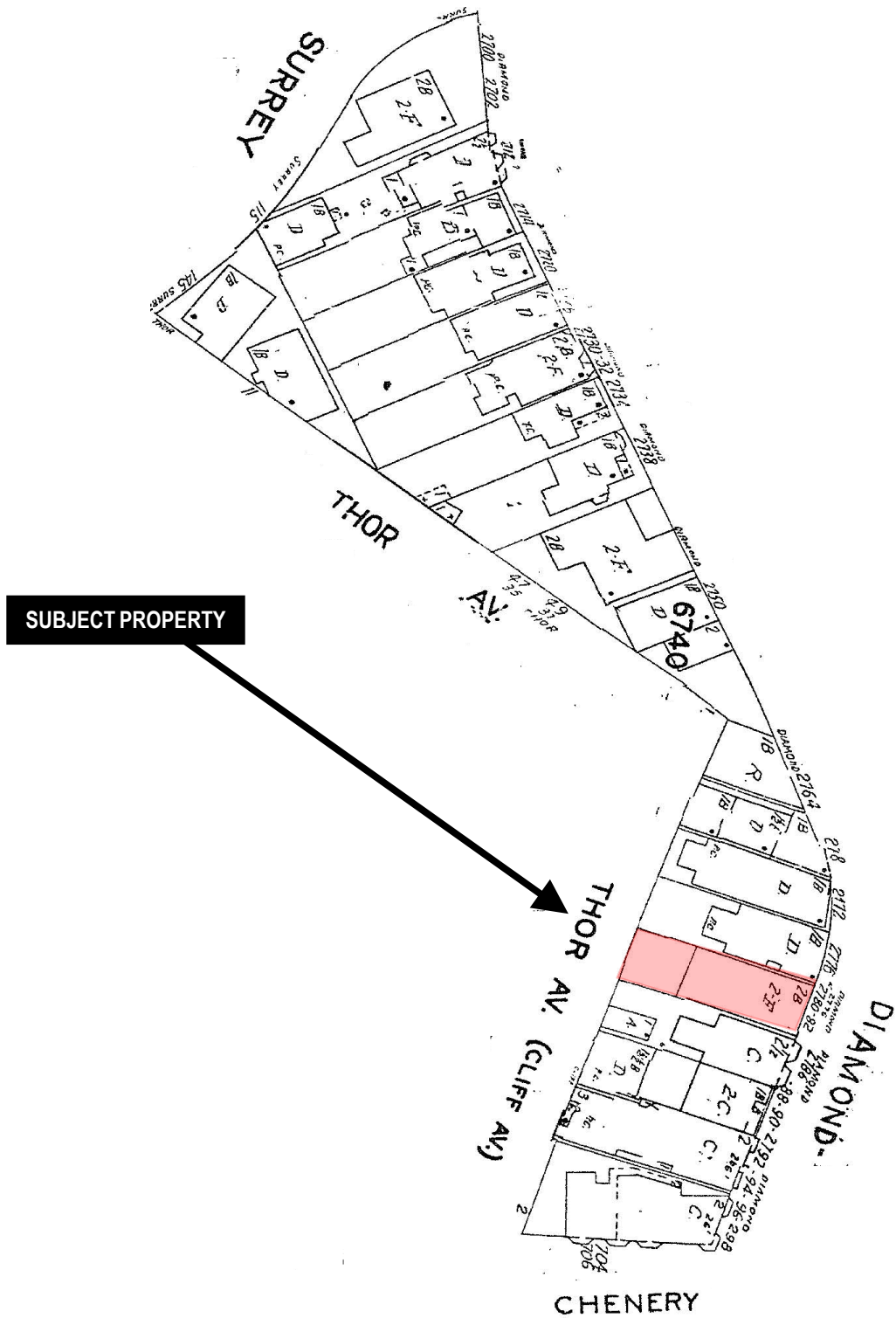


SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
2780-2782 Diamond Street

Attachment No. 2- Sanborn Map*

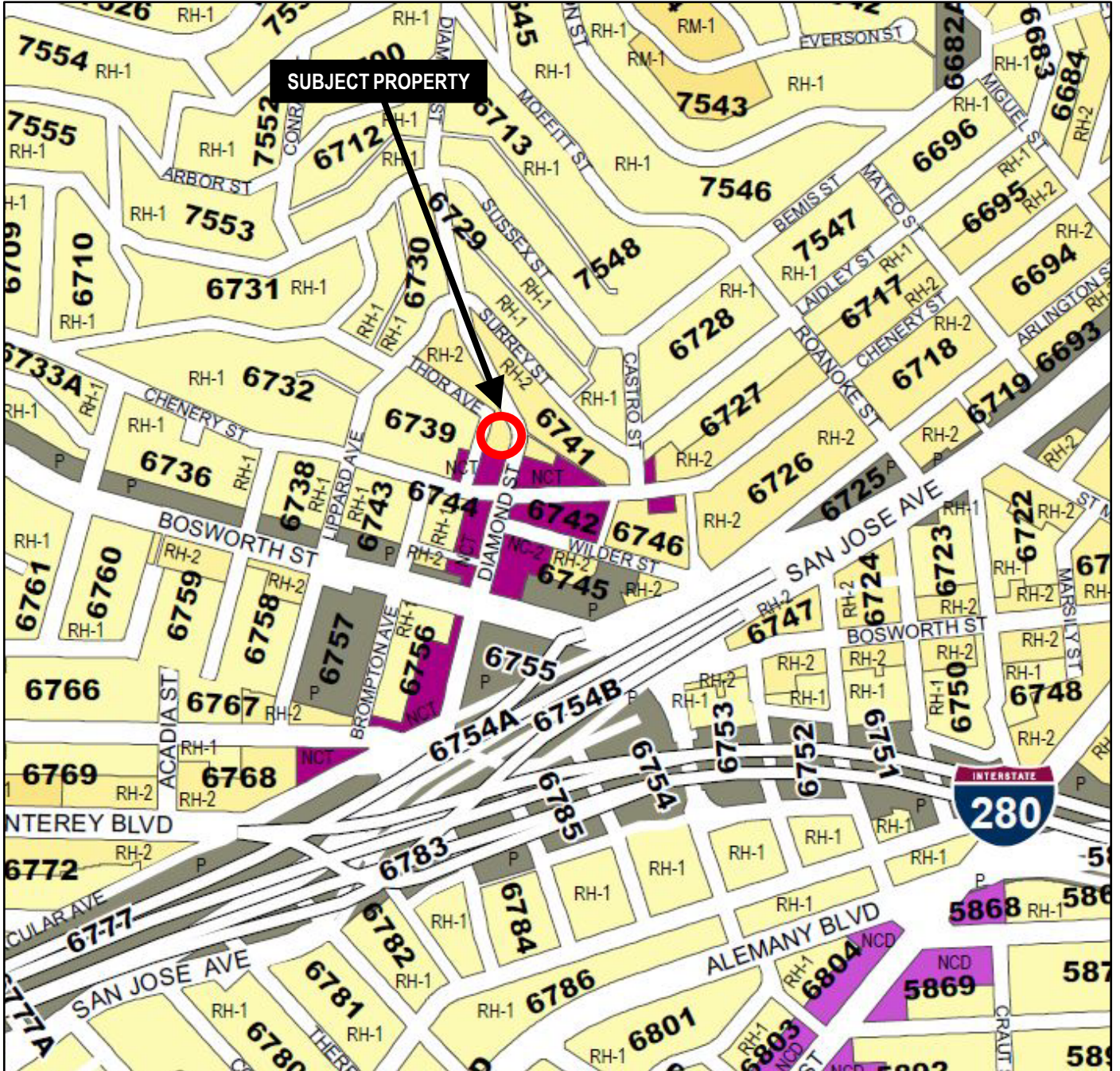


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



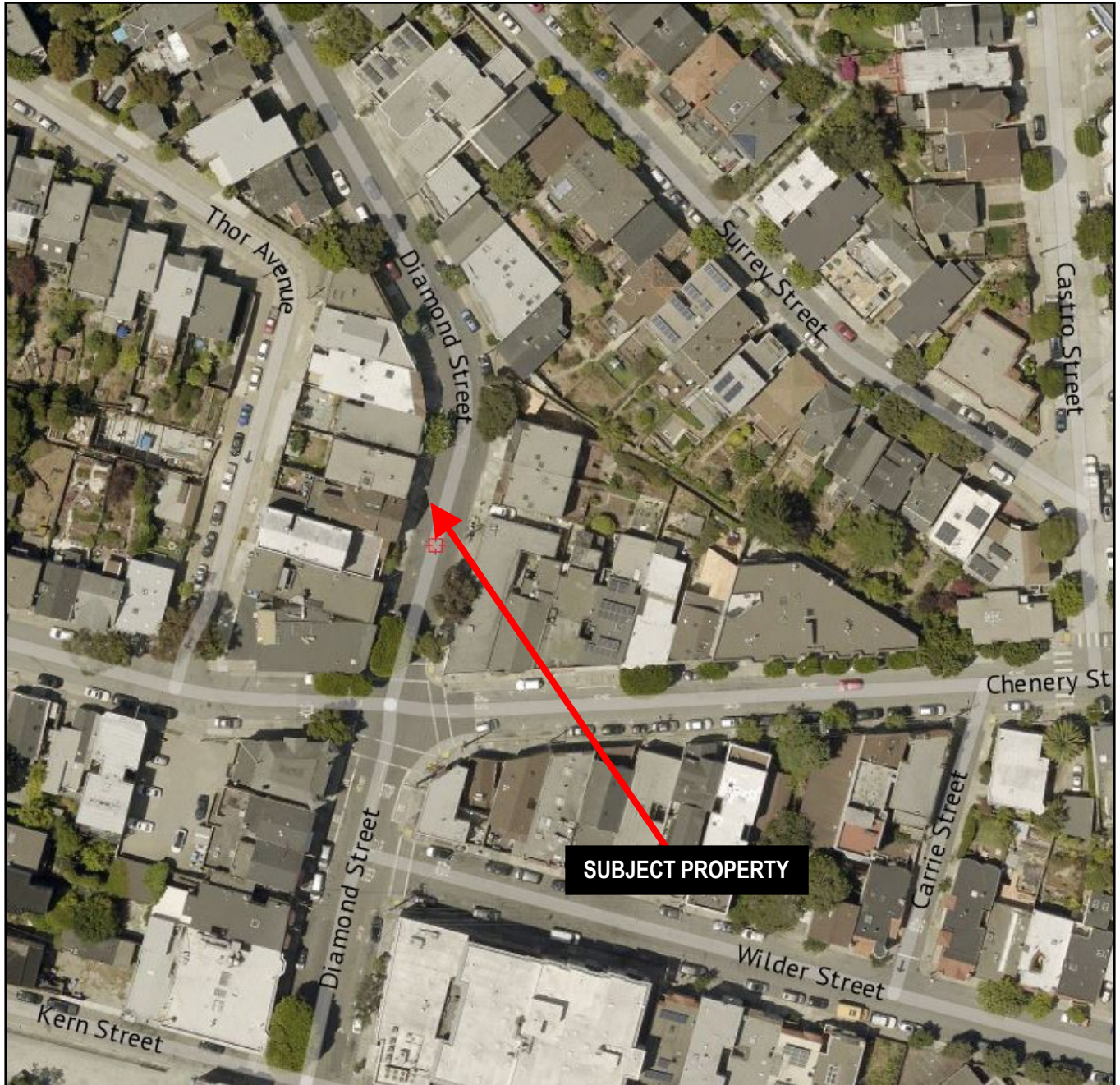
Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
2780-2782 Diamond Street

Attachment No. 3- Zoning Map



Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
2780-2782 Diamond Street

Attachment No. 4 - Aerial Photo



SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
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Attachment No. 4 - Aerial Photo

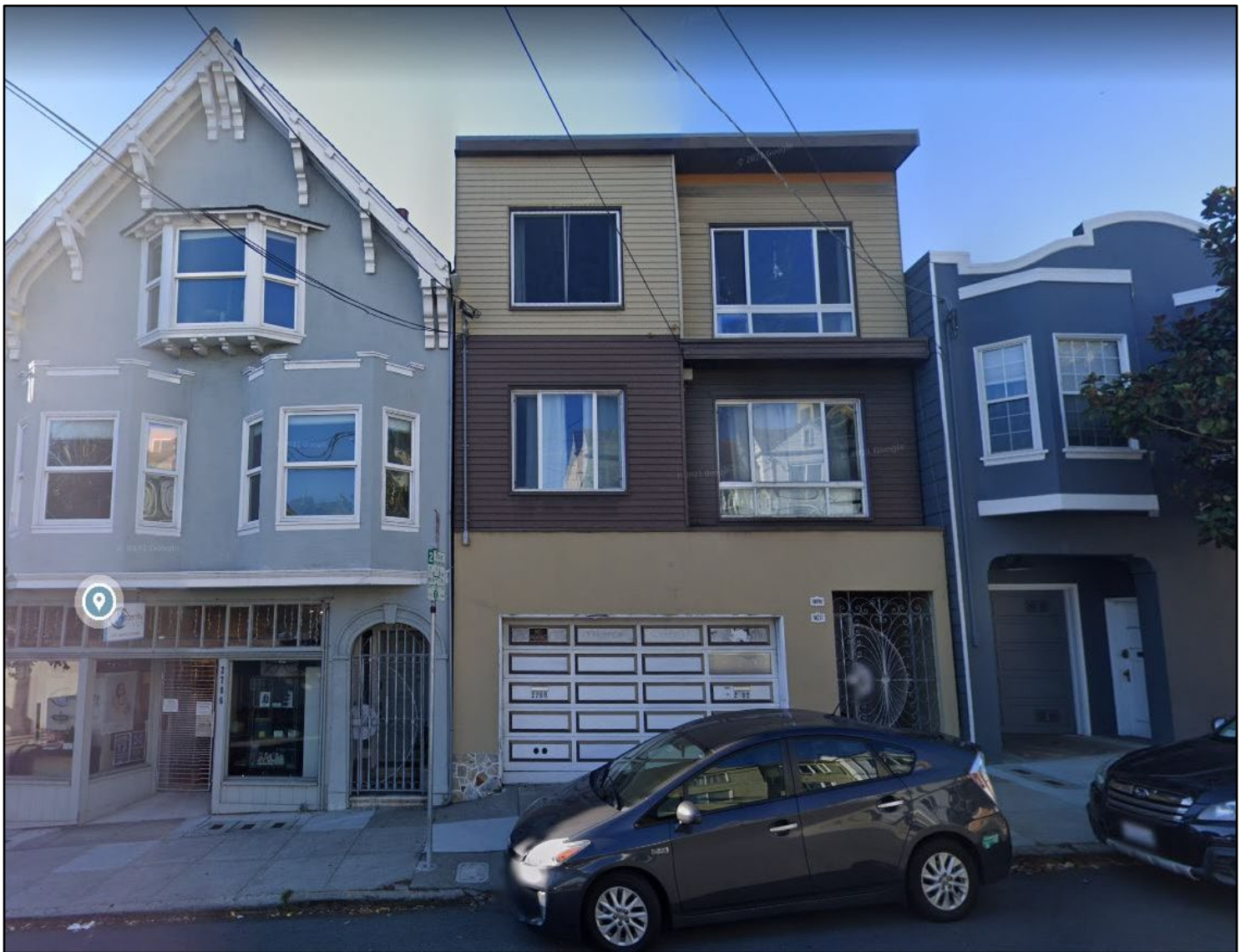


SUBJECT PROPERTY



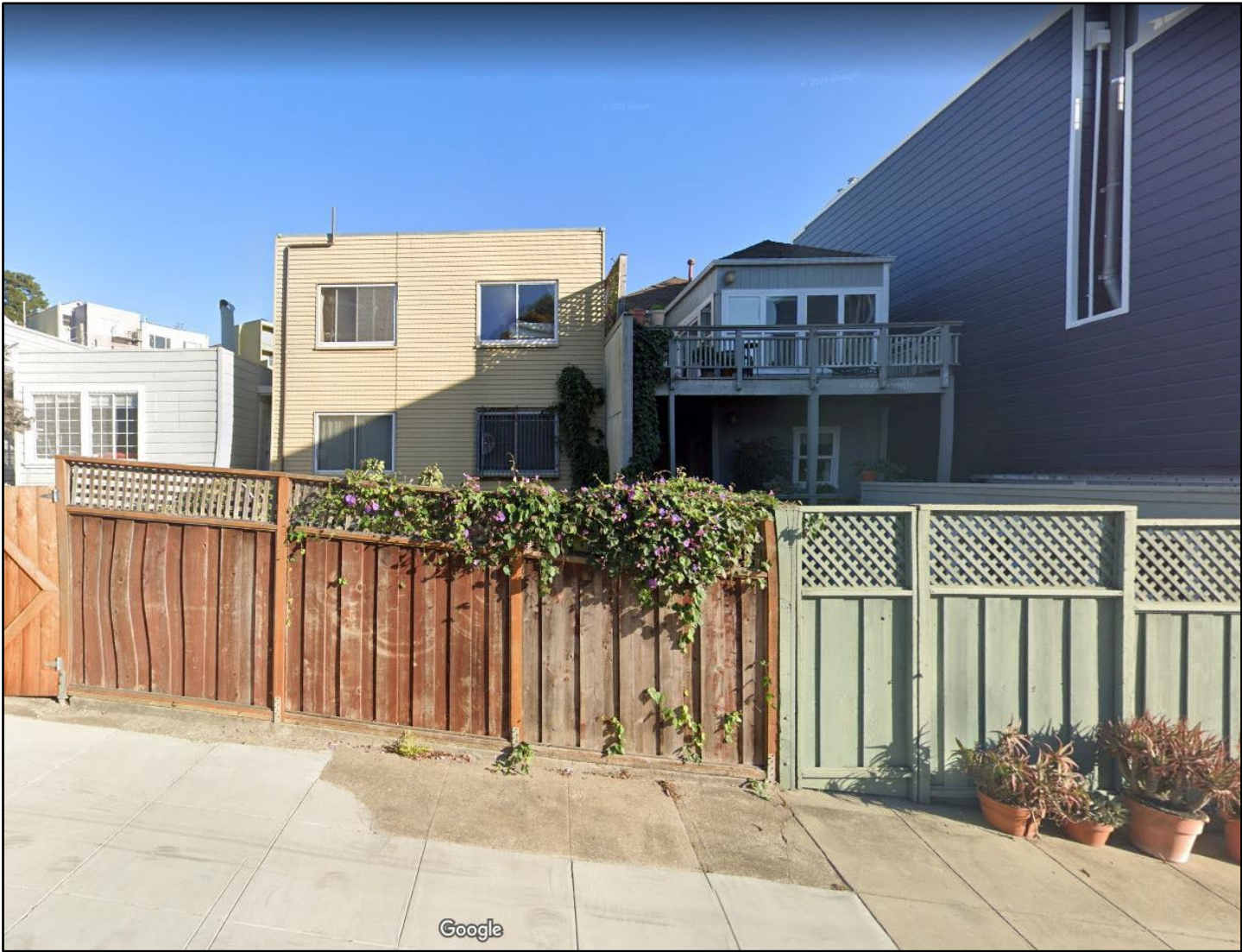
Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
2780-2782 Diamond Street

Attachment No. 5 - Site Photo Diamond Street



Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
2780-2782 Diamond Street

Attachment No. 5- Site Photo Thor Avenue



Mandatory Discretionary Review Hearing
File No. 2020-000058DRM
2780-2782 Diamond Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 31.1)

On **December 27, 2019**, Building Permit Application No. **2019.1227.0778** was filed for work at the Project Address below.

Notice Date: 4/29/21

Expiration Date: 5/31/21

PROJECT INFORMATION

Project Address: **2780-2782 Diamond Street**
Cross Streets: **Chenery and Surrey Streets**
Block / Lot No.: **6740 / 016**
Zoning District(s): **RH-2 / 40-X**
Record No.: **2020-000058PRJ**

APPLICANT INFORMATION

Applicant: **Karen Curtiss**
Address: **1045 17th Street, Suite 202**
City, State: **San Francisco, CA 94107**
Telephone: **(415) 513-0629 ext. 700**
Email: kcurtiss@reddotstudio.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 weekend 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	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	None	No Change
<input checked="" type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	+/- 50 feet- 5 inches	+/- 58 feet- 5 inches
<input checked="" type="checkbox"/> Façade Alteration(s)	Rear Yard:	+/- 27 feet- 5 inches	+/- 19 feet- 5 inches
<input type="checkbox"/> Side Addition	Building Height:	+/- 29 feet	No Change
<input checked="" type="checkbox"/> Alteration	Number of Stories:	3 Stories	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	2 Dwelling Units	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	2 Parking Spaces	1 Parking Space

PROJECT DESCRIPTION

The proposal is for the construction of a one-story horizontal addition at the rear of an existing three-story, two-unit residential building. At the first floor, the addition will be approximately 8 feet in depth and 25 feet in width with a new roof deck atop. Alterations to the front and rear façades of the subject building are also proposed. Additionally, a public hearing for Mandatory Discretionary Review No. 2020-000058DRM will be conducted at a later date pursuant to Planning Commission Resolution No. 20024 for the removal of residential flat. See attached plans for additional details.

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 sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Gabriela Pantoja**

Telephone: **628-652-7380**

Email: Gabriela.Pantoja@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 counter at the Permit Center 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://aca-ccsf.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 (628) 652-1150.

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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2782 DIAMOND ST		6740016
Case No.		Permit No.
2020-000058ENV		201912270778
<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 rear horizontal addition of the existing 3-story, 2-unit residence. The project includes facade alterations and an interior remodel with a new deck at rear.</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 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>	

**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 <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER or PTR dated 07/16/2020 (attach HRER or PTR) b. Other (specify): Per HRER signed on 7/16/2020.
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.	07/17/2020
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:



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

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



Henry Gao <hgao@reddotstudio.com>

Fwd: Pre-Application Meeting

Uros Prestor <uprestor@gmail.com>

Tue, Jan 14, 2020 at 8:33 AM

To: Karen Curtiss <kcurtiss@reddotstudio.com>, Henry Gao <hgao@reddotstudio.com>

FYI - statement of support from my other neighbor.

Uros

----- Forwarded message -----

From: **Tyler G. McNally** <tylermcnally@gmail.com>

Date: Mon, Jan 13, 2020 at 10:47 PM

Subject: Re: Pre-Application Meeting

To: Uros Prestor <uprestor@gmail.com>

Cc: Ji Young Lee <ji_young_lee@me.com>

Sure, see below!

To Whom it May Concern,

My name is Tyler McNally and I own [2776 Diamond St, San Francisco, CA 94131](#) with my wife Elisabeth Pulvermann. I would like to voice my approval for the construction based on the plans/designs shared here.

Regards,

Tyler McNally
tylermcnally@gmail.com

On Thu, Jan 9, 2020 at 8:44 PM Uros Prestor <uprestor@gmail.com> wrote:

Hi Tyler,

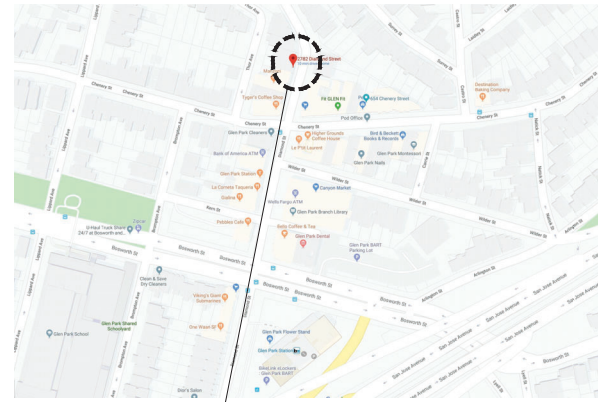
Thanks for your reply, happy to hear that there are no concerns on your side. If it is not too much trouble, would you mind replying to me with a couple of words of your approval? My architects are gathering supporting evidence for the approval process, and as the next door neighbor, your approval would mean a lot to us.

Thanks again,
Uros

[Quoted text hidden]

[Quoted text hidden]

VICINITY MAP



PROJECT LOCATION

SCALE: NTS

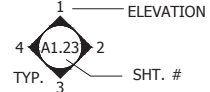


SYMBOLS:

EXTERIOR ELEVATION TAG



INTERIOR ELEVATION TAG



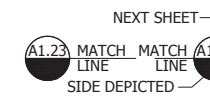
WALL SECTION TAG



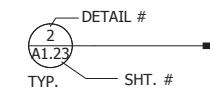
BUILDING SECTION TAG



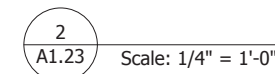
MATCH LINE TAG



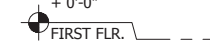
DETAIL SECTION TAG



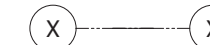
DRAWING OR PLAN @ LEVEL ONE



ELEVATION MARKER



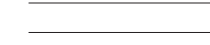
GRID L LINE



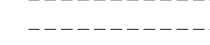
NEW WALLS



EXISTING WALLS



WALLS TO BE REMOVED



1 HOUR FIRE RATED WALL



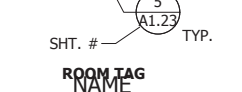
2 HOUR FIRE RATED WALL



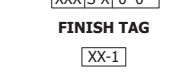
DETAIL CALL OUT TAG



ROOM TAG



FINISH TAG



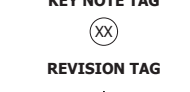
SLOPE TAG



FINISH TRANSITION TAG



ALIGN TAG



SLIDING DOOR / WINDOW DIRECTION



KEY NOTE TAG



REVISION TAG



WINDOW TAG



FURNITURE TAG



PARTITION TAG



DOOR TAG



HOSE BIB



FLOOR DRAIN



NORTH ARROW

PROPERTY LINE

CENTER LINE

PROJECT DATA

Table with project data including Block and Lot (6740/016), Construction Type (V-B), Height & Bulk District (40-X), Zoning (RH-2), Occupancy (R-3), Parcel (1944), Built (1951), Sprinkler (NO), and Building Area Existing/Proposed.

SCOPE OF WORK

HORIZONTAL ADDITION OF EXISTING THREE STORY TWO UNIT RESIDENCE TO COMPLY WITH CURRENT ZONING. INTERIOR REMODEL. NO SIGNIFICANT GRADING. UNIT ONE 2 BEDROOMS AND 2.5 BATH. UNIT TWO 2 BEDROOMS AND 1.5 BATH. NEW DECK AT REAR.

GENERAL NOTES:

- 1. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
2. DO NOT SCALE DRAWINGS. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT ARCHITECT FOR DIRECTION BEFORE PROCEEDING.
3. DIMENSIONS ARE TO: FACE OF INTERIOR FINISHED WALL, FACE OF EXTERIOR FINISHED WALL, CENTER LINE OF COLUMN GRID, FACE OF DOOR.
4. HEIGHTS SHOWN OR NOTED AFF ARE TO BE MEASURED FROM TOP OF FINISH FLOOR MATERIAL.
5. IF DRAWING IS LESS THAN 24" X 36" IT HAS BEEN SCALED FROM THE ORIGINAL SIZE.
6. DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY REFERENCED AT EACH LOCATION OR NOT.
7. INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR FIXTURES, EQUIPMENT, SHELVEING AND CASEWORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS. ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES WITH NO VISIBLE MARKINGS OF REDO/REPAIR WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SUPPORTS, ANCHORS, CLIPS, FASTENERS, BRACES, AND REINFORCEMENTS FOR ALL ASSEMBLIES, SYSTEMS, FIXED EQUIPMENT, ACCESSORIES, AND SO FORTH, THAT ARE A PART OF THE STRUCTURAL SYSTEM, HAVE BEEN SHOWN, SPECIFIED, OR SIZED OR ARE REASONABLY REQUIRED TO COMPLETE THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO PROVIDE CALCULATIONS FOR ALL SUCH ITEMS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
10. IF A DISCREPANCY EXISTS BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN THE SPECIFICATIONS, SUCH DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
11. THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ANY WORK WHERE THEY HAVE REASONABLE KNOWLEDGE THAT THE CONTRACT DOCUMENTS MAY BE IN CONFLICT WITH APPLICABLE CODES OR INTERPRETATION OF THE AUTHORITY HAVING JURISDICTION. ANY SUCH INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT WHO SHALL ISSUE A RESOLUTION OF THE CONFLICT.
12. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION TO ALL APPLICABLE STATE AND LOCAL CODES.
13. RELOCATE PLUMBING VENTS, HOSE BIBS AND ELECTRICAL CONDUIT AS REQUIRED FOR NEW CONSTRUCTION.
14. PROVIDE SMOKE/CO2 ALARMS AS REQUIRED BY CODE.
15. COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE 27-05.
16. PEST PROTECTION AT EXTERIOR WALLS AS PER DBI GUIDELINES.
17. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH CALGREEN 4.505.3.
18. HVAC QUALIFIED INSTALLER PER CALGREEN 702.1
19. COVER DUCT OPENINGS & PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION.
20. COMPOSITE WOOD PRODUCTS PER CALGREEN TABLE 4.504.5.
21. LOW-VOC INTERIOR PAINTS AND COATINGS PER CALGREEN TABLE 4.504.3
22. LOW-VOC AEROSOL PAINTS AND COATINGS AT HABITABLE SPACE.
23. LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS AT NEW HABITABLE SPACE AS PER CALGREEN 4.504.2.1.

CODES:

- 2016 CALIFORNIA CODES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 GREEN BUILDING CODE
2016 CALIFORNIA ENERGY CODE

ABBREVIATIONS

- A ADJUSTABLE, ADJACENT
AFC ARC FAULT INTERRUPTER
AFF ABOVE FINISHED FLOOR
D DRYER
DIM DIMENSION
DN DOWN
DWG DRAWING
CH CEILING HEIGHT
E EXISTING
EA EACH
EQ EQUAL
EX EXISTING
F FORCED AIR UNIT
FL FLUORESCENT
G GROUND FAULT CIRCUIT INTERRUPTER
GLS GLASS
GYP GYPSUM WALL BOARD
HB HOSE BIB
G GYQ HEIGHT
M MAXIMUM
MIN MINIMUM
MFR MANUFACTURER
N NORTH
(N) NEW
NTS NOT TO SCALE
O ON CENTER
OC ON CENTER
OFCI OWNER FURNISHED CONTRACTOR INSTALLED
OP OPERABLE
OPP OPPOSITE
OS OCCUPANCY SENSOR
P PAINTED
Q QUANTITY
R RISER
REQ REQUIRED
RWL RAIN WATER LEADER
S SOUTH
SF SQUARE FEET
SIM SIMILAR
SQ SQUARE
SS STAINLESS STEEL
SSD SEE STRUCTURAL DRAWINGS
T TREAD
THK THICK
TYP TYPICAL
U UNLESS OTHERWISE NOTED
V VERIFY IN FIELD
W WEST OR WIDTH OR WASHER
W/ WITH
W/O WITHOUT
WD WOOD
WO WHERE OCCURS
& AND
@ AT
NUMBER, POUND
€ CENTER LINE

PROJECT TEAM:

ARCHITECT

RED DOT STUDIO
1045 17th ST. SUITE 202
SAN FRANCISCO CA 94107
CONTACT: KAREN CURTISS
T:415-513-0629 ext 700

OWNER

UROS PRESTOR AND JI YOUNG LEE
2782 DIAMOND STREET
SAN FRANCISCO CA 94131

STRUCTURAL ENGINEER

SEMCO ENGINEERING INC.
360 LANGTON STREET, SUITE 304
SAN FRANCISCO, CA 94103
CONTACT: SHAUN MOYNAHAN
T:416-553-8810

TITLE 24 CONSULTANT

NRG COMPLIANCE INC
730 2ND STREET
SANTA ROSA, CA 95402
T:707-237-6957

DRAWING INDEX:

ARCHITECTURE

- A0.00 COVER SHEET
A0.01 GS1
A0.02 DEMO CALCS
A0.03 DEMO CALCS
A0.04 EXIT DIAGRAM
A1.01 EXISTING AND PROPOSED SITE PLAN
A1.02 PROPOSED BUILDING 3D VIEW
A1.03 PROPOSED BUILDING 3D VIEW
A2.01 EXISTING FLOOR PLAN
A2.03 PROPOSED FLOOR PLAN
A4.01 EXISTING AND PROPOSED EAST ELEVATION
A4.02 EXISTING AND PROPOSED SOUTH ELEVATION
A4.03 EXISTING AND PROPOSED WEST ELEVATION
A4.04 EXISTING AND PROPOSED NORTH ELEVATION
A5.01 EXISTING AND PROPOSED LONGITUDINAL SECTION
A5.02 EXISTING AND PROPOSED TRANSVERSE SECTION
A7.01 WINDOW AND DOOR SCHEDULE
A8.01 DETAILS
TOTAL PAGE COUNT: 18

red dot studio
ARCHITECTURE AND DESIGN

1045 17TH STREET
SUITE 202
SAN FRANCISCO, CA 94107
415.515.0614

REDDOTSTUDIO.COM



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

Table with columns REVISIONS and DATE. Rows include PRE-APP (12.17.19), SITE PERMIT (12.19.19), and SITE PERMIT R1 (09.18.20).

SCALE

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0.00

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
 2. Provide the Project Information in the box at the right.
 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".
- Attachment GS2, GS3, GS4, GS5 or GS3 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply, see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
			<input type="checkbox"/> LOW-RISE RESIDENTIAL	<input type="checkbox"/> HIGH-RISE RESIDENTIAL	<input type="checkbox"/> LARGE NON-RESIDENTIAL	<input type="checkbox"/> OTHER NON-RESIDENTIAL	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	<input checked="" type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS	<input type="checkbox"/> OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS	PRESTOR
			R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME
			LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	6740/016
												BLOCK/LOT
												2782 DIAMOND STREET, SF, CA 94131
												ADDRESS
												RESIDENTIAL
												PRIMARY OCCUPANCY
												355 UNCONDITIONED GSF
												3924 GSF TOTAL
												GROSS BUILDING AREA
												DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT									
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.									
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.									
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	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. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).									
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	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 projects must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).									
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings > 40,000 sq. ft. must calculate a water budget. New buildings <250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.									
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.83	New construction projects with aggregated landscape area >500 sq. ft., or existing projects with modified landscape area >1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with <2,500 sq. ft. of landscape area. See www.sfwater.org for details.									
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).									
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.									
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq. ft. and <=10 occupied floors, and new residential buildings of any size and <=10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.									
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with >11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).									
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects >10,000 sq. ft., include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.									
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.									
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.									
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide >40A 208 or 240V to EV chargers at 20% of spaces. Install >40A 208 or 240V branch circuits to >=10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with >17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.									
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code 45-095	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 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.									
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.									
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.									
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.									
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.									
	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	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, 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 >25,000 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. See www.sfwater.org for details.									
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.									
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.									
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1.3 & 5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.									
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.									
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.									
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.									
	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 and floor wood framing must have <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).									

