BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
GABE ZELDIN and CAROLINE SIMONDS,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **23-006**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on February 3, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on January 20, 2023 to Betsy Bayha and Heidi Gewertz, of a Site Permit (reconstruct garage level storage area at rear of building; infill 49 square feet at ground level; infill 142 square feet at existing first level mud room; renovate and expand existing kitchen and relocate ½ bath on first level; reconstruct existing second level office with 32 square feet added; construct new rear deck & stairs at first floor & decks over infill space at second floor) at 264 Diamond Street.

APPLICATION NO. 2021/11/16/2462

FOR HEARING ON March 15, 2023

Address of Appellant(s):	Address of Other Parties:
Gabe Zeldin and Caroline Simonds, Appellant(s) 258 Diamond Street San Francisco, CA 94114	Betsy Bayha & Heidi Gewertz, Permit Holder(s) c/o Scott Emblidge, Attorney for Permit Holder(s) Moscone, Emblidge & Otis, LLP 220 Montgomery Street, Suite 2100

Date Filed: February 3, 2023

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 23-006

I / We, **Gabe Zeldin and Caroline Simonds**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2021/11/16/2462** by the **Department of Building Inspection** which was issued or became effective on: **January 20, 2023**, to: **Betsy Bayha and Heidi Gewertz,** for the property located at: **264 Diamond Street**.

BRIEFING SCHEDULE:

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **February 23, 2023**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, tina.tam@sfgov.org, corey.teague@sfgov.org, kyle@pencilboxarchitects.com, and bbayha@gmail.com**.**

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **March 9, 2023**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, tina.tam@sfgov.org, corey.teague@sfgov.org, gabezeldin@gmail.com and carrie.simonds@gmail.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, March 15, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Gabe Zeldin, appellant

Preliminary statement for appeal of building permit No. 202111162462, 264 Diamond St.

As adjacent neighbors directly to the north, the proposed project will substantially impact light, air, and visual access the mid-block open space for at least six windows of our property. The proposal violates the Residential Design Guidelines (RDGs). **Planning Staff agreed and recommended that the Commission require a side setback**, concluding that "[t]he Residential Design Guidelines … clearly illustrate conditions and responses similar to this situation." However, after a hearing marred by procedural irregularities the Commission voted in a split decision not to take discretionary review.

The project violates several sections of the RDGs, including:

- Maintain light to adjacent properties by providing adequate setbacks (p.5)
- Ensure that the building respects the mid-block open space (p.5)
- Set back upper floors to provide larger rear yard setbacks (p.26)
- Notch the building at the rear or provide setbacks from side property lines (p.26)
- Provide shared light wells to provide more light to both properties (p.16)

We request a small modification: a five-foot side setback to match the existing setback on our property. This will bring the project into conformance with the RDGs, and mitigate (but not eliminate) the project's impact to our light, air, and visual access to the mid-block open space. The requested modification will have little impact to the proposed rear addition and the Sponsors have not identified any structural, electrical, or mechanical impediment. The Planner confirmed that modifications of this nature "are common suggestions for projects of this type to comply with the RDGs."

Unfortunately the sponsors, one of whom is a San Francisco City Attorney in real estate whose business client is the planning department, have refused to consider a single modification at our request and left us no choice but to pursue this de novo appeal. We respectfully request that the permit be modified to require a five-foot side setback along the north property line.

Permit Details Report

Report Date: **2/2/2023 3:18:34 PM**

Application Number:	202111162462
Form Number:	3
Address(es):	2698 / 009B / 0 264 DIAMOND ST
Description:	RECONSTRUCT GARAGE LVL STORAGE AREA AT REAR OF BLDG, INFILL 49SF AT GR LVL. INFILL 142SF AT (E) 1ST LVL MUD ROOM. RENOVATE & EXPAND (E) KITCHEN & RELOCATE 1/2 BATH ON 1ST LVL. RECONSTRUCT (E) 2ND LVL OFFICE WITH 32SF ADDED. CONSTRUCT NEW REAR DECK & STAIRS AT 1ST & DECKS OVER INFILL SPACE AT 2ND FL.
Cost:	$280,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/16/2021	TRIAGE	
11/16/2021	FILING	
11/16/2021	FILED	
1/20/2023	APPROVED	
1/20/2023	ISSUED	

Contact Details:

Contractor Details:

License Number:	756223
Name:	SEAMUS R CUDDEN
Company Name:	SEAMUS R CUDDEN
Address:	832 MADDUX DR * DALY CITY CA 94015-0000
Phone:	4156528269

Addenda Details:

Description:

SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	11/16/21	11/16/21			11/18/21	CHEUNG DEREK	12/20 paper copy to pre-plan check per NP - dc Electronic submission BB# 474-190-535. 11/16/2021: Emailed applicant, need SFUSD forms, drawings sheet index does not match sheet count, missing architect stamp/signature on drawings all pages. 11/17/2021: Signed SFUSD Form received. Pending updated drawings. 11/17/2021: Signed drawings received. Filing invoice sent to owner. 11/18/2021: Filing fee paid. To PPC.
2	CP-ZOC	11/18/21	2/8/22	2/25/22	12/15/22	12/15/22	SACCHI JOSEPH	12/15/22: Approved the addition of a three story, horizontal rear addition to existing three-story, single-family home in RH-3 Zoning District and 40-X Height and Bulk District. Roof at second level to be fire-rated, without 3' parpapet. Ground floor includes new bath and wetbar, okay per repeal of ZA Bulletin 1 (Rooms Down); not to be used as independent dwelling unit. Reference Discretionary Review Action Memo 802 (DRA-802) for CPC action on permit. - JS joseph.sacchi@sfgov.org 11/15/22: DR filed in response to 311 notice. CPC Hearing held on 11/10/22, DR not taken, no modifications required. Permit ready for Planning approval when formal revisions received in Bluebeam session. - JS joseph.sacchi@sfgov.org 2/25/22: Plan review comments issued in Bluebeam and by email. - JS joseph.sacchi@sfgov.org
								6/15/22: Emailed the 311 cover

3	CP-NP	6/15/22	6/15/22			7/1/22	SACCHI JOSEPH	letter. (JL) 7/1/22: Mailed the 311 notice on 7/13/22; expires on 8/12/22. (JL)
4	CP-DR	8/11/22	12/15/22			12/15/22	SACCHI JOSEPH	12/15/22: See Discretionary Review Action Memo 802 (DRA-802) for reference. Planning Commission considered project at 11/10/22 Hearing. Commission did not take Discretionary Review requested in Record No. 2021-011322DRP and approved Building Permit Application 202111162462. - JS joseph.sacchi@sfgov.org
5	CP-ZOC	12/19/22	12/19/22			12/19/22	ASBAGH CLAUDINE	SIGNED FOR JOSEPH SACCHI
6	BLDG	12/21/22	1/18/23			1/18/23	LIANG KAREN	approved OTC, site permit.
7	SFFD	1/18/23	1/18/23			1/18/23	ZIEGLER ERIK	1/18/23 Approved OTC by Ziegler of SFFD. AB005/EG02 signed by SFFD Lt. Kerry Mann. Plans returned to applicant.
8	DPW-BSM	12/21/22	12/21/22			12/21/22	DENNIS RASSENDYLL	12.21.22 Approve. (Site) EPR- No alteration or construction of City Right-of-Way under this permit. - RD
9	DPW-BSM	1/18/23	1/18/23			1/18/23	CHOY CLINTON	Approved SITE permit only *revision at OTC* 1/18/23: No alteration or reconstruction of City Right-of-Way under this permit. - CC
9	SFPUC	12/21/22	1/4/23			1/4/23	CHUNG DIANA	EPR - Capacity Charge not applicable. Not enough additional fixture. - 01/04/23.
10	SFPUC	1/18/23	1/18/23			1/18/23	ARRIOLA LAURA	OTC - Capacity Charge not applicable. Not enough additional water fixtures/GPM. Plans and permit resubmitted as a paper set with additional pages. Return to Permit Applicant - 01/18/2023
11	PPC	11/18/21	11/18/21			1/20/23	WU TIFFANY	1/20/23: To CPB. TW 1/18/23: received from CV via AOR, to PPC for QC; mml 12/21/22: Invite sent to BLDG, BSM & PUC to start electronic plan review; HP 11/18/21: Invite sent to applicant to join BB session; HP 11/18/21: Bluebeam session created, invite sent to DCP to start electronic plan review; HP
12	CPB	1/20/23	1/20/23			1/20/23	VICTORIO CHRISTOPHER	Issued to AoR KB in-hand, 1610 CV

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

BRIEF SUBMITTED BY THE APPELLANT(S)

I. INTRODUCTION

As adjacent neighbors at 258 Diamond Street, directly to the north of the subject property at 264 Diamond Street, we appeal Permit No. 202111162462 and ask for a small modification: a five-foot side setback to the rear addition along the north side of the property. Issuance of this permit is subject to de novo review.

The proposed project will substantially impact light, air, and visual access to the mid-block open space for at least six windows of our property, in violation of the Residential Design Guidelines (RDGs). Planning Staff agreed and recommended that the Commission take discretionary review and approve the project with a side setback, concluding that "[t]he Residential Design Guidelines … clearly illustrate conditions and responses similar to this situation." However, after a hearing marred by procedural irregularities and due process violations, the Commission ultimately voted in a split decision not to take discretionary review and to approve the project.

The project violates several sections of the RDGs, including that project sponsors must:

- Maintain light to adjacent properties by providing adequate setbacks (p.5)
- Ensure that the building respects the mid-block open space (p.5)
- Set back upper floors to provide larger rear yard setbacks (p.26)
- Notch the building at the rear or provide setbacks from side property lines (p.26)
- Provide shared light wells to provide more light to both properties (p.16)

We request a five-foot side setback to match the existing setback on our property. This small modification will bring the project into conformity with the RDGs, and mitigate (but not eliminate) the project's impact to our light, air, and visual access to the mid-block open space. The requested modification will have little impact to the proposed rear addition, and the sponsors have not identified any structural, electrical, or mechanical impediment. As they have demonstrated by word and conduct throughout this process, they have refused our request for a

5-foot setback simply because they don't want it and they think they have the political influence to avoid it.

In fact, the sponsors' additional design modifications submitted after neighbor notice and the DR hearing incorporated a four-foot setback to the ground floor, but not the second floor. This leaves an awkward overhang on the second floor where we seek a setback and demonstrates how easy it would be to incorporate the same setback into the second-floor design.

The Planner confirmed that setbacks "are common suggestions for projects of this type to comply with the RDGs."

Unfortunately the sponsors, one of whom is a San Francisco City Attorney who represents the planning department, have refused to consider a single modification at our request and left us no choice but to pursue this de novo appeal.

II. BACKGROUND

The sponsors' proposed a rear addition would (1) infill a portion of the first floor; (2) widen the second floor rear all the way to the property lines on both sides; and (3) add additional square footage to a third-floor rear sun room. [Exhibit 1 (311 notice)]. The Planning Department initially requested a setback to bring the design into conformity with the RDGs. After a meeting with the staff architect, the Department confirmed the RDGs' applicability, concluding "<u>the massing of the expansion will need to be modified in some way to at least partially match the setback of the adjacent building and minimize the impact on the adjacent property.</u>" (emphasis added). We agree, and that's all we are requesting.

After the project sponsors refused to address the Department's setback requirement, the Department advised that the project could move to notice if the Department received an affirmative letter of support from the affected neighbor (us). We did not send such a letter.

Senior staff then confirmed the need for modification and the Planner told the sponsors "[a]fter reviewing the project plans and contextual information, the Director of the Current Planning Division agreed that the original design comments are appropriate, and confirmed that advancing Planning's review will require revisions responding to the design comments." (emphasis added). The Planner added that "Planning's design review is informed by a standard application of the Residential Design Guidelines, and the comments offered are common suggestions for projects of this type to comply with the RDGs."

The sponsors refused to incorporate a side setback. According to the Planner, "[a]t some point, the project got run up the chain" and a senior staffer "was looped in separately from my communication with the applicant." Unfortunately, the public record provides no insight into the sponsors' discussions with the senior staffer or the senior staffer's instructions to the department. The Planner and Project Architect were cut out of the communications, and a Sunshine Ordinance request for documents from all relevant people did not reveal a single email, instant message, text message, call log entry, or other communication concerning this issue to or from the senior staffer. Ultimately, the senior staffer instructed her subordinates to allow the project to move to neighbor notification after the sponsors agreed to two other minor modifications. The senior staffer never asked for our perspective, nor were we aware of the modifications before receiving the notice. The Planner's summary of communications leading to the discretionary review, including the quotations above, is attached as Exhibit 2 (Planner's summary).

We requested discretionary review because the project impacts our access to light, air, and visual access to the mid-block open space. [Exhibit 3 (DR application)]. Discretionary review was a last resort; on several occasions we expressed willingness to discuss and negotiate alternative solutions. Despite our many attempts, the project sponsors refused to consider a

single one of our requested modifications. Even the in-house consultant of the sponsors' lawyer thought we had a "good case." [Exhibit 4 (Email from Deborah Holley)]. At one point their lawyer boasted that they were unwilling to negotiate because they "knew" they were going to prevail before the Planning Commission. Instead of working toward consensus, the sponsors gathered form letters from friendly neighbors, none of whose houses would suffer light, air, or mid-block open space impacts from the proposed modification. [Exhibit 5 (Sanborn Map)].

After hearing from both sides, Staff explained that the RDGs "clearly illustrate conditions and responses similar to this situation" and found that "there are exceptional and extraordinary circumstances." Staff recommended "taking Discretionary Review and approving with modifications to articulate the building to minimize impacts to light and privacy and access to mid-block open space by providing a 3-foot side setback adjacent to the DR requestor." [Exhibit 6 (Staff's discretionary review analysis)].

At the hearing, neither staff nor the commissioners disclosed that one of the sponsors is a City Attorney who represents the San Francisco Planning Department. Although Department Staff were present at the hearing, the Staff Architect who managed the DR was not (although we did see him in the hallway), and the other staff members elected not to give the report. Instead, the senior staffer waited until after the parties' arguments were completed to deliver remarks that attempted to repudiate the Department's recommendation. By waiting until after the parties' arguments, the senior staffer prevented us from responding to her comments, many of which were incorrect. One Commissioner lamented the Staff Architect's absence, but our offer to continue the hearing was denied and after little debate the Commission voted 5-2 to deny discretionary review.

After the hearing, the sponsors modified their project to expand the scope even further. Although the planning department rejected their attempt to build beyond the approved envelope, they added a full bath, a wet bar, and finished flooring on the ground floor. Most importantly, the post-hearing plan sets the finished space of the ground floor back from the north side property line by at least 4 feet. [Exhibit 7 (Recent ground floor modifications)]. The sponsors' failure to include this in their original plans is telling; had they done so, Planning would have seen how easy it would be to incorporate that same side setback to the second floor.

This appeal followed.

III. ARGUMENT

a. <u>The project violates the residential design guidelines</u>

The RDGs explain that "[w]hen expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered." They further explain that "[r]ear yards provide open space for the residents to which they are attached, and that they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity."

In furtherance of those principles, the RDGs require that a project:

- Maintain light to adjacent properties by providing adequate setbacks (p.5)
- Ensure that the building respects the mid-block open space (p.5)

The RDGs instruct the sponsors how to comply with these requirements:

- Set back upper floors to provide larger rear yard setbacks (p.26)
- Notch the building at the rear or provide setbacks from side property lines (p.26)
- Provide shared light wells to provide more light to both properties (p.16)

The RDGs' drawings further illustrate the requirements:

This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.

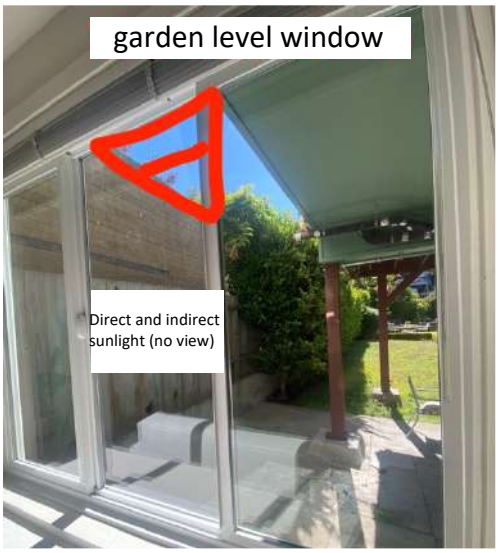
Despite requests to incorporate a side setback from the Planner, Project Architect, Project Lite Team, Senior Management, and the RDGs themselves, the sponsors refused. They insisted on a design that incorporates no side setback, notching, or shared lightwells on the second floor, and refused to consider any modifications at our request.

As a result, the project will impact our light, air, and visual access to the mid-block open space from at least six windows, which can be seen from these exterior images:

These windows are a major source of direct and indirect sunlight for our house. All but the garden level window have direct visual access to the mid-block open space which will be reduced by the project, and the garden level window would suffer the most substantial impact with respect to light and air. While we recognize that all construction will have impact and are not trying to stop the project, the effect can be mitigated by the requested 5-foot setback.

The proposal's impact on our sightlines into the mid-block open space are undeniable.

Below are photographs taken from each of the affected windows (impact depicted in red):



The sponsors have never disputed the accuracy of any of these depictions.

Instead of disputing the RDGs' clear application, the sponsors have argued that they do not need to follow the RDGs because they could have proposed a larger project under the letter of the building code. But their hypothetical argument about the size of the project they might have proposed is irrelevant to the question of whether their current proposal complies with the RDGs. It does not. As the Planner informed the sponsors on March 3, "[i]n some cases, design modifications are required to meet the RDGs, even when the design complies with the Planning Code…" Similarly, the sponsors' argument that "there is no right to a view" wrongly conflates a public view (which is not protected), with visual access to the mid-block open space, which must be considered under the RDGs. Last, the sponsors contend that two other small modifications made at Planning's demand obviate the need to comply with the RDGs outlined above. But those modifications addressed two other RDGs that the original design violated, and were not made at our request or with our knowledge. Regardless, solving two problems the Planning Department found with the sponsors' design does not give them a free pass to ignore the other RDGs.

Finally, the sponsors point to a shadow study, which they falsely claim shows "de minimis" impact on our property's access to light and air. To the contrary, the shadow study is fatally flawed because it does not depict the garden level window, which would be greatly impacted, and does not purport to measure the impact on the third floor office and bedroom. Even so, the study proves our point by showing an impact to the second floor kitchen and bathroom windows for at least nine months of the year. Shadow study aside, the project would have a material impact on direct and indirect sunlight, as demonstrated in the attached photos taken from the kitchen window. [Exhibit 8 (Direct sunlight photos since Nov. 10 hearing)].

Accordingly, the project continues to violate the RDGs and should be modified.

b. The requested side setback is common for this situation

The Department's discretionary review analysis recognized that the RDGs "clearly illustrate conditions and responses similar to these situations." As discussed above, those responses include setting back the upper floors. The Planner confirmed that its design review – which resulted in a recommended side setback – "is informed by a standard application of the Residential Design Guidelines, and the comments offered are common suggestions for projects of this type to comply with the RDGs."

Planning has recently made similar requests in other matters. [Exhibit 9 (Examples of Planning's recent side setback requests]. Three examples prove this point. At 2230-2232 Washington St., the Department recommended "several modifications to conform with the Residential Design Guidelines" including "a 7'6" side setback at the east" and "providing a 5' side setback from the west property line…" At 46 Homestead St., the Department recommended "a 3' side setback for 75% of the length to match the south neighbor's light well." And at 3624-3626 Scott St., the Department recommended that the sponsors "[s]et the second-floor deck and guardrail and parapet wall back five feet from the north property line." The Planning Commission did not vote to overrule staff's recommendations in any of those instances.