1045 17TH STREET SUITE 202 SAN FRANCISCO, CA 94107 415.515.0614

REDDOTSTUDIO.COM



STAMP PRESTOR/LEE

2780-2782 DIAMOND STREET SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS DATE PRE-APP 12.17.19 SITE PERMIT 12.19.19

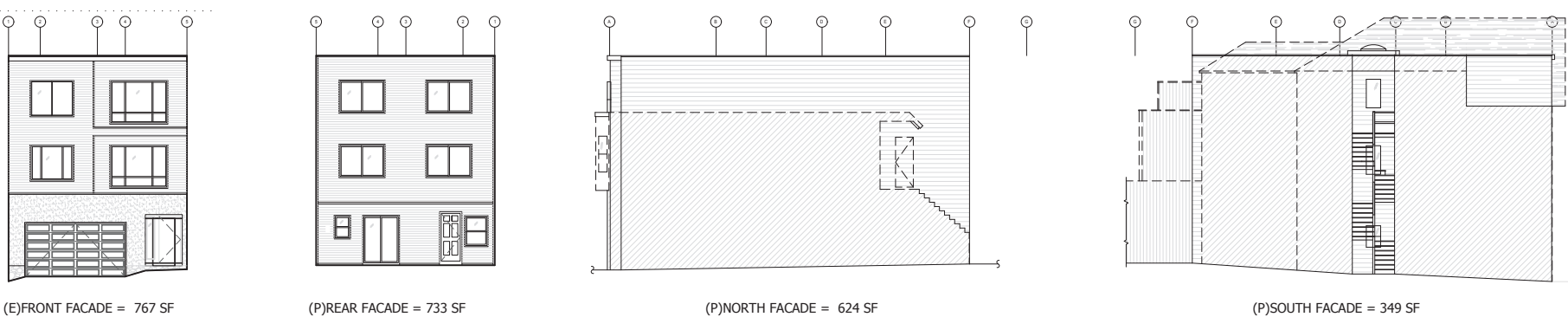
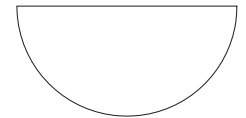
SCALE

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

SHEET NUMBER

A0.01



LEGEND:
 AREA TO BE DEMOLISHED

Demolition Calcs

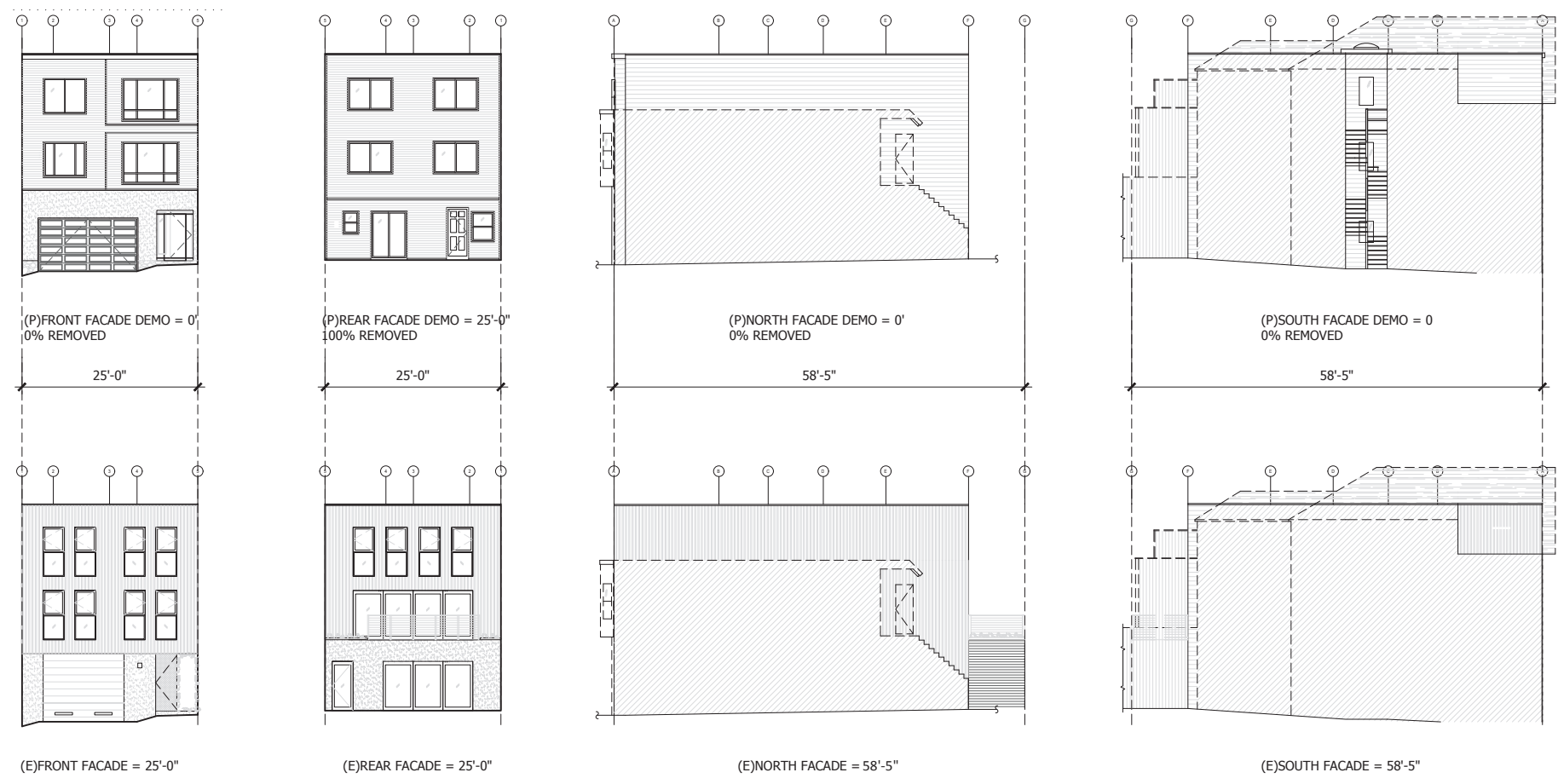
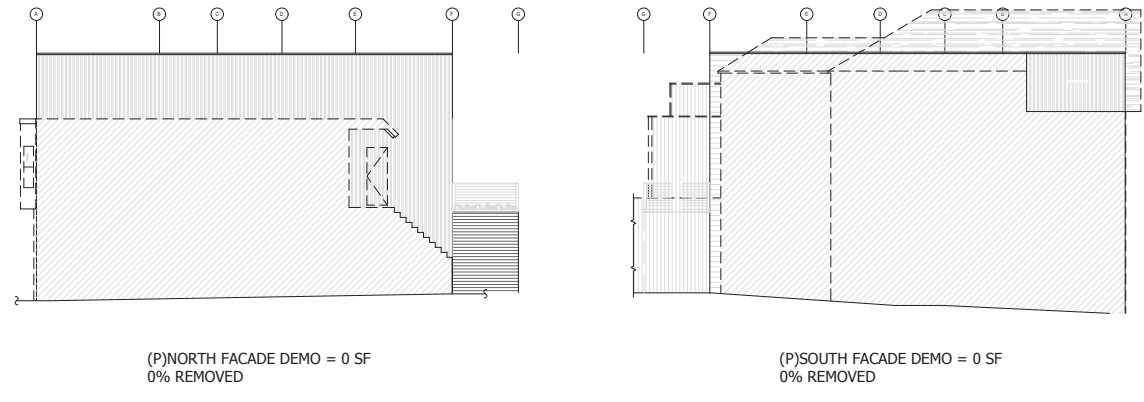
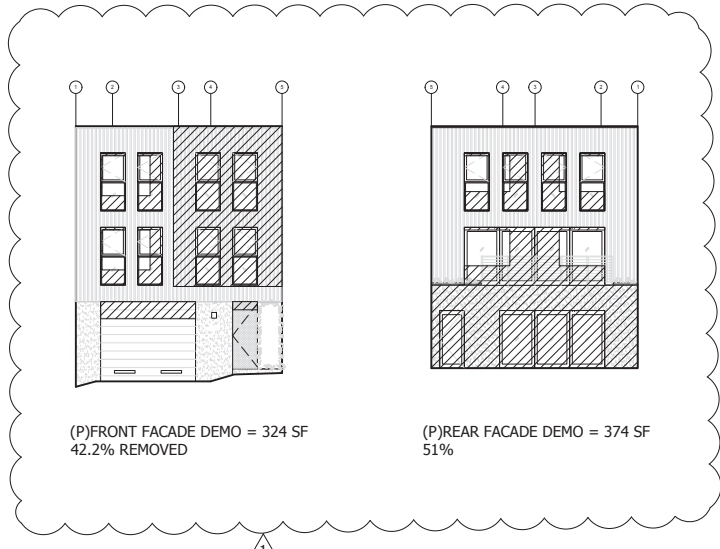
317(b)(2)B 50% front and rear façade and 65% of exterior walls measured in LF at foundation level

	Total Length		Length Removed		% Removed
	Feet	Inches	Feet	Inches	
Front Façade	25	0	0	0	0.0%
Rear Façade	25	0	25	0	100.0%
Subtotal	50	0	25	0	50.0%
South Façade	58	5	0	0	0.0%
North Façade	58	5	0	0	0.0%
Subtotal	116	10	0	0	0.0%
Total	166	10	25	0	15.0%

< 65%

317(b)(2)C 50% of vertical envelope elements and 50% of horizontal elements measured in SF

	Total SF	SF Removed	% Removed
Vertical			
Front Façade	767	324	42.2%
Rear Façade	733	374	51.0%
South Façade	349	0	0.0%
North Façade	624	0	0.0%
Subtotal	2473	698	28.2%
< 50%			
Horizontal			% Removed
Second Story	1183	131	11.1%
Third Story	1183	119	10.1%
Roof	1269	73	5.8%
Subtotal	3635	323	8.9%
< 50%			



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PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE

SHEET TITLE

DEMO CALS

SHEET NUMBER

A0.02



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE

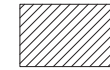
SHEET TITLE

DEMO CALCS

SHEET NUMBER

A0.03

LEGEND:



AREA TO BE DEMOLISHED

Demolition Calcs

317(b)(2)B

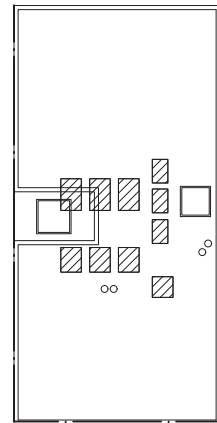
50% front and rear façade and 65% of exterior walls measured in LF at foundation level					
	Total Length		Length Removed		% Removed
	Feet	Inches	Feet	Inches	
Front Façade	25	0	0	0	0.0%
Rear Façade	25	0	25	0	100.0%
Subtotal	50	0	25	0	50.0%
South Façade	58	5	0	0	0.0%
North Façade	58	5	0	0	0.0%
Subtotal	116	10	0	0	0.0%
Total	166	10	25	0	15.0%

< 65%

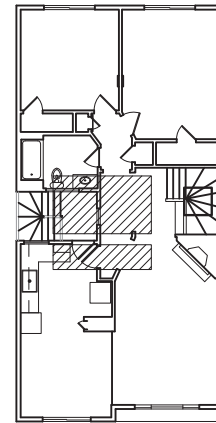
317(b)(2)C

50% of vertical envelope elements and 50% of horizontal elements measured in SF			
	Total SF	SF Removed	% Removed
Vertical			
Front Façade	767	324	42.2%
Rear Façade	733	374	51.0%
South Façade	349	0	0.0%
North Façade	624	0	0.0%
Subtotal	2473	698	28.2%
Horizontal			
Second Story	1183	131	11.1%
Third Story	1183	119	10.1%
Roof	1269	73	5.8%
Subtotal	3635	323	8.9%

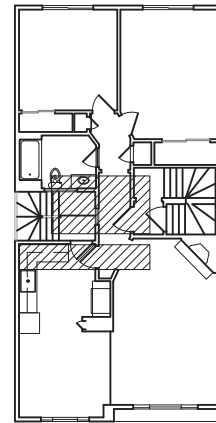
< 50%



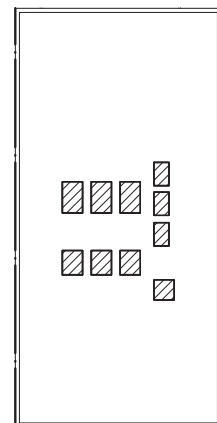
(E)ROOF = 1269 SF



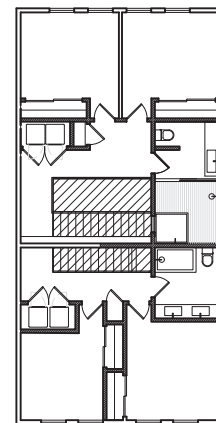
(E)THIRD FLOOR = 1183 SF



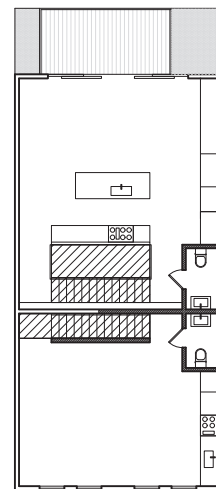
(E)SECOND FLOOR = 1183 SF



(P)ROOF DEMO = 73 SF
5.8% REMOVED



(P)THIRD FLOOR DEMO = 119 SF
10% REMOVED



(P)SECOND FLOOR DEMO = 131 SF
11.1% REMOVED



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SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

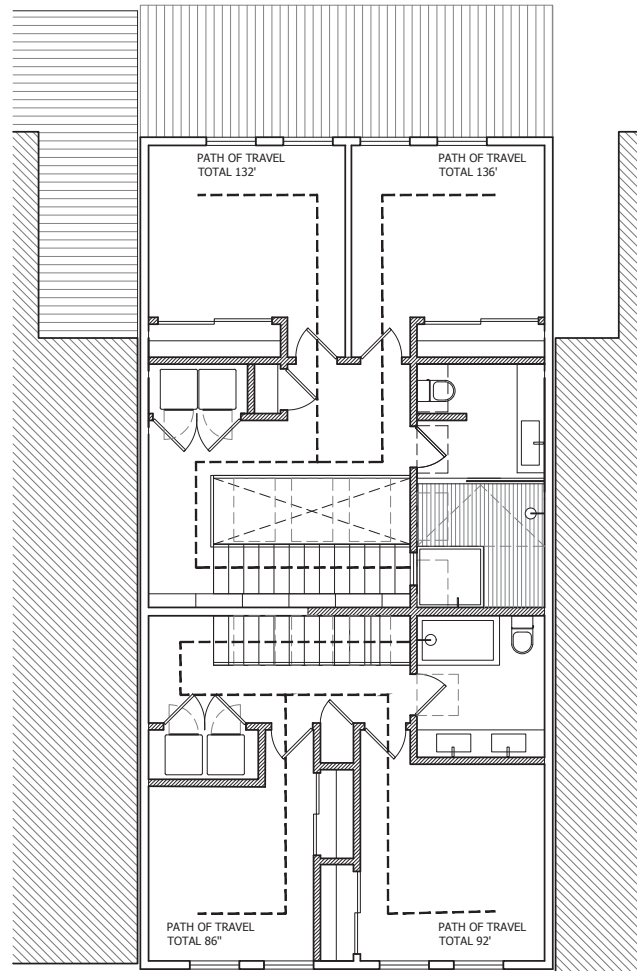
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE
3/16" = 1'-0"
SHEET TITLE

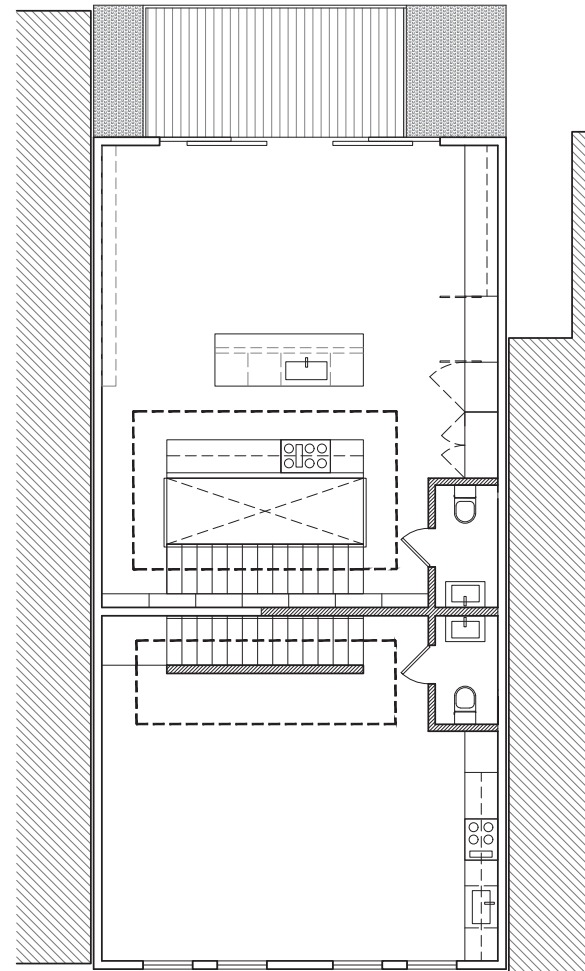
EXIT
DIAGRAM

SHEET NUMBER
A0.04

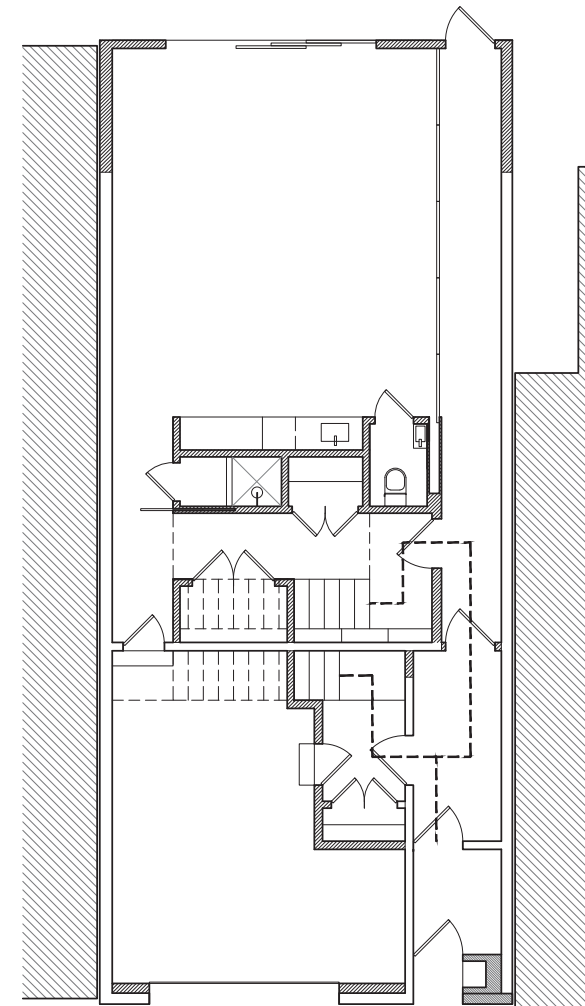
WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	



3 PROPOSED THIRD STORY PLAN
A2.03 Scale: 3/16" = 1'-0"



2 PROPOSED SECOND STORY PLAN
A2.03 Scale: 3/16" = 1'-0"



1 PROPOSED FIRST STORY PLAN
A2.03 Scale: 3/16" = 1'-0" NORTH

NOT APPLICABLE TO R-3

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission Street, San Francisco, CA 94103

Building Code Interpretation
Egress 013
Egress for Multi-level Residential Units within an R-2 Occupancy

Subject: Egress requirements for a multi-level residential unit contained within a building containing an R-2 occupancy	Date: March 30, 2009
San Francisco Building Code Sections: 1014.3, 1015, 1016, 1018, 1019; Tables 1015.1, 1019.1, 1019.2	Code Year: 2007
Approved By: Vivian L. Day, C.B.O., Director	Signatures:
Barbara A. Schultheis, Fire Marshal	

Question: How many exits are required for a multi-level dwelling unit located within a building containing an R-2 occupancy.

Answer: Only one means of egress is required from any individual dwelling unit within a building containing an R-2 occupancy if the dwelling unit does not exceed three stories, does not exceed 10 occupants, and if the common path of egress travel within the dwelling unit complies with Section 1014.3 (125' maximum for a sprinklered building, 75' maximum for an unsprinklered building).

This Code Application and Interpretation is subject to change at any time. To determine if this interpretation is still current, please call (415) 988-4205 or visit our website <http://www.sfgov.org/building>

APPLICABLE TO R-3

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission Street, San Francisco, CA 94103

Building Code Interpretation
Egress 007
R-3 Exit Access Travel Distance

Subject: Application of exit access travel distance requirements to R-3 buildings	Date: November 5, 2007
San Francisco Building Code Sections: 101A.9.1, 1016, Table 1016.1	Code Year: 2007
Approved By: Isam Hasenin, Director, P.E., C.B.O.	Signature:

Question: Do the exit access travel distance requirements of Section 1016 apply to R-3 buildings?

Answer: No, the exit access travel distance requirements of the 2007 San Francisco Building Code, Section 1016 do not apply to R-3 buildings.

This Code Application and Interpretation is subject to change at any time. To determine if this interpretation is still current, please call (415) 988-4205 or visit our website <http://www.sfgov.org/building>

APPLICABLE TO R-3

oma/ca-building-code-2016/chapter/10/means-of-egress#1022

Search California Building Code 2016 (Vol 1 & 2)

Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.

1017.2 Limitations
Exit access travel distance shall not exceed the values given in Table 1017.2.

TABLE 1017.2

OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE*	
	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200 ^a	250 ^b
R-2, I	Not Permitted	250 ^b
B	200	300 ^c
F-2, S-2, U	300	400 ^c
H-1	Not Permitted	75 ^d
H-2	Not Permitted	100 ^d
H-3	Not Permitted	150 ^d
H-4	Not Permitted	175 ^d
H-5	Not Permitted	200 ^d
I-2, I-2.1, I-3, I-4	Not Permitted	200 ^d
L	Not Permitted	200 ^d

For St. 1 foot = 304.8 mm.



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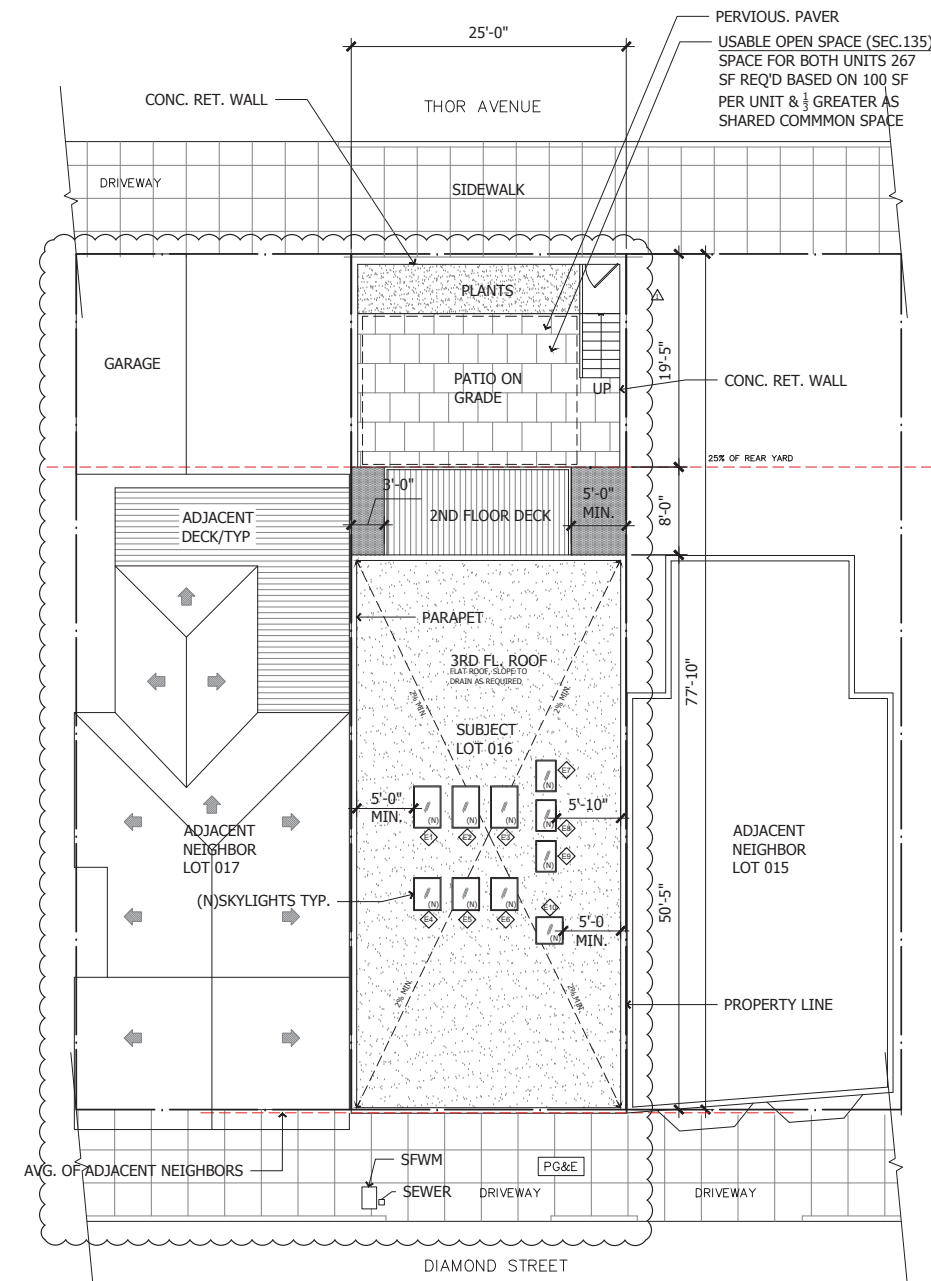
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE
1/8" = 1'-0"
SHEET TITLE

EXISTING AND
PROPOSED
SITE PLAN

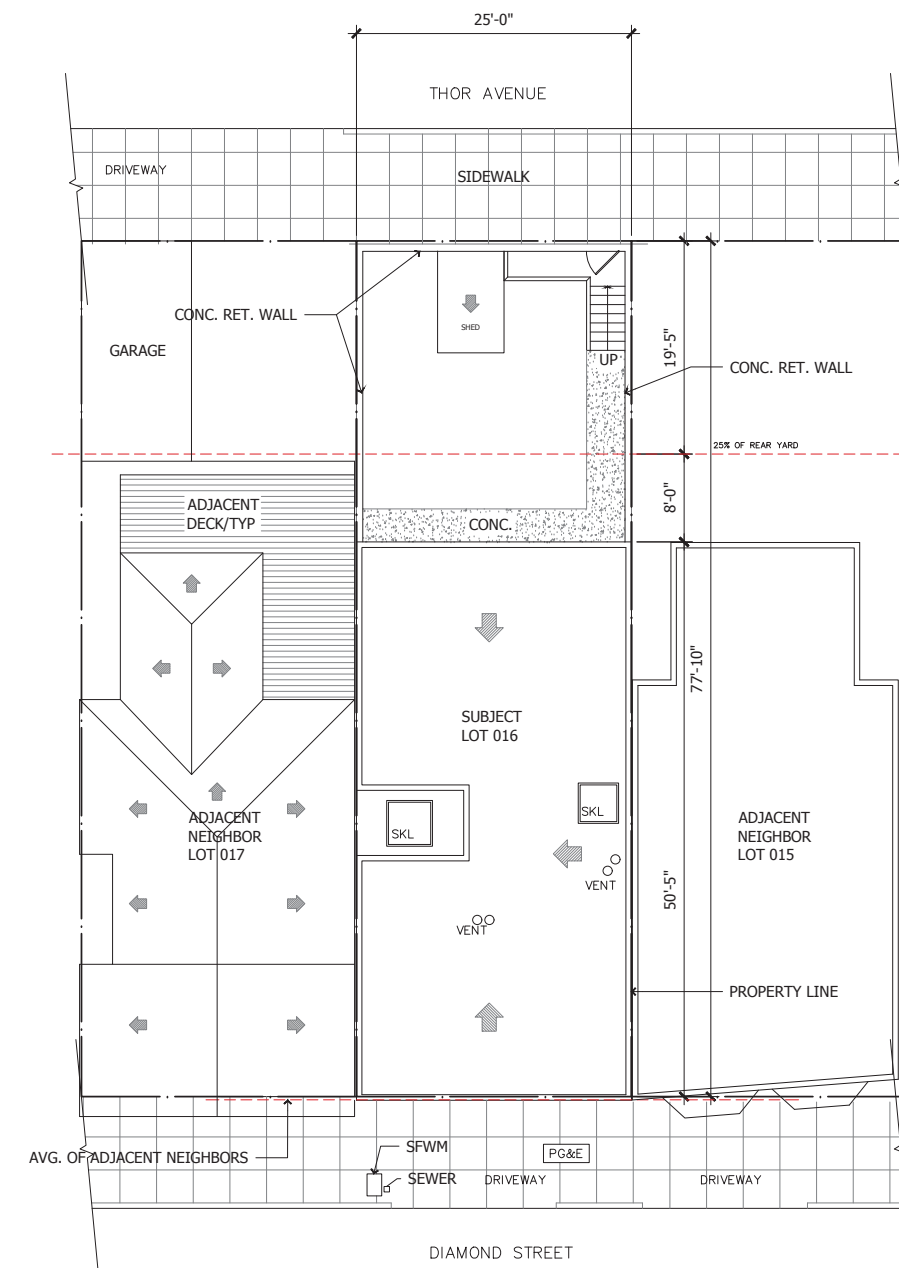
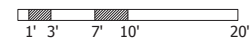
SHEET NUMBER

A1.01



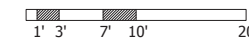
2 PROPOSED SITE PLAN
A1.01

Scale: 1/8" = 1'-0"



1 EXISTING SITE PLAN
A1.01

Scale: 1/8" = 1'-0"





1 PROPOSED FRONT VIEW
A1.02

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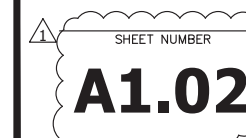
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SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
△ SITE PERMIT R1	09.18.20

SCALE
1/4" = 1'-0"
SHEET TITLE

PROPOSED BUILDING
3D VIEW





1 PROPOSED REAR VIEW
A1.03

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BLOCK 6740 / LOT 016

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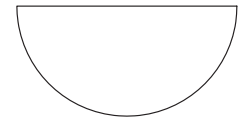
SCALE
1/4" = 1'-0"
SHEET TITLE

PROPOSED
BUILDING 3D VIEW

SHEET NUMBER
A1.03

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	

GENERAL NOTES



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BLOCK 6740 / LOT 016

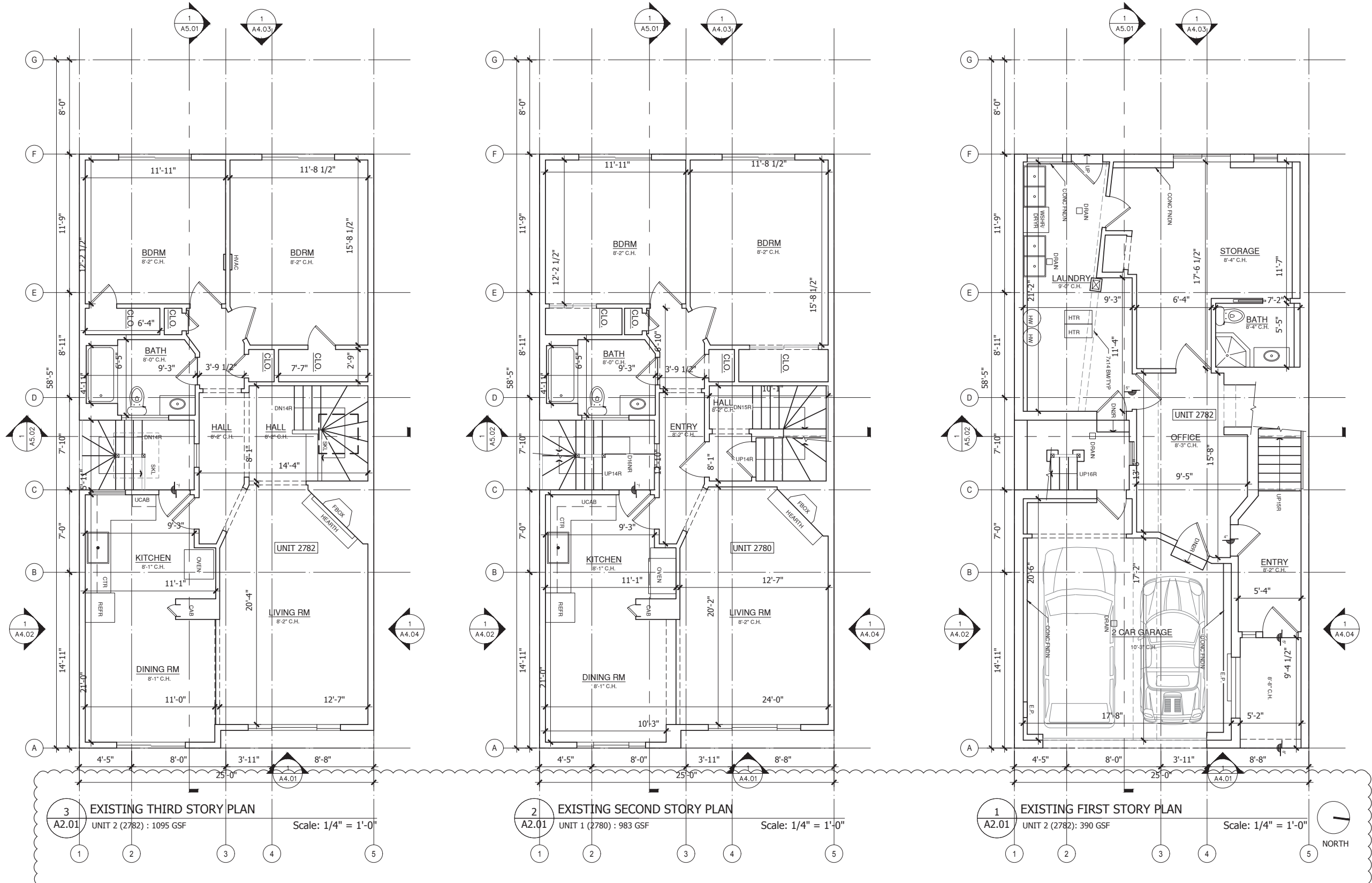
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING
FLOOR PLAN

SHEET NUMBER

A2.01

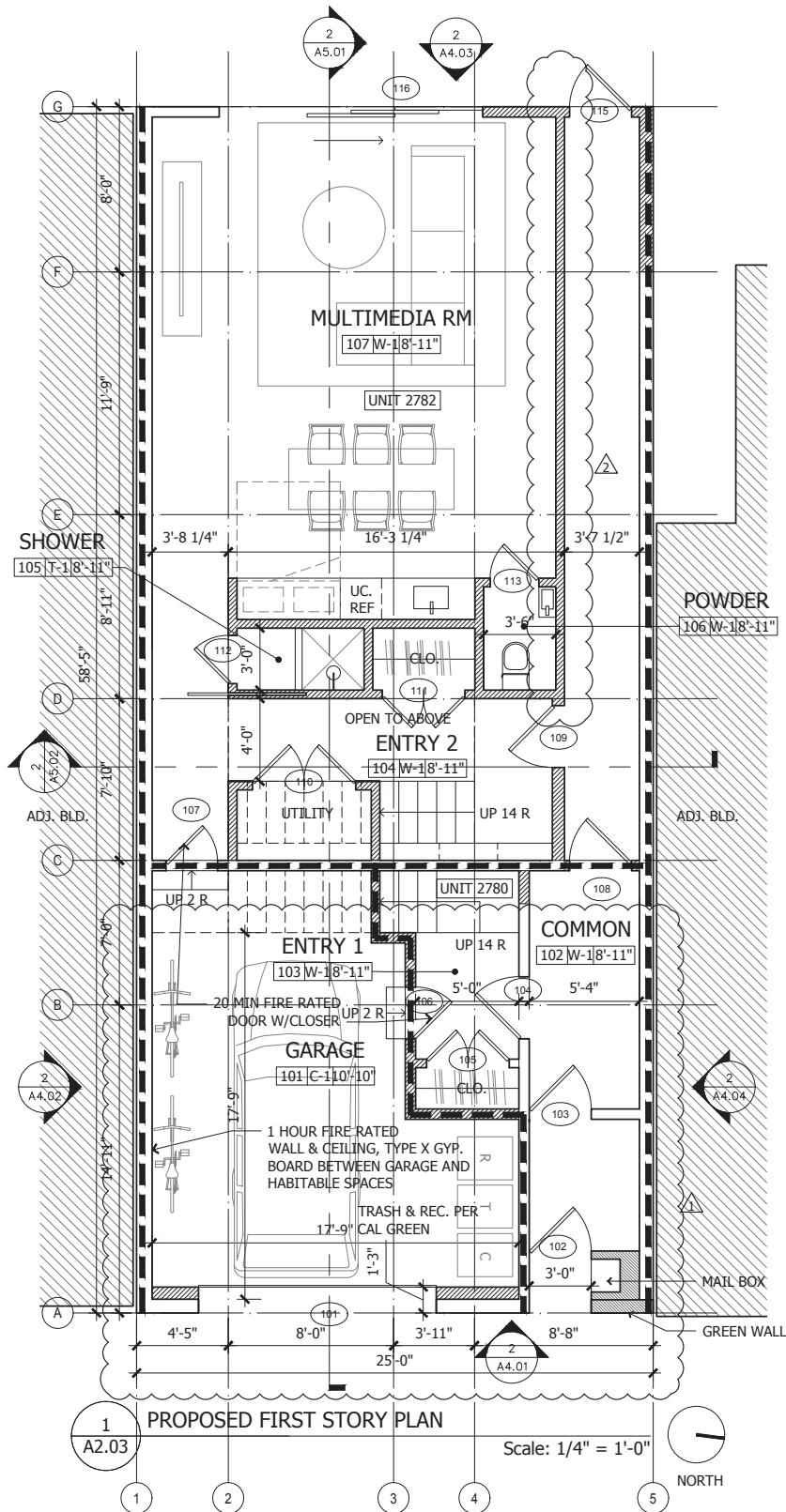
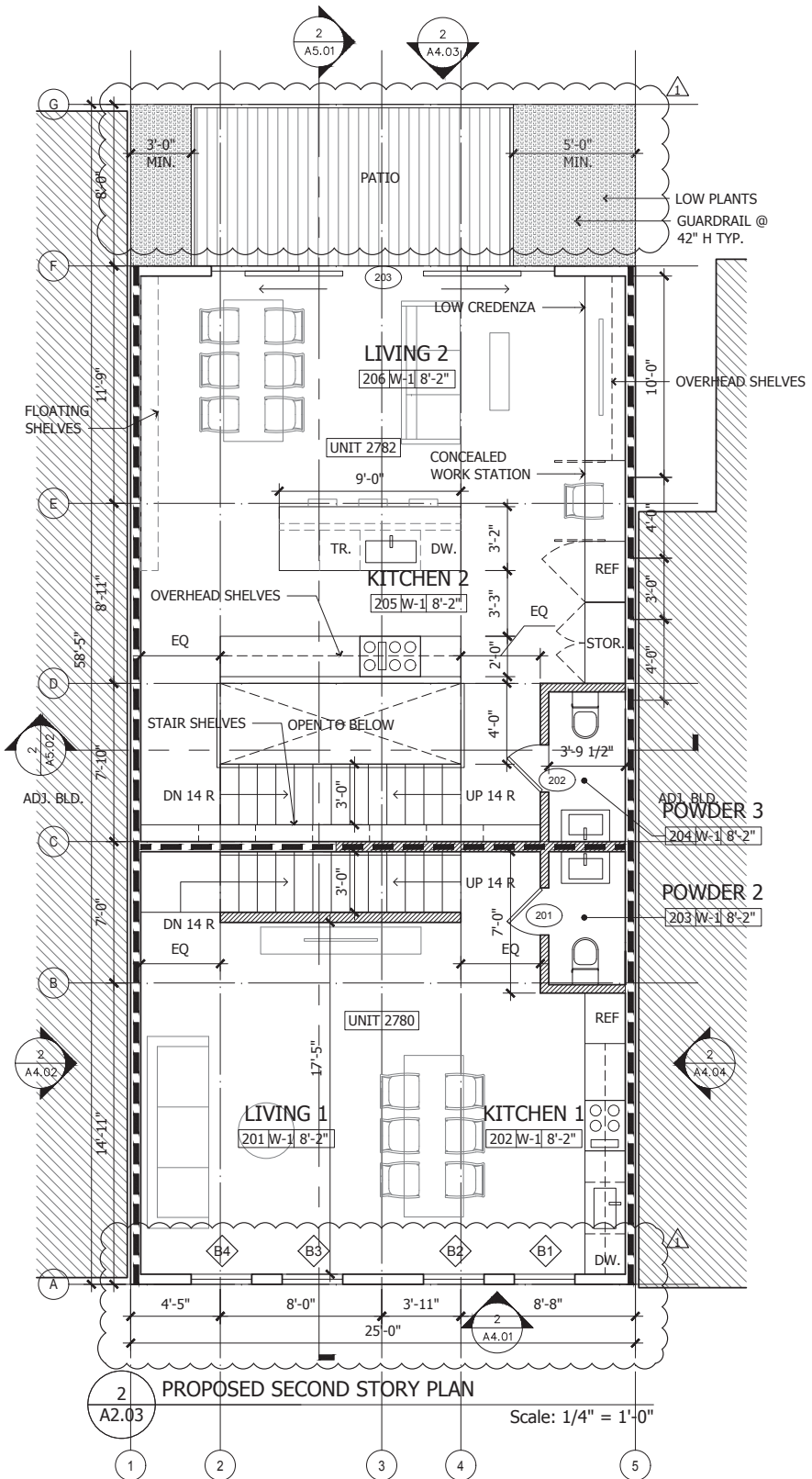
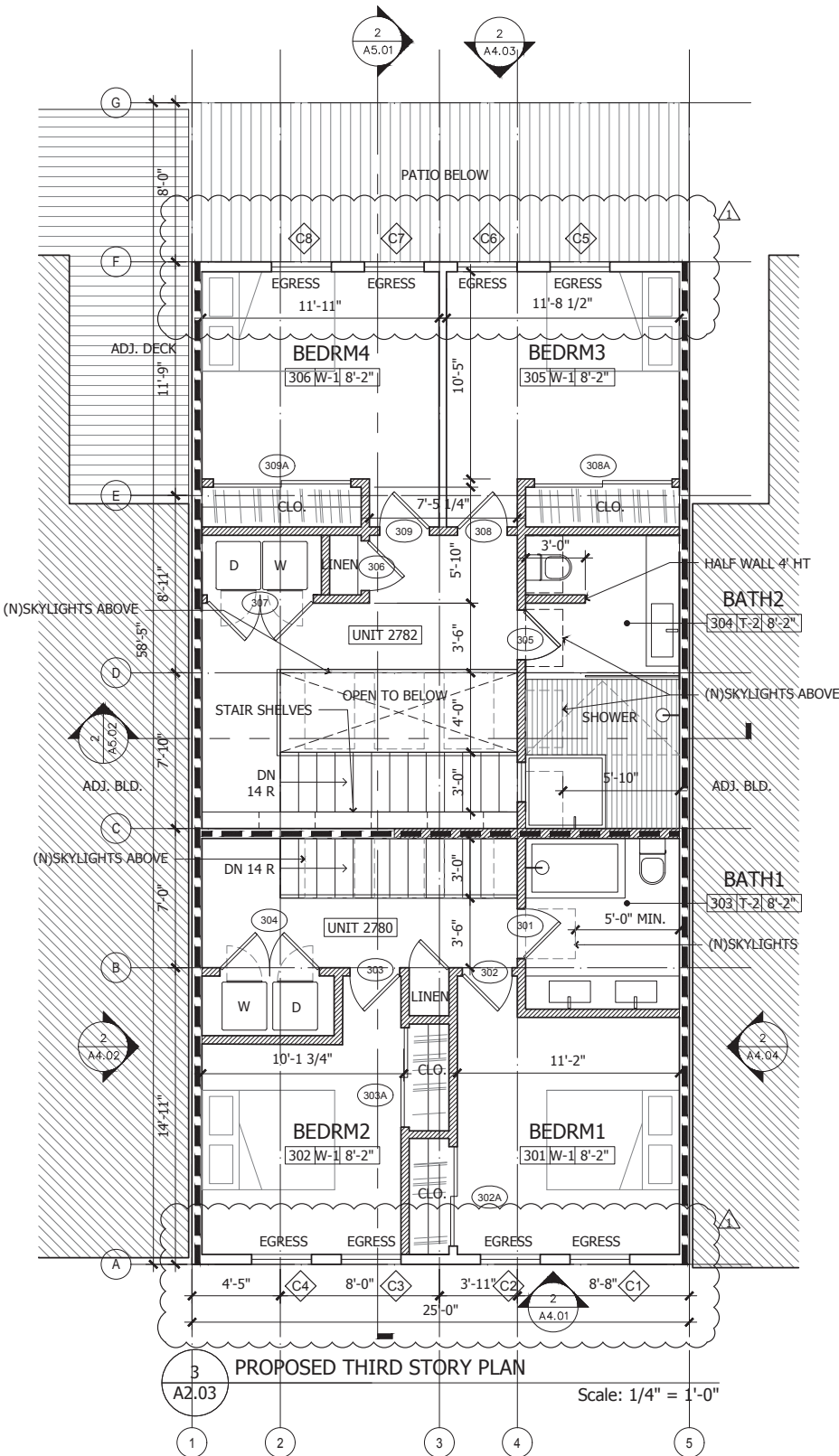


WALL LEGEND

EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	

GENERAL NOTES

- PLUMBING FIXTURES SHALL BE CEC CERTIFIED AND HAVE THE FOLLOWING MAXIMUM FLOW, GPM (PER CAL GREEN TABLE 4.303.2)
 SHOWER HEADS: 2 GPM @ 80 PSI.
 KITCHEN FAUCETS: 1.8 GPM @ 60 PSI.
 LAVATORY FAUCETS: 1.2 GPM @ 60 PSI,
 NOT LESS THAN 0.8 GPM @ 20 PSI.
 TOILETS: MAXIMUM 1.28 GALLON PER FLUSH.
- VENTING REQUIRED FOR ISLAND SINK.
- PROVIDE "SMITTY" TYPE DRAIN PAN UNDER CLOTHES WASHER WITH DRAIN LINE TO DAYLIGHT.
- VERIFY SEISMIC STRAPPING FOR WATER HEATER. PROVIDE AS REQUIRED.
- DRYER VENT:
 SMOOTH INTERIOR WALL METAL DUCT WITH BACK-DRAFT DAMPER. TERMINATE NO CLOSER THAN 3'-0" TO ANY OPENING.
- EGRESS WINDOW:
 MINIMUM CLEAR OPENABLE AREA OF 5.7 SQ FT MINIMUM.
 NET CLEAR OPENABLE HEIGHT = 24".
 NET CLEAR OPENABLE WIDTH = 20".
 BOTTOM OF OPENING NOT MORE THAN 44" ABOVE FINISHED FLOOR.
- TUB/SHOWER WITH PRESSURE BALANCING OR THERMOSTATIC VALVE.
- PROVIDE WATER HAMMER ARRESTORS FOR ALL APPLIANCE WITH QUICK CLOSING VALVES GAS FIREPLACE WITH ELECTRONIC IGNITION, & EXTERIOR COMBUSTION AIR KIT. DIRECT VENT WITH SEALED GLASS FRONT. "B" VENT TO ROOF TOP TERMINATION. FRAME SURROUNDING WALLS WITH STEEL STUDS AND CEMENT BOARD PER MFR'S INSTALLATION REQUIREMENTS. CONFIRM PLACEMENT OF CONTROLS IN FIELD. CONFIRM LOCATION OF GAS BIBB WITH FIREPLACE MANUFACTURER. BEDROOM FIREPLACES TO BE DIRECT VENT WITH OUTSIDE COMBUSTION AIR AND SEALED GLASS FRONT AND APPROVED FOR USE IN BEDROOMS. DIRECT VENT APPLIANCES PER CMC 802.2.4 INSTALLED PER SFMC 802.6.2
- FULL HEIGHT TILE WALLS ABOVE DRAIN INLET AT TUB/ SHOWER.
- PROVIDE AIR GAP DEVICE FOR DISHWASHER DRAIN LINE.
- PROVIDE BACK FLOW PREVENTER FOR FOOD WASTE DISPOSAL UNITS.
- KITCHEN HOOD 100 CFM MINIMUM: VENT TO OUTSIDE. DUCT DIAMETER & MAXIMUM LENGTHS PER ASHRAE STANDARDS 62.2 TABLE 7.1
- PROVIDE MINERAL BATT R-19 INSULATION FOR SOUND ABSORPTION TYPICAL BETWEEN FLOORS, BEDROOMS, BATHROOMS AND MECHANICAL ROOM.



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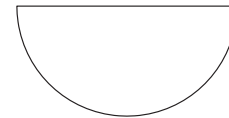
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
DR REVIEW	02.26.21

SCALE
 1/4" = 1'-0"
 SHEET TITLE

PROPOSED FLOOR PLANS

SHEET NUMBER

A2.03



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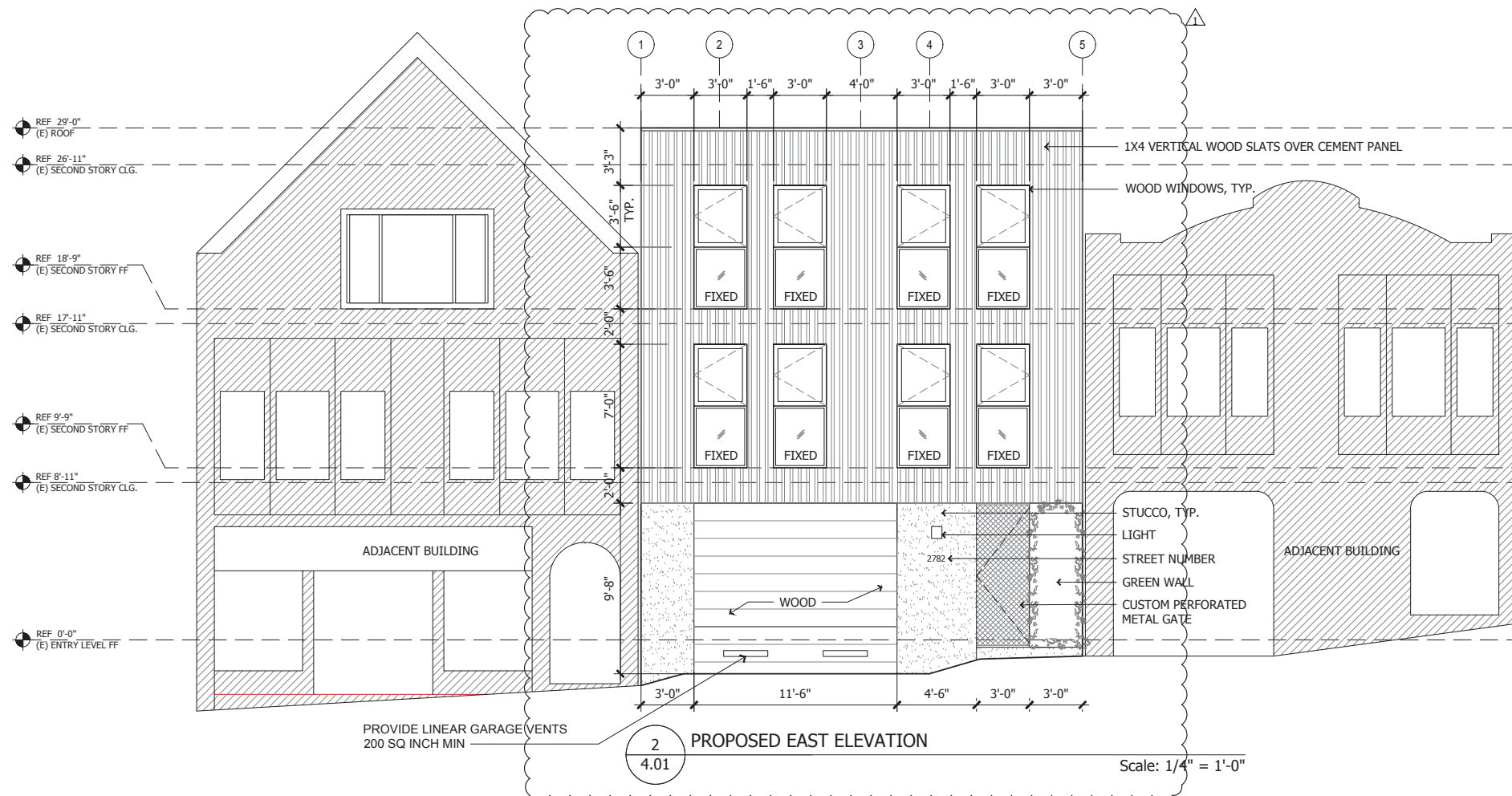
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SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING AND
PROPOSED EAST ELEVATION

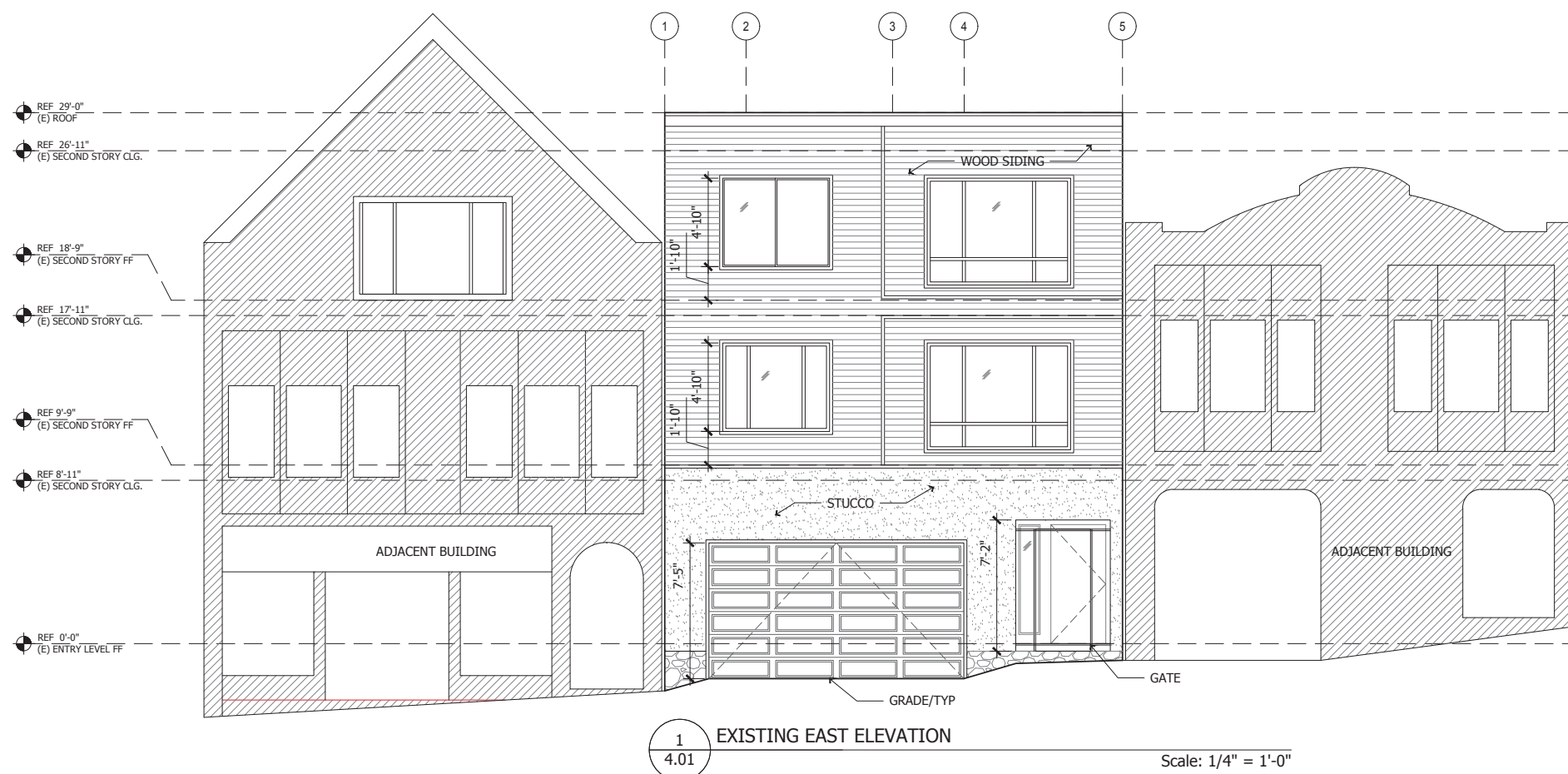
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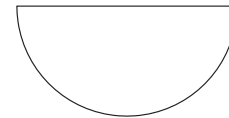
2 PROPOSED EAST ELEVATION
4.01

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



1 EXISTING EAST ELEVATION
4.01

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



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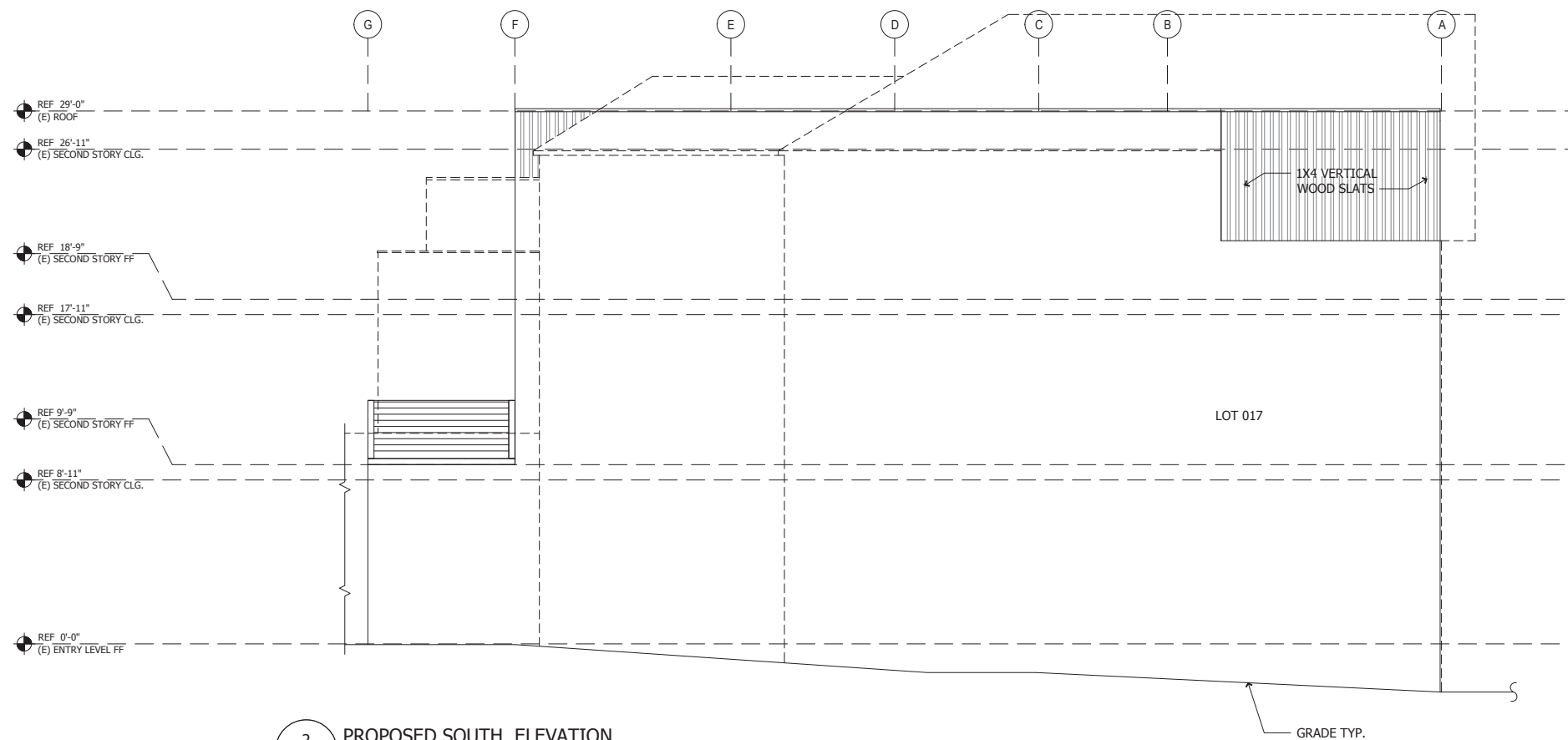
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SITE PERMIT R1	09.18.20

SCALE
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SHEET TITLE

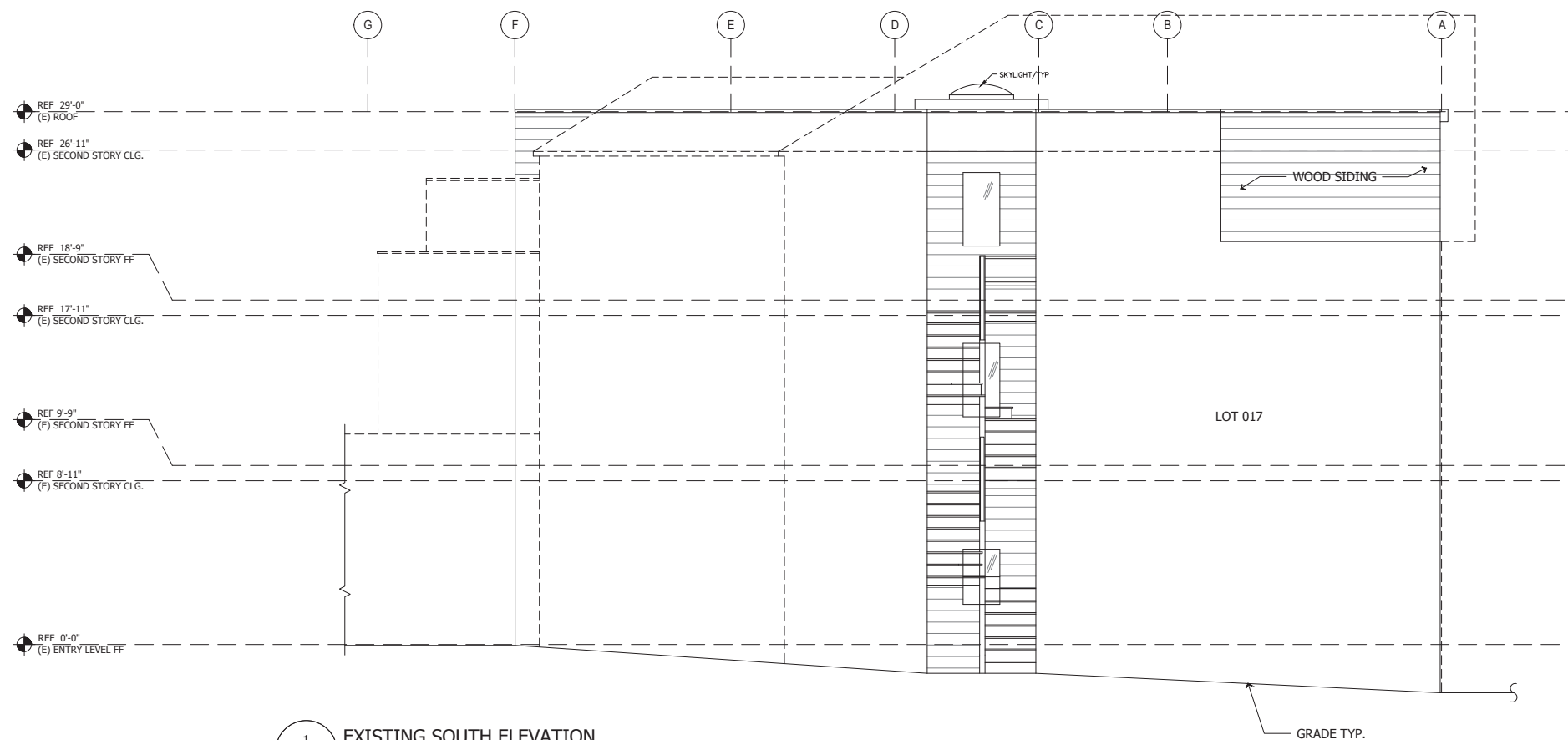
EXISTING AND
PROPOSED SOUTH
ELEVATION

SHEET NUMBER

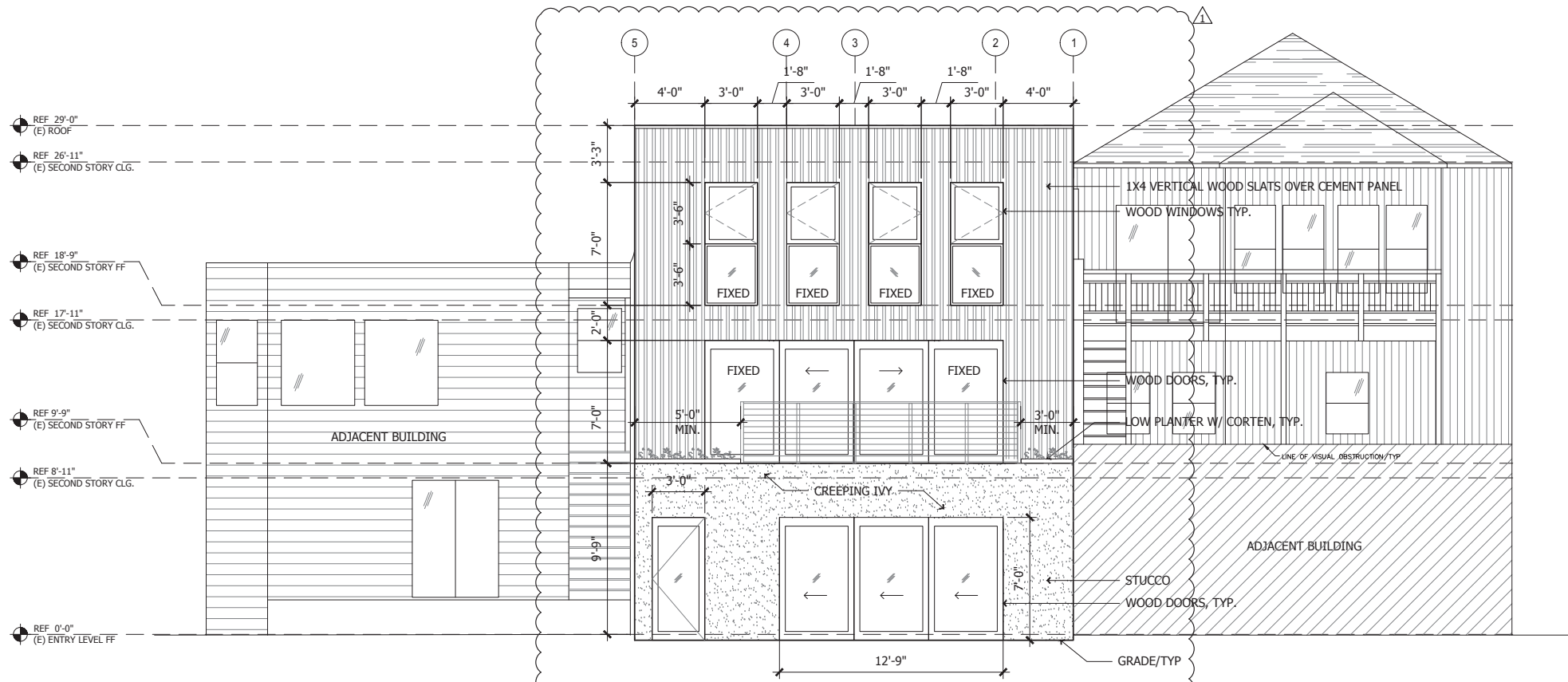
A4.02



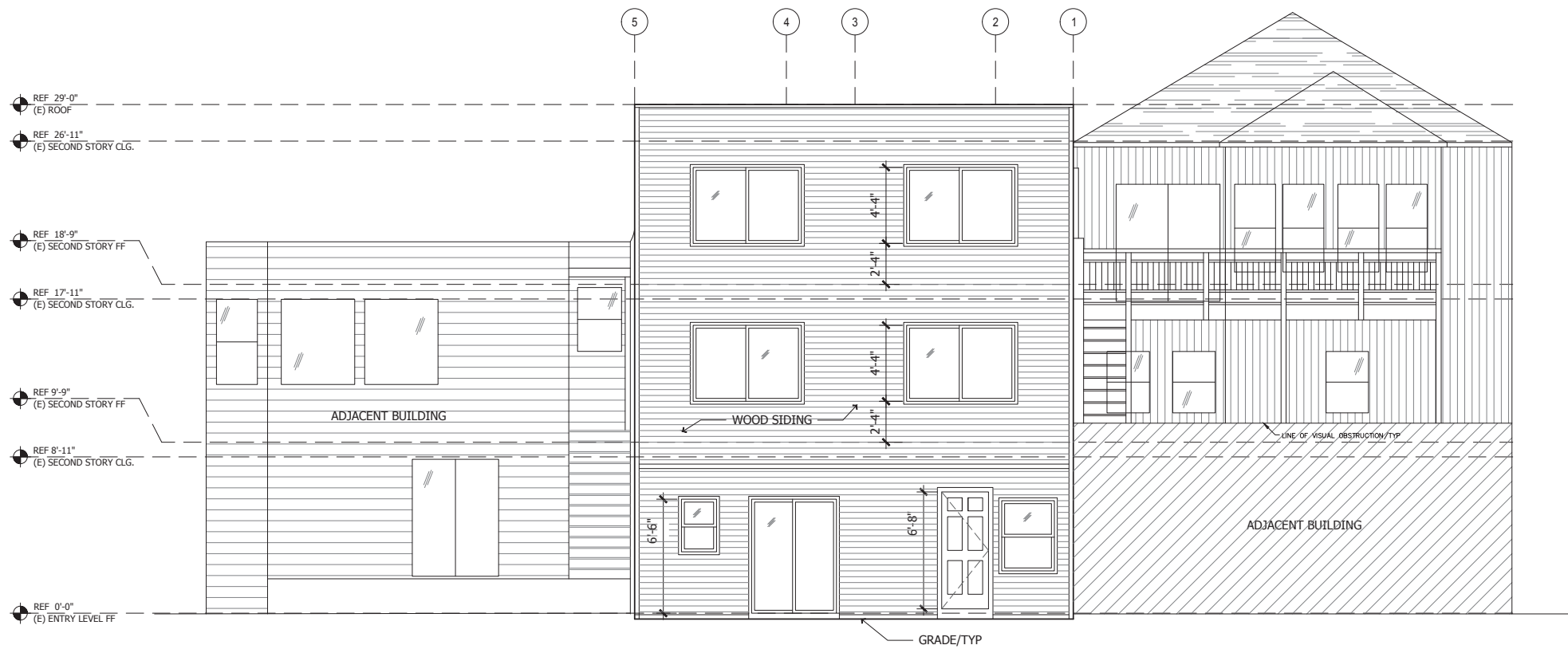
2 PROPOSED SOUTH ELEVATION
4.02 Scale: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
4.02 Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
4.03 Scale: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
4.03 Scale: 1/4" = 1'-0"

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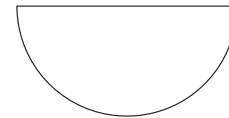
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SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING AND
PROPOSED WEST
ELEVATION

SHEET NUMBER

A4.03



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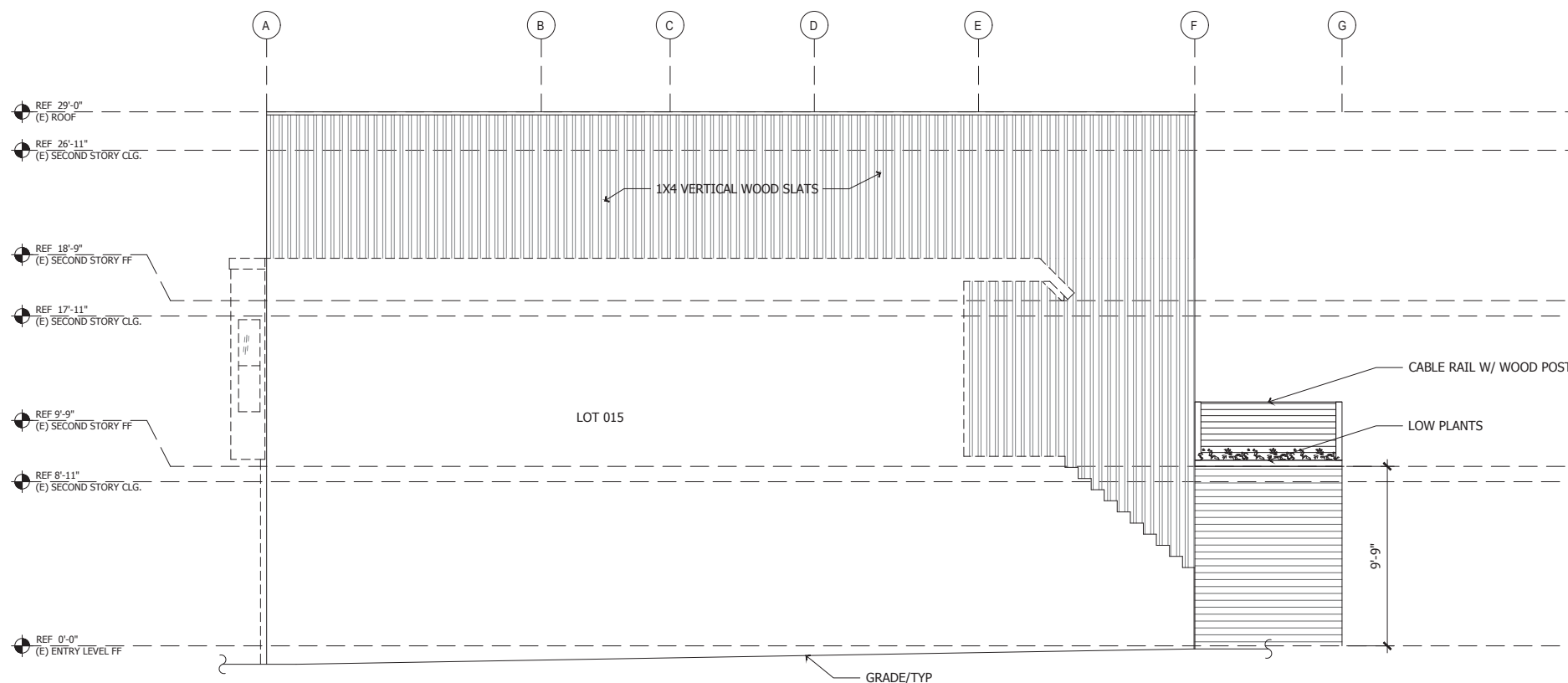
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SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING AND
PROPOSED NORTH
ELEVATION

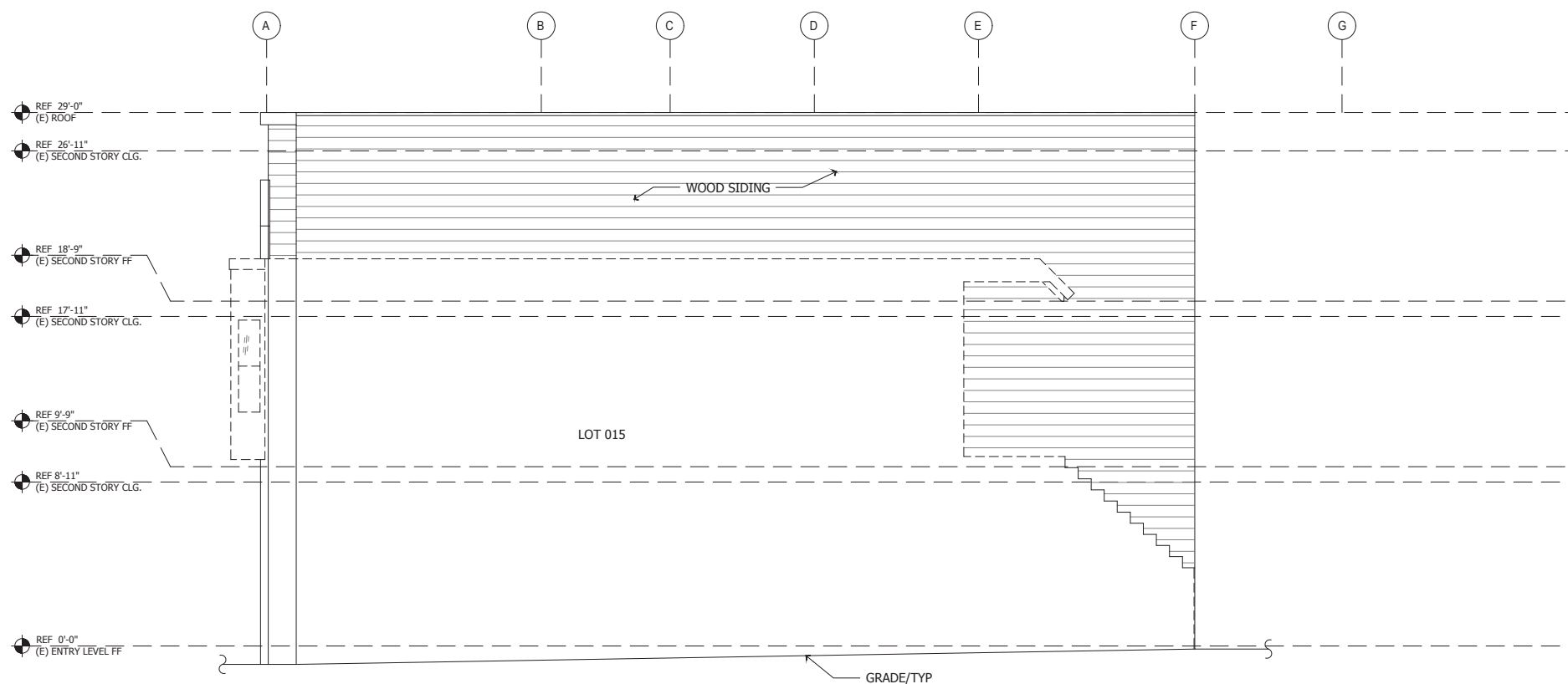
SHEET NUMBER

A4.04



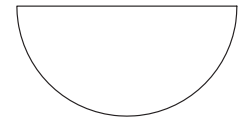
2 PROPOSED NORTH ELEVATION
4.04

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



1 EXISTING NORTH ELEVATION
4.04

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



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1045 17TH STREET
SUITE 202
SAN FRANCISCO, CA 94107
415.515.0614