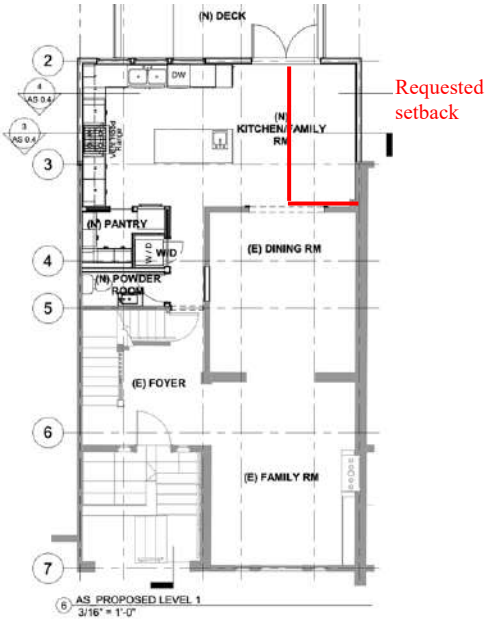
This precedent, along with staff's comments, establishes that the requested setback is both "common" and "clearly" appropriate to bring a project into conformity with the RDGs.

c. The sponsors have identified no impediments to the requested setback

The sponsors have identified no structural, electrical, or mechanical reason that would prohibit them from implementing the side setback. Moreover, their final design for new habitable space at the ground floor – submitted for the first time after neighbor notice and the DR hearing – incorporates a side setback of at least 4 feet at the ground level directly underneath the 49

square feet at the second floor that is the subject of our request. The sponsors always intended to include this because they (1) incorporated several windows and a glass double door for their proposed "storage" space on the ground floor; and (2) designed a second door just next to the double door that would enter the same room. Yet they withheld this plan because it establishes that a second floor side-setback could easily be incorporated into their design.

Instead of any convincing explanation for refusing the second floor setback, the sponsors cite the need for some amorphous "clear, comfortable, rational path of travel through the house." Both city architects who reviewed this project disagreed and recommended a side setback notwithstanding the sponsors' arguments. Moreover, a quick search revealed numerous examples of similar floorplans in which side setbacks are part of the design. [Exhibit 10 (Summary of similar floorplans with side setback). For example, 4576 19th Street has an almost identical floorplan, and incorporates rear setbacks on both sides of the property:

4576 19th Street	Subject Property
	

In fact, the entire block on 19th Street provides striking examples of houses of similar construction, which incorporate matching side setbacks in the rear. [Exhibit 11 (19th St. photos)].

The sponsors have raised a host of other arguments, none of which is convincing. For example, their vague reference to a side-setback's alleged privacy impacts on their property ignores that their current proposal incorporates three stories of large windows and an all-glass double door with direct sightlines from several houses on the other side of the mid-block open space. Similarly, their argument that the setback "will be a trap for debris and could result in raccoon, pigeon and other animals/rodents nesting and congregating there" that "could possibly result in an unsightly view for our neighbors" ignores that (1) hundreds of properties in the city have side setbacks without any such problems; (2) the property's current condition incorporates a larger setback without any such problems; and (3) the sponsors could mitigate this supposed concern with responsible property ownership. And the sponsors' attempt to minimize their project's benefits to them even with a side-setback discounts the current square footage they will be converting into far more useful space, and minimizes the 32 additional square feet they will add on the third floor, a new 150-square-foot deck, and the new finished space at the ground level, complete with hardwood flooring, a full bath, and a wet bar.

The sponsors should have incorporated a side setback in their design to begin with. Their post-notice/post-hearing modifications confirm this. None of their arguments identifies any burden in doing so now.

d. <u>The Planning Department hearing was procedurally flawed</u>

The Appeal Board's review of this permit is de novo, but the many procedural violations at the Planning Commission hearing underscore why its decision must be revisited. First, the

Commission's rules for discretionary review hearings call for staff's presentation of its analysis first, followed by the parties' arguments and public comment. At our hearing, however, staff did not present its analysis. Instead, a single senior staffer who had never communicated with us and apparently disagreed with the Department's recommendation waited until after our argument to upend the Department's recommendation so that we had no opportunity to contest her position or correct her errors. This procedural failure was a due process violation: it deprived us of the opportunity to respond to the staffer's comments, many of which were misinformed or incorrect.

Further, despite the fact that one of the sponsors is a San Francisco City Attorney whose business client is the Planning Department, neither staff nor the commissioners made any disclosures or recusals. Although we cannot be certain why the senior staffer decided to opine on the Department's recommendation in a way that was calculated to prevent any meaningful discussion of the issues on a matter that she described as "small," the sponsor's position and relationships with the Department should not be overlooked. The Appeal Board's de novo oversight exists for precisely these types of circumstances.

IV. CONCLUSION

We respectfully request that the permit be modified to include a five-foot side setback along the north side of the property.

Gabe Zeldin and Caroline Simonds,
Appellants

Exhibit 1

Notice of an application for

Rear Addition

Project Location & Details:
264 DIAMOND ST

Building Permit Application No. **202111162462**
Block/Lot No. **2698 / 009B**
Zoning District: **RH-3 - RESIDENTIAL-HOUSE, THREE FAMILY**

The Project at 264 DIAMOND ST proposes to modify the existing building with a Rear Addition.

Applicant: **Kyle Brunel**
415-699-5953 | kyle@pencilboxarchitects.com

City Planner: **Joseph Sacchi**
628-652-7308 | Joseph.Sacchi@sfgov.org

Project Features	*Existing*	*Proposed*
Building Use	Residential	No Change
Building Height	30 feet	No Change
Dwelling Units	1	No Change

You are not required to take any action.

If you believe there are exceptional circumstances, you may request a **public hearing for Discretionary Review** by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit **sfplanning.org/resource/drp-application**.

中文:
該專案位於264 DIAMOND ST提議修改現有的建築，在後面添加。有關此通知的中文信息，請於以下截止日期前致電628.657.7550，並提供項目地址及項目編號。

Español:
El proyecto en 264 DIAMOND ST propone modificar el edificio existente con un agregado posterior. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

Filipino:
Iminumungkahi ng proyektong nasa 264 DIAMOND ST na baguhin ang nariyan nang gusali sa pamamagitan ng Dagdag sa Likuran (Rear Addition). Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

Response Deadline: **8/12/22**

Record No. **2021-011322PRJ**

San Francisco Planning

For more information
了解更多信息 *Para más información* *Para sa karagdagang impormasyon*
sfplanning.org/notices

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. Complete the Discretionary Review PDF application (https://sfplanning.org/resource/drp-application) and email the completed PDF application to CPC.Intake@sfgov.org by the expiration date listed on the front of this notice. You will receive follow-up instructions via email on how - and by when - to post payment for the DR Application.

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 will be prepared and can be obtained through the Exemption Map at www.sfplanning.org prior to the approval action. 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.

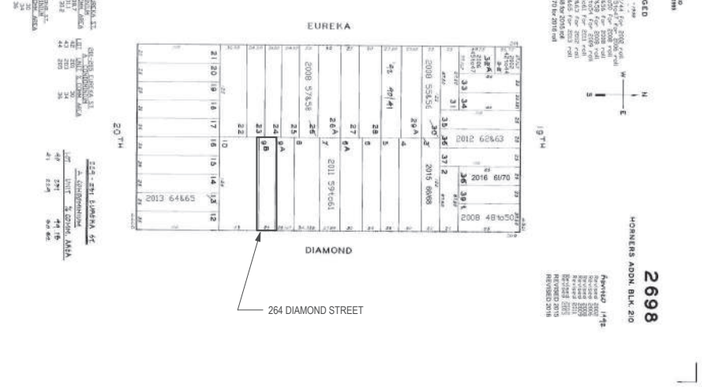
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or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

264 DIAMOND STREET RESIDENTIAL RENOVATION

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
□	CHANNEL
°	DEGREES
ø	DIAMETER
±	PLUS / MINUS
#	POUND, NUMBER
— · —	PROPERTY LINE
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
AC. TILE	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
ADDL.	ADDITIONAL
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	AUTOMATIC FIRE SPRINKLER
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASPH.	ASPHALT
A.T.	ASH TRAY
B/	BACK OF OR BOTTOM OF
BD/	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOTT.	BOTTOM
B.U.R.	BUILT-UP ROOF
CABT.	CABINET
C.B.	CATCH BASKET OR CHALKBOARD
CAD. PL.	CADMIUM PLATED
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
C.L.	CHAIN LINK
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CSK.	COUNTERSUNK
C.W.	COLD WATER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DO.	DITTO
D.S.	DOWNSPOUT
DWG.	DRAWING
D.S.P.	DRY STANDPIPE
EA.	EACH
EIFS.	EXTERIOR INSULATING FINISH SYS.
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION, ELEVATOR
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
E.S.	EXPANSION SHIELD
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST., (E)	EXISTING
EXT.	EXTERIOR
EXPO.	EXPOSED
EXP.	EXPANSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
F.F.	FINISH FLOOR
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.EIFS.	FACE OF EIFS
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
FRP.	FIBERGLASS REINFORCED PLASTIC
FPRF.	FIREPROOF
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
GRD.	GROUND OR GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INV.	INVERT
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
J.T.	JOINT TRENCH
KIT.	KITCHEN
K.O.	KNOCKOUT
K.P.	KICKPLATE
LAB.	LABORATORY
LAM.	LAMINATE
LAVS.	LAVATORIES
LB.	POUND
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.B.R.	MODIFIED BITUMEN ROOF
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.S.	MACHINE SCREW
MULL.	MULLION
N.I.C.	NOT IN CONTRACT
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
(N)	NEW
OBS.	OBSCURE
O.C.	ON CENTER
O.H.	OVERHEAD, OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
O.D.	OVERFLOW DRAIN or OUTSIDE DIAMETER
P.A.	PUBLIC ADDRESS
P.B.	PANIC BAR
P.C.C.	PORTLAND CEMENT CONCRETE
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
PL.	PLATE
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PLY.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.ENAM.	PORCELAIN ENAMEL
PRCST.	PRECAST
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REINF.	REINFORCED(ING)
RES.	RESILIENT
R.H.	ROUND HEAD
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R / W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SEWER
S.C.D.	SEAT COVER DISPENSER
S.D.	STORM DRAIN
SECT.	SECTION
S.F.	SQUARE FOOT / FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHVS.	SHELVES
SIM.	SIMILAR
SK.	SINK OR SKETCH
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPOSER
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SANITARY SEWER
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
ST.STL.	STAINLESS STEEL
SUSP.	SUSPENDED
T.C.	TOP OF CURB
T.D.	TOWEL DISPENSER
T.D.D.	TOWEL DISPENSER & DISPOSAL
TEL.	TELEPHONE
T & G.	TONGUE AND GROOVE
T.O.S.	TOP OF SLAB
T.P.	TOP OF PAVEMENT
TR.	TREAD
TYP.	TYPICAL
T.W.	TOP OF WALL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W	WATER
W/	WITH
WAINS.	WAINSCOT
WD.	WOOD
W.P.	WORK POINT or WATERPROOF
W.R.	WATER RESISTANT or WASTE RECEPTACLE
W.S.	WEATHER STRIPPING or WOOD SCREW
WT.	WEIGHT
W.W.	WINDOW WALL
W.W.F.	WELDED WIRE FABRIC

ASSESSORS MAP



PROPOSED VIEW

SYMBOLS

GRID LINE NUMBER OR LETTER — GRID LINE

DETAIL NUMBER / SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE — DETAIL

SECTION NUMBER / SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE — SECTION

WALL TYPE — WALL TYPE

DELTA / SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION — DRAWING REVISION

KEYED NOTES SEE DESCRIPTION / LIST ON SAME SHEET — KEYNOTE

PLAN NORTH / FILLED LINE INDICATES PLAN NORTH / DASHED ARROW INDICATES TRUE NORTH — NORTH ARROW

NEW WALL

EXISTING WALL

DEMO WALL, WINDOW, DOOR OR FINISH AS NOTED

PROPERTY LINE

NEW BEAM

DRAWING INDEX

A0.0	COVER SHEET
AS 0.0	NEW PLOT PLAN
AS 0.1	EXISTING CONDITIONS
AS 0.2	DEMOLITION
AS 0.3	NEW FLOOR PLANS
AS 0.4	SECTIONS
AS 0.5	CONCEPT PERSPECTIVES

SHEET COUNT: 7

SCOPE OF WORK

PROPOSED CHANGES TO EXISTING RESIDENCE INCLUDING:

1. RECONSTRUCT GARAGE LEVEL STORAGE AREA AT REAR OF BUILDING, INFILL 49 SF AT GROUND LEVEL
2. INFILL 142 SF AT EXISTING FIRST (MAIN) LEVEL MUD ROOM
3. RENOVATE & EXPAND EXISTING KITCHEN & RELOCATE FULL BATH ON FIRST (MAIN) LEVEL
4. RECONSTRUCT EXISTING SECOND (UPPER) LEVEL OFFICE WITH 32 SF ADDED FOOTPRINT
5. CONSTRUCT NEW 150 SF REAR DECK AND EXTERIOR STAIR AT FIRST (MAIN) FLOOR.

PROJECT TEAM

OWNER:
HEIDI GEWERTZ & BETSY BAYHA
264 DIAMOND STREET
SAN FRANCISCO, CA 94114
TEL 415.860.6700
hgewertz@yahoo.com

ARCHITECT:
KYLE BRUNEL, AIA LEED AP BD+C
PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
c 415.699.5953
kyle@pencilboxarchitects.com

STRUCTURAL ENGINEER:
ENERTIA DESIGNS
1167 MISSION STREET, FL 1
SAN FRANCISCO, CA 94103
OFFICE: 415.626.8300
INFO@ENERTIADESIGNS.NET

GENERAL CONTRACTOR:
TBD

PROJECT INFORMATION

BLOCK/LOT:	2698 / 009B
PARCEL AREA:	3,123 SF
OCC. GROUP:	R-3
CONST. TYPE:	V-B
EXISTING BUILDING FOOTPRINT:	1,082 SF
PROPOSED ADDED FOOTPRINT:	49 SF
PROPOSED TOTAL FOOTPRINT:	1,131 SF
EXISTING CONDITIONED LEVEL 1:	942 SF
EXISTING CONDITIONED LEVEL 2:	942 SF
EXISTING UNCONDITIONED GROUND:	1,082 SF
EXISTING TOTAL:	2,966 SF
PROPOSED CONDITIONED LEVEL 1:	1,110 SF
PROPOSED CONDITIONED LEVEL 2:	1,110 SF
PROPOSED UNCONDITIONED GROUND:	1,131 SF
PROPOSED TOTAL:	3,351 SF
TOTAL NEW DECKS:	150 SF
EXISTING - YEAR BUILT	1916
ZONING	RH-2

GOVERNING CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO.

SUBJECT PROPERTY - EXISTING BUILDING

VICINITY MAP

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

LICENSED ARCHITECT KYLE T BRUNEL no. C35805 06/30/23 REG STATE OF CALIFORNIA

No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

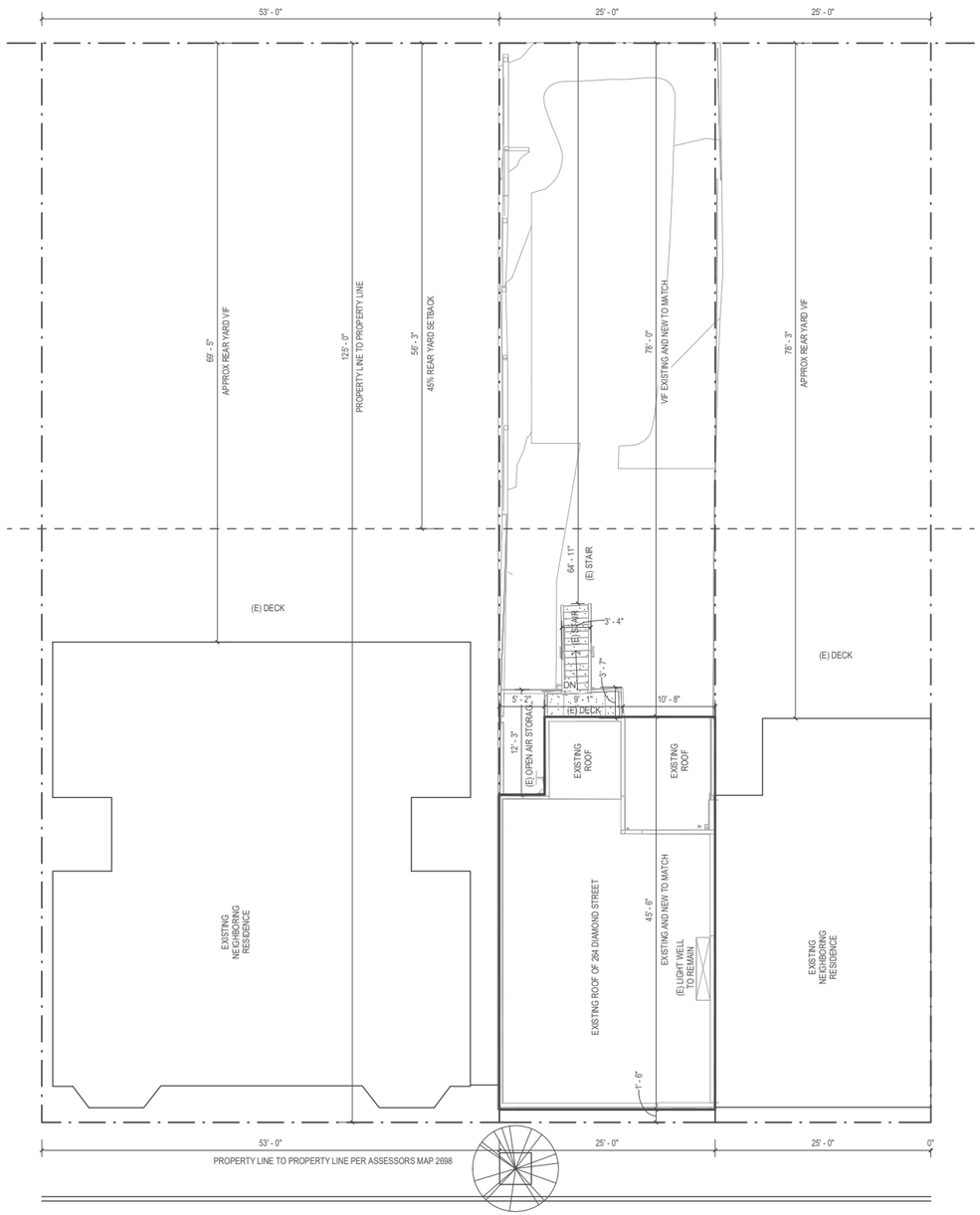
COVER SHEET

Project number	2020-21
Date	06-07-2022
Drawn by	FD
Checked by	FD

A0.0

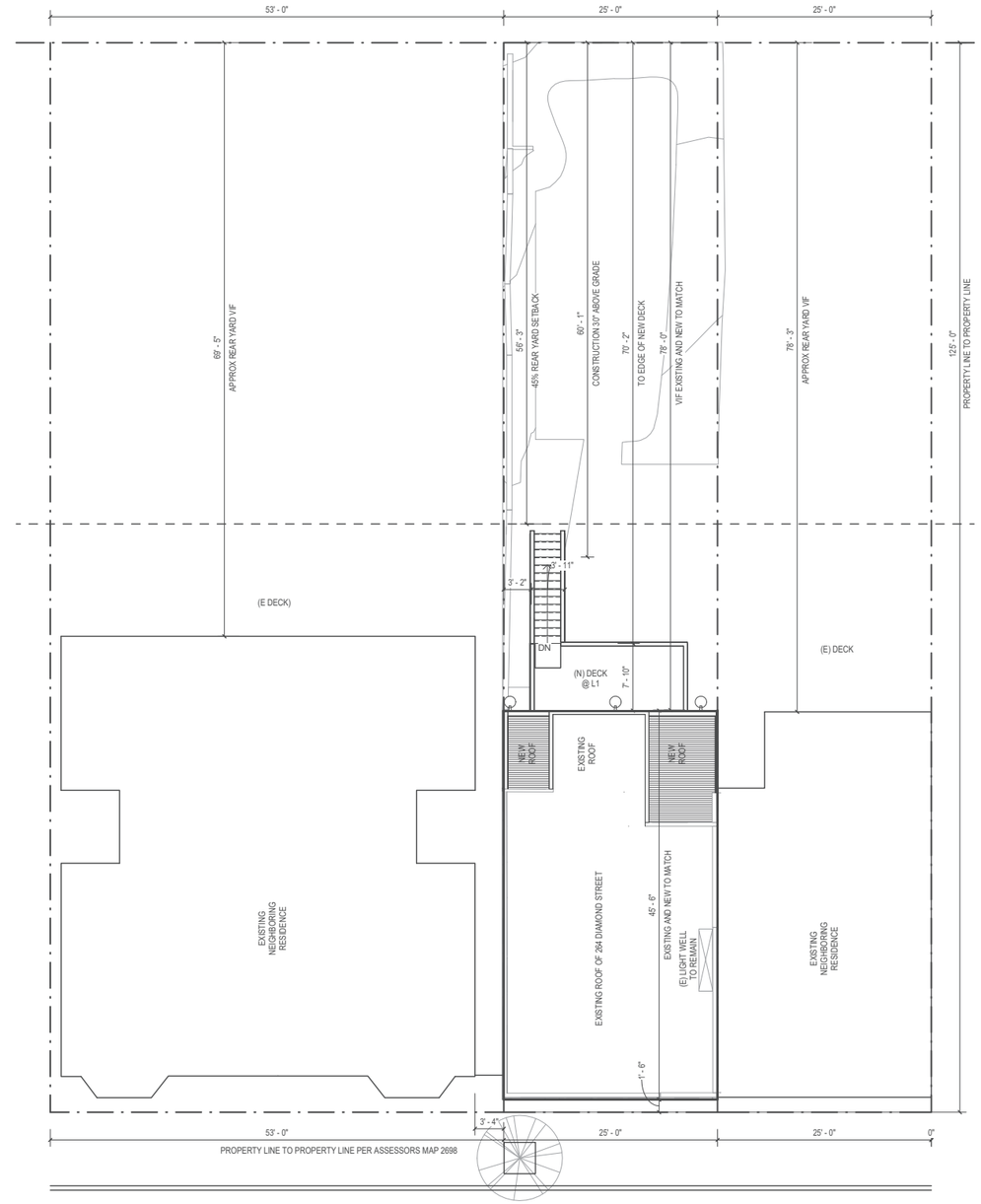
Scale 1/16" = 1'-0"