REDDOTSTUDIO.COM



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94113

BLOCK 6740 / LOT 016

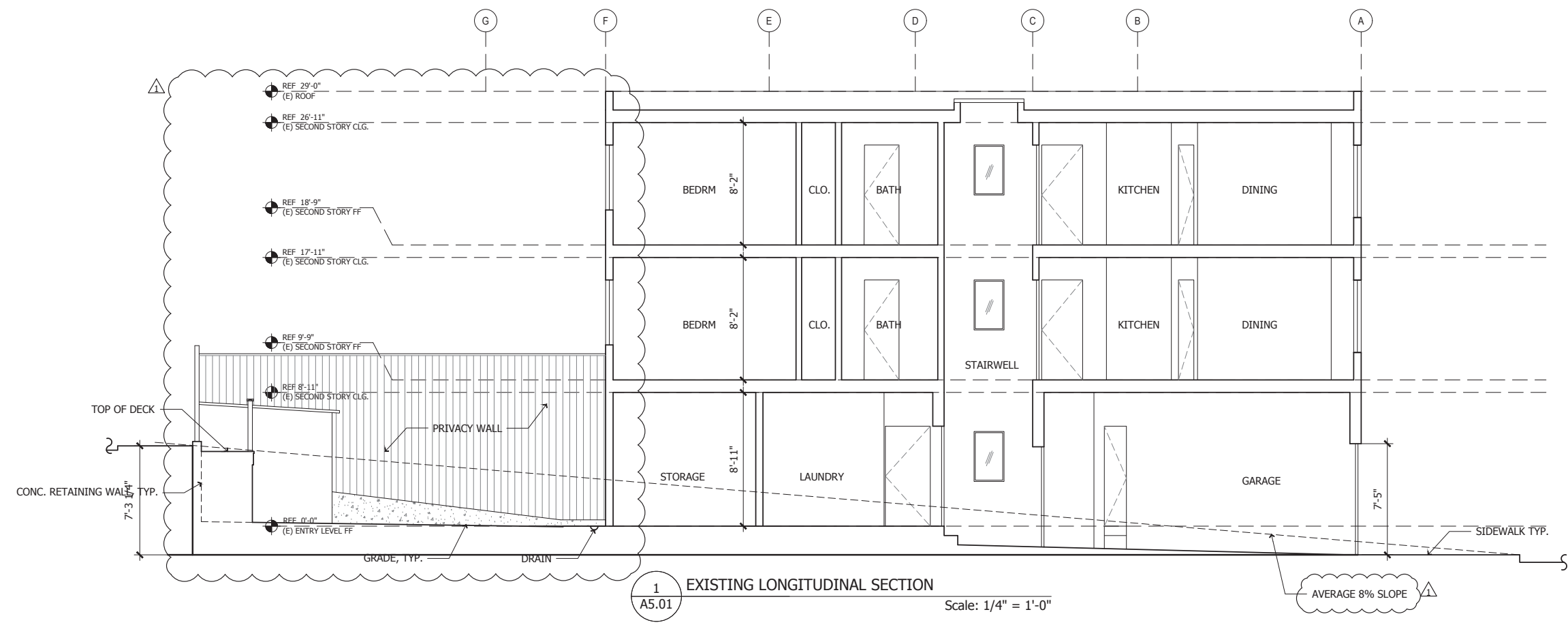
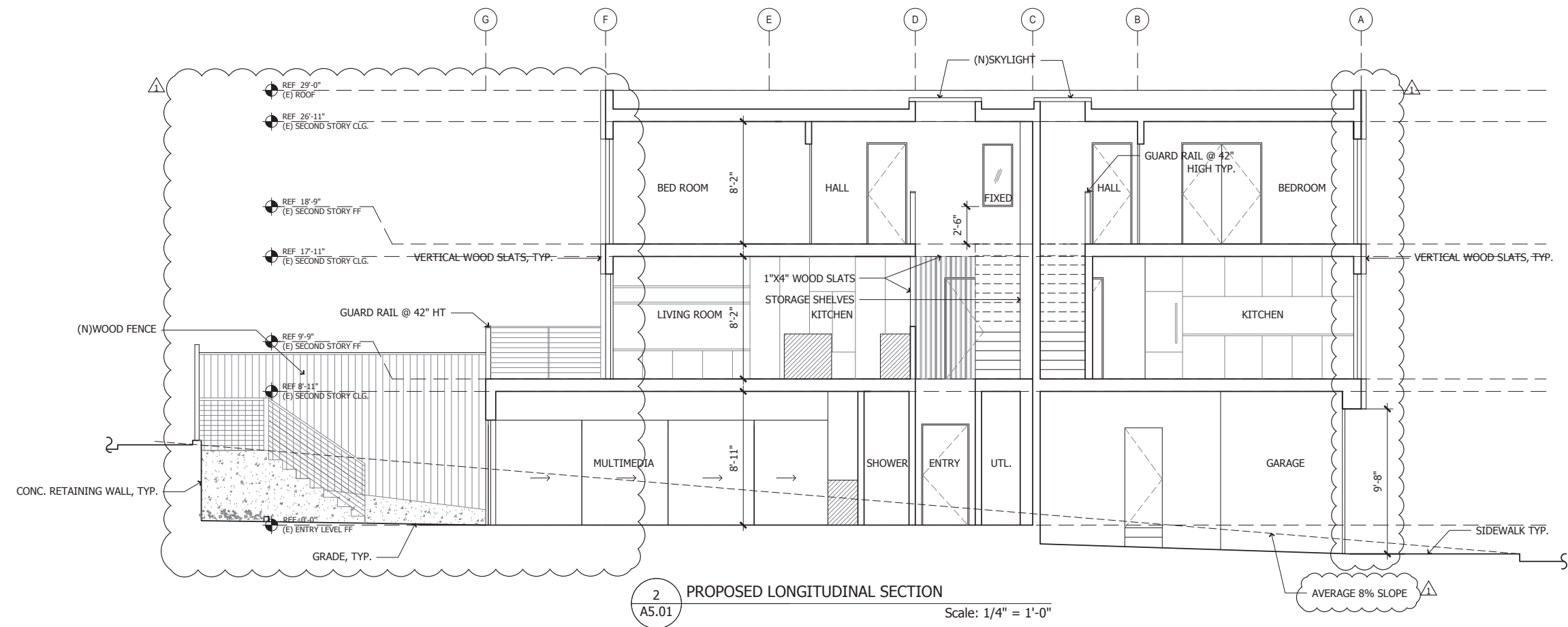
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

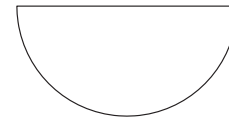
SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING AND
PROPOSED
LONGITUDINAL
SECTIONS

SHEET NUMBER

A5.01





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PRESTOR/LEE

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SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

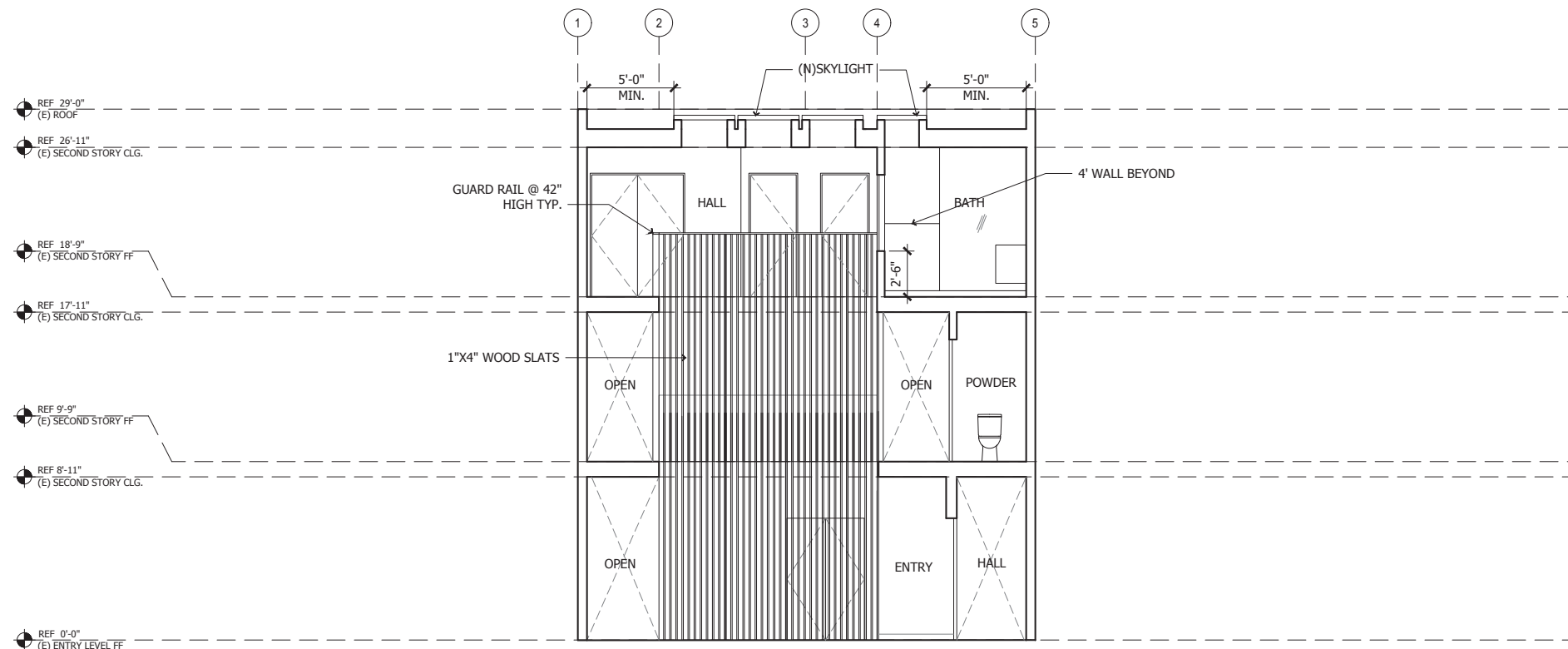
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19

SCALE
1/4" = 1'-0"
SHEET TITLE

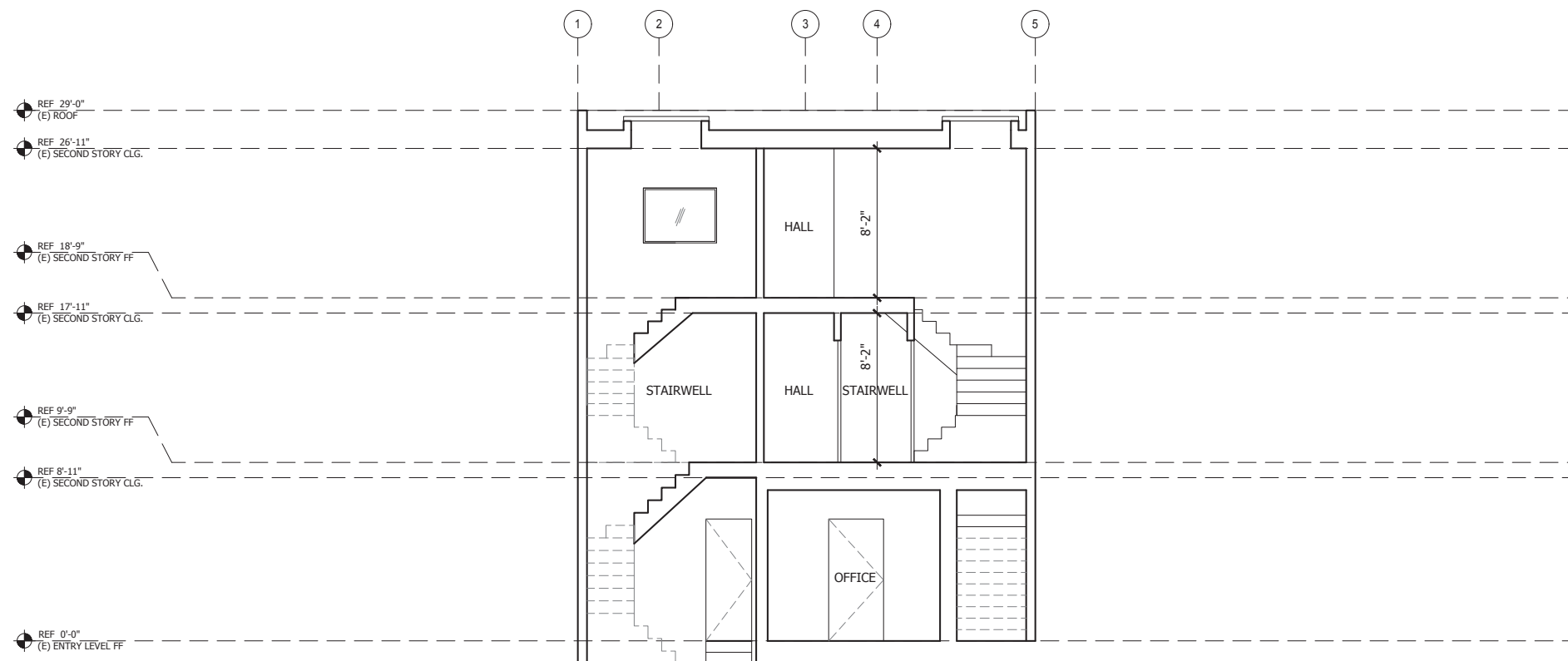
EXISTING AND
PROPOSED CROSS
SECTION

SHEET NUMBER

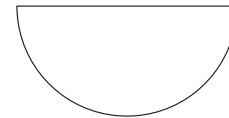
A5.02



2 PROPOSED CROSS SECTION
A5.02 Scale: 1/4" = 1'-0"



1 EXISTING CROSS SECTION
A5.02 Scale: 1/4" = 1'-0"



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Project: 2782 DIAMOND STREET WINDOWS AND SKYLIGHTS

CODE	LEVEL	RM#	ROOM NAME	OPERATION	SIZE WXH	DESCRIPTION	MODEL	FINISH		VENDOR	HARDWARE					NOTES
								INTERIOR	EXTERIOR		HARDWARE	HINGE	FINISH	HANDLE	ACCESSORY	
B1	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
B2	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
B3	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
B4	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C1	3	301	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C2	3	301	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C3	3	302	BEDRM2	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C4	3	302	BEDRM2	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C5	3	305	BEDRM3	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C6	3	305	BEDRM3	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C7	3	306	BEDRM4	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C8	3	306	BEDRM4	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
E1			ROOF	ELECTRIC	30" X 46"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E2			ROOF	ELECTRIC	30" X 46"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E3			ROOF	ELECTRIC	30" X 46"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E4			ROOF	ELECTRIC	30" X 36"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E5			ROOF	ELECTRIC	30" X 36"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E6			ROOF	ELECTRIC	30" X 36"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E7			ROOF	FIXED	22" X 34"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E8			ROOF	FIXED	22" X 34"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E9			ROOF	FIXED	22" X 34"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E10			ROOF	FIXED	30" X 30"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		

D8 DOORS

CODE	LEVEL	RM#	ROOM NAME	OPERATION	SIZE WXH	DESCRIPTION	MODEL	FINISH		VENDOR	HARDWARE					NOTES
								INTERIOR	EXTERIOR		HARDWARE	HINGE	FINISH	HANDLE	ACCESSORY	
101	1	101	GARAGE	ROLL-UP	11'-6" X 9'-8" V.I.F	SOLID CORE		WOOD	WOOD	TBD						
102	1	ENTRY	ENTRY GATE	SEE PLAN	3'-0" X 8'-2"	CUSTOM PERFORATED METAL DOOR		METAL	METAL	TBD	LOCKING	BRONZE	BRONZE	TBD		
103	1	102	COMMON	IN-SWING	3'-0" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
104	1	102	COMMON	OUT-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		
105	1	103	ENTRY 1	IN-SWING	(2)2'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
106	1	103	ENTRY 1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		20 MIN. RATED
107	1	104	ENTRY 2	IN-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		20 MIN. RATED
108	1	104	ENTRY 2	IN-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		20 MIN. RATED
109	1	104	ENTRY 2	IN-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		
110	1	104	ENTRY 2	OUT-SWING	(2)2'-6" X 7'-0" V.I.F	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
111	1	104	ENTRY 2	OUT-SWING	(2)2'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
112	1	107	MULTIMEDIA RM	OUT-SWING	2'-4" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
113	1	107	MULTIMEDIA RM	OUT-SWING	2'-4" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
114	1	107	MULTIMEDIA RM	SLIDING	(5) 4'-8" X 7'-0" V.I.F	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		
115	1	107	HALL WAY	OUT-SWING	3'-0" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
116	1	107	MULTIMEDIA RM	OXX - SEE PLAN	12'-9" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
201	2	203	POWDR	OUT-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
202	2	202	POWDR	OUT-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
203	2	203	LIVING	OXXO - SEE PLAN	17'-0" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
301	3	303	BATH1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
302	3	301	BEDRM1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
302A	3	301	BEDRM1	SLIDING	(2)2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
303	3	302	BEDRM2	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
303A	3	302	BEDRM2	SLIDING	(2)2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
304	3		HALL WAY	IN-SWING	(2)3'-0" X 7'-8"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
305	3	304	BATH2	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
306	3		HALL WAY	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
307	3		HALL WAY	OUT-SWING	(2)2'-8" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
308	3	305	BEDRM3	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
308A	3	305	BEDRM3	SLIDER	(2)3'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
309	3	306	BEDRM4	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRIVACY	BRONZE	BRONZE	TBD		
309A	3	306	BEDRM4	SLIDER	(2)3'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

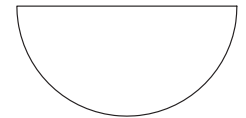
BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

SCALE
N/A

SHEET TITLE
DOOR AND WINDOW SCHEDULE

SHEET NUMBER
A7.01



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ARCHITECTURE AND DESIGN

1045 17TH STREET
SUITE 202
SAN FRANCISCO, CA 94107
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PRESTOR/LEE

2780-2782 DIAMOND STREET SAN
FRANCISCO, CA 94131

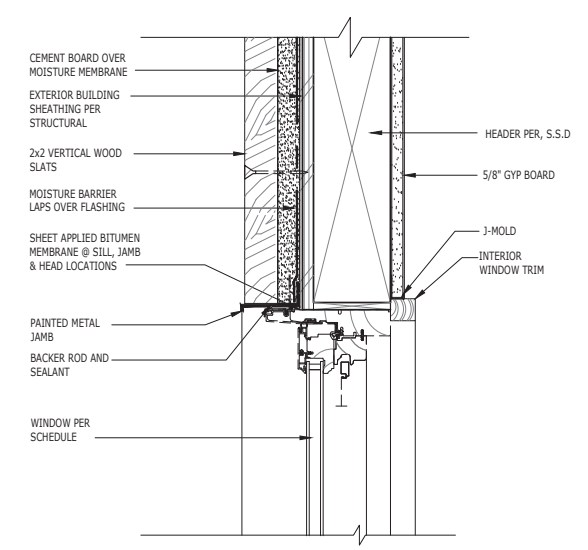
BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20

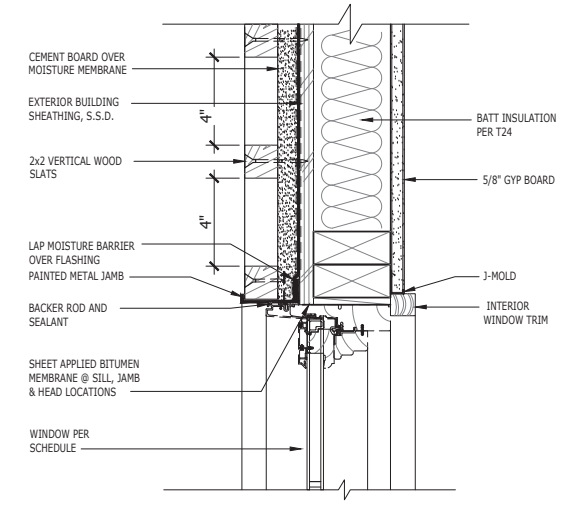
SCALE
3"-1'-0"
SHEET TITLE

DETAILS

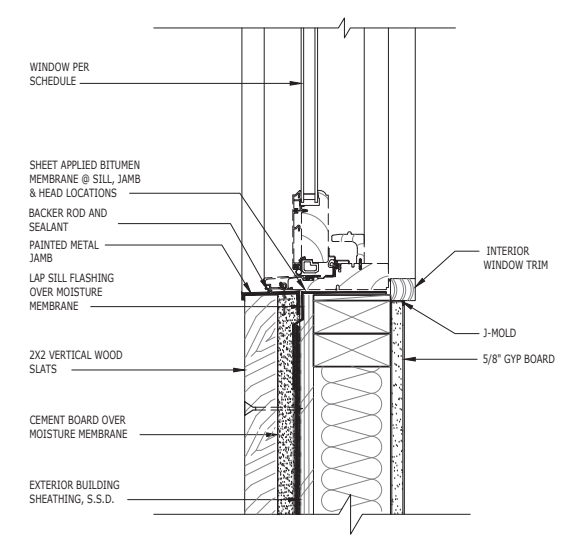
SHEET NUMBER
A8.01



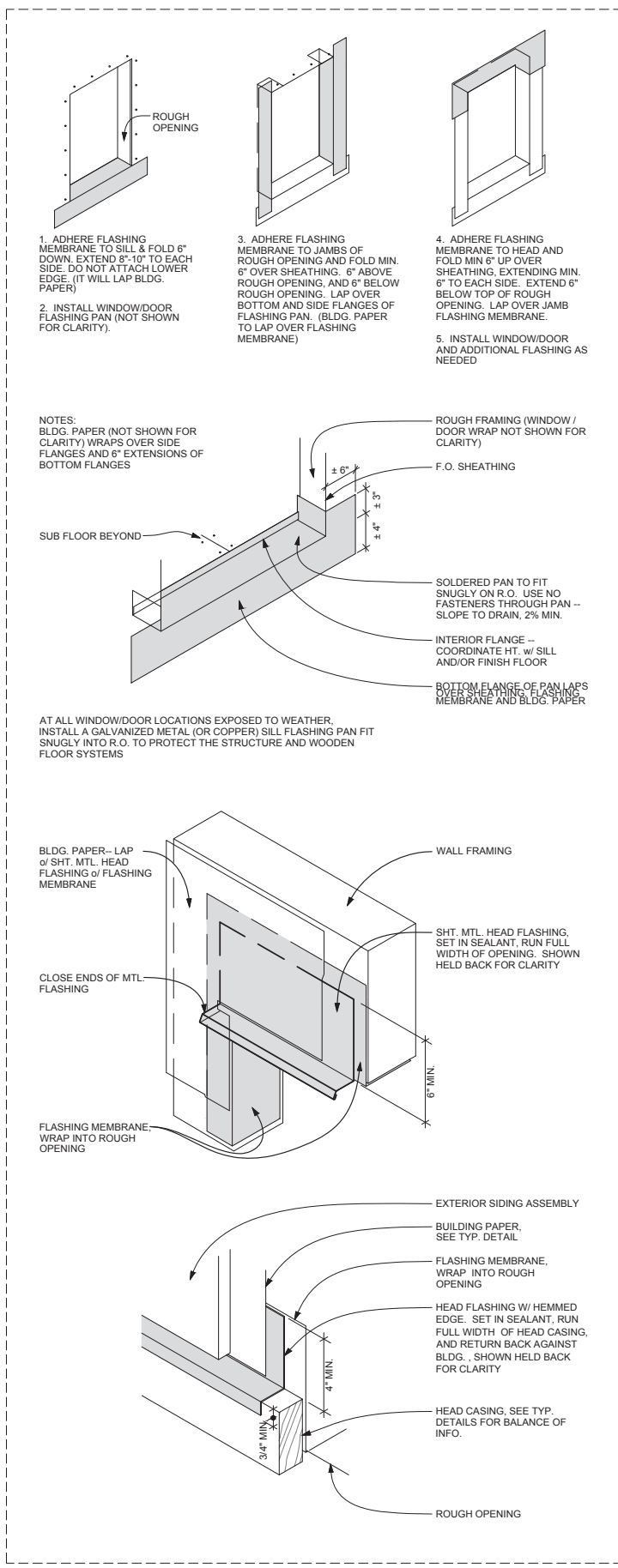
3 TYPICAL WOOD WINDOW HEAD
A8.01 3" = 1'-0"



2 TYPICAL WOOD WINDOW JAMB
A8.01 3" = 1'-0"

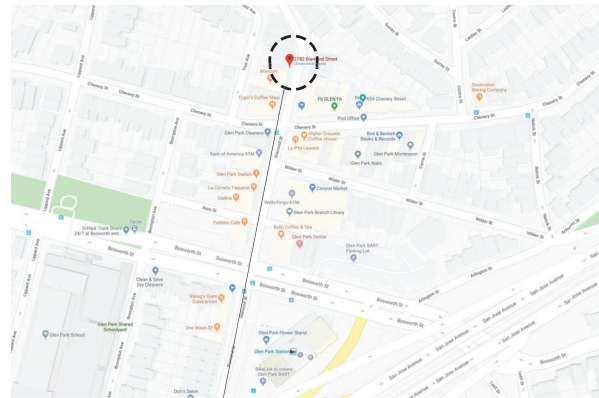


1 TYPICAL WOOD WINDOW SILL
A8.01 3" = 1'-0"



2 FLASHING DETAILS
A8.01

VICINITY MAP



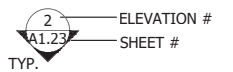
PROJECT LOCATION

SCALE: NTS

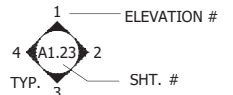


SYMBOLS:

EXTERIOR ELEVATION TAG



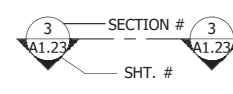
INTERIOR ELEVATION TAG



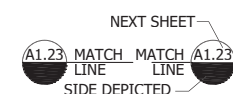
WALL SECTION TAG



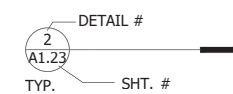
BUILDING SECTION TAG



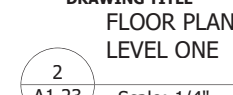
MATCH LINE TAG



DETAIL SECTION TAG



DRAWING TITLE FLOOR PLAN @ LEVEL ONE



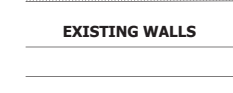
ELEVATION MARKER



GRID I LINE



NEW WALLS



EXISTING WALLS



WALLS TO BE REMOVED

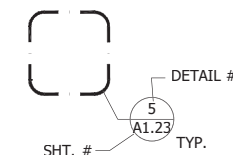


1 HOUR FIRE RATED WALL

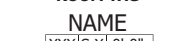


2 HOUR FIRE RATED WALL

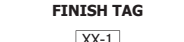
DETAIL CALL OUT TAG



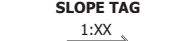
ROOM TAG



FINISH TAG



SLOPE TAG



FINISH TRANSITION TAG



ALIGN TAG



SLIDING DOOR / WINDOW DIRECTION



KEY NOTE TAG



REVISION TAG



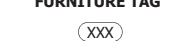
WINDOW TAG



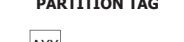
FURNITURE TAG



PARTITION TAG



DOOR TAG



HOSE BIB



FLOOR DRAIN



NORTH ARROW



PROPERTY LINE



CENTER LINE



PROJECT DATA

BLOCK AND LOT:	6740/016	
CONSTRUCTION TYPE:	V-B	
HEIGHT & BULK DISTRICT:	40-X	
ZONING:	KF-2	
OCCUPANCY:	R-3	
PARCEL:	1944	
BUILT:	1951	
SPRINKLER	NO	
BUILDING AREA EXISTING:		
GARAGE: (UNCONDITIONED)	360 GSF	UNIT 1 (2870): 1098 GSF
1ST STORY: (CONDITIONED)	845 GSF	UNIT 2 (2872): 2033 GSF
2ND STORY: (CONDITIONED)	1240 GSF	COMMON AREA 556 GSF
3RD STORY: (CONDITIONED)	1240 GSF	
TOTAL (E) CONDITIONED SF	3325 GSF	
TOTAL COMBINED BUILDING SF	3685 GSF	
BUILDING AREA PROPOSED:		
GARAGE: (UNCONDITIONED)	335 GSF	UNIT 1 (2870): 1150 GSF
1ST STORY: (CONDITIONED)	1116 GSF	UNIT 2 (2872): 2551 GSF
2ND STORY: (CONDITIONED)	1260 GSF	COMMON AREA 270 GSF
3RD STORY: (CONDITIONED)	1260 GSF	
TOTAL (N) CONDITIONED SF	3636 GSF	
TOTAL COMBINED BUILDING SF	3971 GSF	

SCOPE OF WORK

HORIZONTAL ADDITION OF EXISTING THREE STORY TWO UNIT RESIDENCE TO COMPLY WITH CURRENT ZONING. INTERIOR REMODEL. NO SIGNIFICANT GRADING. UNIT ONE 2 BEDROOMS AND 2.5 BATH. UNIT TWO 2 BEDROOMS AND 1.5 BATH. NEW DECK AT REAR.

GENERAL NOTES:

- VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- DO NOT SCALE DRAWINGS. IF UNABLE TO LOCATE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT ARCHITECT FOR DIRECTION BEFORE PROCEEDING.
- DIMENSIONS ARE TO:
 - FACE OF INTERIOR FINISHED WALL
 - FACE OF EXTERIOR FINISHED WALL
 - CENTER LINE OF COLUMN GRID
 - FACE OF DOOR
- HEIGHTS SHOWN OR NOTED AFF ARE TO BE MEASURED FROM TOP OF FINISH FLOOR MATERIAL.
- IF DRAWING IS LESS THAN 24" X 36" IT HAS BEEN SCALED FROM THE ORIGINAL SIZE.
- DETAILS SHOWN ON DRAWINGS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY REFERENCED AT EACH LOCATION OR NOT.
- INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR FIXTURES, EQUIPMENT, SHELVEING AND CASEWORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS. ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES WITH NO VISIBLE MARKINGS OF REDO/REPAIR WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SUPPORTS, ANCHORS, CLIPS, FASTENERS, BRACES, AND REINFORCEMENTS FOR ALL ASSEMBLIES, SYSTEMS, FIXED EQUIPMENT, ACCESSORIES, AND SO FORTH, THAT ARE A PART OF THE STRUCTURAL SYSTEM, HAVE BEEN SHOWN, SPECIFIED, OR SIZED OR ARE REASONABLY REQUIRED TO COMPLETE THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO PROVIDE CALCULATIONS FOR ALL SUCH ITEMS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- IF A DISCREPANCY EXISTS BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN THE SPECIFICATIONS, SUCH DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATION OR DISCREPANCY IS RESOLVED.
- THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ANY WORK WHERE THEY HAVE REASONABLE KNOWLEDGE THAT THE CONTRACT DOCUMENTS MAY BE IN CONFLICT WITH APPLICABLE CODES OR INTERPRETATION OF THE AUTHORITY HAVING JURISDICTION. ANY SUCH INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT WHO SHALL ISSUE A RESOLUTION OF THE CONFLICT.
- ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION TO ALL APPLICABLE STATE AND LOCAL CODES.
- RELOCATE PLUMBING VENTS, HOSE BIBS AND ELECTRICAL CONDUIT AS REQUIRED FOR NEW CONSTRUCTION.
- PROVIDE SMOKE/CO2 ALARMS AS REQUIRED BY CODE.
- COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE 27-05.
- PEST PROTECTION AT EXTERIOR WALLS AS PER DBI GUIDELINES.
- MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH CALGREEN 4.505.3.
- HVAC QUALIFIED INSTALLER PER CALGREEN 702.1
- COVER DUCT OPENINGS & PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION.
- COMPOSITE WOOD PRODUCTS PER CALGREEN TABLE 4.504.5.
- LOW-VOC INTERIOR PAINTS AND COATINGS PER CALGREEN TABLE 4.504.3
- LOW-VOC AEROSOL PAINTS AND COATINGS AT HABITABLE SPACE.
- LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS AT NEW HABITABLE SPACE AS PER CALGREEN 4.504.2.1.

CODES:

2016 CALIFORNIA CODES
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 GREEN BUILDING CODE
 2016 CALIFORNIA ENERGY CODE

ABBREVIATIONS

A	ADJ. ADJUSTABLE, ADJACENT	OP. OPERABLE
AFC	ARC FAULT INTERRUPTER	OPP. OPPOSITE
AFF	ABOVE FINISHED FLOOR	OS OCCUPANCY SENSOR
D		P
D	DRYER	PTD. PAINTED
DIM.	DIMENSION	Q
DN	DOWN	QTY. QUANTITY
DWG.	DRAWING	R
CH	CEILING HEIGHT	R
E		REQ. REQUIRED
(E)	EXISTING	RWL RAIN WATER LEADER
EA	EACH	S
EQ.	EQUAL	S
EX.	EXISTING	S SOUTH
F		SF SQUARE FEET
FAU	FORCED AIR UNIT	SIM. SIMILAR
FL.	FLUORESCENT	SQ. SQUARE
G		SS STAINLESS STEEL
GFI	GROUND FAULT CIRCUIT INTERRUPTER	SSD SEE STRUCTURAL DRAWINGS
GLS.	GLASS	T
GYP.	GYPSUM WALL BOARD	T TREAD
H		THK. THICK
HB	HOSE BIB	TYP. TYPICAL
G		U
GYQ.	HEIGHT	UON UNLESS OTHERWISE NOTED
M		V
MAX.	MAXIMUM	VIF VERIFY IN FIELD
MIN.	MINIMUM	W
MFR	MANUFACTURER	W WEST OR WIDTH OR WASHER
N		W/ WITH
N	NORTH	W/O WITHOUT
(N)	NEW	WD. WOOD
NTS	NOT TO SCALE	WO WHERE OCCURS
O		&
OC	ON CENTER	& AND
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	@ AT
		# NUMBER, POUND
		€ CENTER LINE

PROJECT TEAM:

ARCHITECT
 RED DOT STUDIO
 1045 17th ST. SUITE 202
 SAN FRANCISCO CA 94107
 CONTACT: KAREN CURTISS
 T:415-513-0629 ext 700

OWNER
 UROS PRESTOR AND JI YOUNG LEE
 2782 DIAMOND STREET
 SAN FRANCISCO CA 94131

STRUCTURAL ENGINEER
 SEMCO ENGINEERING INC.
 360 LANGTON STREET, SUITE 304
 SAN FRANCISCO, CA 94103
 CONTACT: SHAUN MOYNAHAN
 T:416-553-8810

TITLE 24 CONSULTANT
 NRG COMPLIANCE INC
 730 2ND STREET
 SANTA ROSA, CA 95402
 T:707-237-6957

DRAWING INDEX:

ARCHITECTURE

A0.00	COVER SHEET
A0.01	GS1
A0.02	DEMO CALCS
A0.03	DEMO CALCS
A0.04	EXIT DIAGRAM
A1.01	EXISTING AND PROPOSED SITE PLAN
A1.02	PROPOSED BUILDING 3D VIEW
A1.03	PROPOSED BUILDING 3D VIEW
A2.01	EXISTING FLOOR PLAN
A2.03	PROPOSED FLOOR PLAN
A4.01	EXISTING AND PROPOSED EAST ELEVATION
A4.02	EXISTING AND PROPOSED SOUTH ELEVATION
A4.03	EXISTING AND PROPOSED WEST ELEVATION
A4.04	EXISTING AND PROPOSED NORTH ELEVATION
A5.01	EXISTING AND PROPOSED LONGITUDINAL SECTION
A5.02	EXISTING AND PROPOSED TRANSVERSE SECTION
A7.01	WINDOW AND DOOR SCHEDULE
A8.01	DETAILS

TOTAL PAGE COUNT: 18

red dot studio
 ARCHITECTURE AND DESIGN

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STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
 SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE

SHEET TITLE

COVER SHEET

SHEET NUMBER

A0.00

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

- Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.
 - Provide the Project Information in the box at the right.
 - A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.
 - To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".
- Attachment GS2, GS3, GS4, GS5 or GS3 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
			LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON-RESIDENTIAL	OTHER NON-RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS	PRESTOR
			R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME
			LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	6740/016
												BLOCK/LOT
												2782 DIAMOND STREET, SF, CA 94131
												ADDRESS
												RESIDENTIAL
												PRIMARY OCCUPANCY
												335 UNCONDITIONED GSF
												3924 GSF TOTAL
												GROSS BUILDING AREA
												DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.									
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.									
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	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. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).									
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	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 projects must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).									
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings > 40,000 sq.ft. must calculate a water budget. New buildings >250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.									
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.83	New construction projects with aggregated landscape area >500 sq.ft., or existing projects with modified landscape area >1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with <2,500 sq.ft. of landscape area. See www.sfwater.org for details.									
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).									
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.									
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and <10 occupied floors, and new residential buildings of any size and <10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.									
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with >11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).									
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects >10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.									
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.									
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.									
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after. Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide >40A 208 or 240V to EV chargers at 20% of spaces. Install >40A 208 or 240V branch circuits to >10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with >17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). Installation of chargers is not required.									
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code 45-085	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 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.									
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.									
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.									
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.									
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.									
	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	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, 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 >25,000 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. See www.sfwater.org for details.									
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.									
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.									
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.									
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.									
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.									
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.									
	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 and floor wood framing must have <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).									