6/7/2022 11:30:24 PM



DIAMOND STREET

1 EXISTING PLOT PLAN - BLOCK 2698 LOT 9B
1/8" = 1'-0"



DIAMOND STREET

2 NEW PLOT PLAN - BLOCK 2698 LOT 9B
1/8" = 1'-0"

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103

Phone
(415) 626-8300

Email
INFO@ENERTIADESIGNS.NET

No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

NEW PLOT PLAN

Project number	2020-21
Date	06-07-2022
Drawn by	Author
Checked by	Checker

AS 0.0

Scale 1/8" = 1'-0"

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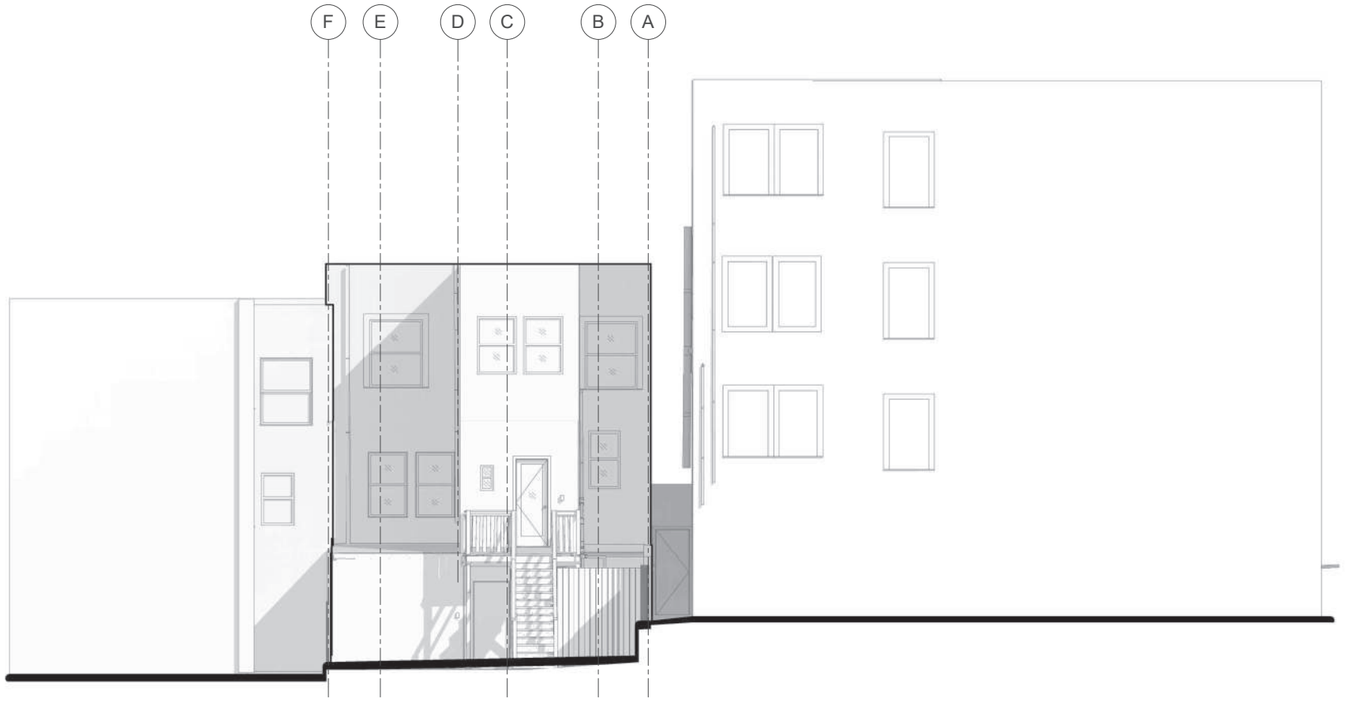
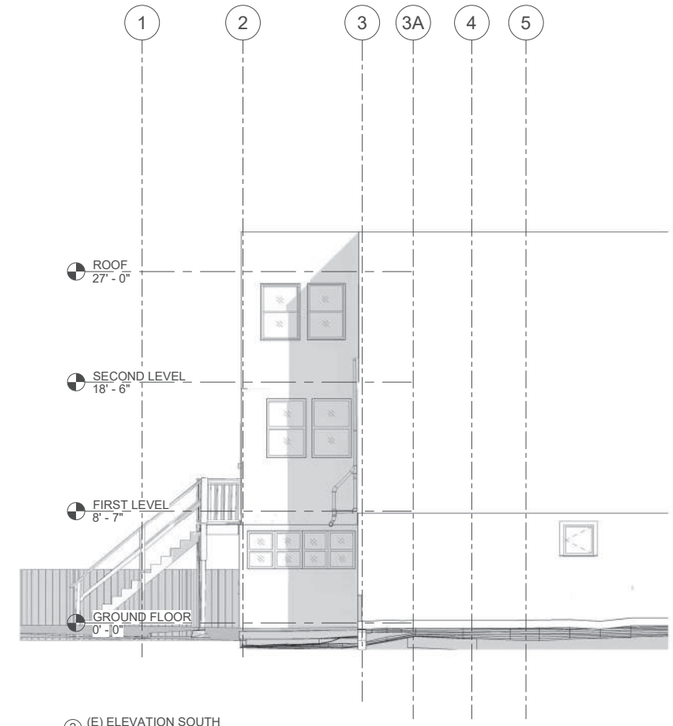
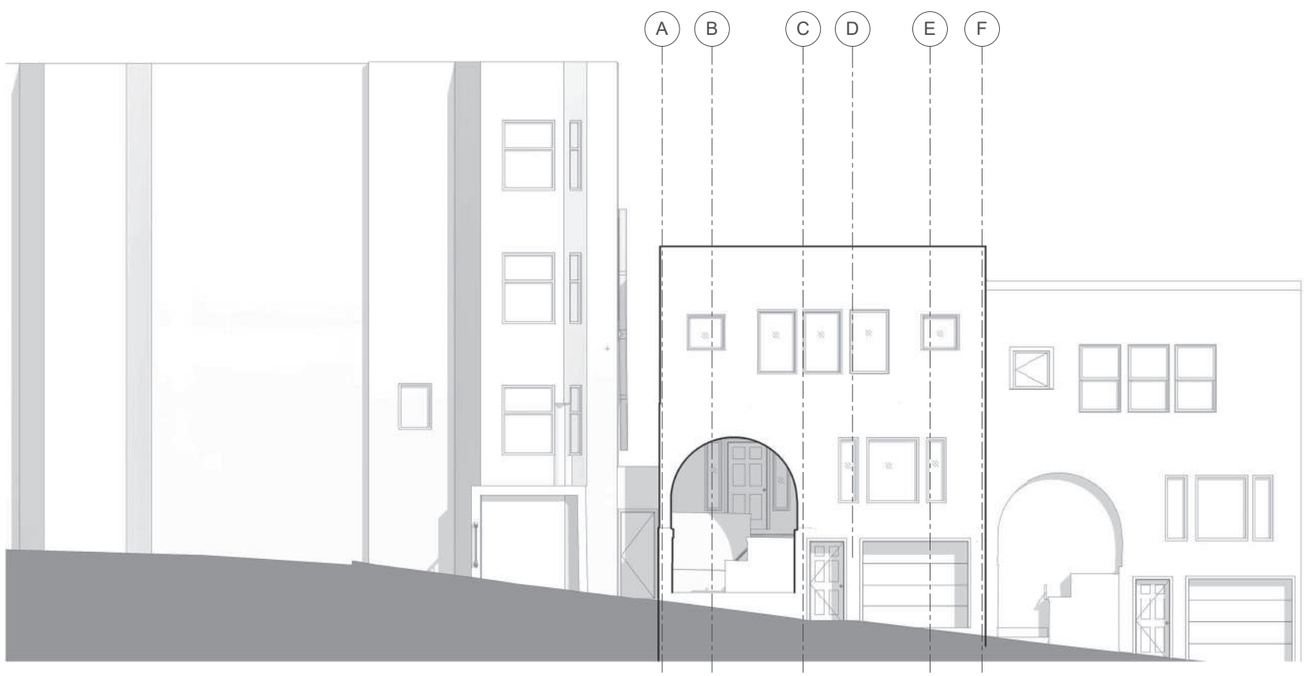


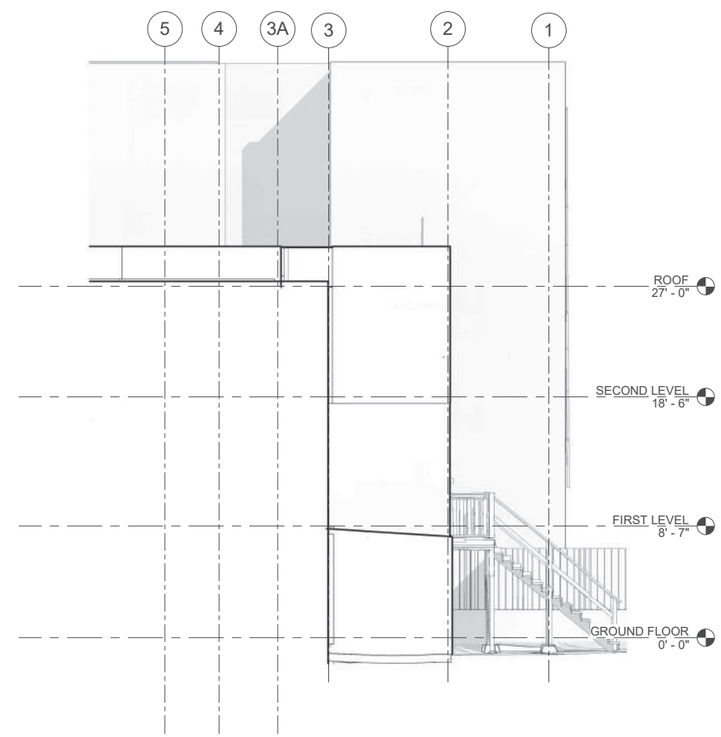
1 (E) ELEVATION WEST
3/16" = 1'-0"



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



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



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

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA. 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103

Phone
(415) 626-8300

Email
INFO@ENERTIADESIGNS.NET

No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

EXISTING ELEVATIONS

Project number	2020-21
Date	06-07-2022
Drawn by	Author
Checked by	Checker

AS 0.1

Scale	3/16" = 1'-0"

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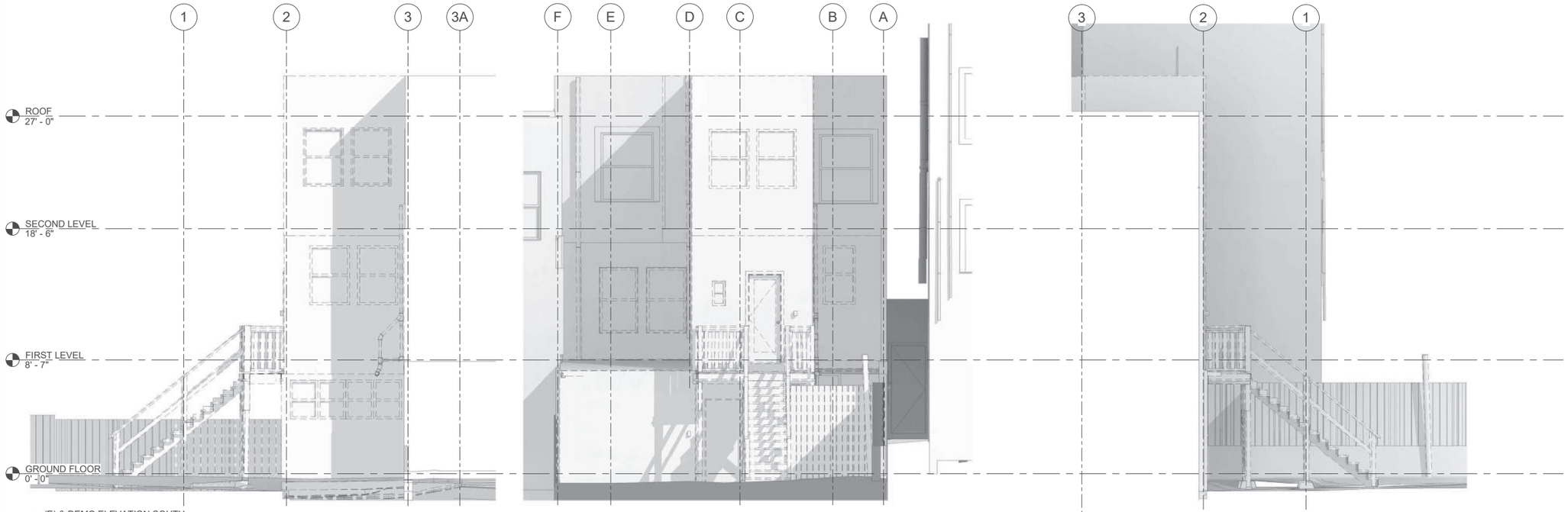
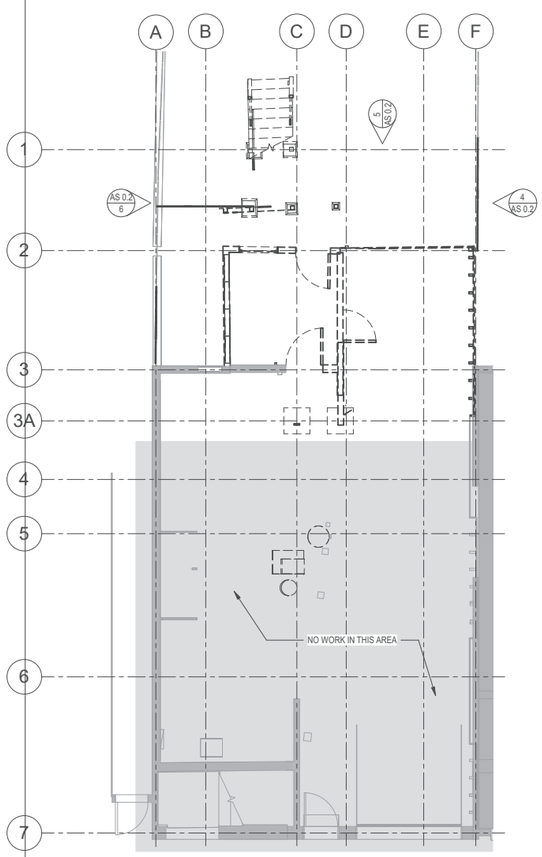


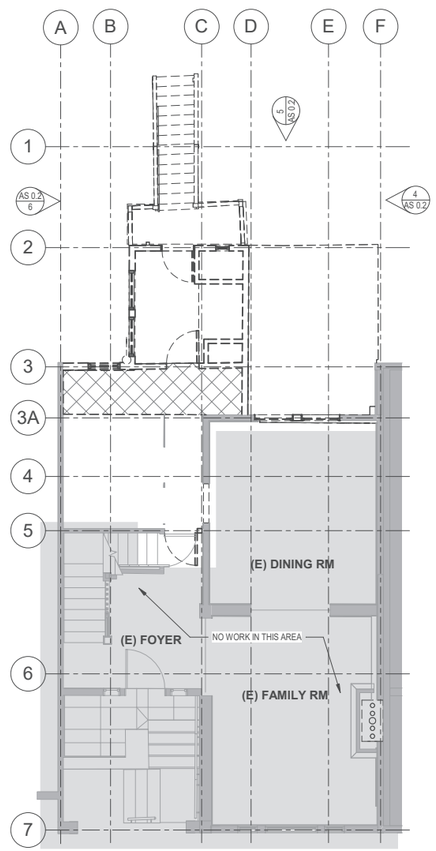
4 (E) & DEMO ELEVATION SOUTH
1/4" = 1'-0"

5 (E) & DEMO ELEVATION WEST
1/4" = 1'-0"

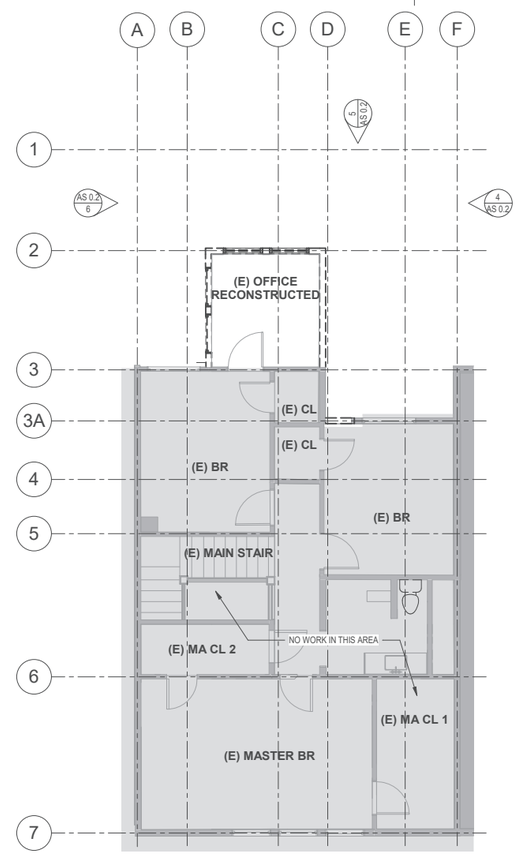
6 (E) & DEMO ELEVATION NORTH
1/4" = 1'-0"



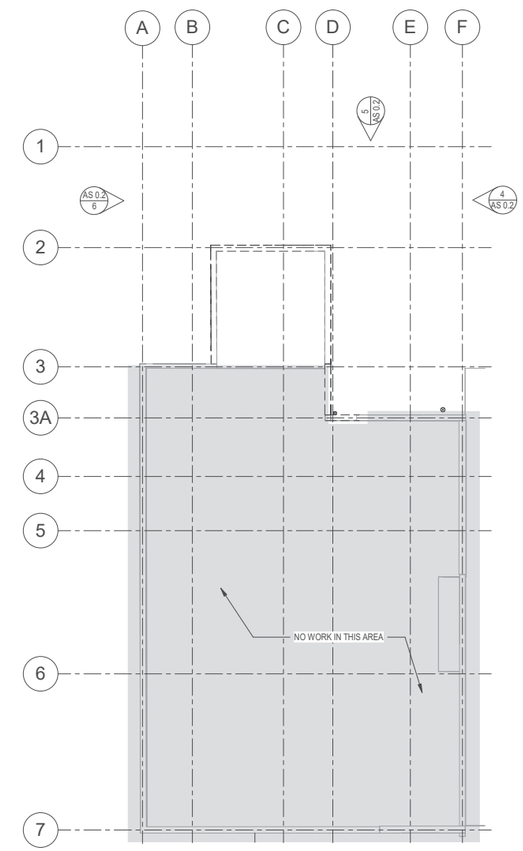
1 AS_DEMO LEVEL G
3/16" = 1'-0"



2 AS_DEMO LEVEL 1
3/16" = 1'-0"



3 AS_DEMO LEVEL 2
3/16" = 1'-0"



7 AS_DEMO ROOF
3/16" = 1'-0"

JURISDICTION IDENTIFICATION STAMP

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SAN FRANCISCO, CA 94103

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INFO@ENERTIADESIGNS.NET

No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

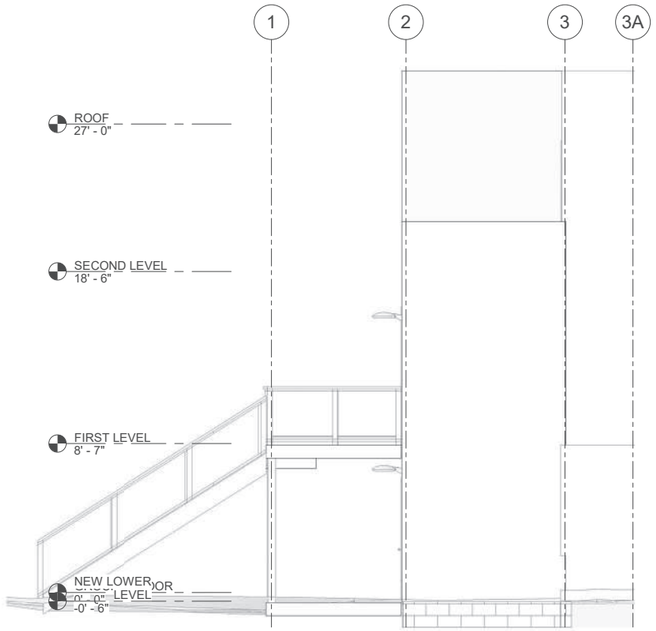
DEMOLITION

Project number	2020-21
Date	06-07-2022
Drawn by	KB
Checked by	KB

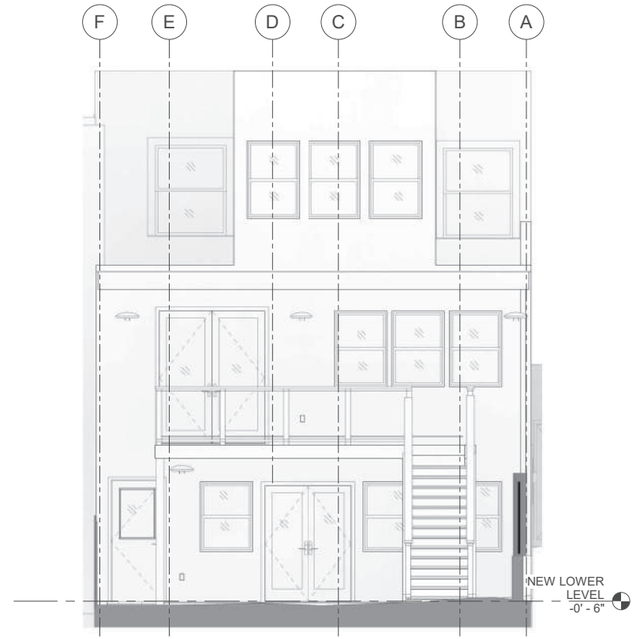
AS 0.2

Scale	As indicated

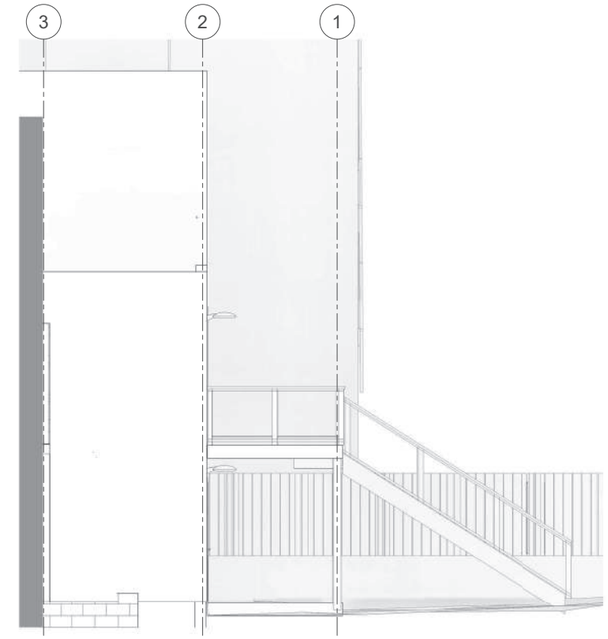
6/7/2022 11:30:42 PM



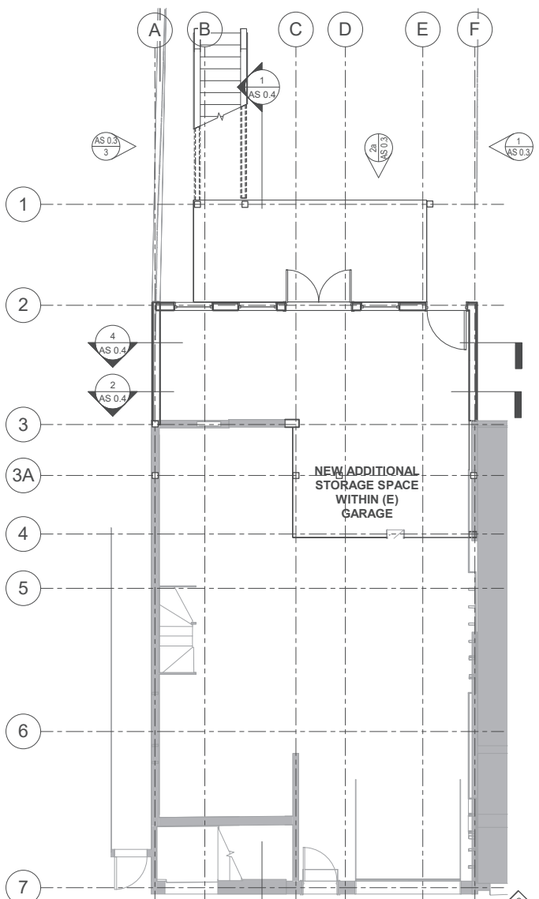
3 (N) ELEVATION SOUTH
1/4" = 1'-0"



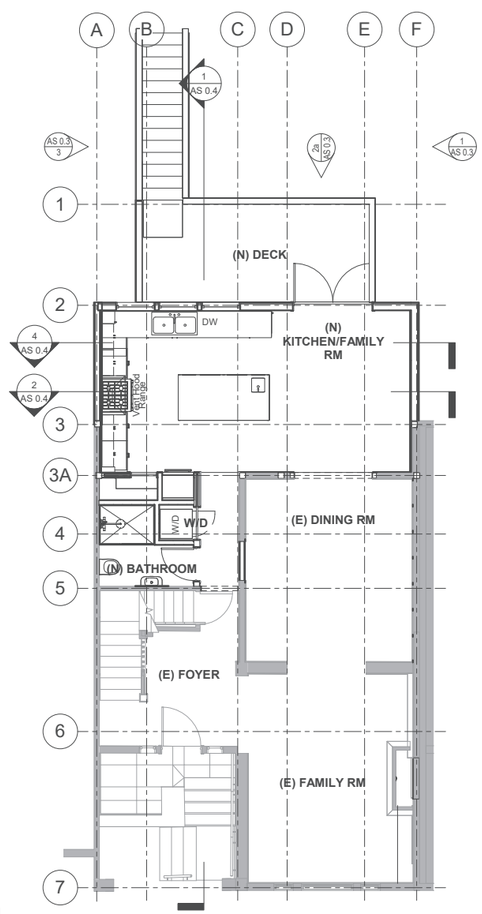
2a (N) ELEVATION WEST
1/4" = 1'-0"



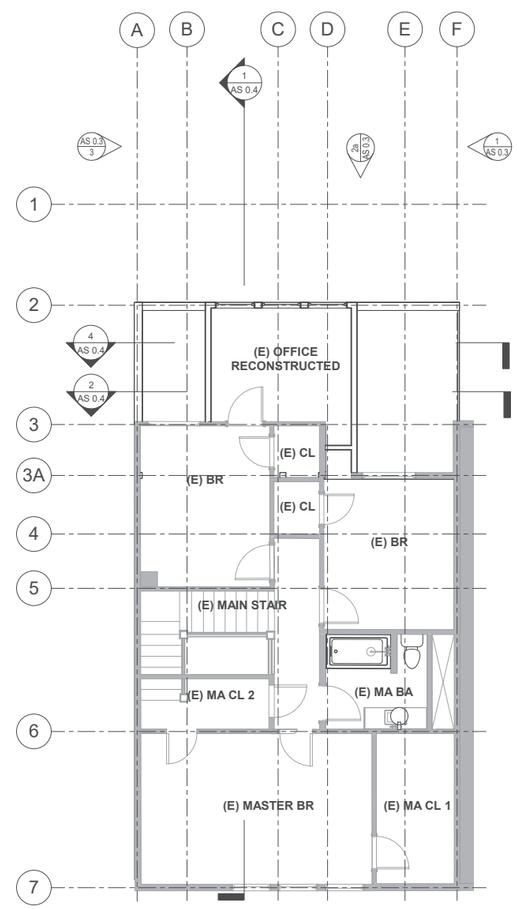
1 (N) ELEVATION NORTH
1/4" = 1'-0"



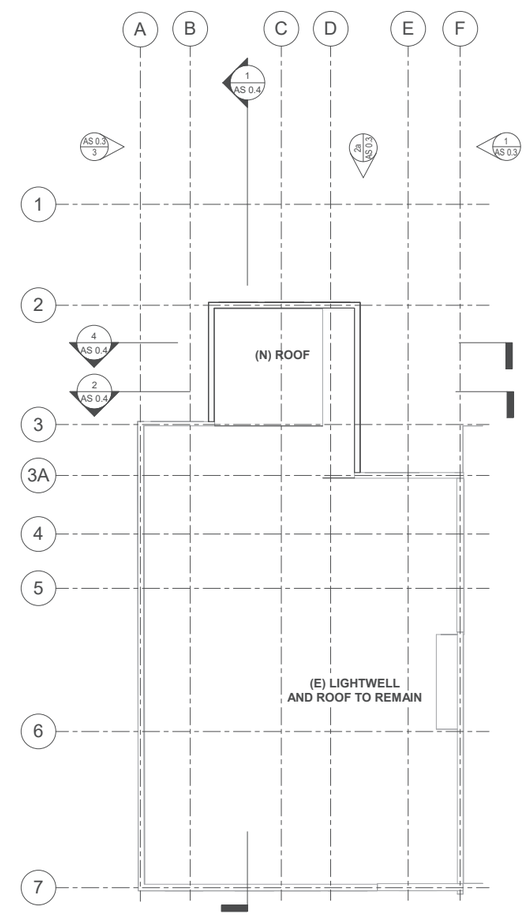
7 AS PROPOSED LEVEL G
3/16" = 1'-0"



6 AS PROPOSED LEVEL 1
3/16" = 1'-0"



5 AS PROPOSED LEVEL 2
3/16" = 1'-0"



4 AS PROPOSED ROOF
3/16" = 1'-0"

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

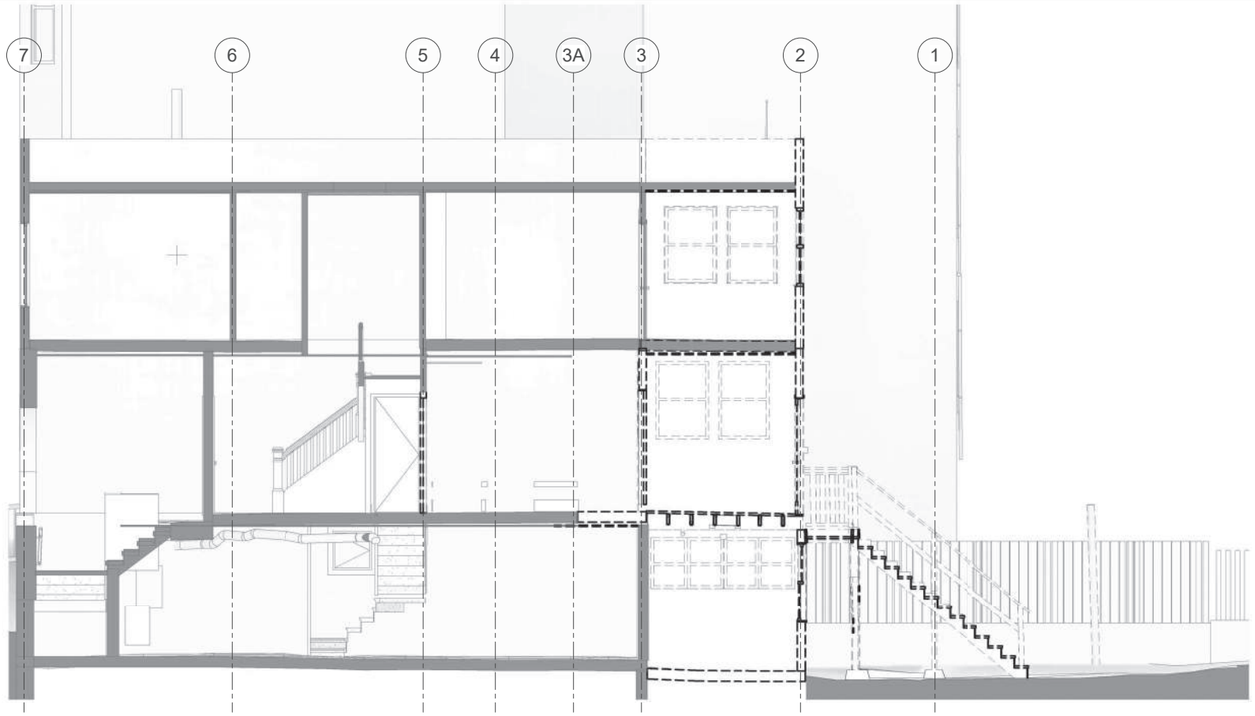
NEW FLOOR PLANS

Project number	2020-21
Date	06-07-2022
Drawn by	Author
Checked by	Checker

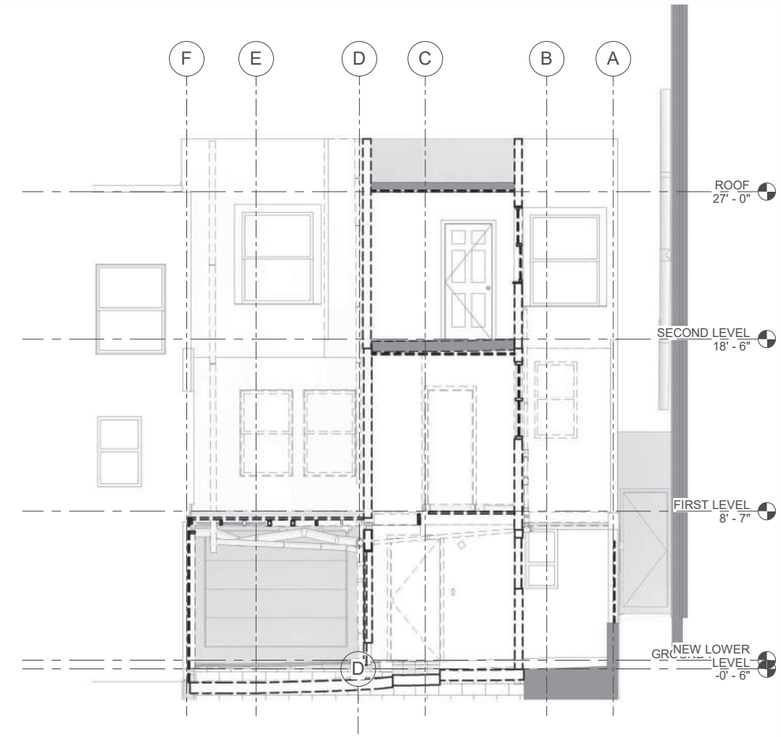
AS 0.3

Scale	As indicated

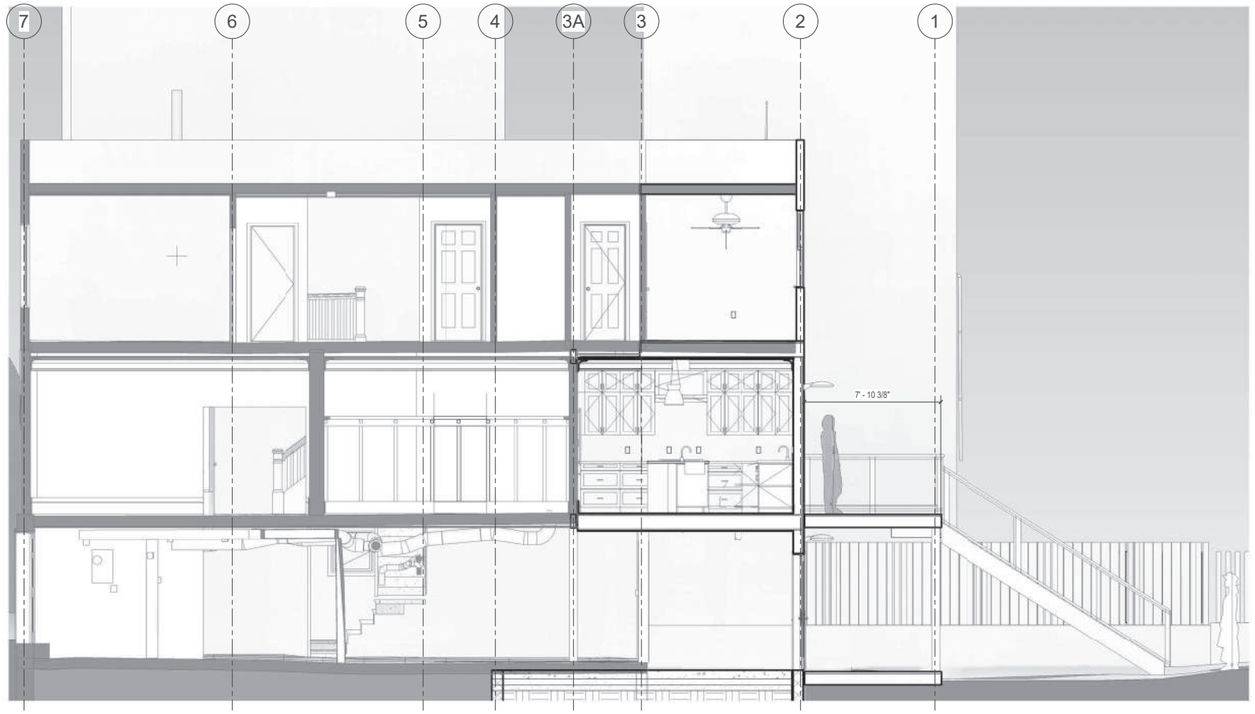
6/7/2022 11:30:46 PM



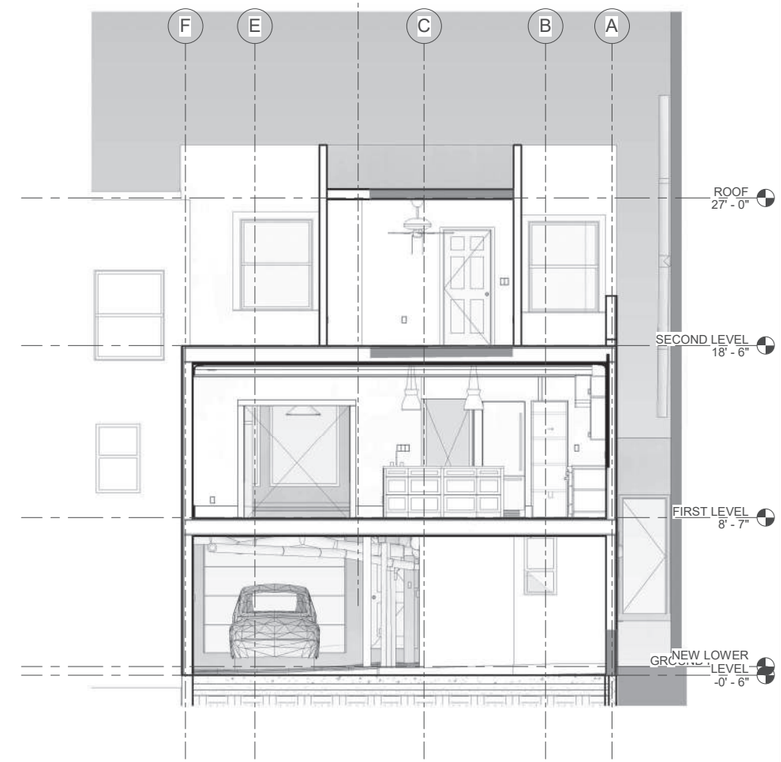
1 AS (E+DEMO) SECTION 1
1/4" = 1'-0"



2 AS (E+DEMO) SECTION 2
1/4" = 1'-0"



3 SECTION 4 CONCEPT 4
1/4" = 1'-0"



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

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA. 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103

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No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

SECTIONS

Project number	2020-21
Date	06-07-2022
Drawn by	KB AM
Checked by	KB

AS 0.4

Scale	1/4" = 1'-0"

6/7/2022 11:30:55 PM

2 VIEW EXTERIOR TO LOWER LEVEL (E)

1 VIEW EXTERIOR TO LOWER LEVEL (N)

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PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
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No.	Description	Date
	PLANNING SITE SUBMITTAL	09/28/2021
	PLANNING SITE SUBMITTAL R1	06/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

CONCEPT 4 PERSPECTIVES EXTERIOR

Project number	2020-21
Date	06-07-2022
Drawn by	AMC KB
Checked by	KB

AS 0.5

Scale

6/7/2022 11:31:01 PM

Exhibit 2

From:	Winslow, David (CPC)
To:	Sacchi, Joseph (CPC)
Subject:	RE: 264 Diamond St - Plan Review Summary and Timeline
Date:	Wednesday, September 28, 2022 4:31:00 PM

thank you Joe.