PRESTOR

PROJECT NAME

6740/016

BLOCK/LOT

2782 DIAMOND STREET, SF, CA 94131

ADDRESS

RESIDENTIAL

PRIMARY OCCUPANCY

335 UNCONDITIONED GSF

3924 GSF TOTAL

GROSS BUILDING AREA

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

red dot studio
ARCHITECTURE AND DESIGN

1045 17TH STREET
SUITE 202
SAN FRANCISCO, CA 94107
415.515.0614

REDDOTSTUDIO.COM



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
311 NOTIFICATION	03.25.21

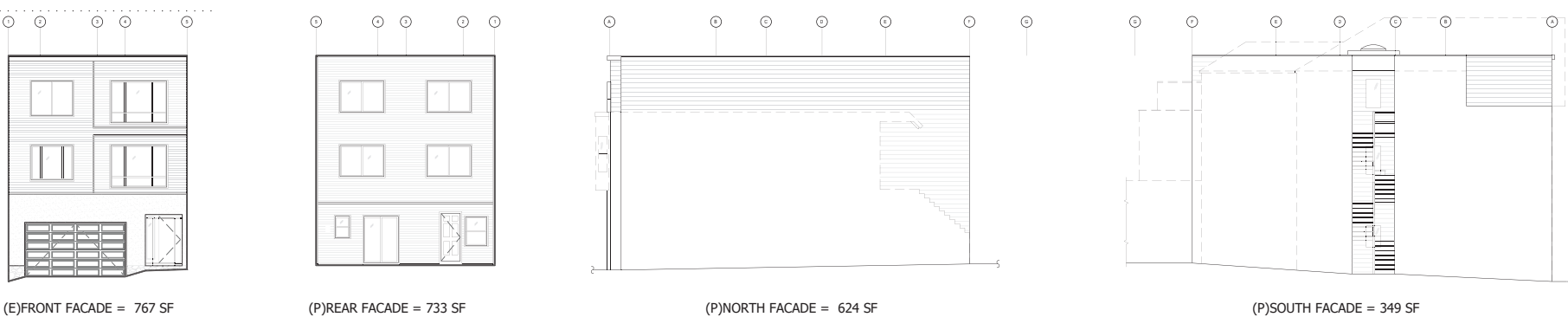
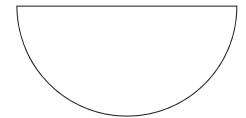
SCALE

SHEET TITLE

EXISTING AND PROPOSED SITE PLAN

SHEET NUMBER

A0.01



Demolition Calcs

317(b)(2)B 50% front and rear façade and 65% of exterior walls measured in LF at foundation level

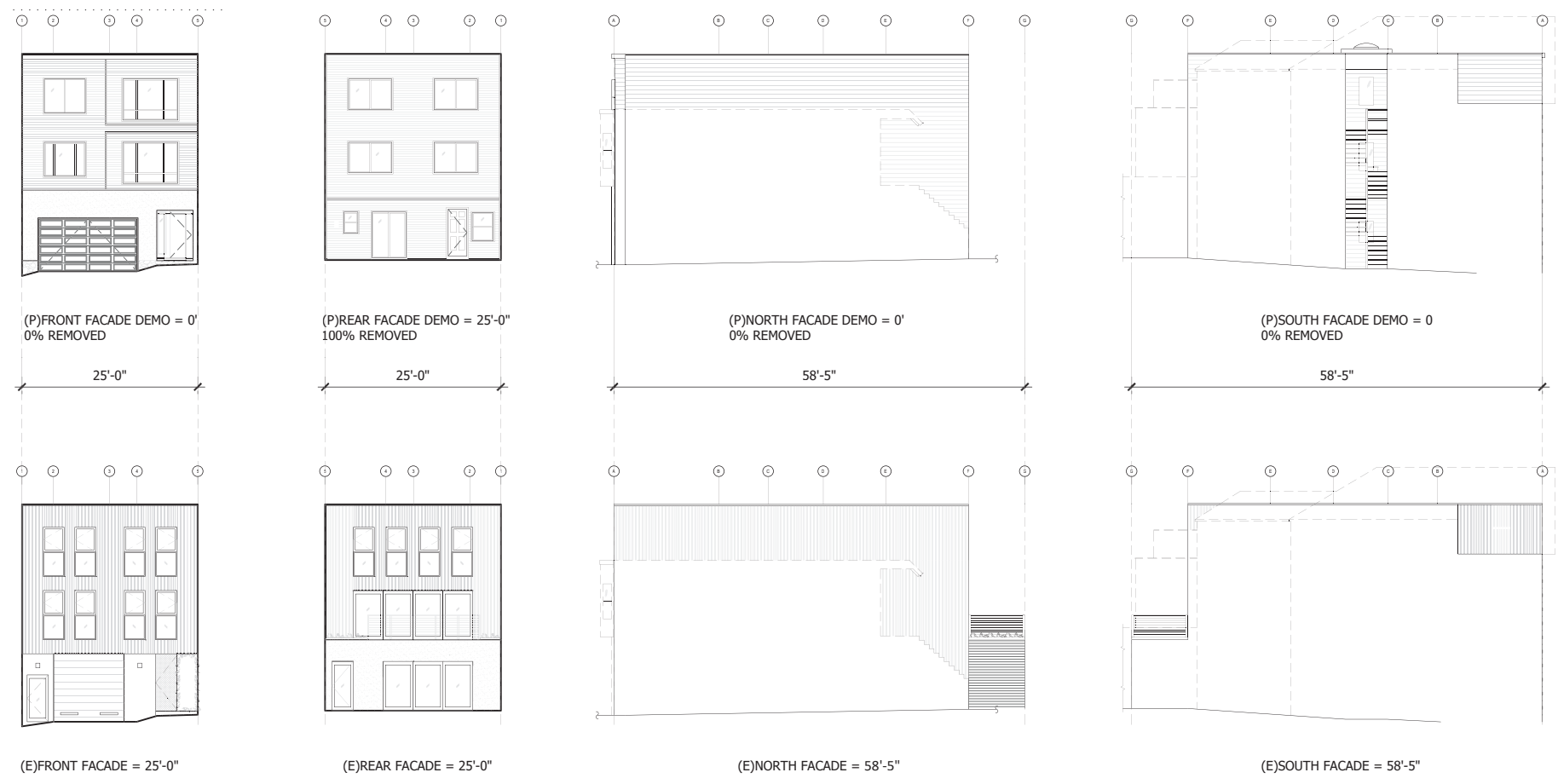
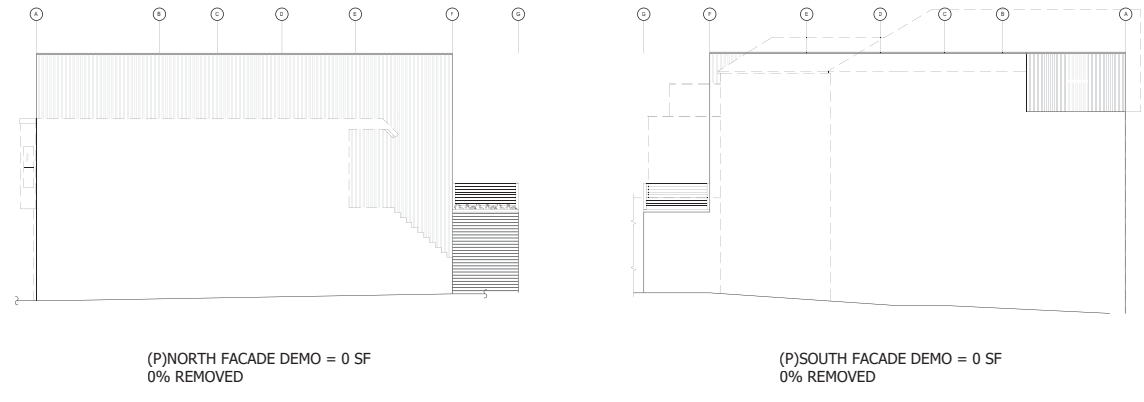
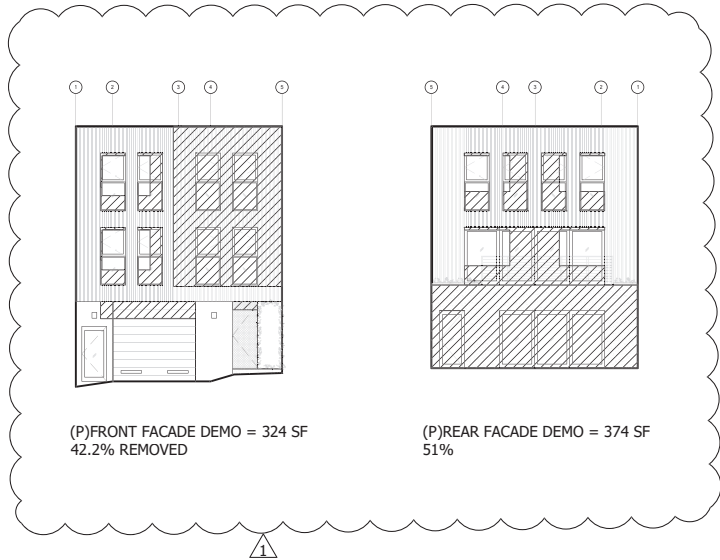
	Total Length		Length Removed		% Removed
	Feet	Inches	Feet	Inches	
Front Façade	25	0	0	0	0.0%
Rear Façade	25	0	25	0	100.0%
Subtotal	50	0	25	0	50.0%
South Façade	58	5	0	0	0.0%
North Façade	58	5	0	0	0.0%
Subtotal	116	10	0	0	0.0%
Total	166	10	25	0	15.0%

< 65%

317(b)(2)C 50% of vertical envelope elements and 50% of horizontal elements measured in SF

	Total SF		SF Removed		% Removed
Vertical					
Front Façade	767		324		42.2%
Rear Façade	733		374		51.0%
South Façade	349		0		0.0%
North Façade	624		0		0.0%
Subtotal	2473		698		28.2%
Horizontal					% Removed
Second Story	1183		131		11.1%
Third Story	1183		119		10.1%
Roof	1269		73		5.8%
Subtotal	3635		323		8.9%

< 50%



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE

SHEET TITLE

DEMO CALS

SHEET NUMBER

A0.02



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
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SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE

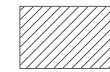
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DEMO CALCS

SHEET NUMBER

A0.03

LEGEND:



AREA TO BE DEMOLISHED

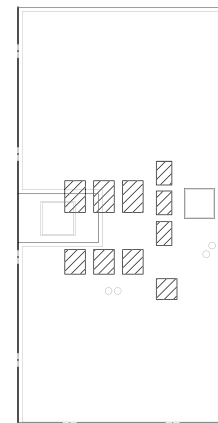
Demolition Calcs

317(b)(2)B

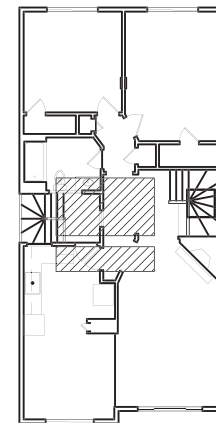
50% front and rear façade and 65% of exterior walls measured in LF at foundation level					
Total Length		Length Removed		% Removed	
Feet	Inches	Feet	Inches		
Front Façade	25	0	0	0.0%	
Rear Façade	25	0	25	100.0%	
Subtotal	50	0	25	50.0%	
South Façade	58	5	0	0.0%	
North Façade	58	5	0	0.0%	
Subtotal	116	10	0	0.0%	
Total	166	10	25	15.0% < 65%	

317(b)(2)C

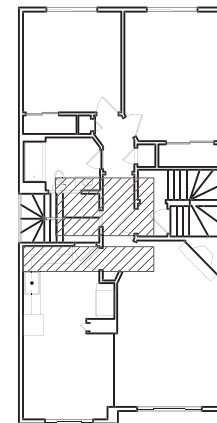
50% of vertical envelope elements and 50% of horizontal elements measured in SF					
Total SF		SF Removed		% Removed	
Vertical					
Front Façade	767	324		42.2%	
Rear Façade	733	374		51.0%	
South Façade	349	0		0.0%	
North Façade	624	0		0.0%	
Subtotal	2473	698		28.2% < 50%	
Horizontal					
Second Story	1183	131		11.1%	
Third Story	1183	119		10.1%	
Roof	1269	73		5.8%	
Subtotal	3635	323		8.9% < 50%	



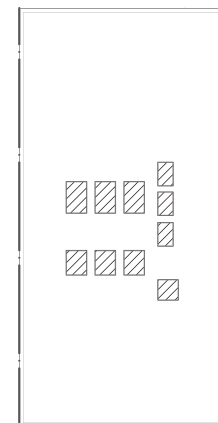
(E)ROOF = 1269 SF



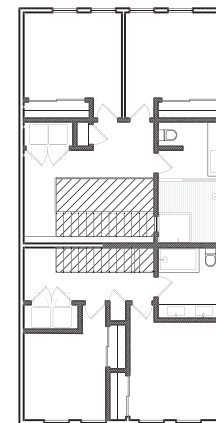
(E)THIRD FLOOR = 1183 SF



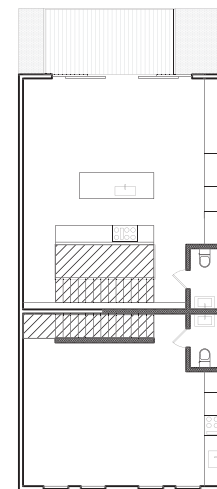
(E)SECOND FLOOR = 1183 SF



(P)ROOF DEMO = 73 SF
5.8% REMOVED



(P)THIRD FLOOR DEMO = 119 SF
10% REMOVED



(P)SECOND FLOOR DEMO = 131 SF
11.1% REMOVED



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

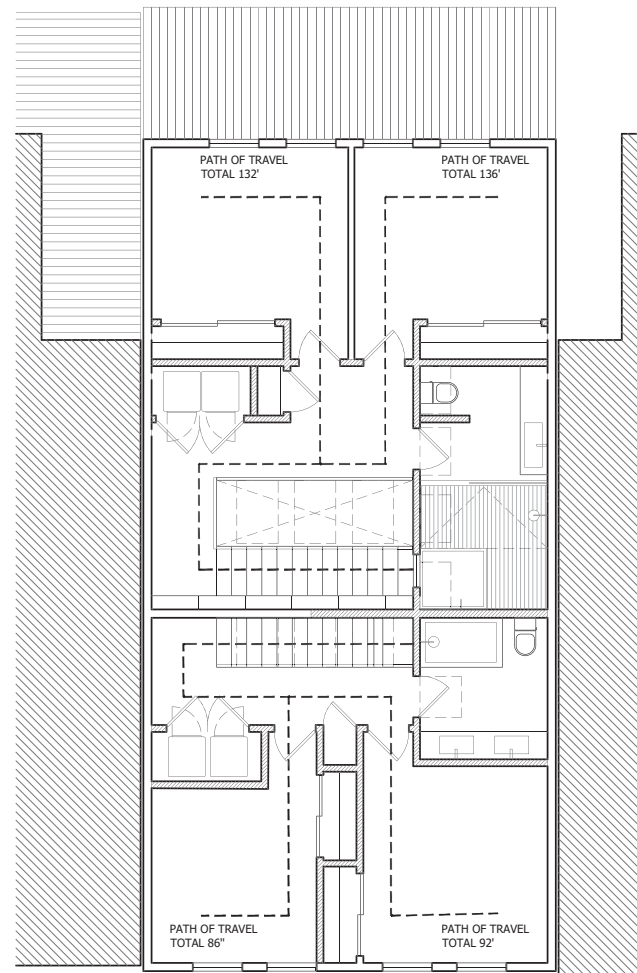
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE
3/16" = 1'-0"
SHEET TITLE

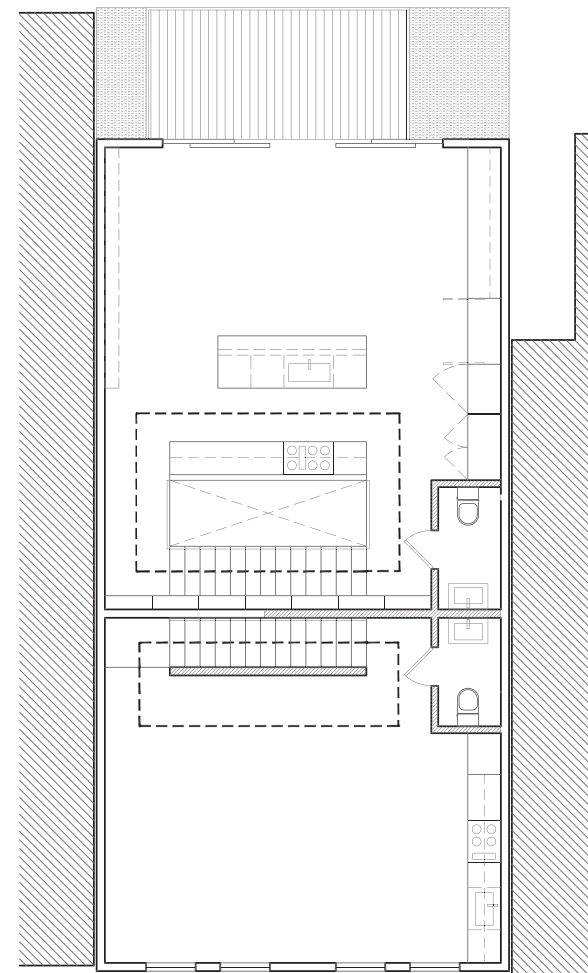
EXIT
DIAGRAM

SHEET NUMBER
A0.04

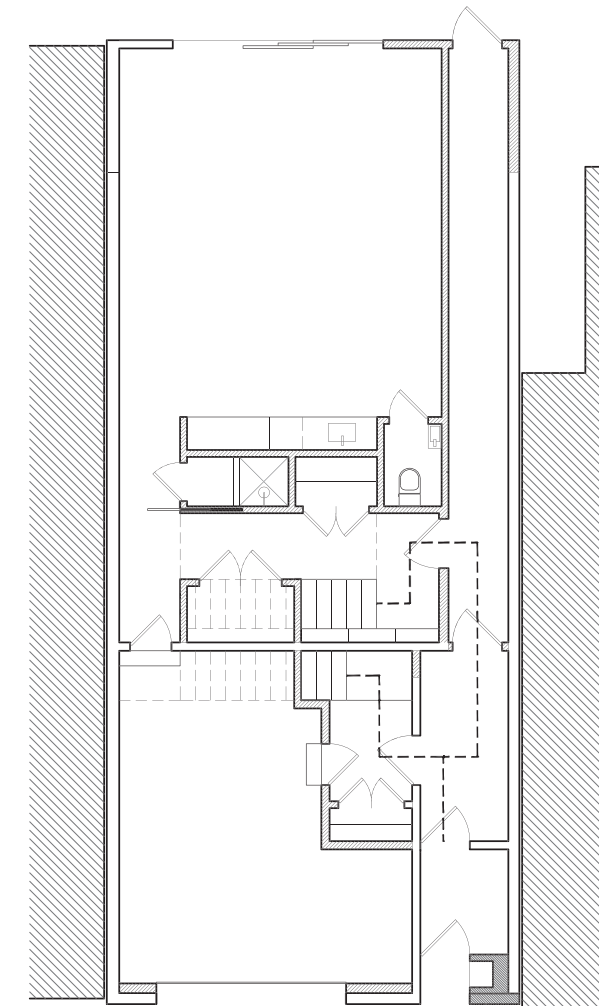
WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	



3
A2.03 PROPOSED THIRD STORY PLAN
Scale: 3/16" = 1'-0"



2
A2.03 PROPOSED SECOND STORY PLAN
Scale: 3/16" = 1'-0"



1
A2.03 PROPOSED FIRST STORY PLAN
Scale: 3/16" = 1'-0"
NORTH

NOT APPLICABLE TO R-3

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission Street, San Francisco, CA 94103

Building Code Interpretation
Egress 013
Egress for Multi-level Residential Units within an R-2 Occupancy

Subject: Egress requirements for a multi-level residential unit contained within a building containing an R-2 occupancy	Date: March 30, 2009
San Francisco Building Code Sections: 1014.2, 1015, 1016, 1018, 1019 Tables 1015.1, 1019.1, 1019.2	Code Year: 2007
Approved By: Vivian L. Day, C.B.O., Director	Signatures:
Barbara A. Schultheis, Fire Marshal	

Question: How many exits are required for a multi-level dwelling unit located within a building containing an R-2 occupancy.

Answer: Only one means of egress is required from any individual dwelling unit within a building containing an R-2 occupancy if the dwelling unit does not exceed three stories, does not exceed 10 occupants, and if the common path of egress travel within the dwelling unit complies with Section 1014.3 (125' maximum for a sprinklered building, 75' maximum for an unsprinklered building).

This Code Application and Interpretation is subject to change at any time. To determine if this interpretation is still current, please call (415) 884-2005 or visit our website <http://www.sfgov.org/building>

APPLICABLE TO R-3

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission Street, San Francisco, CA 94103

Building Code Interpretation
Egress 007
R-3 Exit Access Travel Distance

Subject: Application of exit access travel distance requirements to R-3 buildings	Date: November 5, 2007
San Francisco Building Code Sections: 101A.9.1, 1016, Table 1016.1	Code Year: 2007
Approved By: Isamir Hasenli, Director, P.E., C.E.O.	Signature:

Question: Do the exit access travel distance requirements of Section 1016 apply to R-3 buildings?

Answer: No, the exit access travel distance requirements of the 2007 San Francisco Building Code, Section 1016 do not apply to R-3 buildings.

This Code Application and Interpretation is subject to change at any time. To determine if this interpretation is still current, please call (415) 884-2005 or visit our website <http://www.sfgov.org/building>

APPLICABLE TO R-3

omia/ca-building-code-2016/chapter/10/means-of-egress#1022

Search California Building Code 2016 (Vol 1 & 2)

Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.

1017.2 Limitations
Exit access travel distance shall not exceed the values given in Table 1017.2.

OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE*	
	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F, I, M, R, S-1	200 ^B	250 ^B
R-2, I	Not Permitted	250 ^B
B	200	300 ^B
F-2, S-2, U	300	400 ^B
H-1	Not Permitted	75 ^B
H-2	Not Permitted	100 ^B
H-3	Not Permitted	150 ^B
H-4	Not Permitted	175 ^B
H-5	Not Permitted	200 ^B
I-2, I-2.1, I-3, I-4	Not Permitted	200 ^B
L	Not Permitted	200 ^B

For SI: 1 foot = 304.8 mm.



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

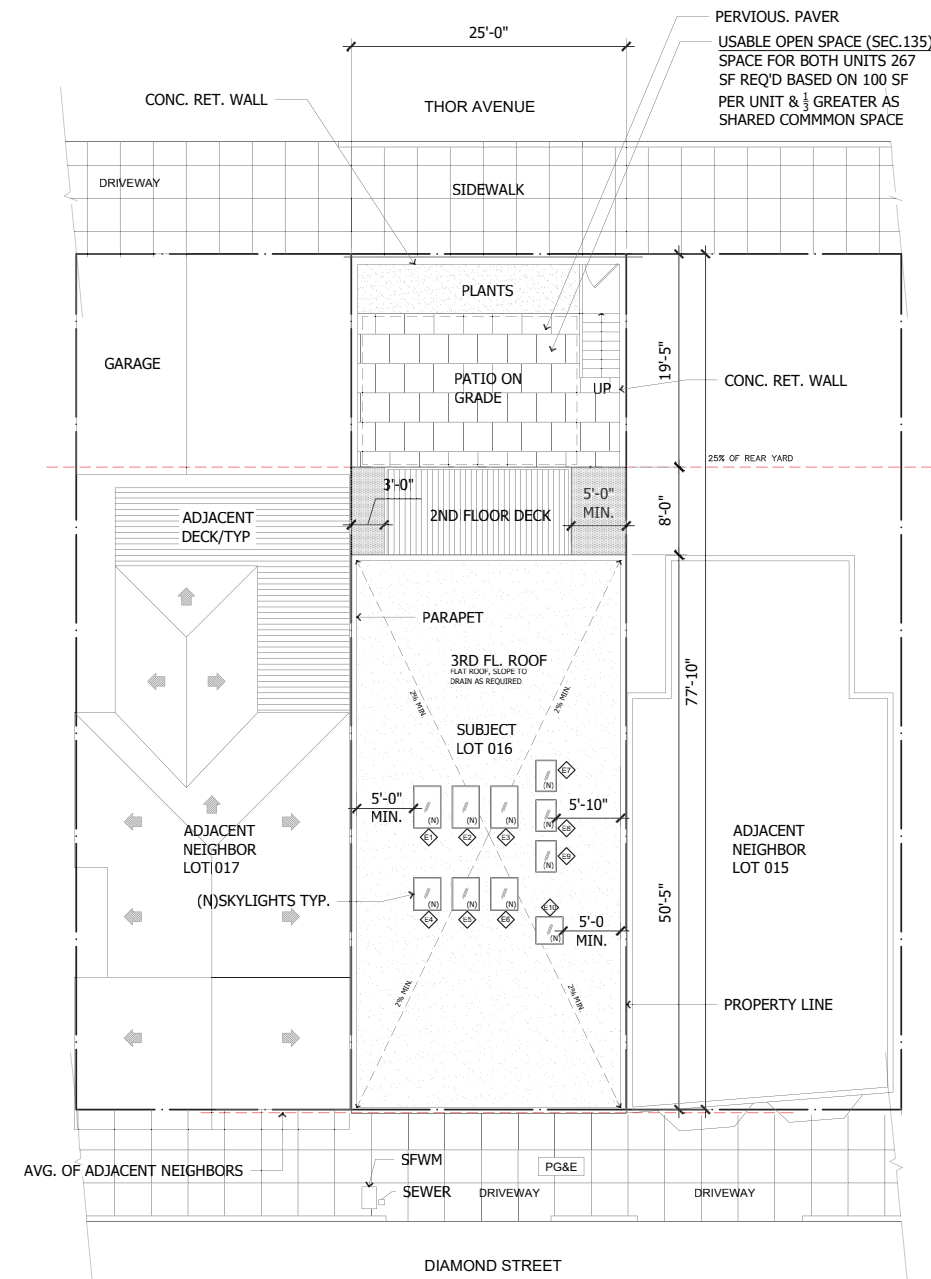
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE
1/8" = 1'-0"

SHEET TITLE
EXISTING AND
PROPOSED
SITE PLAN

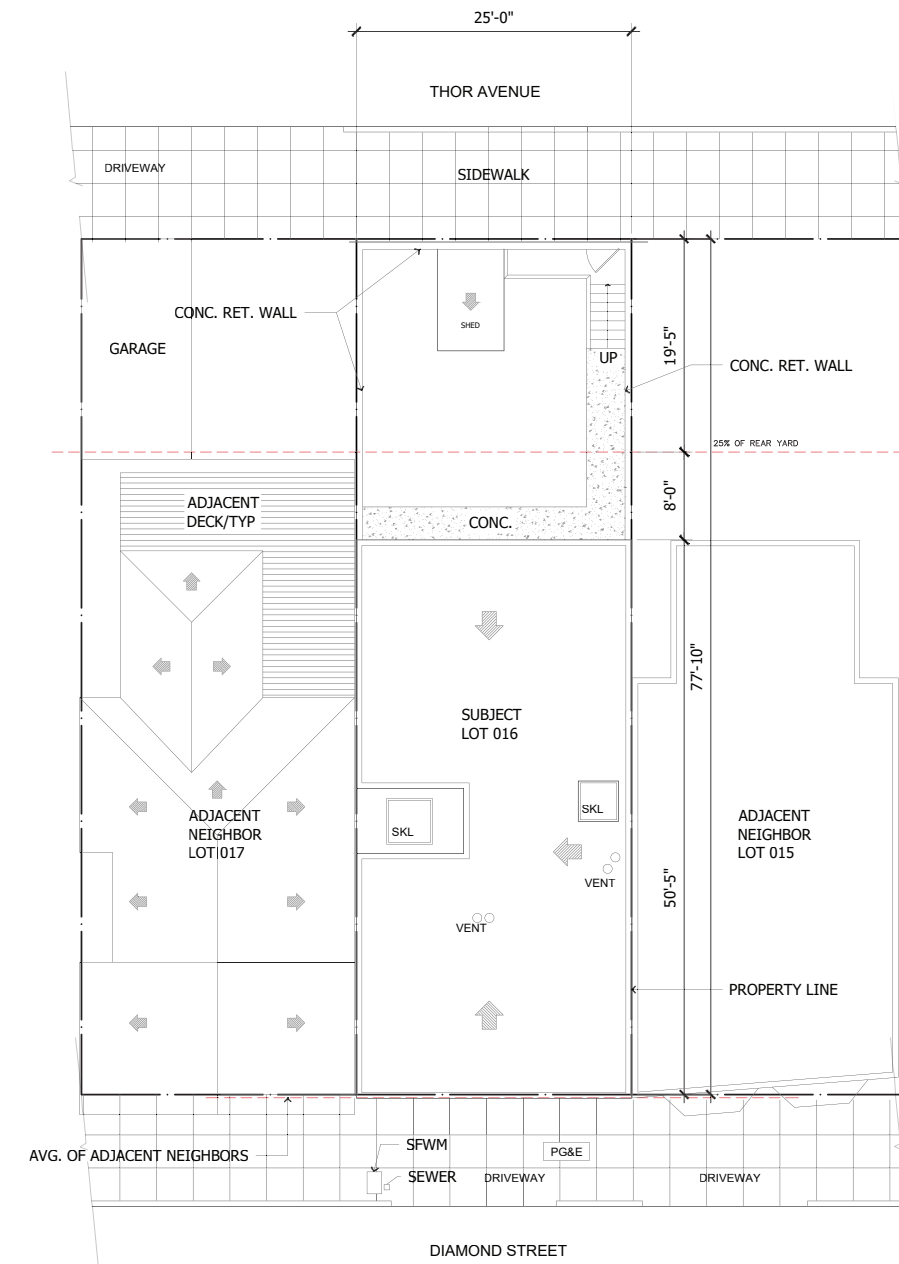
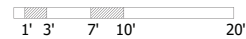
SHEET NUMBER

A1.01



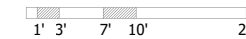
2 PROPOSED SITE PLAN
A1.01

Scale: 1/8" = 1'-0"



1 EXISTING SITE PLAN
A1.01

Scale: 1/8" = 1'-0"





1 PROPOSED FRONT VIEW
A1.02

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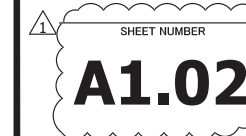
BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE
1/4" = 1'-0"

SHEET TITLE

PROPOSED BUILDING
3D VIEW





1 PROPOSED REAR VIEW
A1.03

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SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
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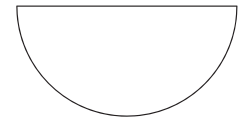
SCALE
1/4" = 1'-0"

PROPOSED
BUILDING 3D VIEW

SHEET NUMBER
A1.03

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	

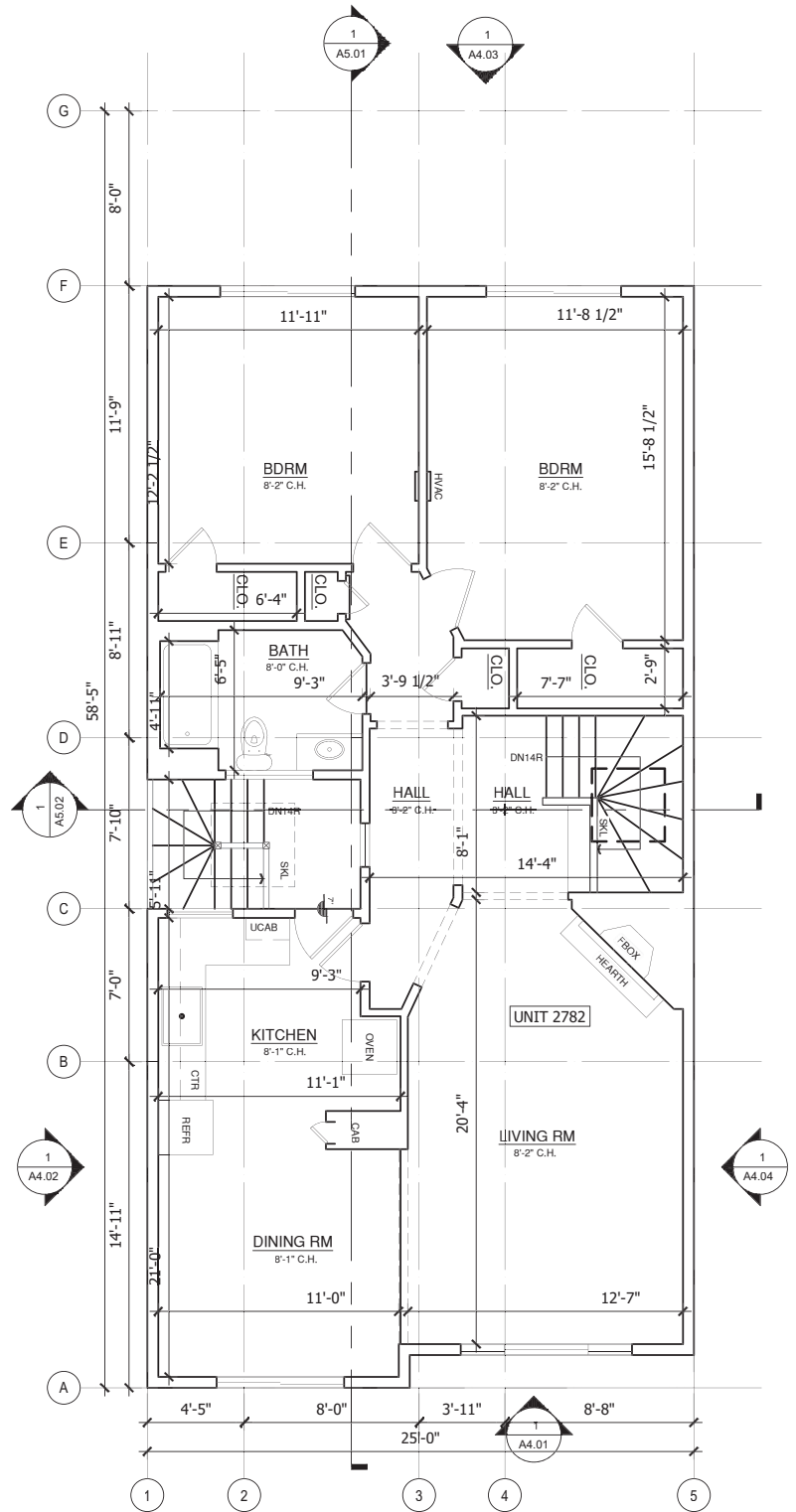
GENERAL NOTES



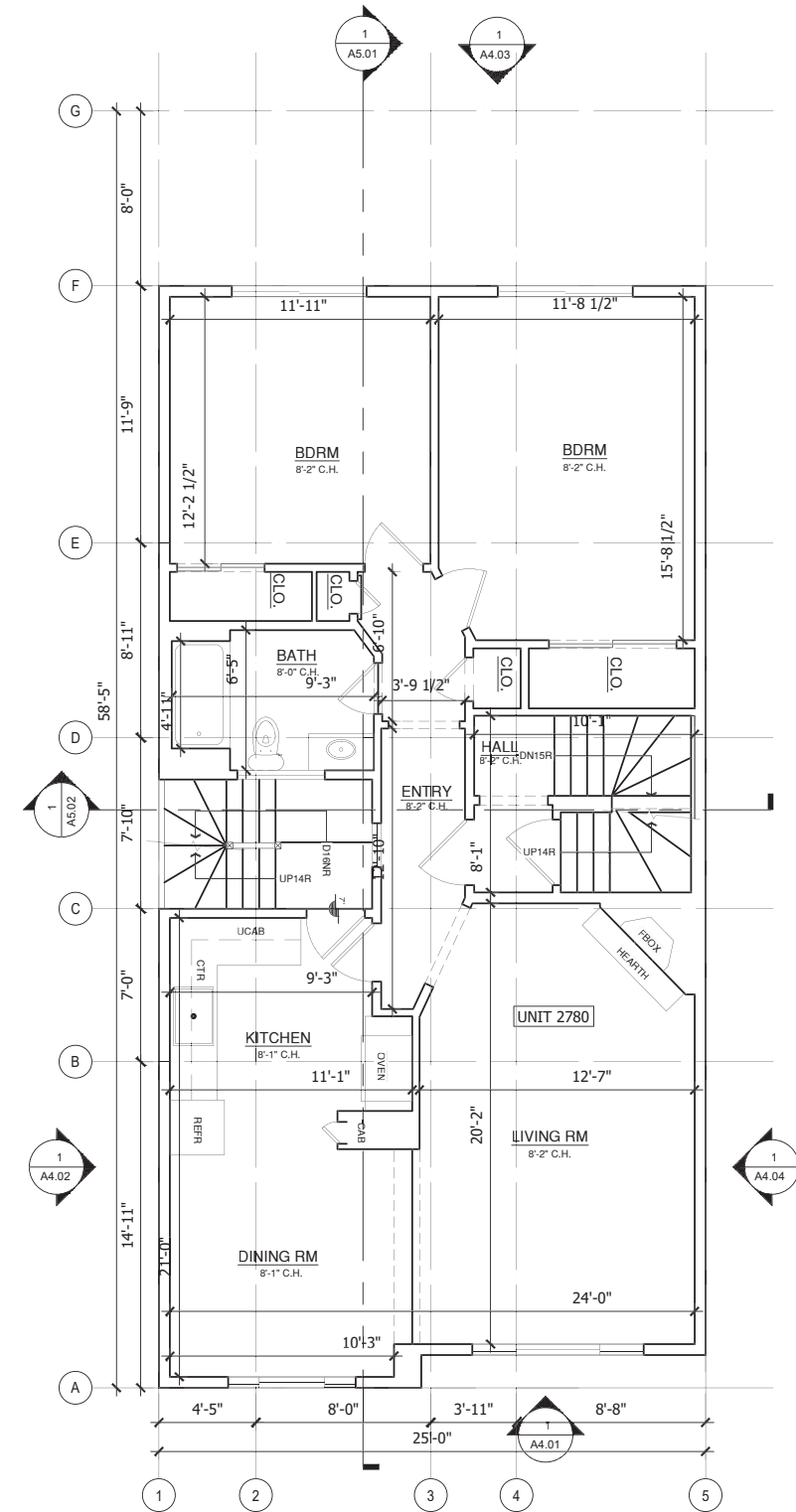
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415.515.0614