David Winslow
Principal Architect
Design Review | Current Planning
San Francisco Planning Department
49 South Van Ness, Suite 1400 | San Francisco, California, 94103
T: (628) 652-7335

From: Sacchi, Joseph (CPC) <joseph.sacchi@sfgov.org>
Sent: Wednesday, September 28, 2022 3:34 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 264 Diamond St - Plan Review Summary and Timeline

Hey David,

See below for a basic summary and timeline of the plan review history, and excerpts from my communication with the project application for 264 Diamond St. This may be more information than you need, but thought it could be helpful to collect it one place. I can also provide copies of the referenced email chains if you'd like.

Basic Summary: After Planning's issuance of the original design comments, the project sponsor requested a meeting with me and a staff architect (Trent G). At the meeting, Planning indicated that the project could move forward to the notice period if both the scope were amended to eliminate the parapet through the use of a fire-rated roof and the affected neighbor provided an affirmative letter of support. When the neighbor declined to provide a letter of support, we returned to the originally issued design comments requesting that the expanded building area be set back from the side property line, with this guidance supported by the Policy Lite team. After continued back and forth, Liz agreed that the project could proceed to neighborhood notice without a letter of support from the neighboring property owner, but we retained the condition that a fire-rated roof be used. After receiving updated drawings incorporating the fire rated roof and some windows removed to address privacy concerns, the project went out for notice and was subsequently DRed.

- 2/25/22 – Issued plan review and RDG comments (copied below)
    - *Residential Design Guidelines Comments*
        - *In order to reduce impacts on the northern adjacent property's access to light:*
            - *Sculpt the massing of the second floor extension to set back three feet from the side property line to avoid triggering the need for a solid firewall.*
            - *Alternatively, adjust so that the second floor extension does not extend further than 5 feet from adjacent property's rear wall and partially match*

the adjacent property's notched area.

- 3/3/22 – Spoke with project architect (Kyle Brunel) by phone about the RDG comments. Left conversation saying I would schedule time with staff architect to review.

- 3/11/22 – After meeting with Trent, confirmed the applicability of the RDG comments, and sent following message:
    - *Thank you for following up. I was able to review the project with a staff architect, and they affirmed the general applicability of the previously issued design comments. Although the specific changes proposed are suggested as typical means of meeting the Residential Design Guidelines, we are open to evaluating alternative proposals. However, the massing of the expansion will need to be modified in some way to at least partially match the setback of the adjacent building and minimize the impact on the adjacent property.*

      The Residential Design Guidelines apply universally to the construction and alteration of residential buildings in Residential zoning districts, as required by Section 311 of the Planning Code. While other portions of the Planning Code provide objective standards that define a lot's buildable area (e.g. rear yard setback), the RDGs guide Planning's review of a project's compatibility with the design of nearby buildings.

      In this case, the portion of the expansion along the southern property line adjoins a blank wall on the neighboring building and therefore no articulation of the proposed expansion is required on this side. However, the neighboring building to the north is partially set back from the side property line, with glazing on both building walls that face the open area. The design of the expansion on this side will need to be modified to match the existing development pattern and minimize impacts on the adjacent property.

      I'd be glad to set up a call including a staff architect to discuss the project. It would be most productive if the project team had at least preliminary alternative designs for consideration, but Planning can also provide more directed guidance to inform possible approaches to meeting the RDGs. Please let me know a target timeframe for scheduling the call and I can provide some potential appointment times.

- 3/21/22 – Call with project team (owner, architect), Trent G, and myself. Trent advised that the project could move to notice if a fire rated roof were used (eliminating the need for a 3' parapet) *and* we received an affirmative letter of support from the affected neighbor.

- 3/30/22 – Spoke to neighbor by phone about the project, Planning's design comments, and the context of the request for a letter of support.

- 4/11/22 – Neighbor confirmed that they would not provide a letter of support

- 4/13/22 – Property owner emailed to request a call to discuss paths for moving the project

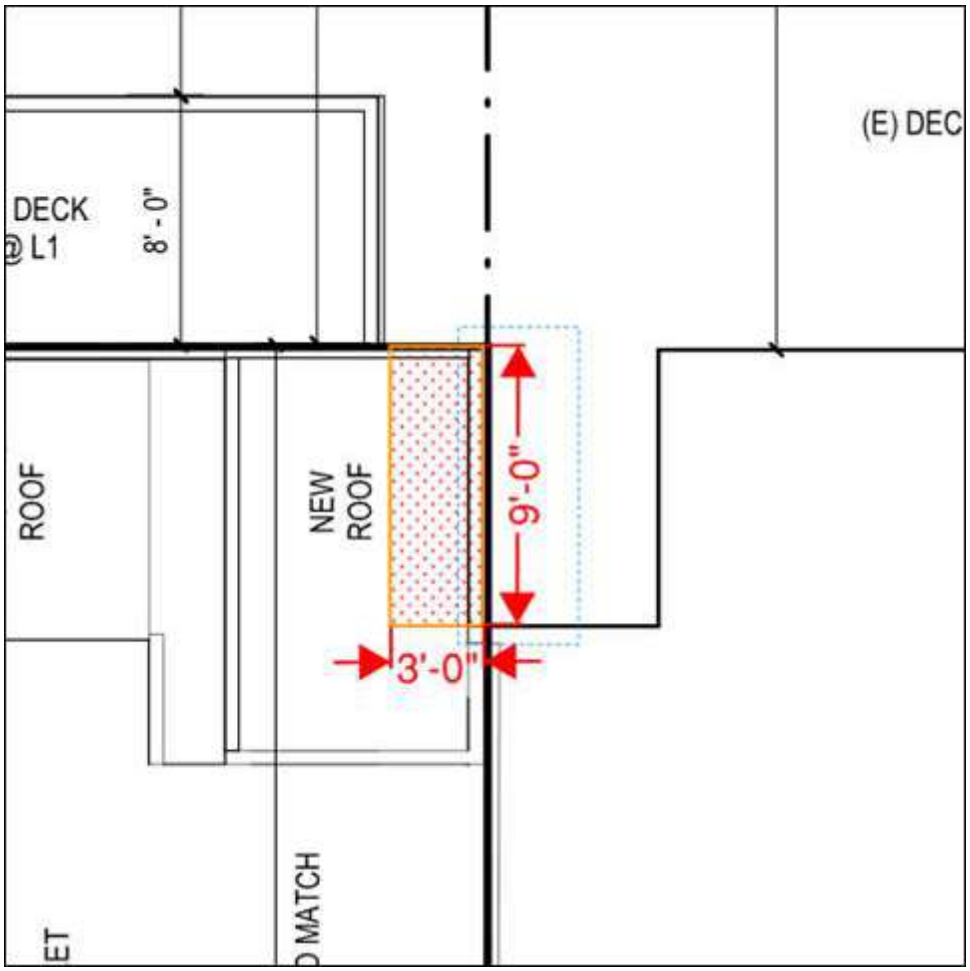
forward. I replied that *"next steps would involve preparing revisions responding to the original RDG comments. While the specific comments offered are standard suggestions, you may forward alternative ideas or conceptual drawings for consideration prior to preparing full revisions. When we have different potential project designs to respond to, we can set up a call to review and discuss further if needed."* Property owner continued to push back on need to comply with RDGs and requested another meeting. After reviewing with Natalia, I scheduled the project to be considered by the Policy Lite team, and informed the applicant that I would bring the project to senior management for consideration.

- 4/18/22 – Policy Lite meeting with senior management. Senior management confirmed the original RDG comments apply. Sent message below to project sponsor on 4/19/22:
    - *I am writing to follow up on my meeting with the Current Planning Division's senior management team regarding potential paths forward for the project. After reviewing the project plans and contextual information, the Director of the Current Planning Division agreed that the original design comments are appropriate, and confirmed that advancing Planning's review will require revisions responding to the design comments (outlined below). Although I appreciate your thoughtful analyses, Planning's design review is informed by a standard application of the Residential Design Guidelines, and the comments offered are common suggestions for projects of this type to comply with the RDGs.*

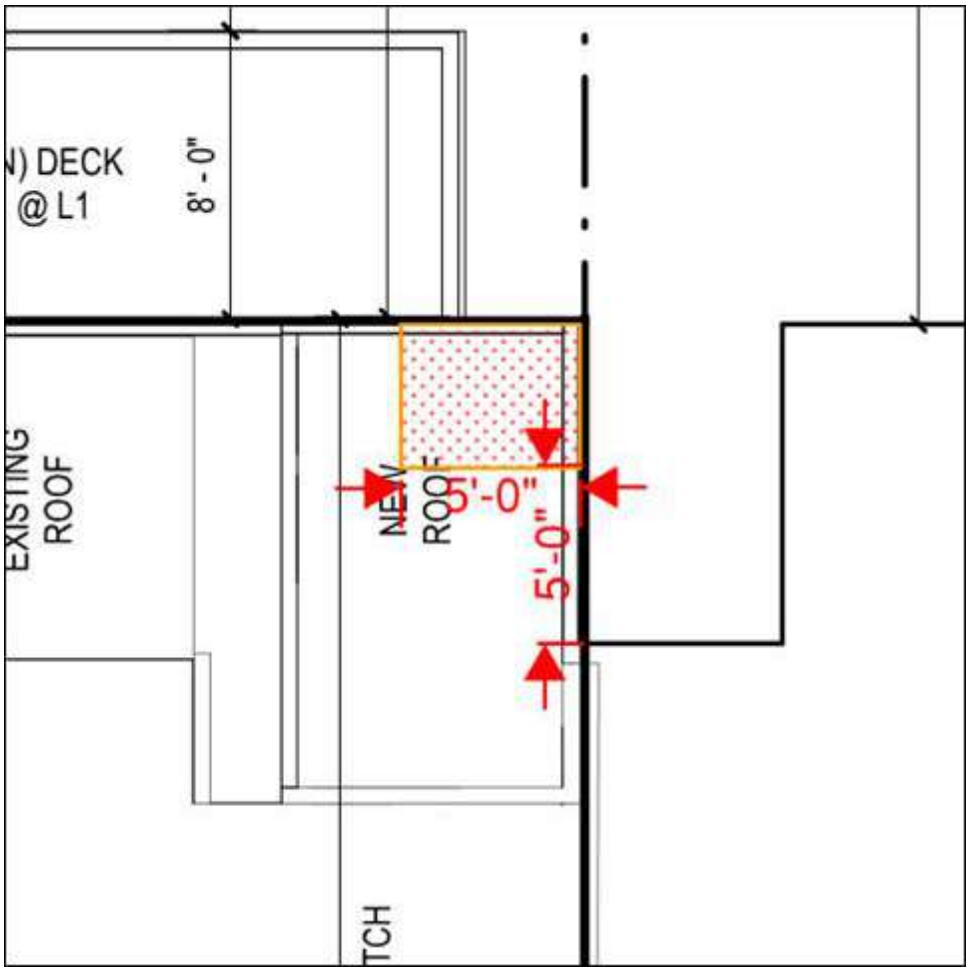
        If you believe the changes requested by the Department are unwarranted, you do have the option of applying for a Mandatory Discretionary Review hearing, where the Planning Commission will approve, disapprove, or require modifications to the project. The Commission will make its decision based on the staff analysis, materials submitted by the permit applicant and other interested parties, as well as testimony at the Commission hearing. Please note, this process would add time and expense to the review process; for reference, it can take up to 12 weeks to schedule a hearing date once a DR is requested, and the fee for a mandatory DR is $4,692. ***Additionally, the principal architect who handles all Discretionary Review applications for the Department communicated his judgment that the Commission is unlikely to disagree with the Department's analysis in this case.***

        See Planning's design comments below, including illustrations with the hatched area representing the required mass reduction of the expansion.

        Option 1: Set the expansion in three feet from the shared property to avoid triggering the need for a solid firewall.



Option 2: Alternatively, the expansion may project up to 5 feet along the shared property line – measured from the neighboring building wall - and then be set in five feet from the property line from that point.



- 4/22/22 – Project sponsor replied requesting another meeting with Trent and me. Trent informed me separately that he did not have anything else to add since we had provided explicit direction, and there were no alternatives to consider. Scheduled a meeting with Natalia and myself instead.

- 5/10/22 – Call with project team, Natalia, and me. Natalia provided another overview of the RDGs and the intent behind the design comments, but project team shared a new shadow analysis and various other points why they felt the project did not require modification. Left the call saying that we would review again with staff architect.

- 5/20/22 – At some point, the project got run up the chain and Liz was looped in separately from my communication with the applicant. Based on a conversation with Liz, I informed the project that Planning agreed that the project could proceed to neighborhood notice without a letter of support from the neighboring property owner, but retained the condition that a fire-rated roof be used. They replied pushing back against the need for a fire rated roof, but they connected with Liz by phone and afterward agreed to Planning's request. They also removed some windows on the third floor that would have had a privacy impact.

- 7/13/22 – Project goes out for neighborhood notice

- 8/11/22 – DR is filed by neighbor

Joseph Sacchi, Planner
Flex Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7308 | sfplanning.org
San Francisco Property Information Map

Exhibit 3

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

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

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See Fee Schedule).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to cpc.intake@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

PROJECT APPLICATION RECORD NUMBER (PRJ)

2021-011322PRJ

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Gabe Zeldin, Carrie Simonds

Address: 258 Diamond Street

Email Address: gabezeldin@gmail.com

Telephone: 5103900360

Please Select Billing Contact: ☑ Applicant ☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name: Heidi Gewertz, Betsy Bayha

Company/Organization:

Address: 264 Diamond Street

Email Address: bbayha@gmail.com

Telephone: 4158606700

Property Information and Related Applications

Project Address: 264 DIAMOND STREET

Block/Lot(s): 2698/009B

Building Permit Application No(s): 202111162462

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✔	
Did you discuss the project with the Planning Department permit review planner?	✔	
Did you participate in outside mediation on this case? (including Community Boards)		✔

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

See attached.

DISCRETIONARY REVIEW REQUEST

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

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

See attached.

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

See attached.

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

See attached.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature	Gabe Zeldin Name (Printed)

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

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

264 Diamond Street (Rear Addition), BPA No. 202111162462

Discretionary Review Request

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

We live in the neighboring property, directly to the north of the project site. Our property is directly impacted by the proposal.

We discussed the project with the applicant numerous times expressing concern regarding light and visual access to the mid-block open space, as detailed below. No changes were made to the project in response to our concerns. Two modifications were made at the Planning Department's request, without our involvement.

<u>Summary of Select Project Discussions with Sponsors</u>

- March 26: First meeting with Sponsors (at their property). Discussed details of the proposal and effect on our property.

- March 30: First discussion with Mr. Sacchi at the Department. He explained that the Departments design comments included (1) lowering the parapet; and (2) implementing a side setback.

- April 2: Second meeting with Sponsors (at our property). Discussed our concerns including substantial impact on light and visual access to the mid-block open space, and viewed project's impact through affected windows.

- April 8: We communicated our decision not to write a letter of support, and offered to consider any other proposals and continue a dialogue.

- April 10: Sponsors responded "We believe that further discussion is not needed at this time."

- August 10: Final email to Sponsors proposing 5' setback (a reduction of less than 49 square feet) and attempting to avoid DR.

- August 11: Response from Sponsors rejecting our proposal.

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

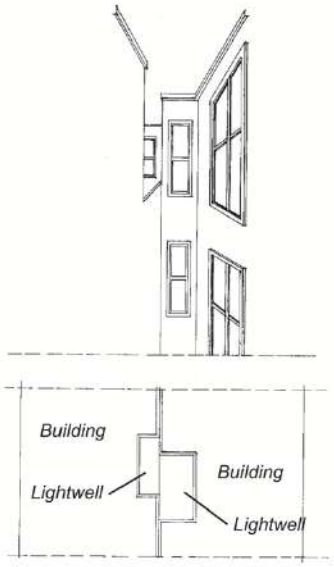
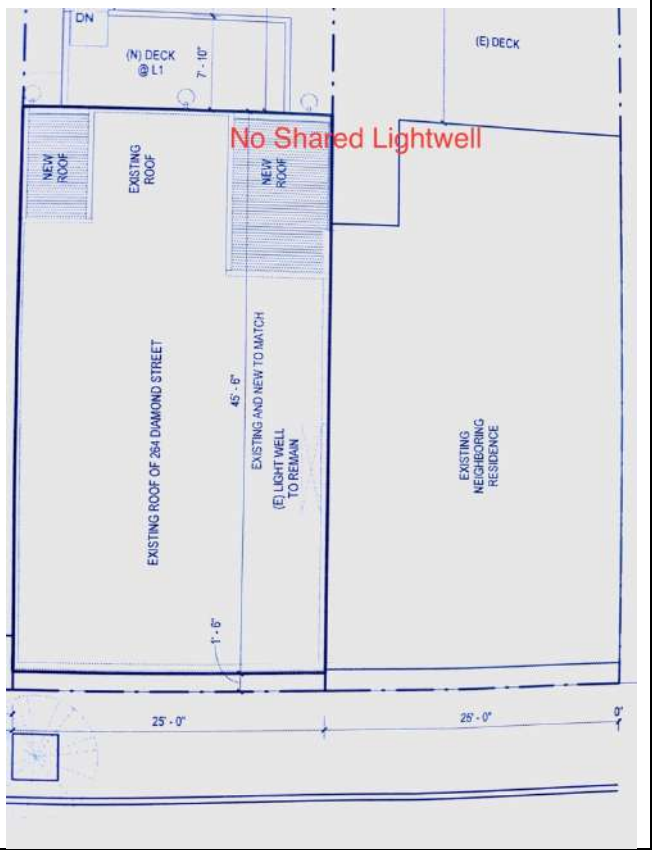
The project does not meet the standards in the Residential Design Guidelines for light, air, and visual access to the mid-block open space because:

A. It does not "maintain light to adjacent properties by providing adequate setbacks"
B. It does not use "shared light wells to provide more light to both properties"
C. It does not "ensure that the building respects the mid-block open space"
D. Planning correctly identified these concerns in its initial comments

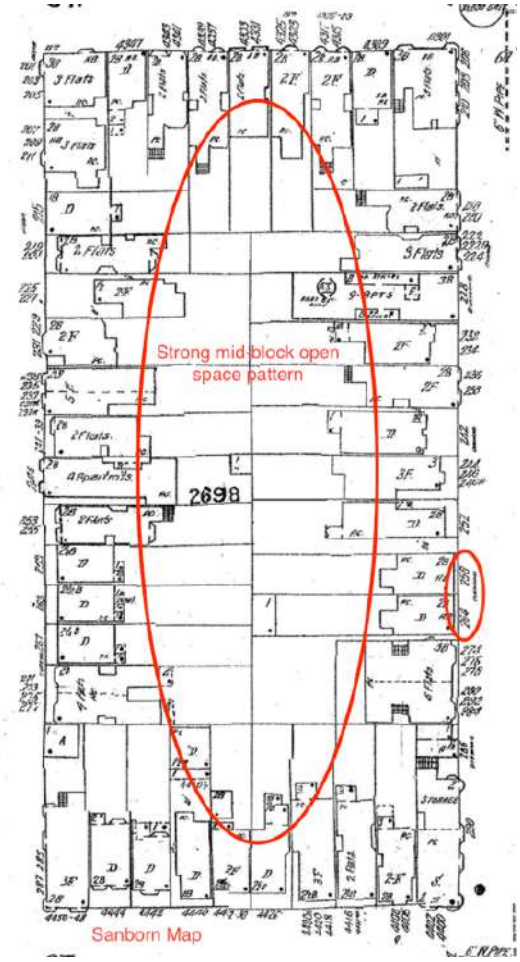
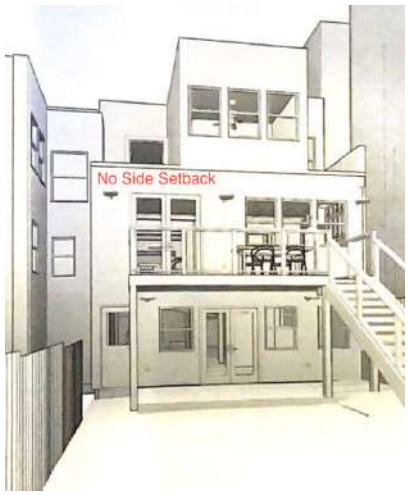
A. <u>The project does not maintain light to adjacent properties by providing adequate setbacks</u>

Planning Guidelines	264 Implications
REAR YARD GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context. **Light** In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project: • Provide setbacks on the upper floors of the building. • Include a sloped roof form in the design. • Provide shared light wells to provide more light to both properties. • Incorporate open railings on decks and stairs. • Eliminate the need for parapet walls by using a fire-rated roof.	