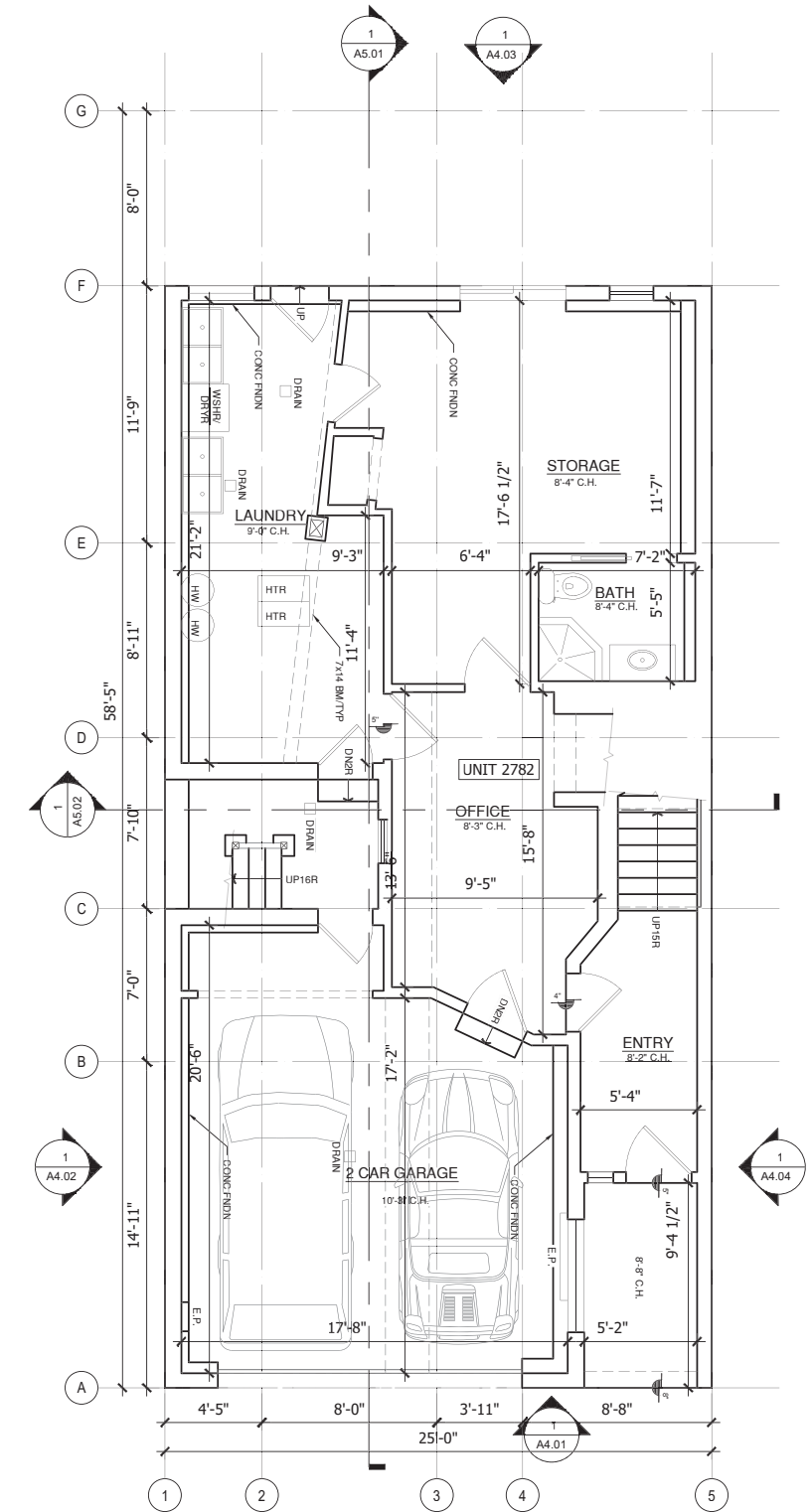
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3 EXISTING THIRD STORY PLAN
A2.01 UNIT 2 (2782) : 1095 GSF Scale: 1/4" = 1'-0"



2 EXISTING SECOND STORY PLAN
A2.01 UNIT 1 (2780) : 983 GSF Scale: 1/4" = 1'-0"



1 EXISTING FIRST STORY PLAN
A2.01 UNIT 2 (2782): 390 GSF Scale: 1/4" = 1'-0"



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2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
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311 NOTIFICATION	03.25.21

SCALE
1/4" = 1'-0"
SHEET TITLE

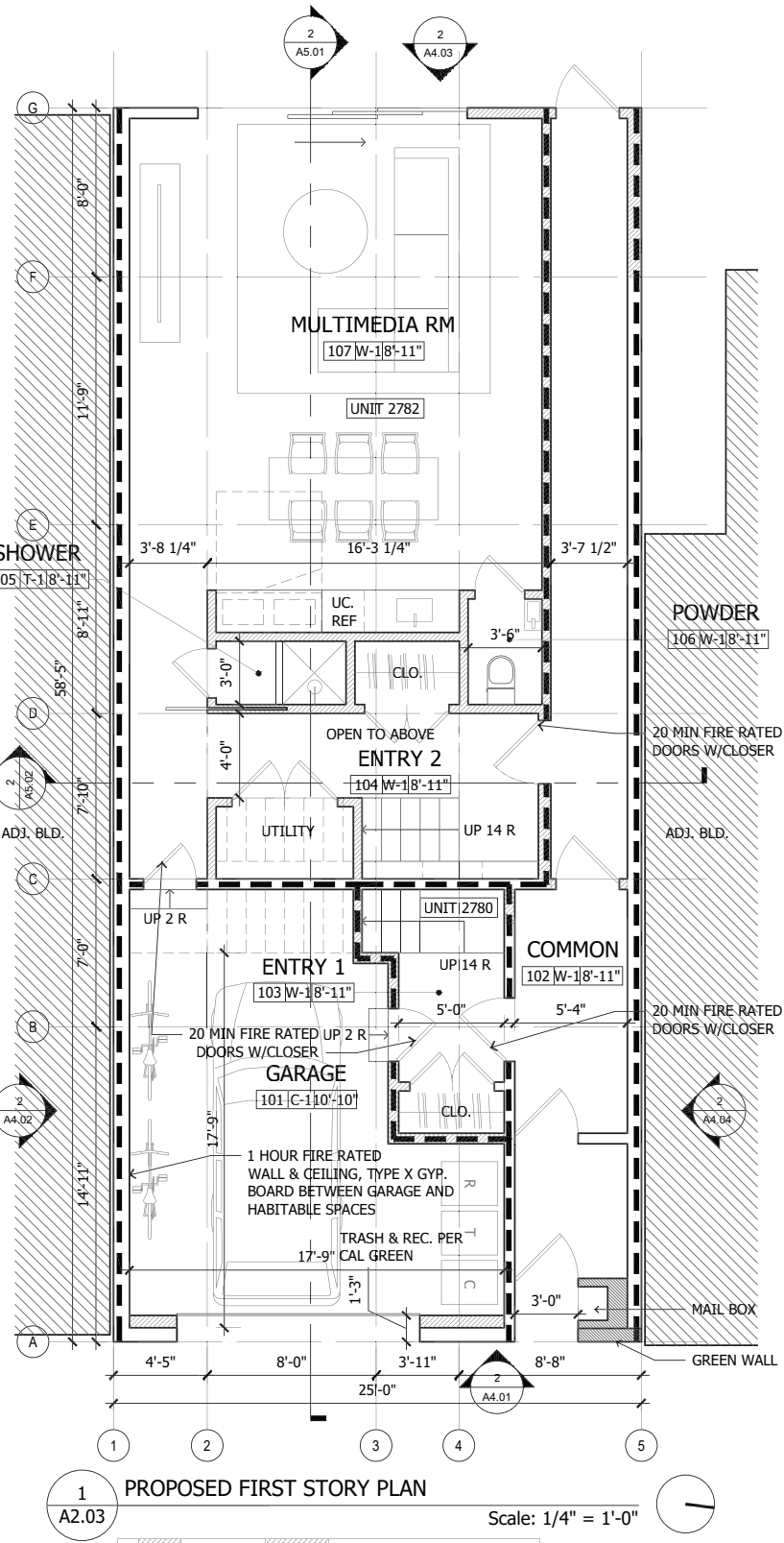
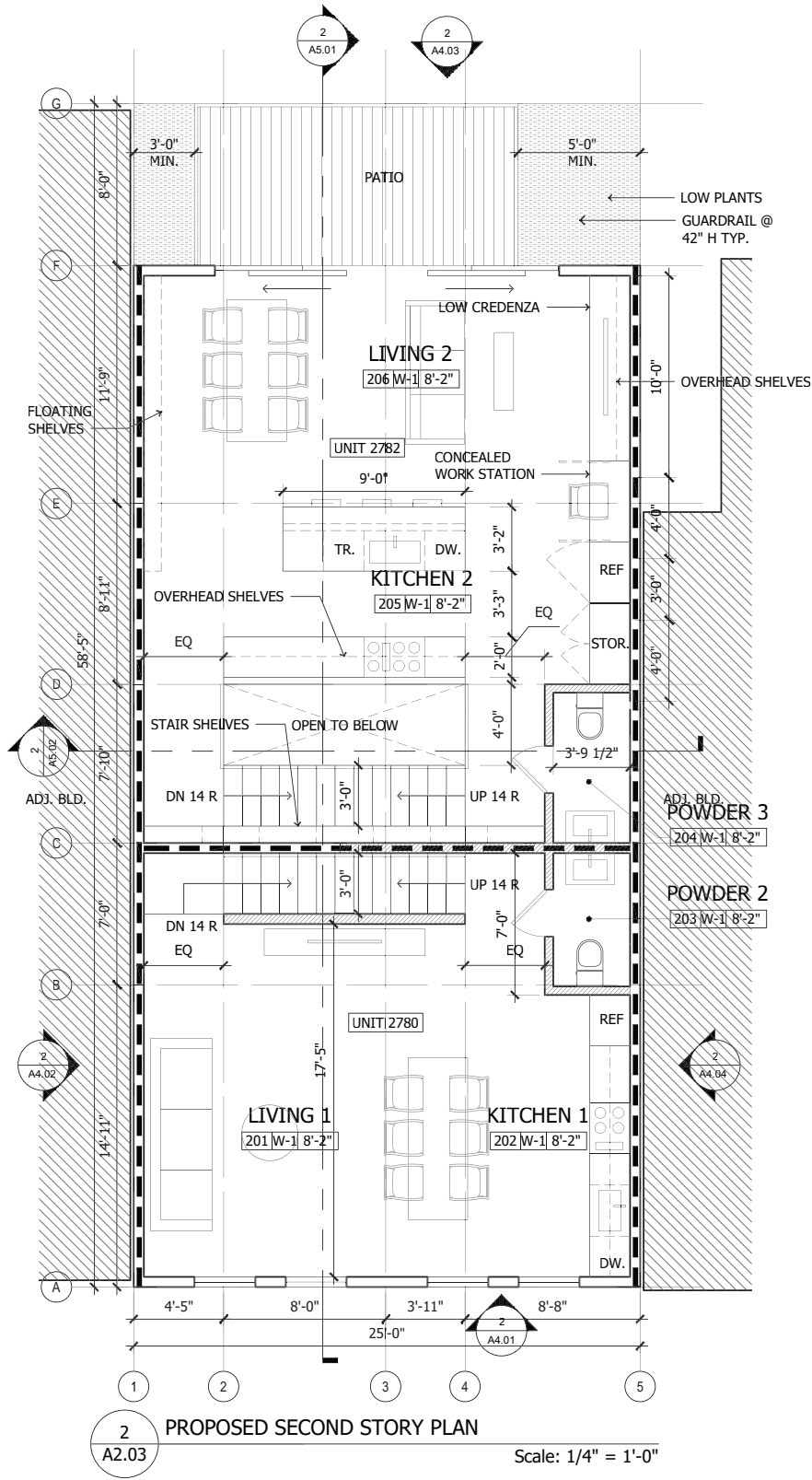
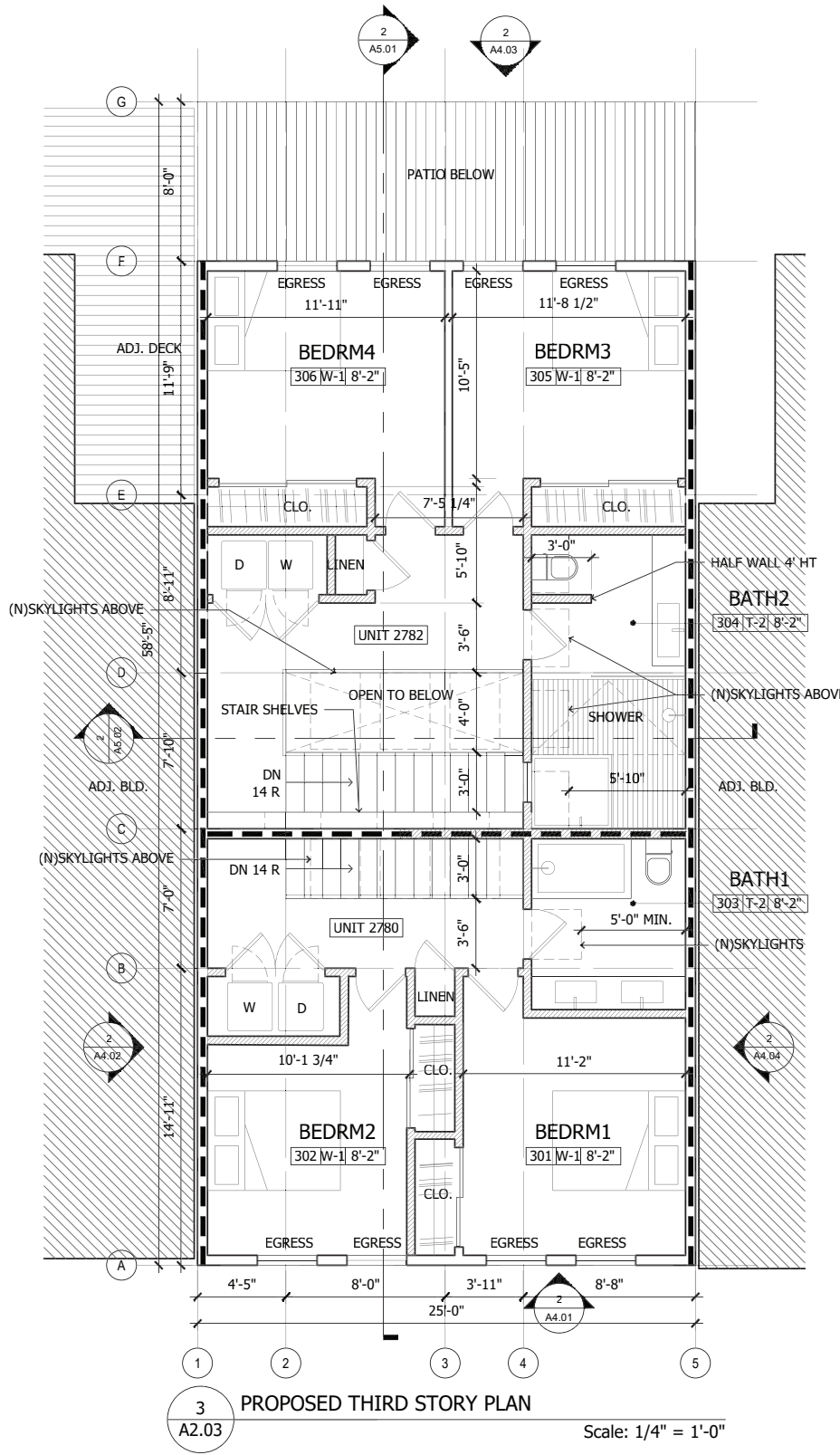
EXISTING
FLOOR PLAN

SHEET NUMBER

A2.01

WALL LEGEND	
EXISTING WALLS TO REMAIN	
EXISTING WALLS TO REMOVE	
EXISTING APPLIANCES TO REMOVE	
EXISTING CABINET TO REMOVE	
NEW WALL CONSTRUCTION	
ONE HOUR FIRE RATED WALL	

- GENERAL NOTES**
- PLUMBING FIXTURES SHALL BE CEC CERTIFIED AND HAVE THE FOLLOWING MAXIMUM FLOW, GPM (PER CAL GREEN TABLE 4.303.2)
SHOWER HEADS: 2 GPM @ 80 PSI.
KITCHEN FAUCETS: 1.8 GPM @ 60 PSI.
LAVATORY FAUCETS: 1.2 GPM @ 60 PSI, NOT LESS THAN 0.8 GPM @ 20 PSI.
TOILETS: MAXIMUM 1.28 GALLON PER FLUSH.
 - VENTING REQUIRED FOR ISLAND SINK.
 - PROVIDE "SMITTY" TYPE DRAIN PAN UNDER CLOTHES WASHER WITH DRAIN LINE TO DAYLIGHT.
 - VERIFY SEISMIC STRAPPING FOR WATER HEATER. PROVIDE AS REQUIRED.
 - DRYER VENT:
SMOOTH INTERIOR WALL METAL DUCT WITH BACK-DRAFT DAMPER. TERMINATE NO CLOSER THAN 3'-0" TO ANY OPENING.
 - EGRESS WINDOW:
MINIMUM CLEAR OPENABLE AREA OF 5.7 SQ FT MINIMUM.
NET CLEAR OPENABLE HEIGHT = 24".
NET CLEAR OPENABLE WIDTH = 20".
BOTTOM OF OPENING NOT MORE THAN 44" ABOVE FINISHED FLOOR.
 - TUB/SHOWER WITH PRESSURE BALANCING OR THERMOSTATIC VALVE.
 - PROVIDE WATER HAMMER ARRESTORS FOR ALL APPLIANCE WITH QUICK CLOSING VALVES GAS FIREPLACE WITH ELECTRONIC IGNITION, & EXTERIOR COMBUSTION AIR KIT. DIRECT VENT WITH SEALED GLASS FRONT. "B" VENT TO ROOF TOP TERMINATION. FRAME SURROUNDING WALLS WITH STEEL STUDS AND CEMENT BOARD PER MFR'S INSTALLATION REQUIREMENTS. CONFIRM PLACEMENT OF CONTROLS IN FIELD. CONFIRM LOCATION OF GAS BIBB WITH FIREPLACE MANUFACTURER. BEDROOM FIREPLACES TO BE DIRECT VENT WITH OUTSIDE COMBUSTION AIR AND SEALED GLASS FRONT AND APPROVED FOR USE IN BEDROOMS. DIRECT VENT APPLIANCES PER CMC 802.2.4 INSTALLED PER SFMC 802.6.2
 - KITCHEN HOOD 100 CFM MINIMUM: VENT TO OUTSIDE. DUCT DIAMETER & MAXIMUM LENGTHS PER ASHRAE STANDARDS 62.2 TABLE 7.1
 - PROVIDE MINERAL BATT R-19 INSULATION FOR SOUND ABSORPTION TYPICAL BETWEEN FLOORS, BEDROOMS, BATHROOMS AND MECHANICAL ROOM.
 - FULL HEIGHT TILE WALLS ABOVE DRAIN INLET AT TUB/ SHOWER.
 - PROVIDE AIR GAP DEVICE FOR DISHWASHER DRAIN LINE.
 - PROVIDE BACK FLOW PREVENTER FOR FOOD WASTE DISPOSAL UNITS.



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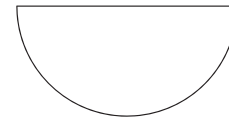
BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
DR REVIEW	02.26.21
311 NOTIFICATION	03.25.21

SCALE
1/4" = 1'-0"
SHEET TITLE

PROPOSED
FLOOR PLANS

SHEET NUMBER
A2.03



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BLOCK 6740 / LOT 016

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311 NOTIFICATION	03.25.21

SCALE
1/4" = 1'-0"

SHEET TITLE
EXISTING AND
PROPOSED EAST
ELEVATION

SHEET NUMBER

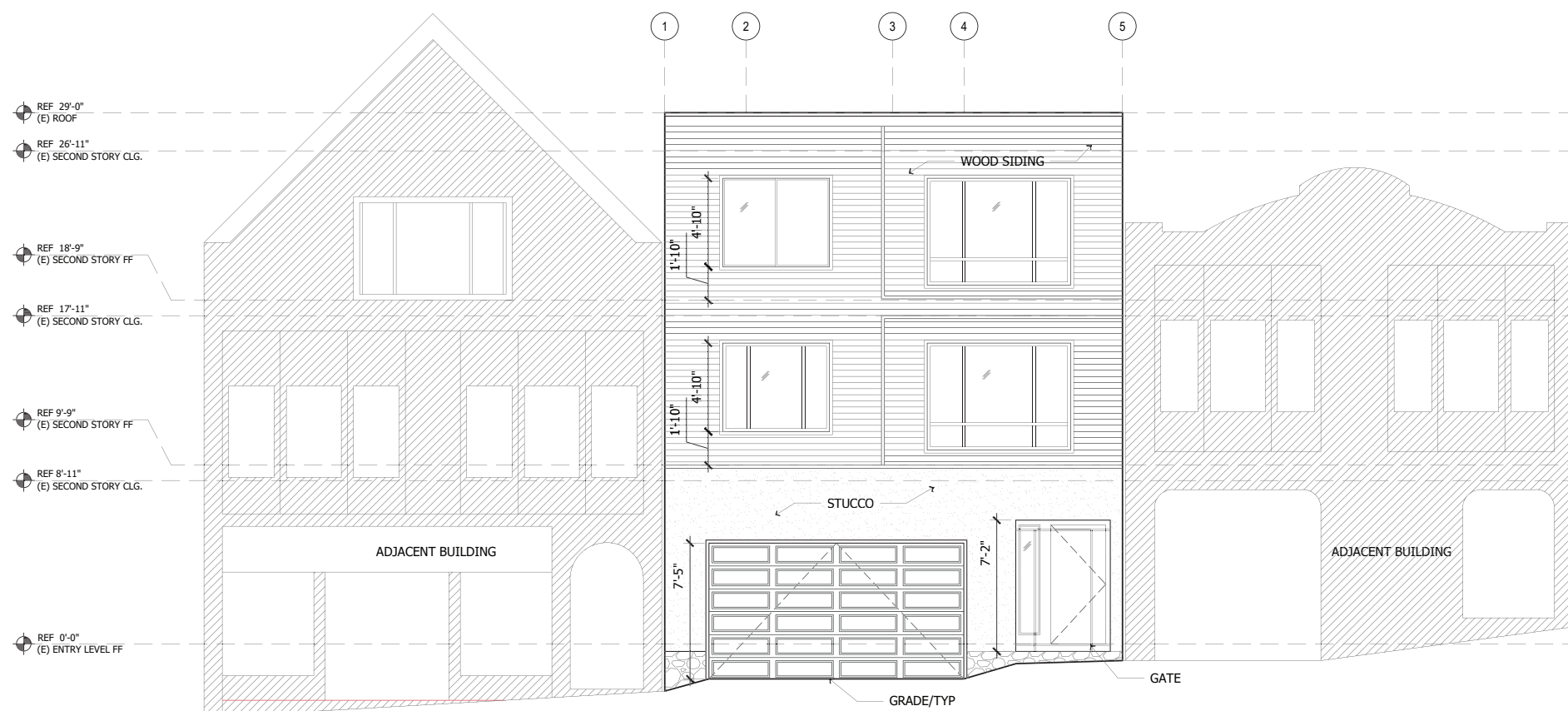
A4.01



PROVIDE LINEAR GARAGE VENTS
200 SQ INCH MIN

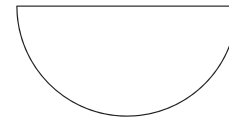
2 PROPOSED EAST ELEVATION
4.01

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



1 EXISTING EAST ELEVATION
4.01

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



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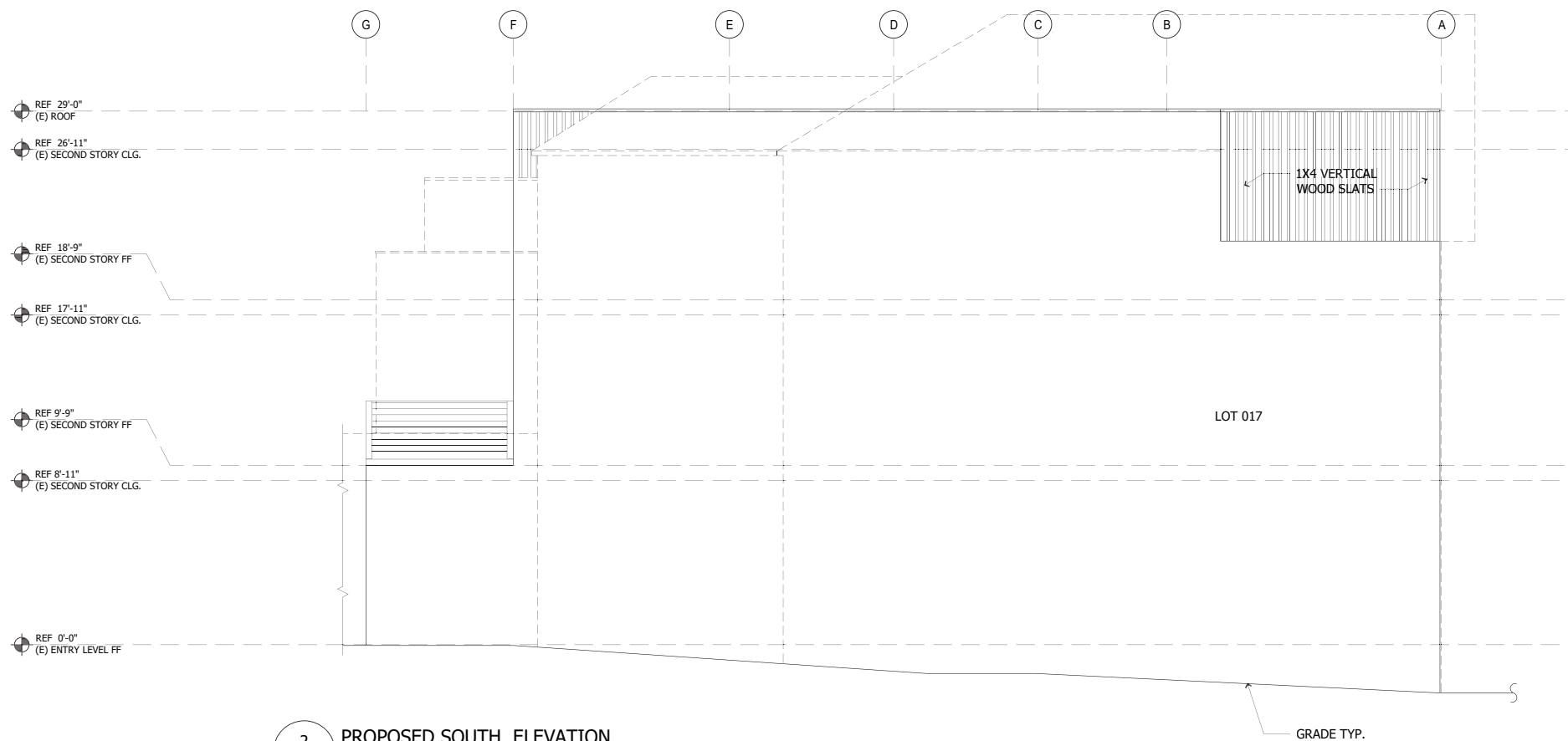
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SCALE
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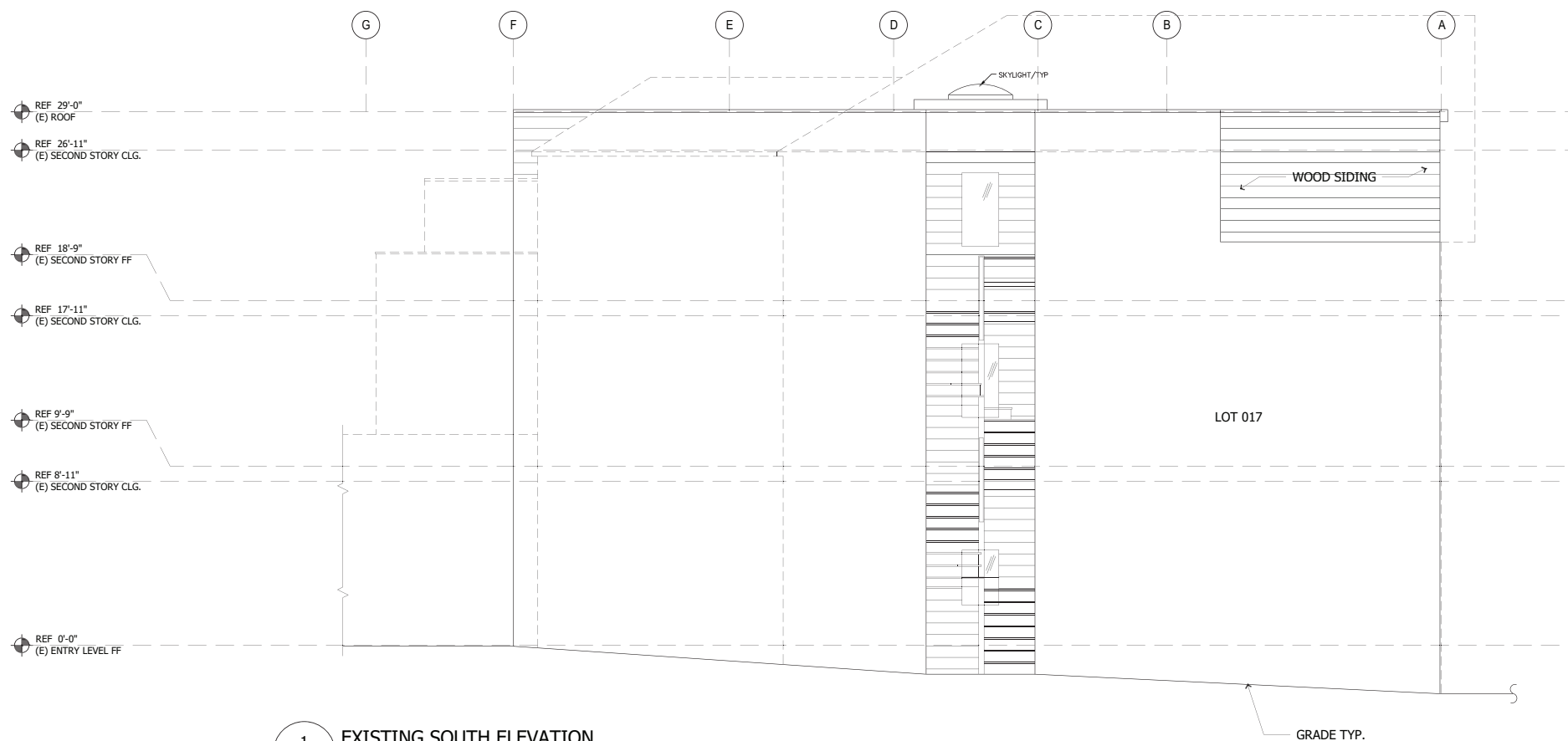
SHEET TITLE
EXISTING AND
PROPOSED SOUTH
ELEVATION

SHEET NUMBER

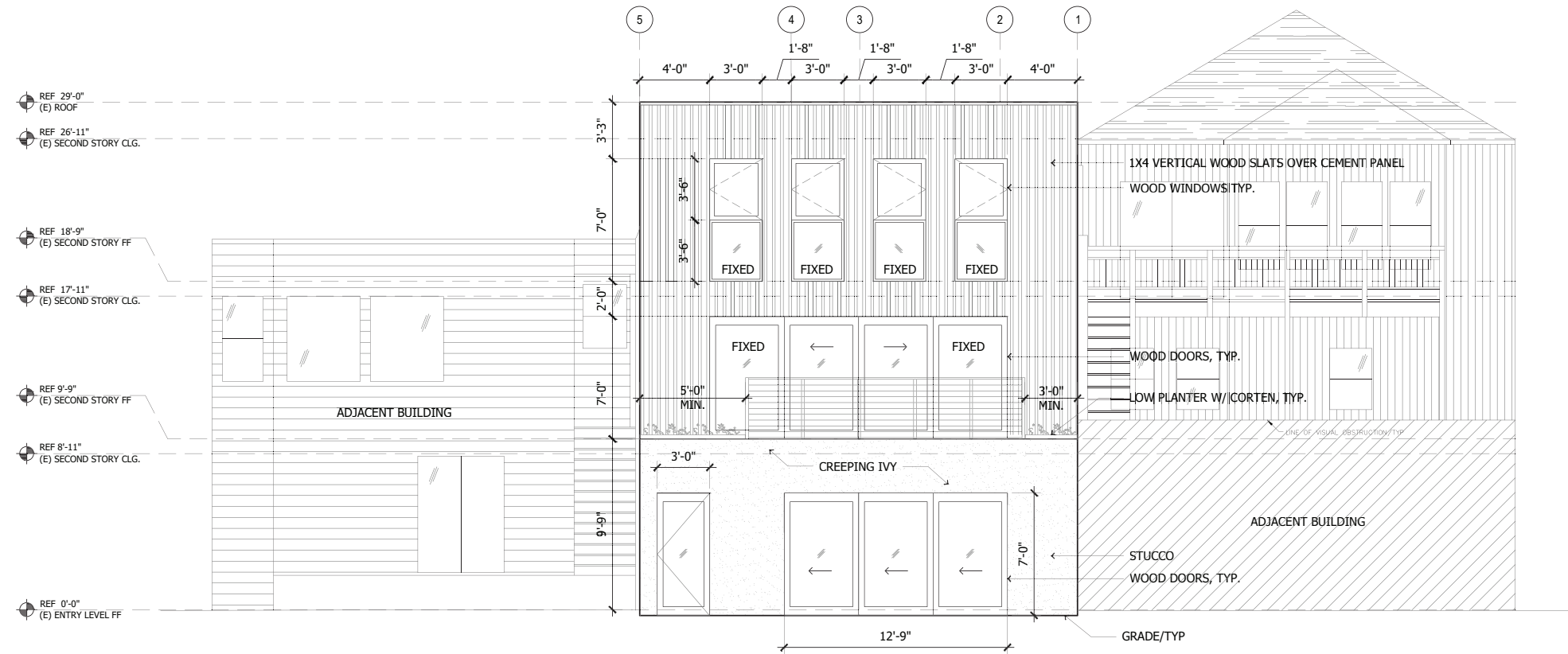
A4.02



2 PROPOSED SOUTH ELEVATION
4.02 Scale: 1/4" = 1'-0"

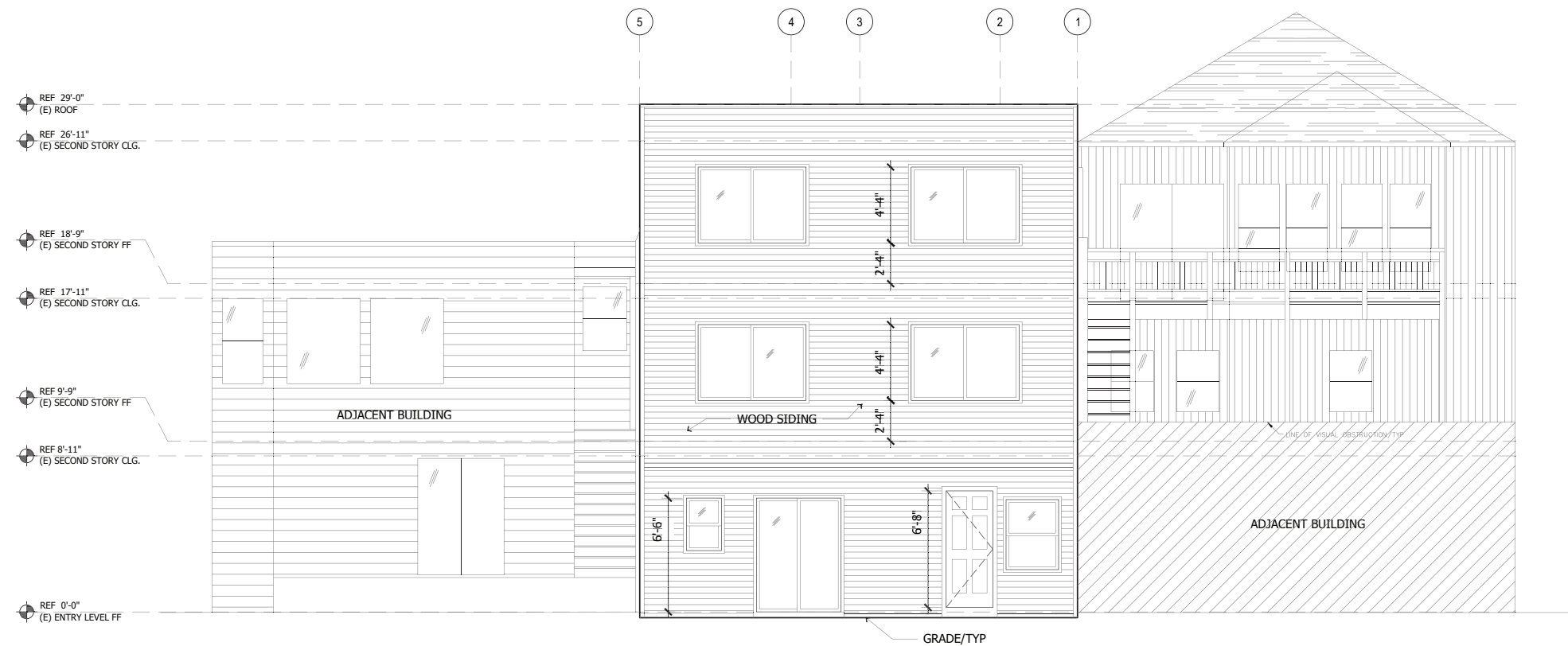


1 EXISTING SOUTH ELEVATION
4.02 Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
4.03

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



1 EXISTING WEST ELEVATION
4.03

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

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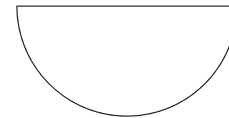
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311 NOTIFICATION	03.25.21

SCALE
1/4" = 1'-0"

SHEET TITLE
EXISTING AND
PROPOSED WEST
ELEVATION

SHEET NUMBER

A4.03



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SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

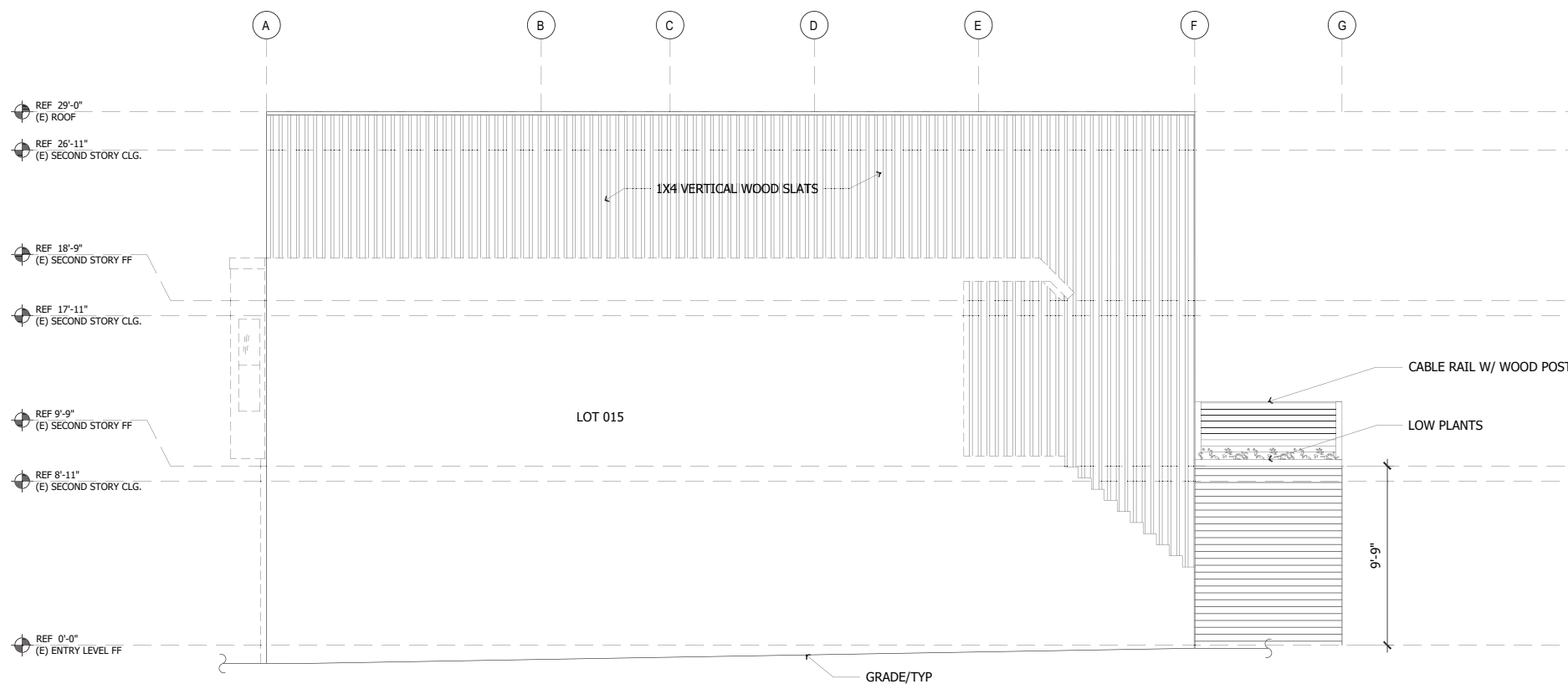
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311 NOTIFICATION	03.25.21

SCALE
1/4" = 1'-0"

SHEET TITLE
EXISTING AND
PROPOSED NORTH
ELEVATION

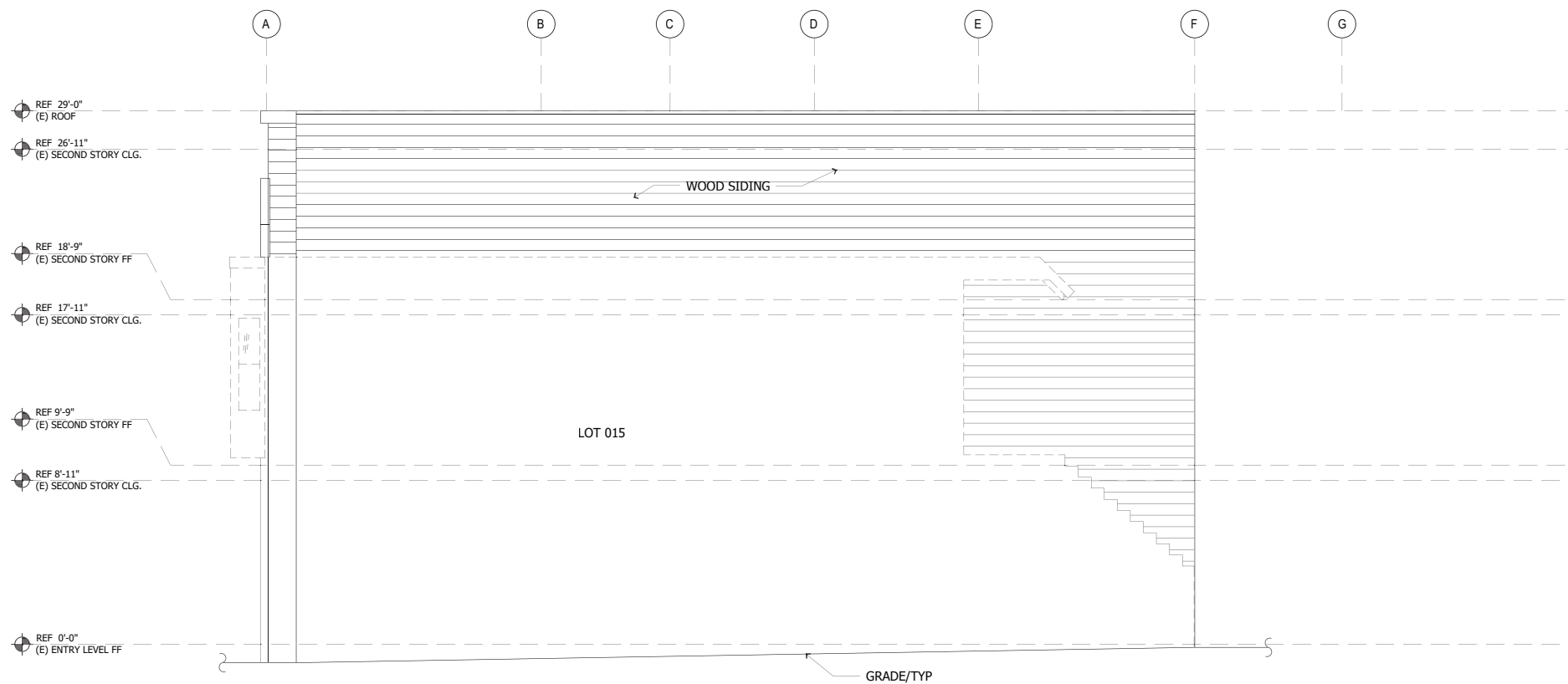
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A4.04



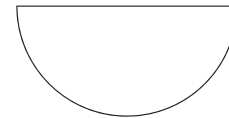
2 PROPOSED NORTH ELEVATION
4.04

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



1 EXISTING NORTH ELEVATION
4.04

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



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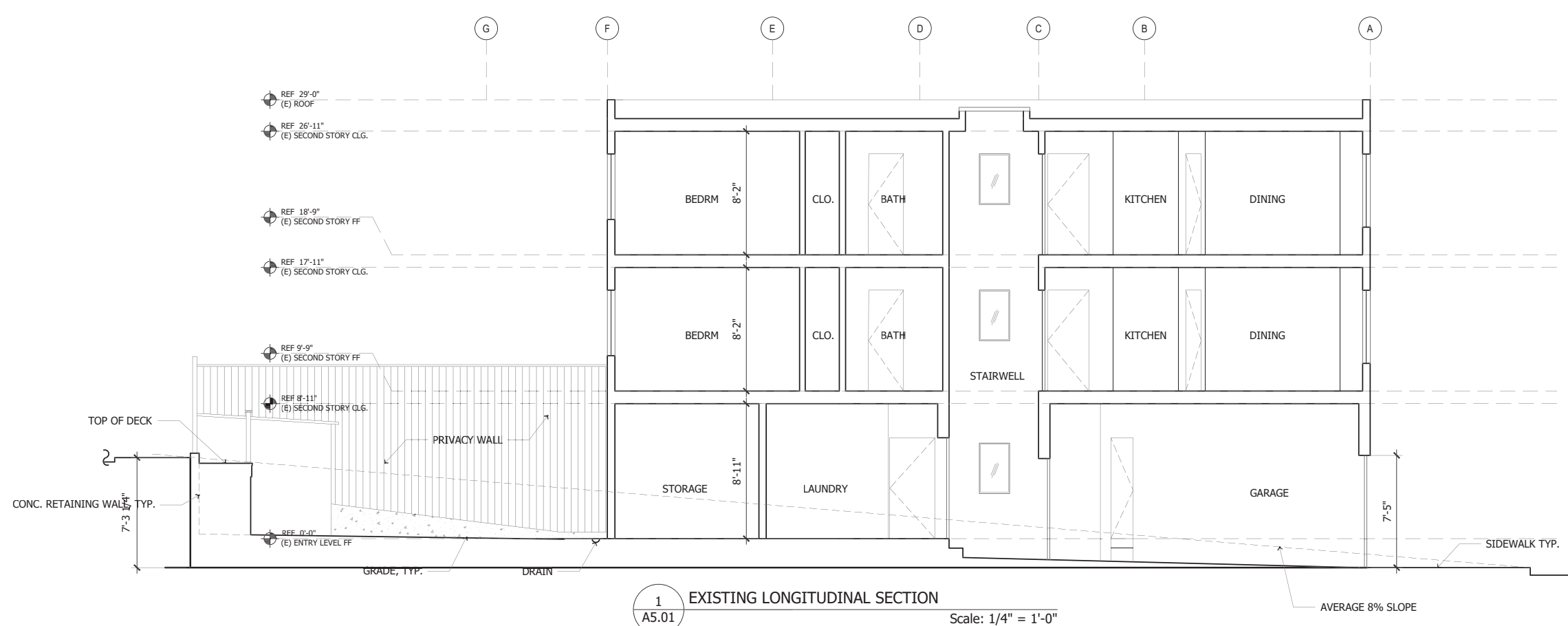
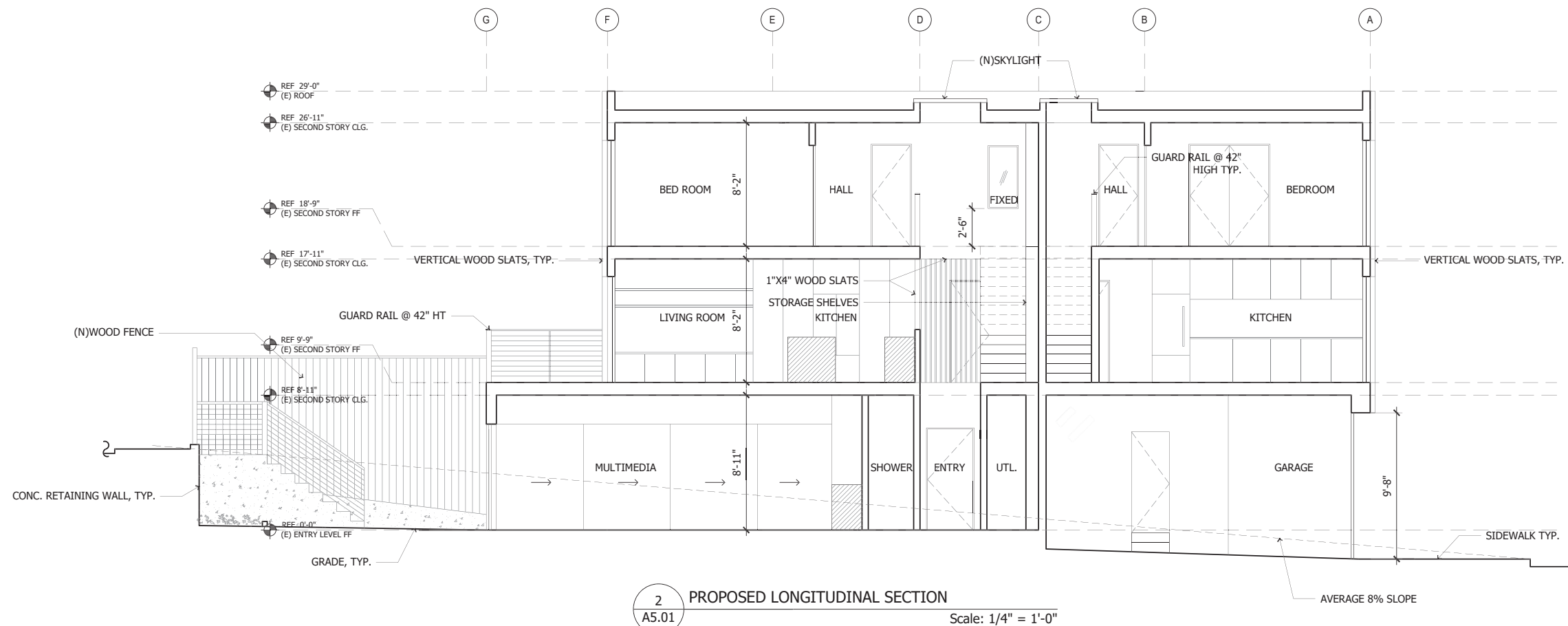
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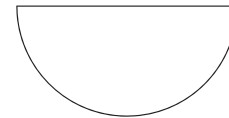
SCALE
1/4" = 1'-0"
SHEET TITLE

EXISTING AND
PROPOSED
LONGITUDNAL
SECTION

SHEET NUMBER

A5.01





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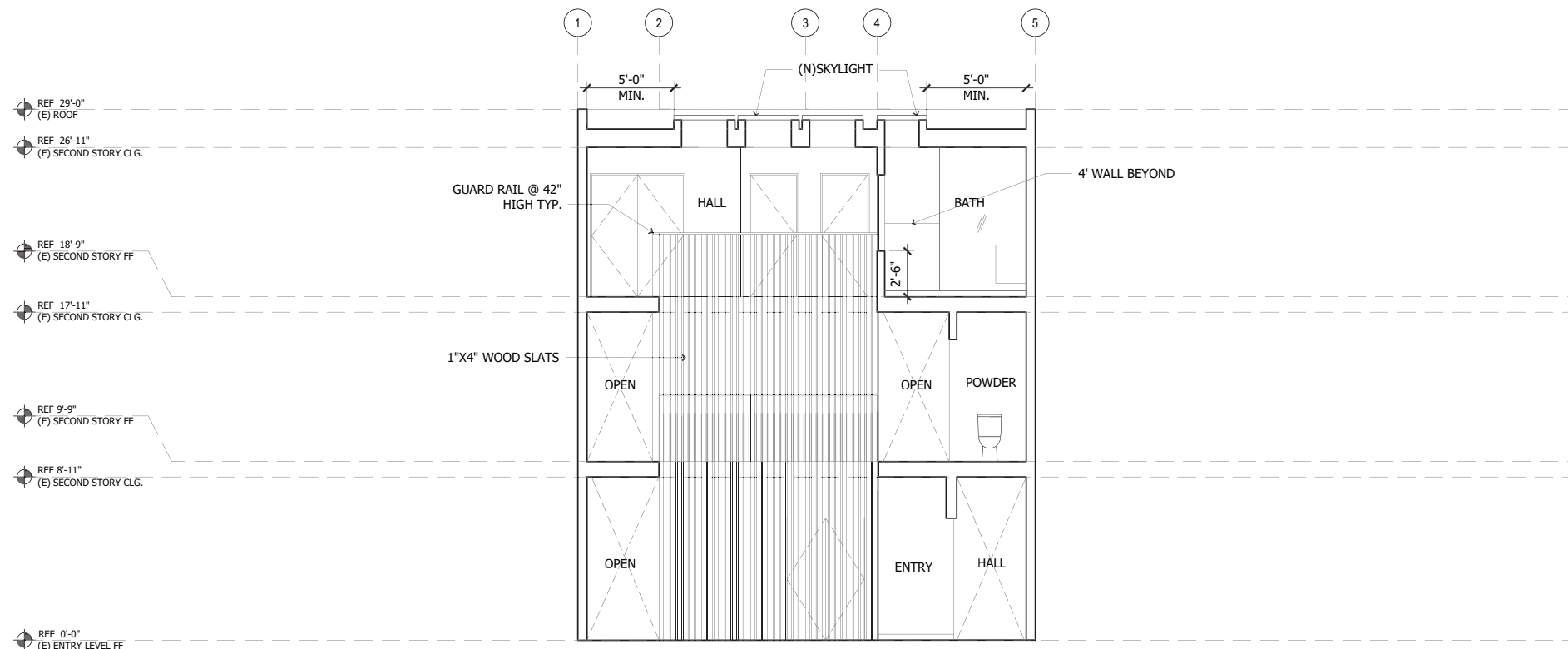
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311 NOTIFICATION	03.25.21

SCALE
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SHEET TITLE

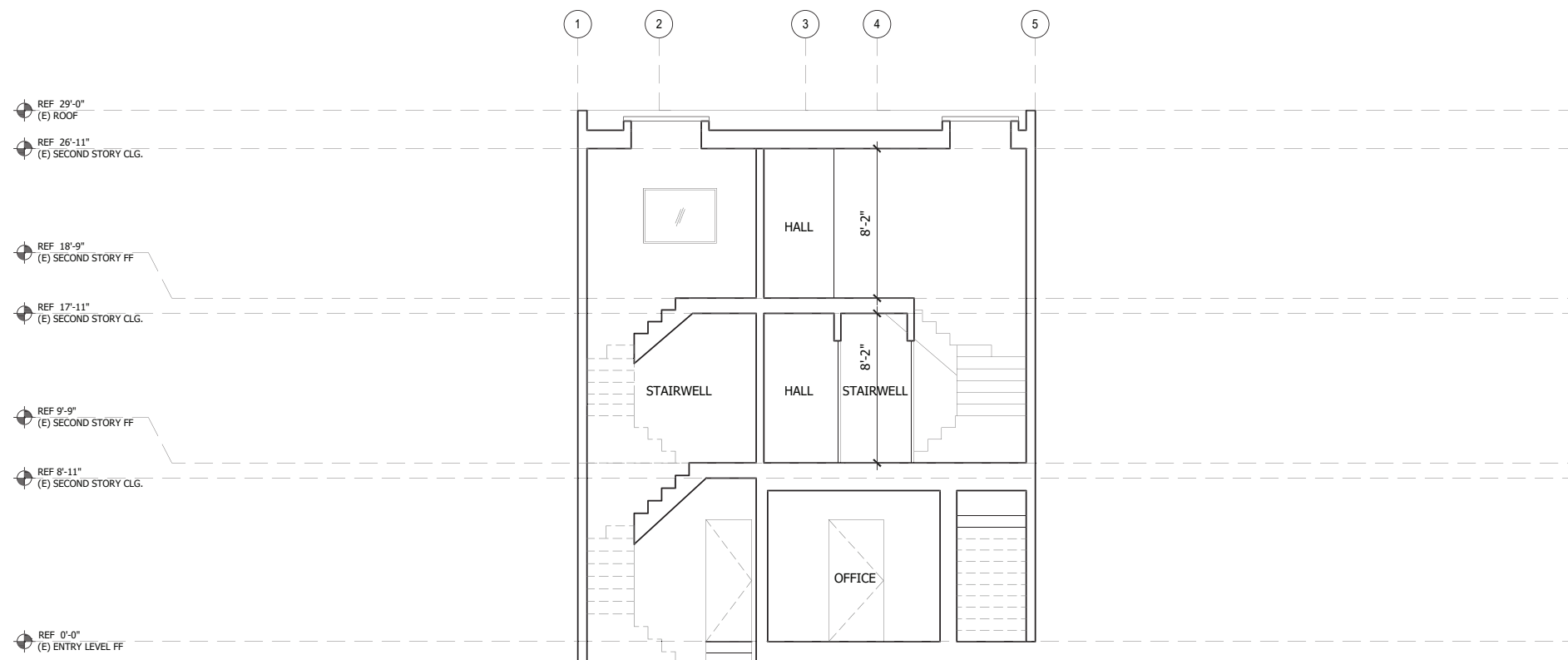
EXISTING AND
PROPOSED CROSS
SECTION

SHEET NUMBER

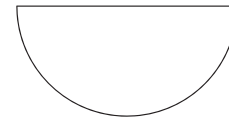
A5.02



2 PROPOSED CROSS SECTION
A5.02 Scale: 1/4" = 1'-0"



1 EXISTING CROSS SECTION
A5.02 Scale: 1/4" = 1'-0"



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Project: 2782 DIAMOND STREET WINDOWS AND SKYLIGHTS

CODE	LEVEL	RM#	ROOM NAME	OPERATION	SIZE WXH	DESCRIPTION	MODEL	FINISH		VENDOR	HARDWARE					NOTES
								INTERIOR	EXTERIOR		HARDWARE	HINGE	FINISH	HANDLE	ACCESSORY	
B1	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
B2	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
B3	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
B4	2	202	LIVING1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C1	3	301	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C2	3	301	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C3	3	302	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C4	3	302	BEDRM2	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C5	3	305	BEDRM3	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C6	3	305	BEDRM3	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C7	3	306	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
C8	3	306	BEDRM1	FIXED W/ CASEMENT	2 (3'-0" X 3'-9")	ACCOYA WOOD		WOOD	WOOD	LOWEN	LOCKNG	STANDARD	TBD	TBD		EGRESS
E1			ROOF	ELECTRIC	30" X 46"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E2			ROOF	ELECTRIC	30" X 46"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E3			ROOF	ELECTRIC	30" X 46"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E4			ROOF	ELECTRIC	30" X 36"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E5			ROOF	ELECTRIC	30" X 36"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E6			ROOF	ELECTRIC	30" X 36"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E7			ROOF	FIXED	22" X 34"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E8			ROOF	FIXED	22" X 34"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E9			ROOF	FIXED	22" X 34"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		
E10			ROOF	FIXED	30" X 30"	CURB MOUNT, SUN CONTROL FILM, NEAT GLASS		PRE-FINISH WHITE		VELLX	TBD	TBD	BRONZE	TBD		

D8 DOORS

CODE	LEVEL	RM#	ROOM NAME	OPERATION	SIZE WXH	DESCRIPTION	MODEL	FINISH		VENDOR	HARDWARE					NOTES
								INTERIOR	EXTERIOR		HARDWARE	HINGE	FINISH	HANDLE	ACCESSORY	
101	1	101	GARAGE	ROLL-UP	11'-6" X 9'-8" V.I.F	SOLID CORE		WOOD	WOOD	TBD						
102	1	ENTRY	ENTRY GATE	SEE PLAN	3'-0" X 8'-2"	CUSTOM PERFORATED METAL DOOR		METAL	METAL	TBD	LOCKING	BRONZE	BRONZE	TBD		
103	1	102	COMMON	IN-SWING	3'-0" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
104	1	102	COMMON	OUT-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		
105	1	103	ENTRY 1	IN-SWING	(2)2'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
106	1	103	ENTRY 1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		20 MIN. RATED
107	1	104	ENTRY 2	IN-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		20 MIN. RATED
108	1	104	ENTRY 2	IN-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		20 MIN. RATED
109	1	104	ENTRY 2	IN-SWING	3'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		
110	1	104	ENTRY 2	OUT-SWING	(2)2'-6" X 7'-0" V.I.F	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
111	1	104	ENTRY 2	OUT-SWING	(2)2'-0" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
112	1	107	MULTIMEDIA RM	OUT-SWING	2'-4" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
113	1	107	MULTIMEDIA RM	OUT-SWING	2'-4" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
114	1	107	MULTIMEDIA RM	SLIDING	(5) 4'-8" X 7'-0" V.I.F	SOLID CORE		PT	PT	TBD	LOCKING	BRONZE	BRONZE	TBD		
115	1	107	HALL WAY	OUT-SWING	3'-0" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
116	1	107	MULTIMEDIA RM	OXX - SEE PLAN	12'-9" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
201	2	203	POWDR	OUT-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
202	2	202	POWDR	OUT-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
203	2	203	LIVING	OXXO - SEE PLAN	17'-0" X 7'-0"	WOOD W/ GLASS		WOOD	WOOD	LOEWEN	LOCKING	BRONZE	BRONZE	TBD		TEMPERED GLASS
301	3	303	BATH1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
302	3	301	BEDRM1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
302A	3	301	BEDRM1	SLIDING	(2)2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
303	3	302	BEDRM2	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
303A	3	302	BEDRM2	SLIDING	(2)2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
304	3		HALL WAY	IN-SWING	(2)3'-0" X 7'-4"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
305	3	304	BATH2	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
306	3		HALL WAY	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
307	3		HALL WAY	OUT-SWING	(2)2'-8" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
308	3	305	BEDRM3	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
308A	3	305	BEDRM3	SLIDER	(2)3'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		
309	3	306	BEDRM1	IN-SWING	2'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PRVACY	BRONZE	BRONZE	TBD		
309A	3	306	BEDRM1	SLIDER	(2)3'-6" X 7'-0"	SOLID CORE		PT	PT	TBD	PASSAGE	BRONZE	BRONZE	TBD		



STAMP

PRESTOR/LEE

2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE

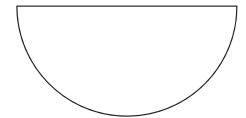
N/A

SHEET TITLE

DOOR AND
WINDOW
SCHEDULE

SHEET NUMBER

A7.01



red dot studio
ARCHITECTURE AND DESIGN

1045 17TH STREET
SUITE 202
SAN FRANCISCO, CA 94107
415.515.0614

REDDOTSTUDIO.COM



STAMP

PRESTOR/LEE

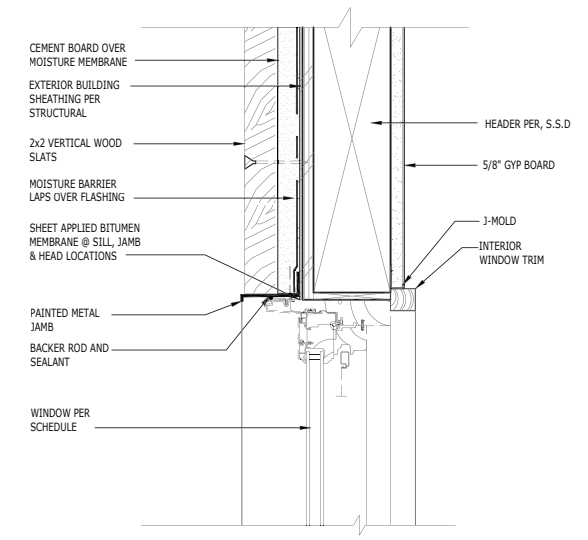
2780-2782 DIAMOND STREET
SAN FRANCISCO, CA 94131

BLOCK 6740 / LOT 016

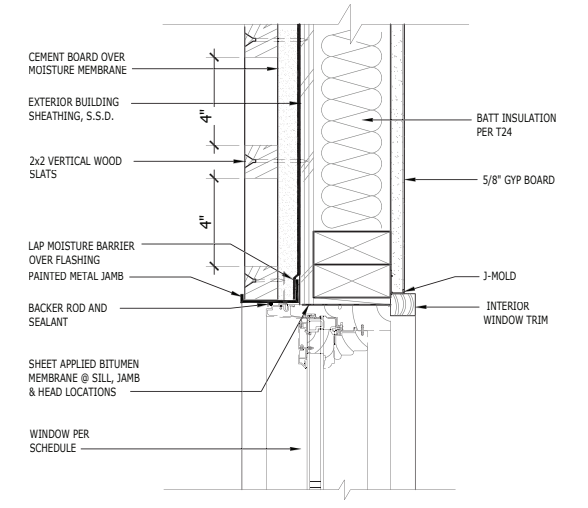
REVISIONS	DATE
PRE-APP	12.17.19
SITE PERMIT	12.19.19
SITE PERMIT R1	09.18.20
311 NOTIFICATION	03.25.21

SCALE
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SHEET TITLE

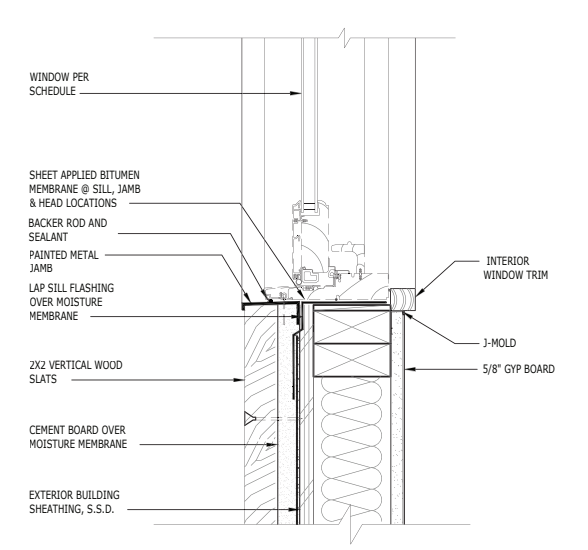
DETAILS
SHEET NUMBER
A8.01



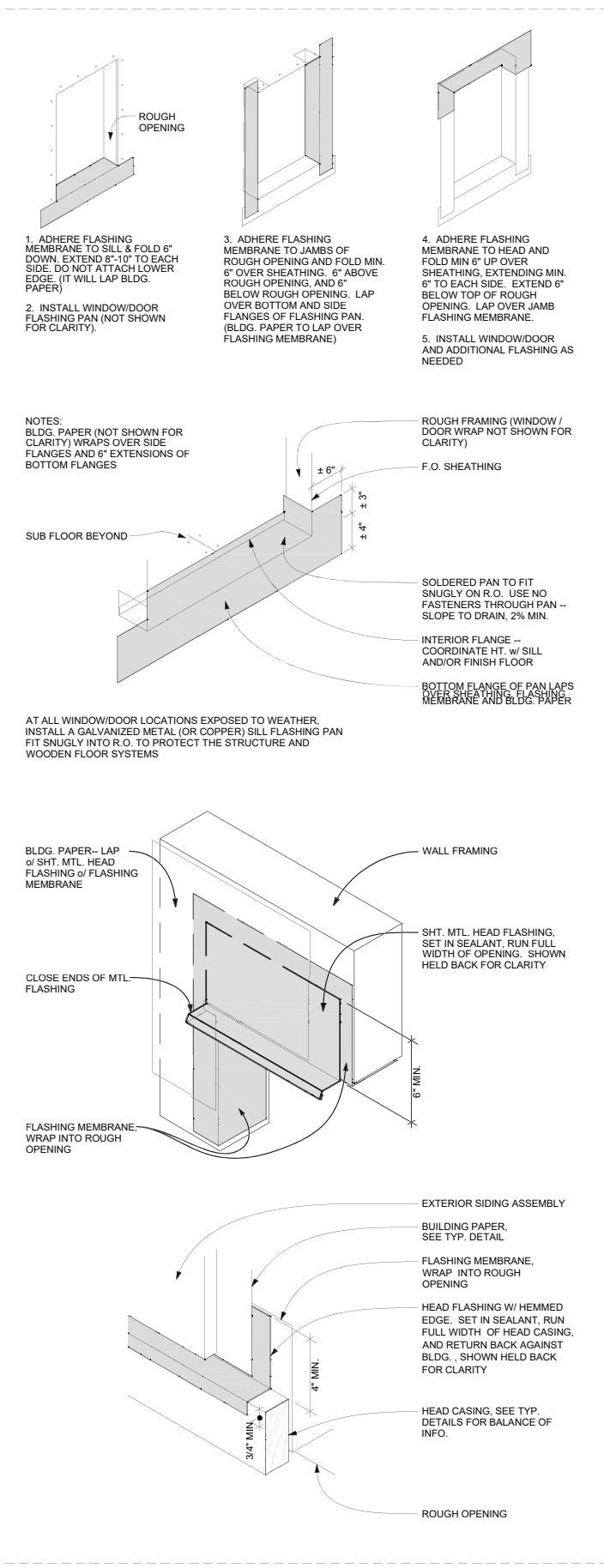
3 TYPICAL WOOD WINDOW HEAD
A8.01 3" = 1'-0"



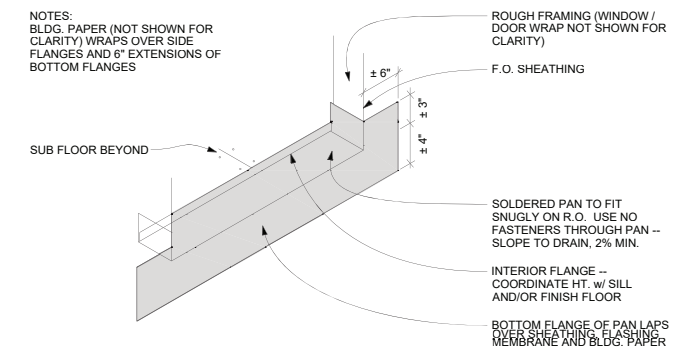
2 TYPICAL WOOD WINDOW JAMB
A8.01 3" = 1'-0"



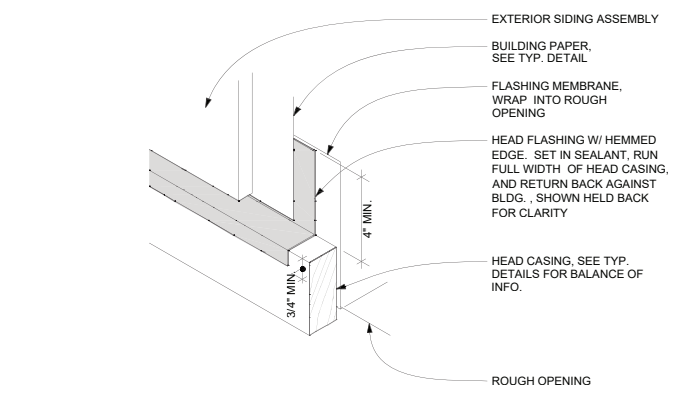
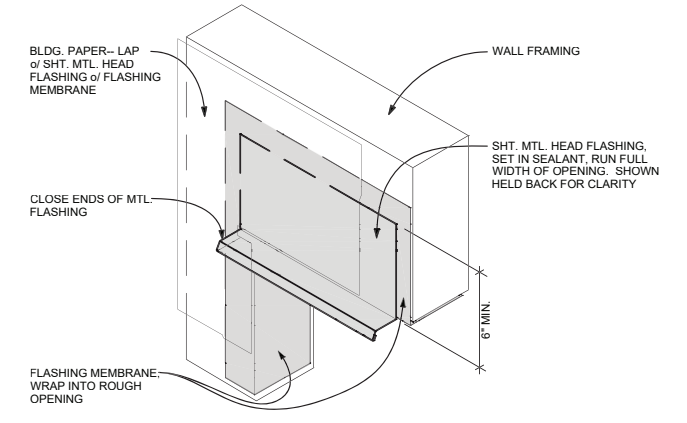
1 TYPICAL WOOD WINDOW SILL
A8.01 3" = 1'-0"



2 FLASHING DETAILS
A8.01



AT ALL WINDOW/DOOR LOCATIONS EXPOSED TO WEATHER, INSTALL A GALVANIZED METAL (OR COPPER) SILL FLASHING PAN FIT SNUGLY INTO R.O. TO PROTECT THE STRUCTURE AND WOODEN FLOOR SYSTEMS





Henry Gao <hgao@reddotstudio.com>

2780 Diamond Street renovation follow-up

frank walsh <jjjfcw@comcast.net>
To: Henry Gao <hgao@reddotstudio.com>

Sun, Dec 22, 2019 at 1:15 PM

Dear Henry,

It was a pleasure to meet you and your partner. Thank you for spending the time with us to present your project.

As it stands now, we have no objection to the renovation. We feel that the exterior design is a vast improvement and the interior design is well thought out. We also have no objection to expansion of the House envelope on the ground floor. It is a wise use of a rather shaded area that has little use at this time.