B. <u>The Project Does Not Use Shared Lightwells</u>

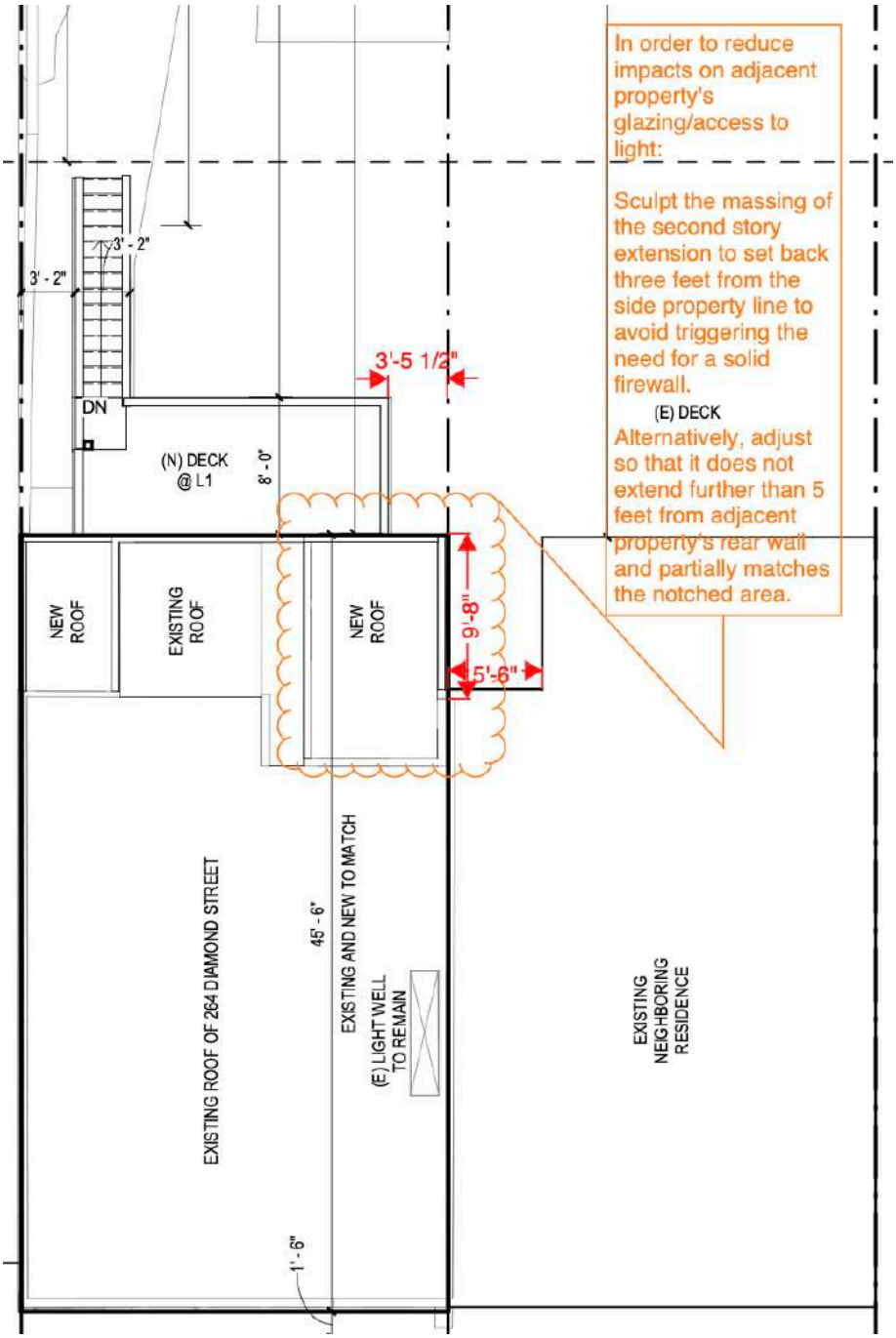
Planning Guidelines	264 Implications
 *Provide shared light wells to maximize light to both properties.*	

C. <u>The Project Does Not Respect The Mid-Block Open Space</u>

Planning Guidelines	264 Implications
Building Scale at the Mid-Block Open Space GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity. * * * The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project: • Set back upper floors to provide larger rear yard setbacks. • Notch the building at the rear or provide setbacks from side property lines. • Reduce the footprint of the proposed building or addition. * * * *This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.*	 

D. <u>Planning Correctly Identified These Concerns In Requesting a Side Setback Or A Rear Shortening</u>

Planning's initial comments on the design correctly identified impacts on our property, and reasonable modifications to reduce the project's burden. Those should be implemented.

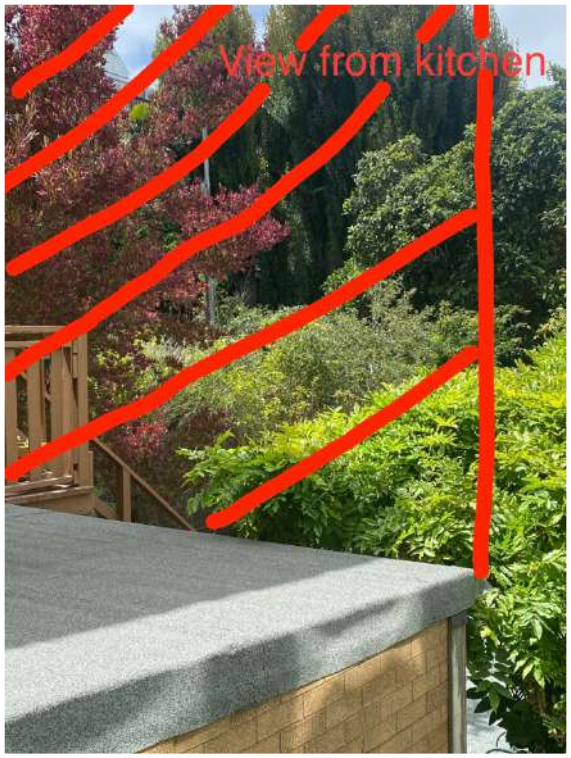


2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would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

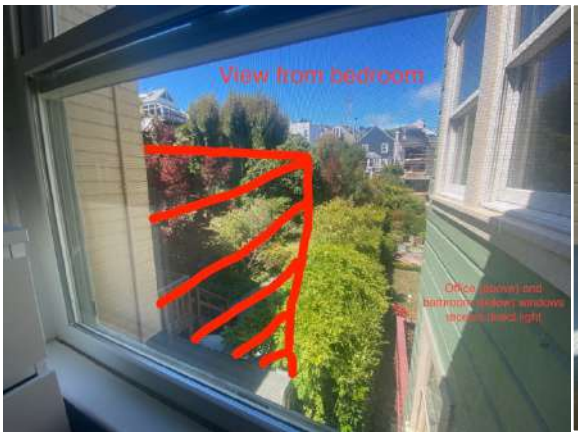
The proposal would unreasonably affect our light and visual access to the mid-block open space, which the Guidelines describe as “a significant community amenity.” The project impacts at least six of our windows:

These windows are all a major source of direct and indirect sunlight for our house. All but the playroom have direct visual access to the mid-block open space which will be impacted by the project, and the playroom would suffer substantial impact with respect to light and air. While we recognize that all construction will have impact and are not trying to stop the project, the effect can mitigated by the requested 5-foot setback.

See below for photos demonstrating the proposal’s effect on our visual access to the mid-block open space and sunlight. The sightlines extend even further in the fall and winter, when the deciduous trees have lost their leaves.


View from kitchen

View from office


View from bedroom

View from Bathroom
Window receives substantil direct sunlight

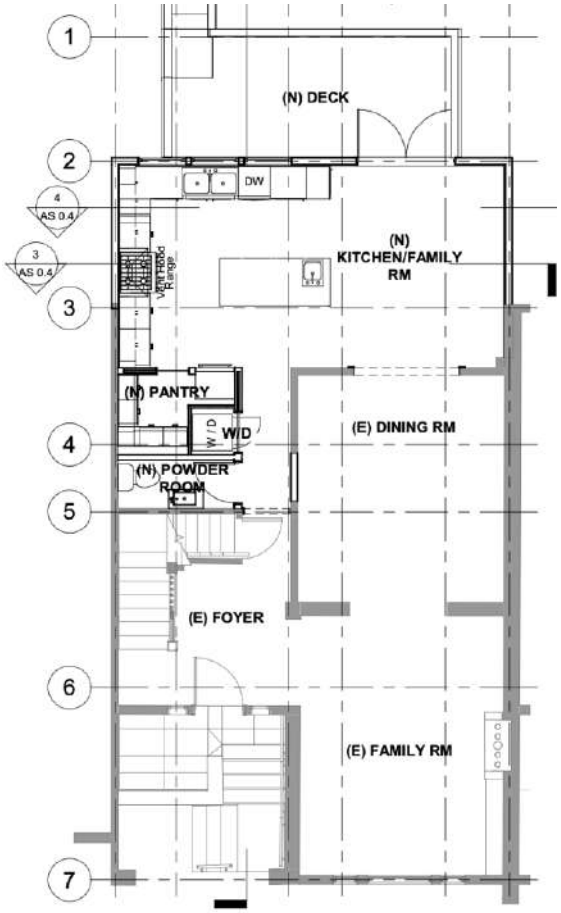
View from playroom

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

- A second-floor setback from the side property line of 5 feet to match adjacent setback at our property

We believe a second-floor setback from the side property line would maintain our visual access to the mid-block open space, and help mitigate the project's impact on our access to light and air. The requested setback matches the side setback on our property and would better bring the project in line with the Guidelines (see question 1).

As described above in question 2, the modification would not eliminate the project's impact on our property but would go a long way to reduce it which would be a substantial benefit for our property. By contrast, **the requested modification will have little impact on the project as a whole – less than 49 square feet total** (5' x 9'8"). The affected area is open space; the plans show no plumbing, electrical, or other facilities that would complicate the design modifications and the Sponsors have not identified any to us. The project would retain the intended benefits of an open-concept kitchen, indoor-outdoor space with the new deck, a relocated powder room, an expanded garage storage area, and an expanded third-floor office. And the cost-effective modification may even save money by eliminating the need for a fire-rated roof.



6 AS_PROPOSED LEVEL 1
3/16" = 1'-0"

Regrettably, the Sponsors have been unwilling to propose or consider any modifications to their original design in consultation with us or at our request – the only changes to their design were made in response to the Department's comments and without our involvement. We respectfully request implementation of a modest 5-foot side setback.

Exhibit 4

Gmail

Gabe Zeldin <gabezeldin@gmail.com>

Re: San Francisco Planning Dispute

1 message

Deborah Holley <deborah@holleyconsulting.com> Sat, Aug 6, 2022 at 2:49 PM
To: Gabe Zeldin <gabezeldin@gmail.com>
Cc: Carrie Simonds <carrie.simonds@gmail.com>

Hi Gabe,
Thank you for letting me know.
Good luck with the process. You have a good case.
Best,
Deborah

Get Outlook for iOS

From: Gabe Zeldin <gabezeldin@gmail.com>
Sent: Saturday, August 6, 2022 11:37:02 AM
To: Deborah Holley <deborah@holleyconsulting.com>
Cc: Carrie Simonds <carrie.simonds@gmail.com>
Subject: Re: San Francisco Planning Dispute

Deborah:

Thank you again for speaking with me last week and for your follow up email. We wanted to let you know that we decided to move forward with a different consultant. We appreciate your time and will keep you in mind for any friends who find themselves in similar circumstances.

Best,

Gabe

On Wed, Aug 3, 2022 at 2:53 PM Deborah Holley <deborah@holleyconsulting.com> wrote:

> Hi Gabe,
>
> It was nice to meet you over Zoom yesterday.
>
> Please let me know if you have any questions or would like to speak with any of my past clients.
>
> Best,
>
> Deborah
>
> **Holley Consulting**
>
> **www.Holleyconsulting.com**
>
> deborah@holleyconsulting.com

OUR TEAM

Our team of seasoned attorneys is dedicated to achieving our clients' objectives in the most cost-effective and practical way possible.

Deborah Holley

*Planning Consultant**

Deborah Holley is an urban and environmental planner who assists the firm on land use matters. Deborah has over twenty years of professional experience. She has managed or contributed to more than fifty Environmental Impact Reports, community plans, and special planning and environmental projects. Deborah has helped non-profits, schools, developers, and architects negotiate the environmental and development review process and provides thorough and sound analysis and advice.

**Deborah is not an attorney and does not offer legal advice.*

CONTACT

phone: 415.362.3599

fax: 415.362.2006

email: deborah@holleyconsulting.com

SEE OTHERS

REPRESENTATIVE MATTERS

- Assisted the Ritz Carlton residences in San Francisco to meet CEQA requirements and gain development entitlements.
- Helped Live Oak School in San Francisco negotiate an agreement with a developer to minimize impacts on the school from a proposed development
- Represented a landowner in Napa County making sure their rights are protected in a lengthy battle over a heliport proposed on an adjacent parcel.
- Advised St. Ignatius High School in San Francisco on the planning and environmental review process for proposed improvement and expansion plans.
- Managed the process for a potential historic district in San Francisco.
- Helped a landowner gain entitlements to remodel a historically significant residential structure in San Francisco consistent with the Secretary of the Interior's Standards.
- Provided representation, analysis, and advice to neighbors and neighborhood groups concerned about the environmental, historical, and land use impacts of proposed development projects.

Deborah has also been deeply involved in her community and has served on the boards of local organizations, including Mill Valley Aware, Kiddo, and the Tam High Foundation.

EDUCATION

- Columbia University, M.S in Urban Planning (MSUP)
- University of California, Irvine, B.A in Social Ecology

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Exhibit 5

THESE SANBORN MAPS ARE DATED TO THE MID 1990's
USE ONLY FOR HISTORICAL CONTEXT

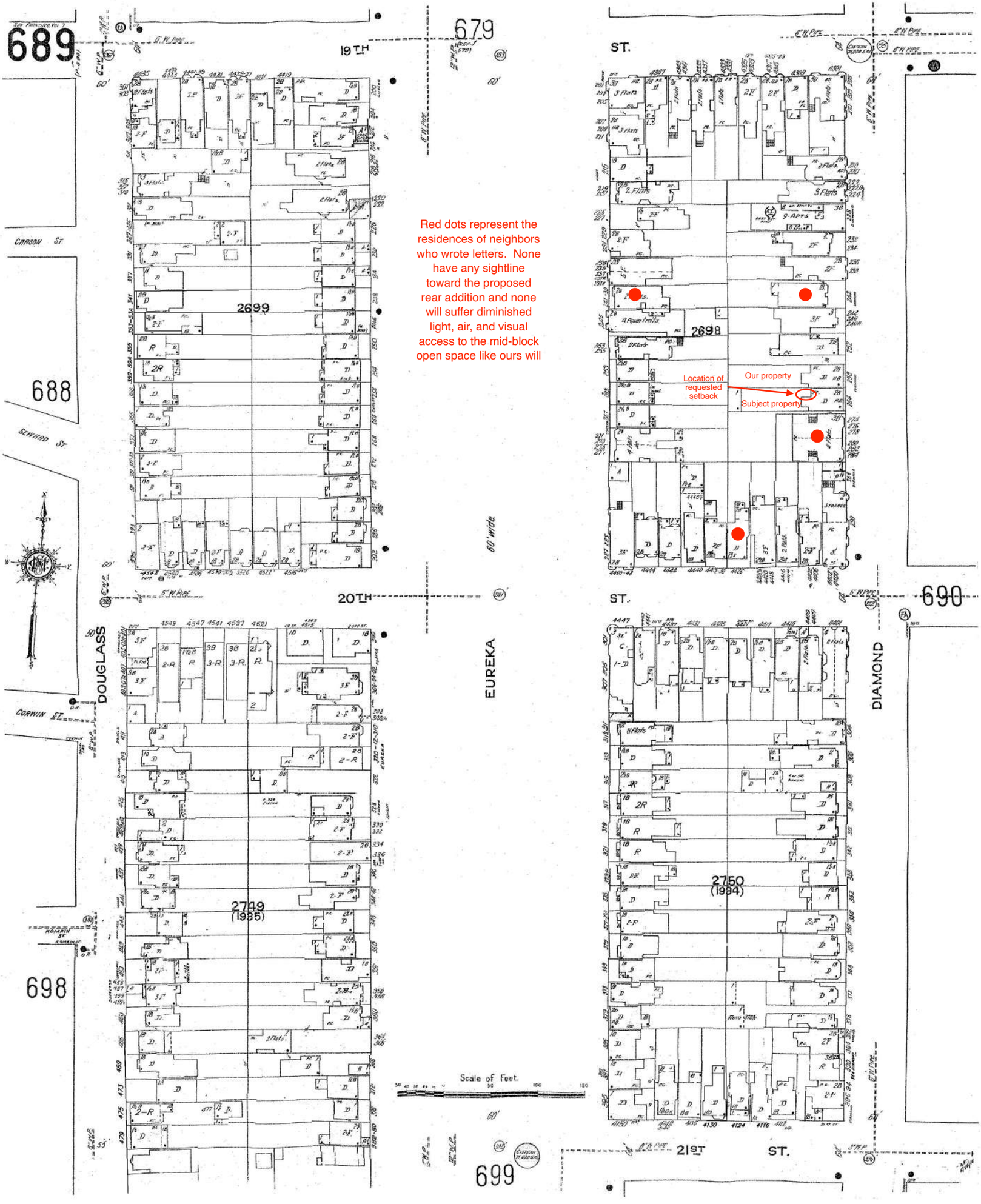


Exhibit 6

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

DISCRETIONARY REVIEW ANALYSIS

HEARING DATE: November 10, 2022

Continued from October 20, 2022

Record No.:	**2021-011322DRP**
Project Address:	**264 Diamond Street**
Permit Application:	2021.0506.9906
Zoning:	RH-3 [Residential House, Three Family] 40-X Height and Bulk District
Block/Lot:	2698 / 009B
Project Sponsor:	Kyle Brunel Pencilbox Architects 237 Clara Street San Francisco, CA 94107
Staff Contact:	David Winslow – (628) 652-7335 david.winslow@sfgov.org]

Recommendation: Take DR and Approve with Modifications

Project Description

The project proposes to construct a 3-story rear horizontal addition to a 3-story single-family dwelling.

Site Description and Present Use

The site is an approximately 25' wide x 125'-0" deep lateral sloping lot. The existing building is a category B – Age Eligible Historic Resource built in 1916.

Surrounding Properties and Neighborhood

The buildings on this block of Diamond Street consist of predominantly of 3-story residential buildings. The subject and neighboring (DR requestor's) buildings are a pair of two buildings that are shorter than their adjacent neighbors and are both articulated by side setbacks at the rear that provides access to a generous mid-block open space.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 13, 2022–August 12, 2022	August 12, 2022	October 20, 2022	70 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 1, 2022	October 1, 2022	20 days
Mailed Notice	20 days	October 1, 2022	October 1, 2022	20 days
Online Notice	20 days	October 1, 2022	October 1, 2022	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	8	0	0
Neighborhood groups	0	0	0

Environmental Review

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

DR Requestor

DR requestor: Gabe Zeldin of 258 Diamond Street the adjacent neighbor to the north.

DR Requestors' Concerns and Proposed Alternatives

DR requestor is concerned that the proposed project is not compliant with the Residential Design Guidelines:

> "Articulate the building to minimize impacts to light and privacy." and "Design the height and depth of the building to be compatible with the scale at the mdi-block open space."

Proposed alternatives:

1. Set back the second floor 5' from the side property line.

See attached *Discretionary Review Application,* dated August 12, 2022.

Project Sponsor's Response to DR Application

The design is a modest addition and has been modified to address the issues by reducing the parapet and removing windows facing the DR requestor's property. The DR requestor's request would have little benefit to the neighbor and have a major impact on the design and function of the proposed project.

See attached Response to *Discretionary Review,* dated September 7, 2022

Department Review

The Residential Design Guidelines "*Articulate the building to minimize impacts to light and privacy*." and "*Design the height and depth of the building to be compatible with the scale at the mdi-block open space*." clearly illustrate conditions and responses similar to this situation.

Although this addition is modest, the Department's typical request for this condition where a neighboring building has a setback with windows would be a 3' side setback that reciprocates with the existing setback. This was initially requested by staff but rejected by project sponsor in favor of lowering the roof parapet and removing side facing windows.

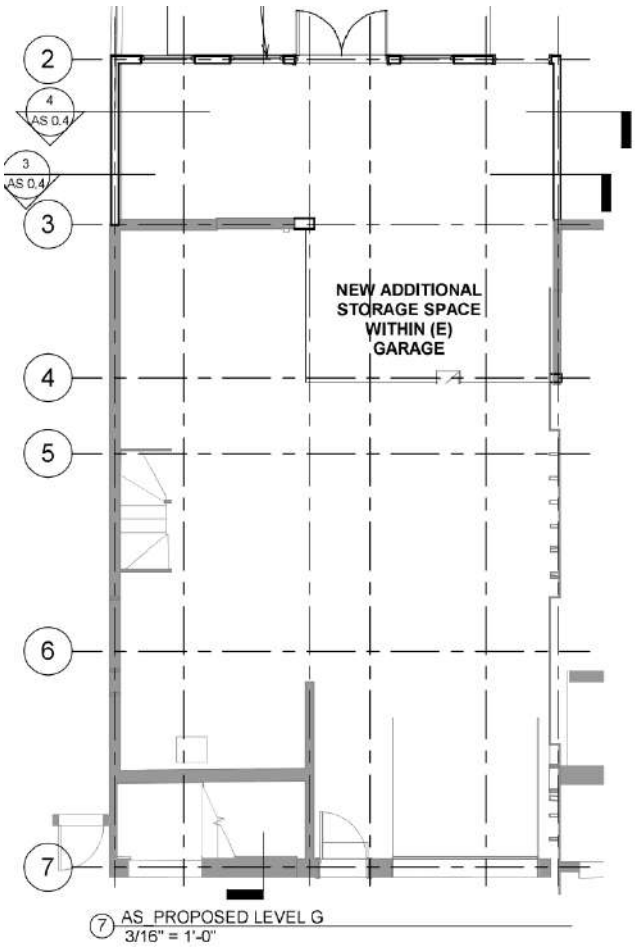
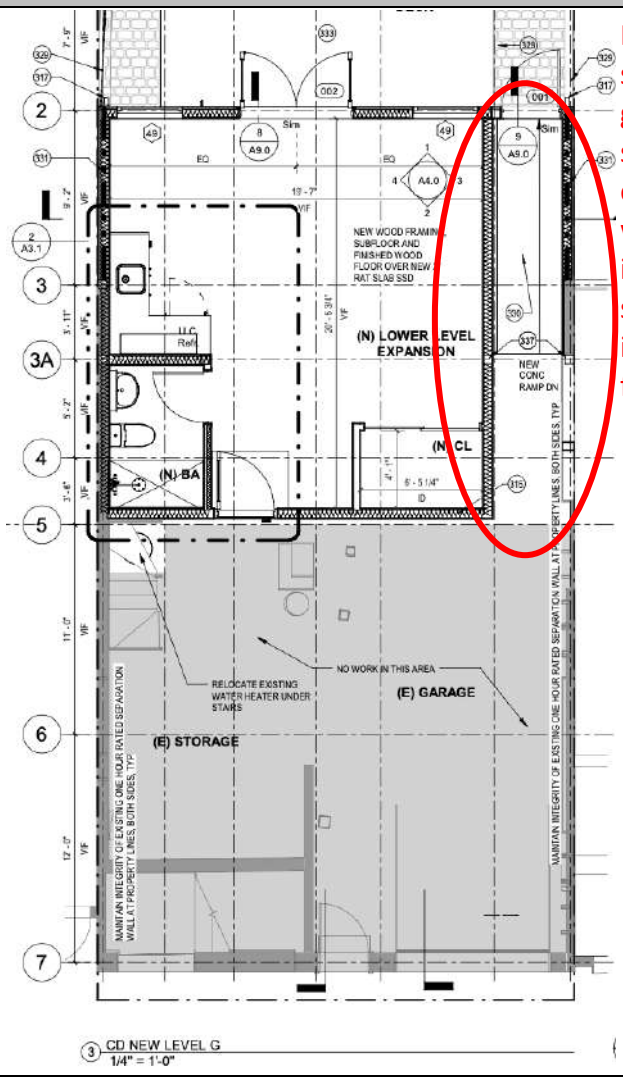
Staff suggested that not providing a side setback would be acceptable if the project sponsor obtained consent from the neighbor. Although the guidelines also include alternatives to side setbacks, staff deems the measures taken in this case do not adequately address the issue.

Therefore, staff deems there are exceptional and extraordinary circumstances and recommends taking Discretionary Review and approving with modifications to articulate the building to minimize impacts to light and privacy and access to mid-block open space by providing a 3-foot side setback adjacent to the DR requestor.

Recommendation: Take DR and Approve with Modifications

Exhibit 7

Revised plans submitted after both the 311 notice and the discretionary review hearing incorporate a four-foot setback along the north side on the ground floor – directly underneath the second-floor rear addition where we request a similar setback.

Original Plan	Post-notice Plan
	

New side setback at ground level shows how easy it would be to incorporate side setback into second floor above.

Exhibit 8

Images taken since the November 2022 hearing demonstrate direct sunlight that the proposed rear addition would block, and contradict the sponsors' shadow study, which they falsely described to the Planning Department as having a "de minimis" effect.

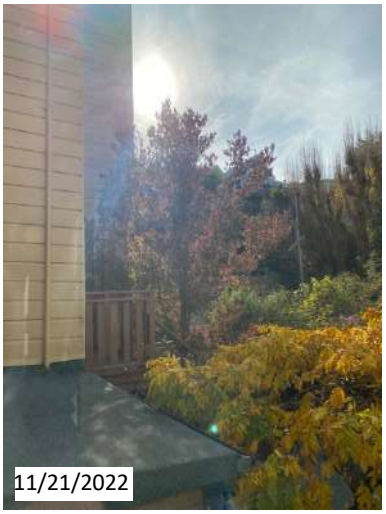
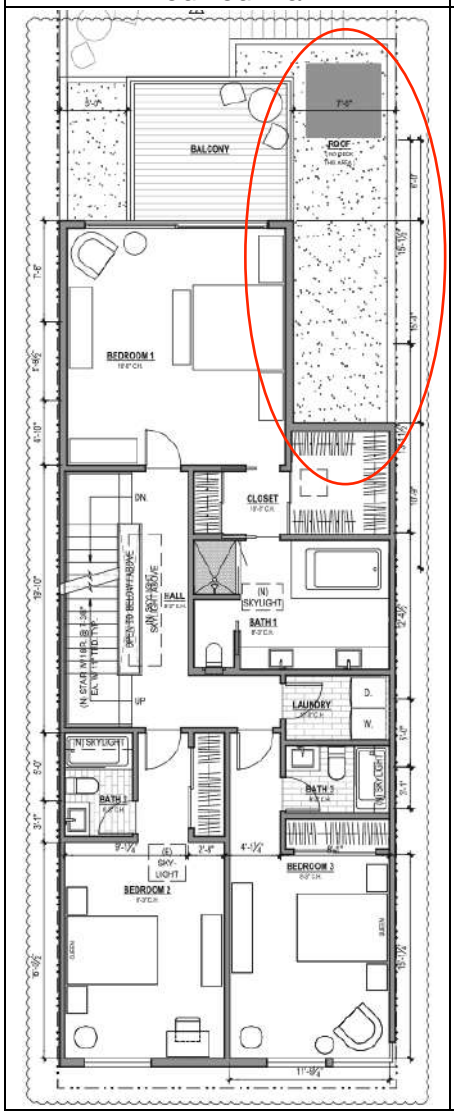
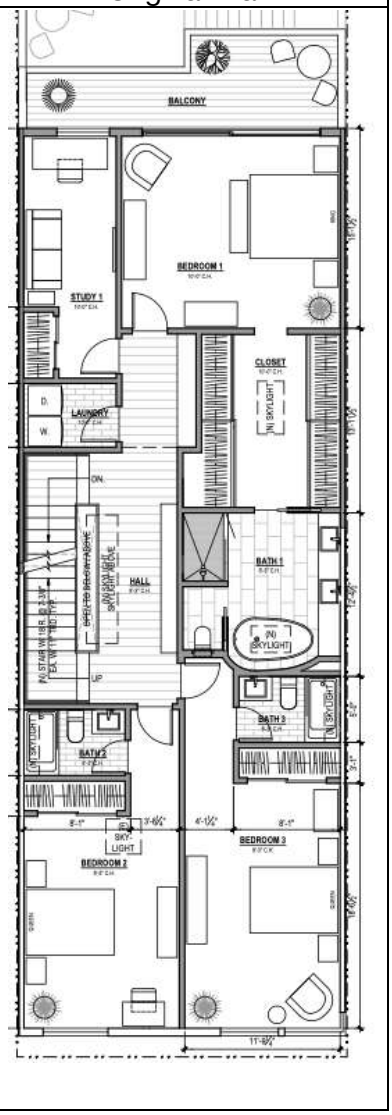


Exhibit 9

Below we include three recent examples of other projects in which Planning recommended side setback modifications to conform with the Guidelines and provide additional light, air, privacy, and mid-block open space access to adjacent neighbors.

Property	Planning's Recommendation
2230-2232 Washington Street Record No. 2021-004022DRP	**Department Review**

Modified Plan	Original Plan
	

The Planning Department's review of this proposal recommends several modifications to conform to the Residential Design Guidelines - most of which have been incorporated into the revised drawings of the proposed project dated 5.5.22. These include providing a 7'-6" side setback at the east starting 11' from the adjacent neighbor's rear building wall; reducing the extent of the third-floor rear wall by 6'; and providing a 5' side setback from the west property line to the third-floor deck.

The project complies with the Residential Flats policy. The upper flat occupied 890 sq. ft. of habitable area with exposure to the full front façade and partial exposure to the back due to the stair location. This unit is being relocated with 978 sq. ft. to the ground level and has full exposure at the back and narrow exposure to the front.

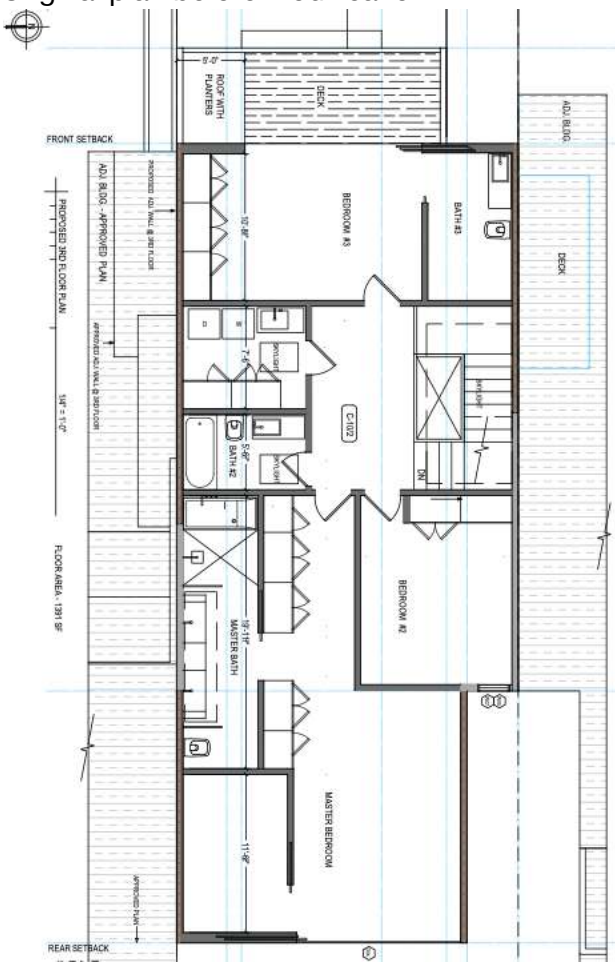
Therefore, staff recommends taking Discretionary Review and approving with the following modifications:

1. Lower the ceiling height of the third-floor rear addition to 9'.

Maintain the east roof at the setback as unoccupied with a curb no higher than 4"- 6 (fire -rated the roof assembly).

46 Homestead Street
Record No. 2017-013615DRP

Original plan before modification:



Department Review

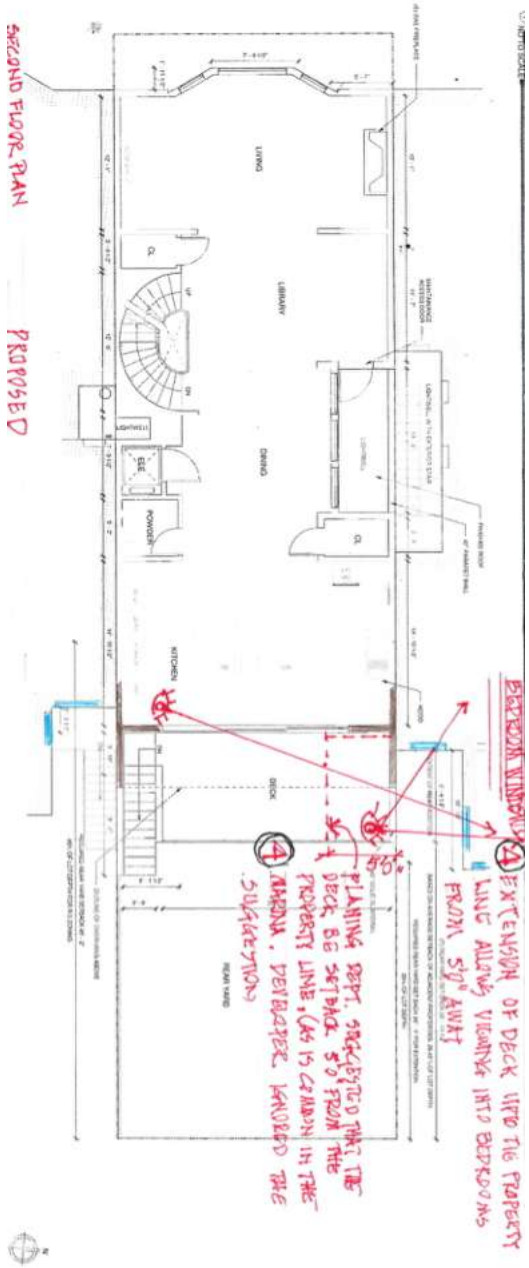
The Planning Department's review of this proposal recommends several modifications to conform to the Residential Design Guidelines since several of the original design review comments (see RDG matrix) were not incorporated into the proposed project.

Therefore, recommends taking Discretionary Review and approving with the following recommendations:

1. At the front of the third floor provide a 3' side setback for 75% of the length to match the south neighbor's light well. A 5'
2. Relocate the skylights adjacent to property lines so that a 30" parapet against the neighbor to the south is not required.
3. Raise the sill of the second-floor window on front façade and provide additional mullion to bring window to scale and proportion with surrounding buildings.

3624-3626 Scott Street
Record No. 2021-002487DRP-02

Original plan marked up by DR requestor:



Department Review

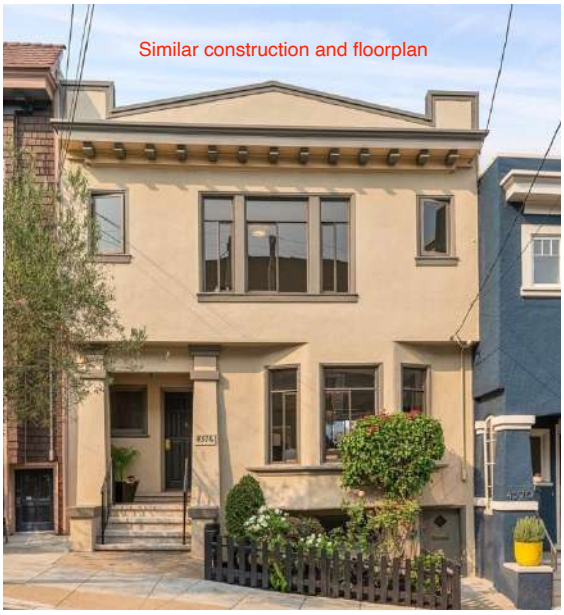
The Planning Department's review of this confirms general support for this proposal as it conforms to the Planning Code and the Residential Design Guidelines with the following exceptions The context enables a three- story building to fit the existing predominate pattern and scale of three-story buildings at the street. The fourth story is set back approximately 15' to minimize its visibility. The project matches 70% of the length of the lightwell of adjacent neighbor to the north with a 5' deep light well. The stepped massing at the rear extends to the allowable building area at the first floor only and does not intrude further into the mid-block open space than adjacent buildings leaving approximately 60' between the rear wall and the neighbors to the rear, and as such does not pose any undue reduction of light to the DR requestors' property. The façade material, window sizes and proportions, and detailing is compatible with the architectural character of the surrounding buildings. However, the proximity of the lower rear deck to 3620 Scott Street and the exposure of the upper deck requires modifications to ensure privacy impacts are minimized.