This is a big project, we wish you well.

John J Jennings, RN
Frank C Walsh

Sent from my iPhone
[Quoted text hidden]

<20191217_PreApp.pdf>

Attachment No. 11

Rent Board Response to Request for Planning Department Records Search

Re: 2780-2782 Diamond

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

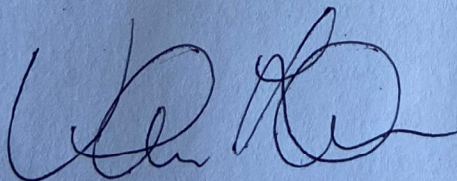
Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

6-23-21

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

BUYOUT AND RELEASE AGREEMENT

2018 JAN 30 PM 2:13

This Buyout and Release Agreement ("Agreement") is entered into by the following parties: Ji Young Lee and Uros Prestor (collectively "Owners") on the one hand; and [REDACTED] ("Occupant") on the other hand. Owners and Occupant are individually referred to as the "Party" and collectively referred to as the "Parties".

RECITALS

A. Owners own certain real property known as 2780 Diamond Street, San Francisco, CA 94131 (the "Premises").

B. Occupant occupies the Premises pursuant to an agreement made with Owners' predecessor-in-interest (the "Lease"). Owners and Occupant acknowledge that Owners hold a security deposit and last month's rent in the total amount of \$2,600 (the "Security Deposit").

C. Occupant alleges that she is entitled to return of rent for the following repair issues: (1) no source of heat whatsoever; (2) a sewer system that clogs regularly, in June 2017 backed up into the shower, and in May of 2017 was not functioning at all; (3) nonconforming electrical facilities; (4) two walls in the unit constructed permanently sealed doors; (5) the safety door on the back fence periodically does not close or lock when it swells; and (6) one stove burner is out. Owners deny Occupant's allegations.

D. The Parties wish to voluntarily enter into a mutually-beneficial private agreement for the termination of the Lease, any leasehold interests or any right of possession of or any right to re-occupy the Premises that Occupant may have.

E. The Parties understand that they are under no obligation to enter into any buyout agreement and that they are freely entering into this Agreement of their own volition and without coercion.

F. Occupant is entering into this Agreement with full knowledge of her rights under applicable law, including the San Francisco Rent Stabilization and Arbitration Ordinance (the "Rent Ordinance").

G. Occupant acknowledges that Owners have provided Occupant with the proper disclosures required under Section 37.9E of the Rent Ordinance prior to commencing any buyout negotiation. A copy of the disclosures is attached hereto as Exhibit A.

THEREFORE, the Parties agree as follows.

1. The above Recitals are true and correct.
2. Occupant agrees to vacate the Premises by 7:00 p.m. on or before March 31, 2018 (the "Vacate Date"). Occupant shall return all keys for the Premises in her possession to Owners or Owners' agent or attorney, along with the executed Notice of Surrender of Premises, upon

vacating the Premises by the Vacate Date. As described in this Agreement, "vacate/vacating" and/or "surrender/surrendering" mean permanently vacating and surrendering possession of the Premises, disclaiming any possession of the Premises or claim of right to possession of the Premises, leaving no one else remaining in possession of the Premises or in a position to make any claim of right to possession of the Premises, leaving the Premises free of personal possessions and in "broom-clean condition" free of all refuse, and contemporaneously signing the "Notice of Surrender of Premises", attached hereto as "Exhibit B". "Broom-clean" shall mean sweeping only and shall not require deep scrubbing of the kitchen and bathroom, paint touch up, repainting, or the filling of nail holes.

3. Provided that Occupant vacates on or before March 31, 2018, Owners shall:
 - a. Pay Occupant the sum of \$50,000 (the "Relocation Payment"). The Relocation Payment shall be paid by trust account check or cashier's check payable to "Tobener Ravenscroft Trust Account". The Relocation Payment shall be delivered to Occupant as follows:
 - i. If Occupant vacates prior to the 45-day right of rescission period set forth under Section 37.9E of the Rent Ordinance, then the \$50,000 Relocation Payment shall be held in trust by Owners' attorney, Zacks, Freedman & Patterson, PC until the 46th day after all Parties have executed this Agreement and shall be paid to Occupant on the 46th day in exchange for the keys and the signed Notice of Surrender, and completed and signed W9 form attached as Exhibit C. The exchange shall take place at Owner's attorney's office between 9:30 am and 5:00 pm, Monday through Friday, at 235 Montgomery Street, Suite 400, San Francisco, CA 94104. If the 46th day falls on a weekend, the exchange shall take place on the next business day.
 - ii. If Occupant vacates after the 46th day following the execution of this Agreement by all Parties, then Occupant and Owners shall meet at the Premises after 6:00 pm on the date that Occupant vacates to exchange the \$50,000 Relocation Payment for the keys and the signed Notice of Surrender. Occupant shall provide a 72 hours' prior written notice of the date and time of the exchange by email sent to Owners and to Owners' attorney at gael@zfpplaw.com. If Occupant fails to give such a written advance notice, Owners shall not be held liable for any resulting delay in the delivery of the foregoing payment to Occupant. If Occupant vacates on a weekend, the exchange shall take place on the next business day as provided above. Failing to give the 72 hours' notice shall not be grounds to reduce the Relocation Payment, but shall only delay payment for up to 72 hours.

Owners agree to deposit the Relocation Payment into their attorney's settlement trust account on or before January 31, 2018 and to have their attorney provide

proof of such deposit to Occupant's attorney within two (2) business' days after such deposit has been made by email to jtobener@tobenerlaw.com.

- b. As additional consideration, forever waive their entitlement to rent for the period of November 1, 2017 through March 31, 2018 representing an additional benefit in the amount of \$6,500. If, however, Occupant fails to vacate as provided in this Agreement or exercises her right of rescission under Section 37.9E(g) of the Rent Ordinance, then said rent for the Premises shall be immediately due and owing.
 - c. Absent willful and intentional damage and except as provided in Sections 7 and 8 below, Owners shall return Occupant's Security Deposit of \$2600, plus interest, less Rent Board fees, in full and without offset on the date that Occupant vacates by cashier's check payable to '██████████'. Owners may not offset the \$50,000 for damage to the Premises or for the cost to remove abandoned personal property.
4. If Occupant fails to vacate as provided in this Agreement or if Occupant exercises her right of rescission under Section 37.9E(g) of the Rent Ordinance, then Occupant shall not be entitled to any compensation or benefit under this Agreement.
 5. Occupant agrees not to assign this Agreement nor attempt to assign or sublet any right of occupancy or the whole or any portion of the Premises to any person.
 6. Occupant agrees to pay any outstanding utility bills for the Premises through the date Occupant vacates.
 7. Occupant agrees to remove, upon vacating the Premises, all personal property and other things from the Premises, and not commit waste, or any damage to the Premises (beyond reasonable wear and tear); and as to the personal property and things left at the Premises, Occupant agrees that all of such property and things have a value of less than \$700, and Occupant specifically waives any statutory requirement that Owners store such property and things, or notify Occupant of any right to reclaim such property and things, and Owners may dispose of such property and things as Owners see fit. However, Occupant shall be liable for any costs of removal of any property and things left behind and said costs may be deducted from the Security Deposit. Occupant shall do nothing that would lessen the value of the Premises.
 8. Occupant agrees to leave the Premises in a broom-clean condition as defined in Section 2 above. If Occupant fails to leave the Premises in a broom-clean condition, Occupant agrees that the reasonable costs of cleaning shall be deducted from the security deposit. In addition, Occupant shall be liable for the reasonable estimated costs of repair of any intentional damage (i.e., willful damage beyond reasonable wear and tear) caused to the Premises prior to the Vacate Date. Such costs shall be deducted from the Security Deposit. Occupant acknowledges receipt of the Notice of Right to Request an Inspection pursuant to Section 1950.5 of the California Civil Code attached hereto as Exhibit D. Occupant agrees to waive any procedural rights Occupant may have under said Section 1950.5 and that any deduction from the Security Deposit shall be handled as provided herein. If Occupant desires to do a walkthrough

inspection, then Occupant shall contact Owners at least 72 hours prior to vacating to schedule such inspection.

9. Occupant acknowledges and agrees that Owners will not proceed with any repair work in the Premises prior to Occupant vacating the Premises, except for any condition in the Premises that poses an imminent safety risk. In such event, Occupant shall notify Owners of the issue. Owners shall repair the condition if Owners' contractor or other qualified professional confirms that the condition poses an imminent safety risk.

10. Occupant agrees not to make or cause anyone to make or file any claim, complaint or petition that relates to the Premises or the Property with any governmental agencies, including but not limited to the San Francisco Department of Building Inspection or the San Francisco Rent Board. Any such filing, claim, complaint or petition shall be deemed a material breach of this Agreement.

11. Following Occupant's and Owners' full performance of this Agreement, Occupant waives any right to re-rent the Premises, to be re-offered the Premises, or to otherwise be restored to Occupant's former estate in the Premises.

12. Occupant represents and warrants that she has not assigned, subleased or otherwise allowed anyone to use the Premises or any portion thereof. In the event any person connected with Occupant claims a right of possession of the Premises, and such person asserts any claim against Owners which derives from Occupant and relates to the Premises, then Occupant agrees to indemnify Owners for all costs, damages, litigation expenses, liabilities of any kind, and attorney fees that are incurred by Owners as a result of such claims.

13. Occupant covenants that she will not, or cause anyone to, oppose, hinder or interfere in any way with any attempt to convert the property in which the Premises are located to condominiums

14. In the event either party fails to perform any of their obligations under this Agreement, then the non-defaulting party may file suit to enforce the terms of this Agreement. The prevailing party in any lawsuit arising out of this Agreement shall be entitled to reasonable attorney fees and costs of suit.

15. With the exception of Owners' obligations under this Agreement, Occupant releases and forever discharges Owners, and Owners' predecessors, employees, agents, contractors, brokers, attorneys, parent, subsidiaries and affiliated entities, members, managers, contractors, officers, successors, assigns, heirs and personal representatives, partners, trustees, co-trustees, beneficiaries and co-owners from any and all claims, liens, demands, causes of action, obligations, damages, expenses and liabilities of any kind whatsoever, whether at this time suspected, known or unknown, that Occupant has had in the past or now has against them and that are in any way related to the Premises or Occupant's tenancy or occupancy of the Premises, including but not limited to any claim Occupant may have or have had regarding the condition of the Premises.

16. With the exception of Occupant's obligations under this Agreement and with the exception of any claim related to damage done to the Premises, Owners release and forever discharge Occupant, and Occupant's agents, attorneys, successors, assigns, heirs and personal representatives, partners, and personal representatives from any and all claims, liens, demands, causes of action, obligations, damages, expenses and liabilities of any kind whatsoever, whether at this time suspected, known or unknown, that Owners have had in the past or now have against them and that are in any way related to the Premises or Occupant's tenancy or occupancy of the Premises, including but not limited to any claim Occupant may have or have had regarding the condition of the Premises.

17. The Parties understand that if any facts concerning the claims released by this Agreement should be found hereafter to be other than or different from the facts now believed to be true, the parties expressly accept and assume the risk of such possible difference in facts and agree that the releases given herein will remain effective. Therefore, by the releases herein, the parties waive any rights or benefits provided by § 1542 of the Civil Code, which reads as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

18. The Parties represent and warrant that they have not sold, assigned, transferred, encumbered, conveyed or otherwise disposed of the claims that are released in this Agreement.

19. The releases in this Agreement shall be binding upon and inure to the benefit of the parties' successors, assigns, heirs and personal representatives.

20. The Parties may execute this Agreement and Exhibits in two or more counterparts; each counterpart shall be deemed a binding agreement, as if a single original instrument, as against any party who has signed it; signatures transmitted by facsimile or e-mail shall be deemed original signatures.

21. The Parties represent and warrant that no promise, inducement or agreement not expressed herein has been made in connection with this Agreement and that this Agreement constitutes the entire agreement between the Parties. It is expressly understood and agreed that this Agreement may not be amended, altered, modified or otherwise changed in any respect whatsoever, except by a writing duly executed by each party to this Agreement and expressly stating that it is an amendment to this Agreement. Definitions are to be used only for purposes of interpreting this Agreement.

22. Before signing this Agreement, Occupant has had the opportunity to review this Agreement with her attorney, Joseph S. Tobener, and entered into this Agreement freely and voluntarily.

23. The language in all parts of this Agreement shall in all cases be construed as a whole and in accordance with its fair meaning and not construed for or against any party simply because one party was the drafter thereof.

24. If any provision of this Buyout Agreement, or the application thereof to any person, or in any circumstance, shall be invalid or unenforceable to any extent, the remainder of this Buyout Agreement and the application of such provisions to other persons or in other circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

25. Time is of the essence with respect to provisions contained in this Agreement.

26. In exchange for Occupant's signature on this Agreement, Owners shall provide a signed and dated letter of reference that states as follows: "[REDACTED] has been a residential tenant in my San Francisco building for four years. She has been a great tenant. She is quiet and respectful, pays her rent on time, and keeps her unit and the common areas in good condition. Please rely on this written letter of reference in lieu of an oral reference."

ACKNOWLEDGMENTS

You, the Tenant, acknowledge that you were given a copy of this Buyout Agreement at the time you executed it.

Initials [REDACTED]

You, the Tenant, may cancel this agreement at any time before the 45th day after all parties have signed this agreement. To cancel this agreement, mail or deliver a signed and dated notice stating that you, the tenant, are cancelling this agreement, or words of similar effect. The notice shall be sent to: Owners, c/o Zacks, Freedman & Patterson, PC, 235 Montgomery Street, Suite 400, San Francisco, CA 94104.

Initials: [REDACTED]

You, the Tenant, have a right not to enter into a buyout agreement.

Initials: [REDACTED]

You, the Tenant, may choose to consult with an attorney and/or a tenants' rights organization before signing this agreement. You can find a list of tenants' rights organizations on the Rent Board's website – www.sfrb.org.

Initials

The Rent Board has created a publically available, searchable database that may include information about other buyout agreements in your neighborhood. You can search this database at the Rent Board's office at 25 Van Ness Avenue, Suite 320.

Initials:

Under Section 1396(e)(4) of San Francisco's Subdivision Code, a property Owners may not convert a building into a condominium where: (A) a senior, disabled, or catastrophically ill tenant has vacated a unit under a buyout agreement after October 31, 2014, or (B) two or more tenants who are not senior, disabled, or catastrophically ill have vacated units under buyout agreements, if the agreements were entered after October 31, 2014 and within the ten years prior to the condominium conversion application. A 'senior' is a person who is 60 years or older and has been residing in the unit for ten years or more at the time of Buyout Agreement; a 'disabled' tenant is a person who is disabled under the Americans with Disabilities Act (Title 42 United States Code Section 12102) and has been residing in the unit for ten years or more at the time of Buyout Agreement; and a 'catastrophically ill' tenant is a person who is disabled under the Americans with Disabilities Act (Title 42 United States Code Section 12102) and who is suffering from a life threatening illness and has been residing in the unit for five years or more at the time of Buyout Agreement.

Do you, [REDACTED] believe that you are senior, disabled, or catastrophically ill as those terms are defined above?

Yes No I don't know I prefer not to say

(check one)

Initials:

So Agreed:

Occupant:

[Redacted]
[Redacted]

Date: 12/12/17

Owners:

Ji Young Lee

Date: _____

Uros Prestor


Date: _____

Approved as to form:

Zacks, Freedman & Patterson, PC

Tobener Ravenscroft LLP

Gael Bizel-Bizellot,
Attorney for Owners



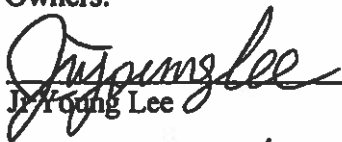
Joseph S. Tobener,
Attorney for Occupant

So Agreed:

Occupant:

Date: _____

Owners:



J. Young Lee

Date: 12/4/2017




Uros Prestor

Date: 12/4/2017

Approved as to form:

Zacks, Freedman & Patterson, PC

Tobener Ravenscroft LLP



Gael Bizel-Bizellet,
Attorney for Owners

Joseph S. Tobener,
Attorney for Occupant

EXHIBIT A



San Francisco Residential Rent Stabilization and Arbitration Board

Pre-Buyout Negotiations Disclosure Form Required by Ordinance Section 37.9E

Beginning March 7, 2015, any landlord who wishes to commence "buyout negotiations" with a tenant must first make certain written disclosures to the tenant. This six-page document contains all of the legally required disclosures and must be served on the tenant prior to the commencement of "buyout negotiations." The following definitions apply:

- "Buyout negotiations" means any discussion or bargaining, whether oral or written, between a landlord and tenant regarding the possibility of entering into a "buyout agreement."
- A "buyout agreement" means an agreement wherein the landlord pays the tenant money or other consideration to vacate the rental unit. (An agreement to settle a pending unlawful detainer [eviction] action in court is not considered a "buyout agreement.")

租務條例第 37.9E 段要求的收購前協商披露表 (Chinese)

自 2015 年 3 月 7 日起，凡是希望和租客開始進行「收購協商」的屋主均須先向租客提供某些書面披露事項。這份六頁的文件包含法律要求的所有披露事項，必須在開始進行「收購協商」之前提供給租客。以下是適用的定義：

- 「收購協商」是指屋主與租客之間針對訂立「收購協議」的可能性所做的口頭或書面討論或商談。
- 「收購協議」是指屋主支付租客金錢或其他對價以空出租住單位的一項協議。（為了對一場非法佔有[逐出]的法庭訴訟進行和解而做出的協議不被視為「收購協議」。）

Formulario De Revelación Previa A Las Negociaciones De Pago Por Desocupar Una Unidad Exigido Por La Sección 37.9 De La Ordenanza (Spanish)

A partir del 7 de marzo del 2017, cualquier arrendador que desee iniciar "negociaciones de pago por desocupar una unidad" con un inquilino deberá primero hacer ciertas revelaciones por escrito al inquilino. Este documento de seis páginas contiene todas las revelaciones que la ley exige y deberán ser entregadas al inquilino antes de empezar las "negociaciones de pago por desocupar una unidad". Se aplican las siguientes definiciones:

- "Negociaciones de pago por desocupar una unidad" significa cualquier discusión o negociación, ya sea oral o escrita, entre un arrendador y un inquilino sobre la posibilidad de llegar a un "acuerdo de pago por desocupar una unidad".
- Un "acuerdo de pago por desocupar una unidad" significa un acuerdo en el que el arrendador le paga al inquilino dinero u otra contraprestación por desocupar la unidad de alquiler. (Un acuerdo para resolver una demanda de desalojo pendiente en un tribunal no se considera un "acuerdo de pago por desocupar una unidad".)



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The landlord must fill in the blanks below prior to giving this Pre-Buyout Negotiations Disclosure Form to the tenant. -- 屋主將這份收購前協商披露表給予租客之前，必須先填妥以下空白部分。 -- *El arrendador debe llenar los espacios en blanco debajo antes de entregar este Formulario de revelación previa a las negociaciones de pago por desocupar una unidad al inquilino.*

(a) The landlord intends to enter into Buyout Negotiations to recover possession of the rental unit located at: -- (a) 屋主有意開始進行收購協商，以收回位於以下地址的租住單位所有權： -- (a) *El arrendador tiene la intención de iniciar Negociaciones de pago por desocupar una unidad para tomar posesión de la unidad de alquiler ubicada en:*

<u>2780 Diamond St</u>		<u>San Francisco, CA 94131</u>	
Tenant's Address: Street Number	Street Name	Unit Number	Zip Code
租客地址: 街號	街名	單位號	郵遞區號
Dirección del inquilino: Número	Nombre de la calle	Número de la unidad	Código postal

(b) The following people will be conducting Buyout Negotiations on behalf of the landlord. (If the landlord is an entity, the landlord shall provide the names of all people within that entity who will be conducting the Buyout Negotiations.) -- (b) 以下人士將代表屋主進行收購協商。(屋主如為實體，則應提供該實體內將進行收購協商的所有人士姓名。 -- (b) *Las siguientes personas llevarán a cabo las Negociaciones de pago por desocupar una unidad en nombre del arrendador. (Si el arrendador es una entidad, el arrendador deberá dar los nombres de todas las personas dentro de la entidad que llevarán a cabo las negociaciones de pago por desocupar una unidad.)*

<u>1. Uros Prestor</u>	<u>2. Ji Young Lee</u>
Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí	Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí
<u>3. Gael Bizel-Bizellot</u>	<u>4.</u>
Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí	Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí

(c) The following people will have decision-making authority over the terms of the Buyout Agreement on behalf of the landlord. (If the landlord is an entity, the landlord shall provide the names of all people within that entity who will have decision-making authority over the terms of the Buyout Agreement.) -- (c) 以下人士將代表屋主對收購協議的條款具有決定權。(屋主如為實體，則應提供該實體內對收購協議條款具有決定權的所有人士姓名。) -- (c) *Las siguientes personas tendrán la autoridad para tomar decisiones con respecto a los términos del Acuerdo de pago por desocupar la unidad en nombre del arrendador. (Si el arrendador es una entidad, el arrendador deberá dar los nombres de todas las personas dentro de la entidad que tendrán la autoridad para tomar decisiones con respecto a los términos del Acuerdo de pago por desocupar una unidad.)*

<u>1. Uros Prestor</u>	<u>2. Ji Young Lee</u>
Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí	Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí
<u>3. Gael Bizel-Bizellot</u>	<u>4.</u>
Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí	Print Name Here / 在此寫下正楷姓名 / Nombre en letra imprenta aquí



San Francisco Residential Rent Stabilization and Arbitration Board

Tenant Disclosures Required by Rent Ordinance Section 37.9E

- (1) A tenant has the right not to enter into a Buyout Agreement or Buyout Negotiations.
- (2) A tenant may choose to consult with an attorney before entering into a Buyout Agreement or Buyout Negotiations.
- (3) Tenants' rights organizations and their contact information are listed on page 6 as Attachment A.
- (4) Information about tenants' rights is also available at the Rent Board's office (25 Van Ness Avenue, Room 320, San Francisco, CA), through its counselling telephone number (415-252-4602) and on its website (www.sfrb.org). A tenant may visit the Rent Board's office for information about other Buyout Agreements in the tenant's neighborhood.
- (5) A tenant may rescind a Buyout Agreement for up to 45 days after the Buyout Agreement is fully executed. In order to rescind a Buyout Agreement, the tenant must, on or before the 45th day following the execution of the Buyout Agreement by all parties, hand deliver, email, or place in the mail a statement to the landlord indicating that the tenant has rescinded the Buyout Agreement. Any Buyout Agreement that does not comply with the requirements of Rent Ordinance Section 37.9E(f) shall not be effective and may be rescinded by the tenant at any time.
- (6) A landlord's ability to convert the tenant's building into condominiums may be affected by a Buyout Agreement pursuant to Subdivision Code Section 1396(e)(4) if: "(a) a senior, disabled, or catastrophically ill tenant in the building entered into a Buyout Agreement for any unit in the building, or (b) two or more tenants entered into Buyout Agreements during the period beginning ten years prior to the date of the condominium conversion application and ending on the date of the final or parcel map approval. For purposes of this subsection, a "senior" shall be a person who is 60 years or older and has been residing in the unit for ten years or more at the time of the Buyout Agreement; a "disabled" tenant shall be a person who is disabled within the meaning of Title 42 United States Code Section 12102 and has been residing in the unit for ten years or more at the time of Buyout Agreement; and a "catastrophically ill" tenant shall be a person who is disabled within the meaning of Title 42 United States Code Section 12102 and who is suffering from a life threatening illness as certified by his or her primary care physician and has been residing in the unit for five years or more at the time of Buyout Agreement."

租務條例第 37.9E 段要求的租客披露事項 (Chinese)

- (1) 租客有權不訂立收購協議或進行收購協商。
- (2) 在訂立收購協議或進行收購協商之前，租客可選擇向律師諮詢。
- (3) 租客的維權組織及其聯絡資訊以附件 A 的形式列於第 6 頁。
- (4) 有關租客權利的資訊亦可至租務委員會辦公室索取 (25 Van Ness Avenue, Room 320, San Francisco, CA)，或致電索取 (415-252-4602)，或瀏覽租務委員會網站 (www.sfrb.org)。租客可前往租務委員會辦公室索取所在鄰里其他收購協議的資訊。



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(5) 收購協議完整簽署後，租客至多有 45 天的時間可以撤銷收購協議。為了撤銷收購協議，租客必須在所有各方簽署協議 45 天內將陳述書親手交予、電子郵寄或一般郵寄給屋主，表明已撤銷收購協議。任何不符合租務條例第 37.9E 段(f)項要求的收購協議可視為無效，租客可以隨時撤銷。

(6) 如有下列情況，屋主將租客居住的建築物改建為共管式公寓的能力可能依細分法規第 1396(e)(4)條規定受收購協議影響：「(a) 訂立收購協議者為建築物內任何單位的老年人、殘障者或重病租客，或為 (b) 兩名或以上訂立收購協議的租客，其立約時間發生在共管式公寓改建實施日前十年開始、至最終地界圖核准日為止的這一段時間。就本細分法則而言，「老年人」係指年滿 60 歲者，訂立收購協議時已在建築物單位居住十年或以上；「殘障」租客係指符合美國法第 42 篇 12102 段殘障定義者，訂立收購協議時已在建築物單位居住十年或以上；「重病」租客係指符合美國法第 42 篇 12102 段殘障定義、並由其主治醫生證明患有危及性命的疾病者，訂立收購協議時已在建築物單位居住五年或以上。」

Revelaciones Al Inquilino Exigidas Por La Sección 37.9(a) **De La Ordenanza Del Control de Rentas (Spanish)**

(1) *Un inquilino tiene el derecho de no entrar en un Acuerdo o llevar a cabo negociaciones de pago por desocupar una unidad.*

(2) *Un inquilino puede optar por consultar con un abogado antes de entrar en un Acuerdo o llevar a cabo negociaciones de pago por desocupar una unidad.*

(3) *El Anexo A en la página 6 enumera las organizaciones de derechos del inquilino y su información de contacto.*

(4) *También puede encontrar información sobre los derechos del inquilino en la oficina de la Junta del Control de Rentas (25 Van Ness Avenue, Sala 320, San Francisco, CA), en su línea telefónica de asesoría (415-252-4602) y en su sitio web (www.sfrb.org). Un inquilino puede visitar la oficina de la Junta del Control de Rentas para obtener información acerca de otros Acuerdos de pago por desocupar una unidad en el vecindario del inquilino.*

(5) *Un inquilino puede anular un Acuerdo de pago por desocupar una unidad hasta los 45 días después de haber firmado el Acuerdo de pago por desocupar una unidad. Para poder anular un Acuerdo de pago por desocupar una unidad, el inquilino deberá, a más tardar en el día número 45 después de que todas las partes hayan firmado el Acuerdo de pago por desocupar una unidad, entregar personalmente, por correo electrónico, o enviar por correo un documento escrito indicando que el inquilino ha anulado el Acuerdo de pago por desocupar una unidad. Cualquier Acuerdo de pago por desocupar una unidad que no cumpla con los requisitos de la Sección 37.9E(f) de la Ordenanza del Control de Rentas no tendrá vigencia y puede ser anulado por el inquilino en cualquier momento.*

(6) *Un Acuerdo de pago por desocupar una unidad puede afectar la capacidad de un arrendador de convertir el inmueble de un inquilino en condominios de conformidad con la Sección 1396(e)(4) del Código de Fraccionamiento (Subdivision Code) si: "(a) un inquilino de la tercera edad, discapacitado o con una enfermedad catastrófica en el edificio llevó a cabo un Acuerdo de pago por desocupar una unidad para cualquier unidad en el inmueble o (b) dos o más inquilinos llevaron a cabo Acuerdos de pago por desocupar una unidad durante el periodo*



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que empieza diez años antes de la fecha de la solicitud de conversión a condominios y que termina en la fecha de la aprobación final o la aprobación del plano catastral. Para esta subsección, una "persona de la tercera edad" deberá ser una persona de por lo menos 60 años de edad que al momento de llevar a cabo el Acuerdo de pago por desocupar una unidad haya vivido en la unidad por diez años o más; un inquilino "discapacitado" deberá ser una persona discapacitada según la definición de la Sección 12102 del Título 42 del Código de Estados Unidos, que al momento de llevar a cabo el Acuerdo de pago por desocupar una unidad haya vivido en la unidad por diez años o más; y un inquilino "con una enfermedad catastrófica" deberá ser una persona discapacitada según la definición de la Sección 12102 del Título 42 del Código de Estados Unidos y que esté sufriendo de una enfermedad con peligro de muerte con la constancia de un certificado de su médico principal y que al momento de llevar a cabo el Acuerdo de pago por desocupar una unidad haya vivido en la unidad por cinco años o más".

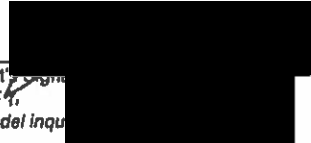
Each tenant must sign this six-page Pre-Buyout Negotiations Disclosure Form below and write the date the landlord provided the tenant with the disclosure form. The landlord is **not** required to file a copy of the Disclosure Form with the Rent Board. The landlord **is** required to retain a copy of each signed Disclosure Form for five years, along with a record of the date the landlord provided the disclosure to each tenant.

每位租客必須在這份六頁的收購前協商披露表底下簽名，並寫上屋主向租客提供披露表的日期。屋主不需用向租務委員會送交披露表。屋主需要將每份簽署的披露表保存五年，連同屋主向每位租客提供披露表的日期記錄一併保存。

Cada inquilino debe firmar este Formulario de revelación de seis páginas previa a las negociaciones de pago por desocupar una unidad y escribir la fecha en la que el arrendador le entregó el formulario de revelación. El arrendador **no** está obligado a presentar una copia del Formulario de revelación a la Junta del Control de Rentas. El arrendador **debe** guardar una copia de cada Formulario de revelación por cinco años, junto con un registro de la fecha en la que el arrendador entregó la revelación a cada inquilino.

1. 
Print Tenant's Name Here
在此寫下租客正楷姓名
Nombre del inquilino en letra imprenta

2. _____
Print Tenant's Name Here
在此寫下租客正楷姓名
Nombre del inquilino en letra imprenta

1. 
Tenant's Signature
租客簽名
Firma del inquilino

2. _____
Tenant's Signature
租客簽名
Firma del inquilino

1. 7/20/17
Date the landlord provided tenant with the Disclosure Form
屋主提供披露表給租客的日期
Fecha en la que el arrendador entregó el Formulario de revelación al inquilino

2. _____
Date the landlord provided tenant with the Disclosure Form
屋主提供披露表給租客的日期
Fecha en la que el arrendador entregó el Formulario de revelación al inquilino



San Francisco Residential Rent Stabilization and Arbitration Board

ATTACHMENT A – TENANTS' RIGHTS ORGANIZATIONS

AIDS Legal Referral Panel

1663 Mission Street #500
San Francisco, CA 94103
(415) 701-1100 (phone)
(415) 701-1400 (fax)
www.alrp.org

Asian Americans Advancing Justice - Asian Law Caucus

(Cantonese/Mandarin/English)
55 Columbus Avenue
San Francisco, CA 94111
(415) 896-1701 (phone)
(415) 896-1702 (fax)
www.advancingjustice-alc.org

Asian Pacific Islander Legal Outreach

1121 Mission Street
San Francisco, CA 94103
(415) 567-8255 (phone)
(415) 567-6248 (fax)
www.apilegaloutreach.org

Bay Area Legal Aid

(Section 8 and public housing)
1035 Market Street, 6th Floor
San Francisco, CA 94103
(415) 982-1300 (phone)
(415) 982-4243 (fax)
www.baylegal.org

Bayview/Hunters Point Community Legal

(Tenants living within zip code 94124 only)
4622 3rd Street (In Salvation Army Outreach Center)
San Francisco, CA 94124
(415) 735-4124 (phone)
(415) 534-3469 (fax)
bhpccommunitylegal.org

Causa Justa::Just Cause

(Spanish/English)
2301 Mission Street, Suite 201
San Francisco, CA 94110
(415) 487-9203 (phone)
(415) 487-9022 (fax)
By Appointment Only:
Mon & Wed 1-5 pm;
Tues, Thurs & Fri 9:30-Noon & 1-5:30 pm.
www.cjic.org

Chinatown Community Development Center

(Cantonese/Mandarin/English)
863 Clay Street
San Francisco, CA 94111
(415) 984-2728 (phone)
(415) 984-2724 (fax)
Call for appointment OR
Drop-In Clinic: Mon 2:00-4:00 pm &
Thurs 10:30 am-12:30 pm
www.chinatowncdc.org

Housing Rights Committee of SF

(Cantonese/Mandarin/Spanish/English)
(bring proof of income; counseling is free)
1663 Mission Street (at Duboce St.), 5th Fl.
San Francisco CA 94103
(415) 703-8644 (phone)
(415) 703-8639 (fax)
Mon-Thurs: 1:00 p.m.-5:00 p.m.
www.hrscsf.org

Housing Rights Committee of SF

4301 Geary Boulevard (cross at 7th Avenue)
(Cantonese/Mandarin/English)
San Francisco, CA 94118
(415) 947-9085 (phone)
Mon, Wed, Th, Fri: 9:00 a.m.-12:00 p.m.

Legal Assistance to the Elderly, Inc. (Age 60+)

701 Sutter Street (at Taylor Street)
San Francisco, CA 94109
(415) 538-3333 (phone)
(415) 538-3316 (fax)
www.laesf.org

San Francisco Tenants Union

558 Capp Street (near Mission & 21st Street)
San Francisco, CA 94110
(415) 282-6622 (recorded message & hours)
www.sftu.org

SRO Collaboratives:

(1) Central City SRO Collaborative

48 Turk Street
San Francisco, CA 94102
(415) 775-7110 (phone)
www.ccsro.org

(2) Chinatown SRO Collaborative

c/o Chinatown Community Development Center
1525 Grant Avenue
San Francisco, CA 94133
(415) 984-1489 (phone)
(415) 362-7992 (fax)
www.chinatowncdc.org

(3) Mission SRO Collaborative

938 Valencia Street
San Francisco, CA 94110
(415) 282-6209, ext. 119 (phone)

Tenderloin Housing Clinic

(Spanish/English)
(Tenants in hotels and Tenderloin residents)
126 Hyde Street, 2nd Floor
San Francisco, CA 94102
(415) 771-9850 (phone)
www.thclinic.org

EXHIBIT B

SURRENDER OF PREMISES

I, [REDACTED], hereby represent and warrant to Ji Young Lee and Uros Prestor, the landlords of the Premises, commonly known as 2780 Diamond Street, San Francisco, CA 94131 (the "Premises"), that as of the date that this document was signed, I have removed all of my personal possessions, permanently vacated and surrendered the Premises.

At the same time I executed this document, I have turned in all sets of keys to the Premises in my possession to the landlords or their attorney or agent. I understand that the landlords will rely upon the representations made in this document to change the locks to the Premises and take possession of the Premises.

I represent that any personal possessions or other personal property that I have left behind is deemed refuse, worth less than \$700.00, and the landlords may dispose of any such items in any way they see fit, without any notice to me.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that it was executed on _____ at San Francisco, California.

[REDACTED]

EXHIBIT C

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.)		Requester's name and address (optional)
	6 City, state, and ZIP code		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number											
				-			-				
OR											
Employer identification number											
				-							

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. Individual. Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. Sole proprietor or single-member LLC. Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation. Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. Other entities. Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. Disregarded entity. For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(ii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

- A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)
- B—The United States or any of its agencies or instrumentalities
- C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)
- E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)
- F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state
- G—A real estate investment trust
- H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940
- I—A common trust fund as defined in section 584(a)
- J—A bank as defined in section 581
- K—A broker
- L—A trust exempt from tax under section 664 or described in section 4947(a)(1)
- M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. **Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.
2. **Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.
3. **Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.
4. **Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).
5. **Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee ¹ The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ¹
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ¹
For this type of account:	Give name and EIN of:
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity ¹
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

² You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

*Note. Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.ftc.gov/idtheft or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

EXHIBIT D

NOTICE OF RIGHT TO REQUEST INSPECTION

California Civil Code, Section 1950.5

TO:

██████████
2780 Diamond Street
San Francisco, CA 94131

NOTICE IS HEREBY GIVEN that pursuant to California Civil Code, Section 1950.5(f), you have a right to demand an initial inspection of your premises as follows: "Within a reasonable time after notification of either party's intention to terminate the tenancy, or before the end of the lease term, the landlord shall notify the tenant in writing of his or her option to request an initial inspection and of his or her right to be present at the inspection. At a reasonable time, but no earlier than two weeks before the termination or the end of lease date, the landlord, or an agent of the landlord, shall, upon the request of the tenant, make an initial inspection of the premises prior to any final inspection the landlord makes after the tenant has vacated the premises. The purpose of the initial inspection shall be to allow the tenant an opportunity to remedy identified deficiencies, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security. If a tenant chooses not to request an initial inspection, the duties of the landlord under this subdivision are discharged. If an inspection is requested, the parties shall attempt to schedule the inspection at a mutually acceptable date and time. The landlord shall give at least 48 hours prior written notice of the date and time of the inspection if either a mutual time is agreed upon, or if a mutually agreed time cannot be scheduled but the tenant still wishes an inspection. The tenant and landlord may agree to forgo the 48-hour prior written notice by both signing a written waiver. The landlord shall proceed with the inspection whether the tenant is present or not, unless the tenant previously withdrew his or her request for the inspection."

YOU ARE FURTHER NOTIFIED that "State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out."

ZACKS, FREEDMAN & PATTERSON, PC

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Gael Bizel-Bizellot, Attorney and
Authorized Agent for Landlord
235 Montgomery Street, Suite 400
San Francisco, CA 94104
(415) 956-8100