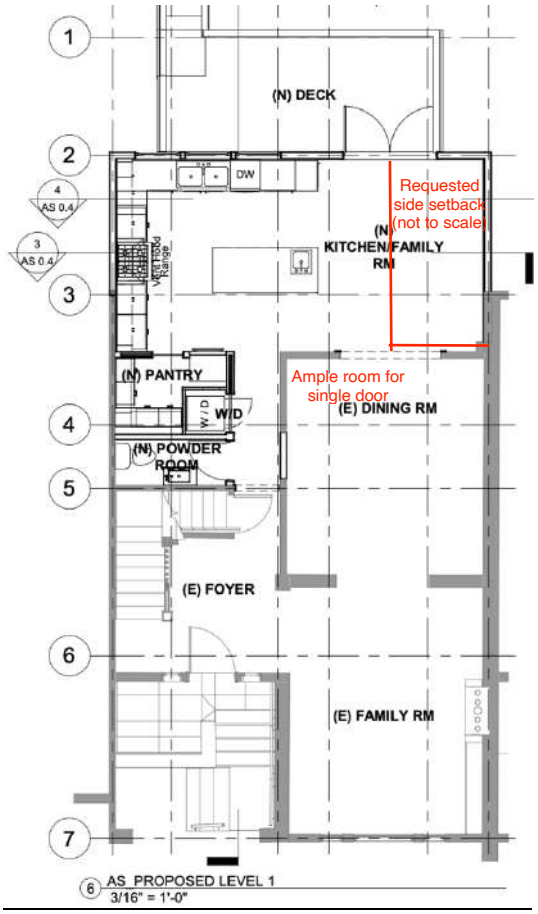
Therefore, staff recommends taking Discretionary Review and approving with the following modifications:

1. Set the second-floor deck and guardrail and parapet wall back five feet from the north property line.
2. Provide opaque guardrail at the third-floor rear deck.

Exhibit 10

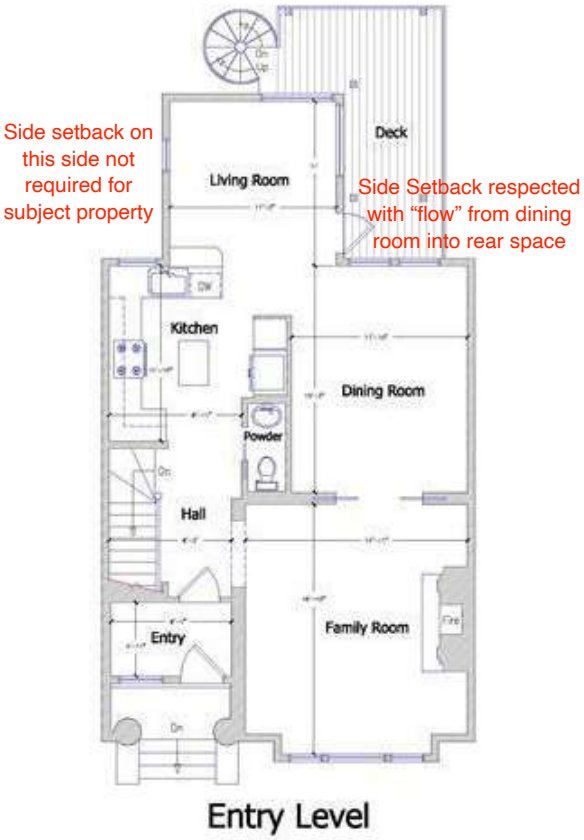
4576 19th Street	Subject Property (264 Diamond)

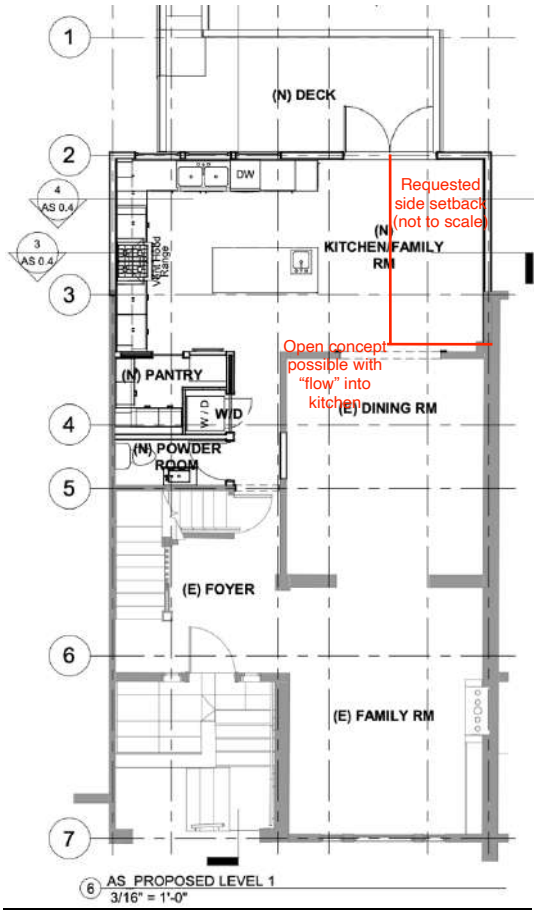




4576 19th Street, Interior Photos

4594 19th Street	Subject Property (264 Diamond)





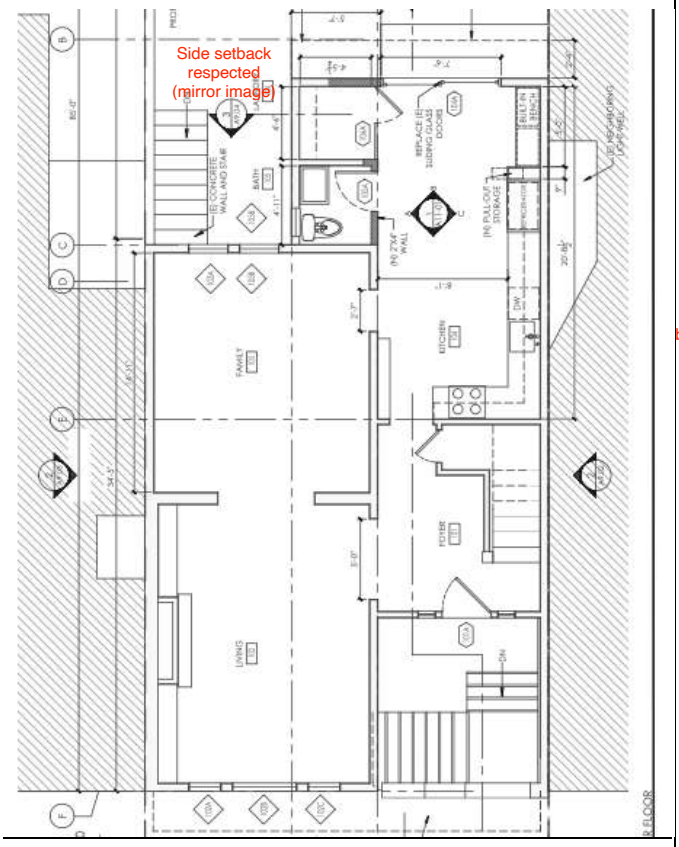
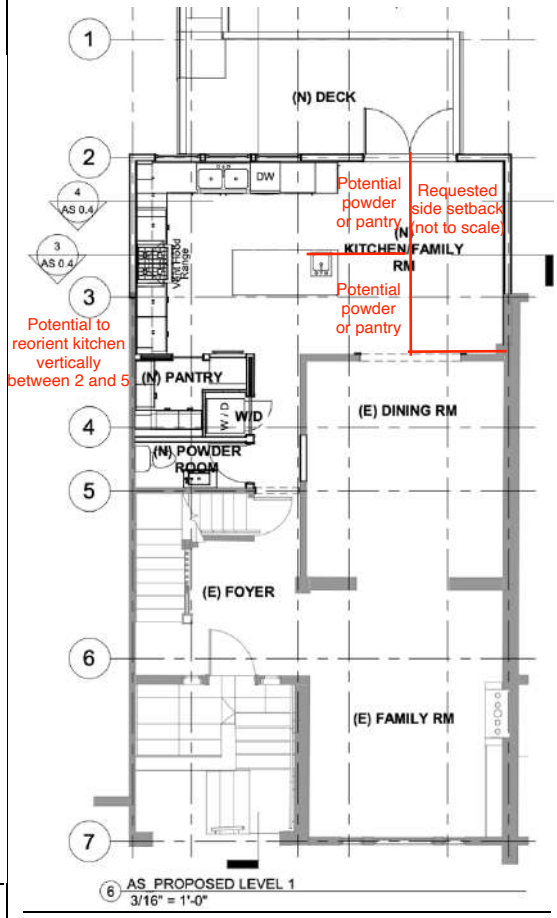
4309 19th Street	Subject Property (264 Diamond)
	

Exhibit 11

Similar houses on 19th St. all have side setbacks in the rear on both sides of the property line.

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Reply Brief for 264 Diamond Street, San Francisco, Appeal No.: 23-006

March 9, 2023

Introduction

We, Betsy Bayha and Heidi Gewertz, are the homeowners of 264 Diamond St. in the Castro where we have lived since 2003.

Our small project has been approved by the Planning Department and reaffirmed by the Planning Commission in its Public Hearing on November 10, 2022, in which the Commission declined to take discretionary review and approved the project with no modifications, stating, "There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms with the Residential Design Guidelines." Further, the Commission determined that no modifications to the project were necessary, and they instructed staff to approve the Project per plans. (See Attachment 1).

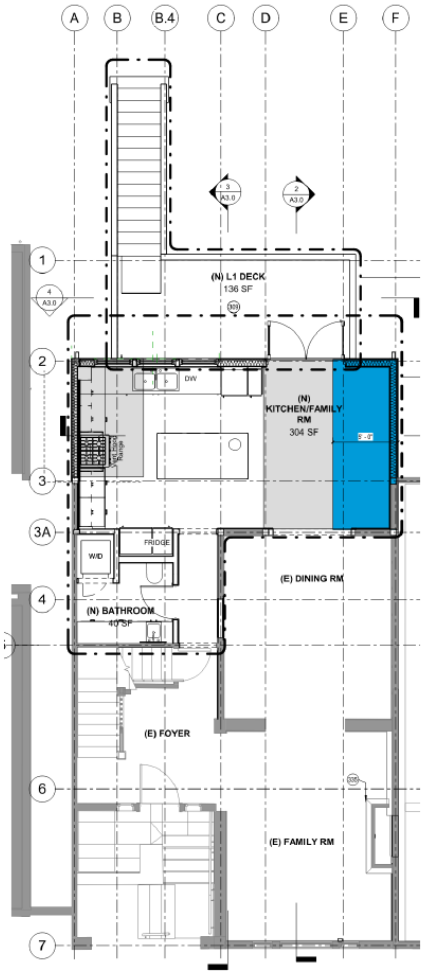
What is at issue in this appeal is a 120-square-foot infill addition over our existing garage roof on the north side of our property on our home's main floor. The overall addition is intended to "square off" what is currently a fragmented area at the rear of our home and provide us with a livable, though small, family room adjacent to our kitchen. This area measures 10 feet by 12 feet. Our neighbor's demand for a 5-foot setback to this space would reduce our proposed addition in this area by 50%.

This depicts the current configuration at the rear of our home:

This depicts the proposed configuration, squaring off the main floor:

The following image depicts in blue what the DR Requester demands be removed.

This image depicts the demanded reduction from another perspective:



This demand is being made, even though our current project has no significant impact on the appellant's light or air circulation. Our project will affect the appellant's view of our back yard from his half-bathroom window. However, this window is a secondary window that is rarely used. Furthermore, protection of a view is not allowed under the Planning Code.

We feel that the burden on our project imposed by a five-foot setback substantially outweighs the impact of a minor incursion on the view of our back yard from the neighbor's secondary window, especially considering that he has ample view of the mid-block open space from large windows in his family room adjacent to his kitchen and half-bathroom depicted here.

We ask that the Board of Permit Appeals deny this attempt to block our project and to allow our project to proceed without further modifications for the reasons explained below.

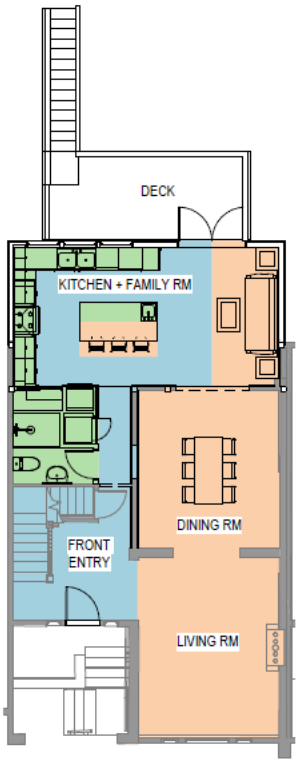
Background

Prior to the Planning Commission's decision on November 10 not to take discretionary review, Elizabeth Watty, the Director of Current Planning, cited several reasons for the Department's original decision to approve the project as proposed. Ms. Watty specifically pointed out the shallow depth of our building – only 45 feet, in comparison to many buildings on our block that have much greater depths, and noted that the proposed construction would stay within this envelope with no additional expansion into our rear yard, even though, under the planning code we could have proposed a substantially larger project, which could have included building out 7 feet into the rear yard, through all three stories of our home and adding an additional fourth story above that.

Ms. Watty noted that given the modest size of our proposed addition, the originally requested five-foot setback, as well as a compromise three-foot setback under consideration, would have an inordinate impact on our "very small" project. She further noted that doing any setback under the Residential Design Guidelines is not a directive but rather is one of several mitigation measures to consider within the context of a project.

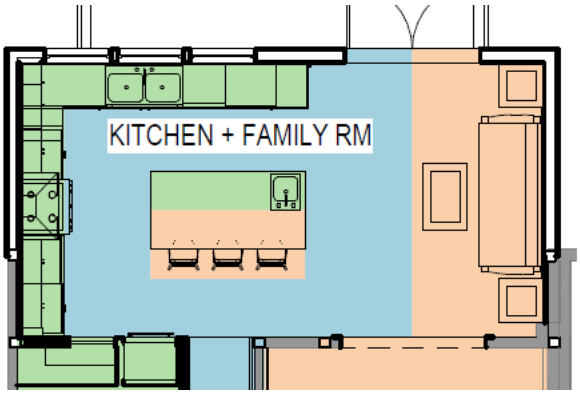
Ms. Watty also emphasized that the Residential Design Guidelines provide for flexibility regarding if and how they are applied, and context is important to consider in deciding whether and to what extent the guidelines should be applied. In the context of our project, built as infill over existing construction with no additional extension into the rear yard, it did not make sense to require a setback. And as noted by Planning Commission President Tanner, even a 3-foot setback (as shown in the illustration below) would remove a significant portion of the 10' by 12'addition. President Tanner also noted that "part of consistency [in applying the guidelines] is looking at the totality of the circumstances".

To demonstrate the impact of a proposed setback on the usability of our proposed project, the image below shows the functional utility spaces in green, the living space on the right in orange and the flow of foot traffic through the space in blue.

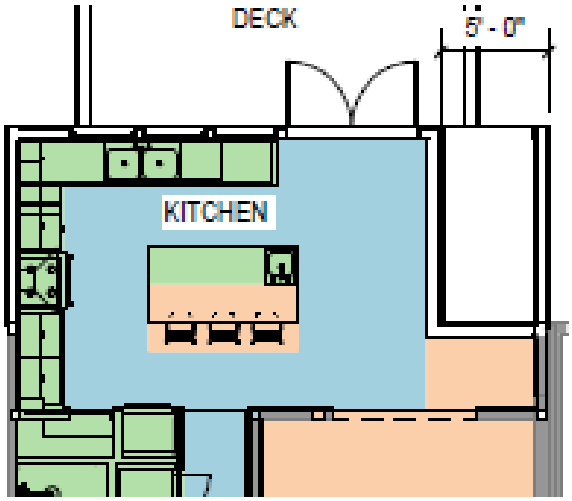


1 PROPOSED FIRST FLOOR PLAN
1" = 10'-0"

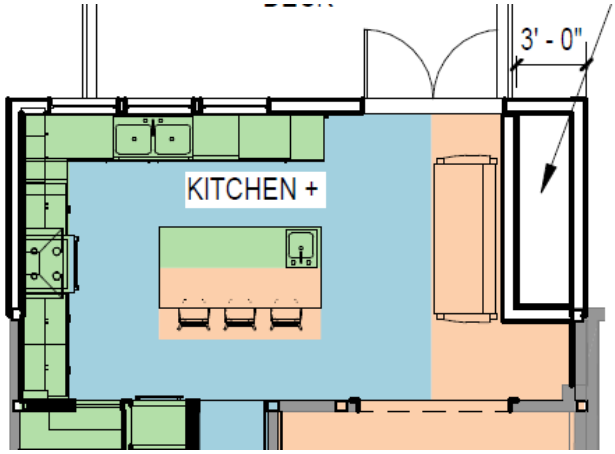
This is a closer view of the proposed kitchen and family room:



The schematic below shows the impact of a 5-foot setback. A setback of this size would completely eliminate the living space we hoped to achieve with this project.



This schematic shows the impact of a 3-foot setback which also substantially reduces the usability of this room:



As shown in the schematics above, a setback of 5 feet or a setback of 3 feet, or any setback, creates an awkward configuration inside our home with insufficient room to place furniture for a family room and maintain circulation of foot traffic, losing the primary purpose of our project to create usable living space adjacent to our kitchen.

Any setback also creates an unusable notch outside the home that gives no benefit to the appellant. The remaining roof area in the five-foot setback (or any setback) would be unsightly for our neighbor creating a "dead space" which will be difficult to access and maintain and could attract yard debris and wild animal feces.

The Planning Department originally approved our project because we were able to demonstrate that the effect of our project on the appellant's light and air would be minimal. His windows sit on a five- and one-half foot light well which provides ample air circulation to all windows. In no way will our project affect this existing lightwell on the appellant's property. We conducted a shadow study to gauge the impact on light throughout the year. Using modeling tools in Revit that are the industry standard, we determined that direct light into the first-floor kitchen sink and bathroom windows would be diminished only two times of the year – Spring and Fall equinox – and only for about an hour late in the afternoon. There would still be ample reflected light in this area because the yard faces due west. As a concession at the request of Planning, we agreed to remove a parapet from the roof of the new construction to further mitigate the already minimal shadow impact from our project.

Having addressed the appellant's arguments about impact on light and air, the only remaining issue is view. **To be clear: This appeal is driven primarily by our neighbor's wish to maintain a view of our back yard from his half-bath window – a window that remains shuttered 99 percent of the time.**

Timing and Notice

The appellant claims that we never asked for his perspective on our project, but when he and his wife first moved to the neighborhood in June 2020 and we welcomed them as new neighbors we informed them immediately of our intention to do this project and noted that we

wanted to construct the same family room that they have in their home, which extends to the property line. We all had a clear view of our proposed addition during the discussion in their backyard. We reaffirmed our intentions at a subsequent social gathering with them in our back yard and received no questions, feedback or objections. Subsequent to those meetings, our neighbors were informed via letter regarding our plans in conformance with Planning Department notification requirements and again, we heard no objections from them. We held a required public hearing to invite public comment and they did not attend or raise concerns.

The appellant claims that we refused to work with him on the design. However, he has acted in bad faith repeatedly on this matter, not informing us of his concerns and not giving us adequate notice to work with him. Once planning had approved our project and we moved to 311 notification, he had 30 days to ask for modifications and share his concerns. We heard nothing until 4 days prior to the deadline when we received an email late on a Sunday night demanding that we provide plans for a 5-foot setback by that Thursday, or he would pursue Discretionary Review – hardly enough time to respond to such a demand.

The appellant insinuates that we exerted our "political influence" with the Planning Commission yet can provide no evidence to support this claim. The evidence does not exist because we did not exert any influence. As an attorney and a public servant, Heidi is bound by a strict code of ethics. Early in this process she consulted with the conflicts and ethics advisor in the City Attorney's office specifically to understand what level of communication she could and could not have with Planning Department staff regarding this matter and to ensure that all of her communication would be carried out appropriately. She was advised to adhere to a policy of communicating at the same level of access that any resident would have, and she adhered to that policy. The members of the Planning Commission are also bound by a code of ethics. There was

no need to disclose Heidi's employment as a City Attorney, because it had no bearing on this case.

The appellant erroneously states that Heidi represents the San Francisco Planning Department. This is not correct. As a Deputy City Attorney on the Real Estate team Heidi represents the City of San Francisco, and works with many City Departments, including the Planning Department, on large, often multi-phase development projects and associated real estate matters; however, she does not work with the Planning Department on project applications for single-family homes, the discretionary review process or any matters related to any process included as part of our application. Most importantly, Heidi, at all times, remained involved in the process as a city resident and never in the role of a Deputy City Attorney.

The appellant, in his brief, is mistaken regarding any side setback on the garage level of our project. The proposed construction at the garage level fits within the existing envelope of our current construction and is built to the property line. The appellant is incorrectly interpreting the project building plans and is mistaking a corridor of egress to the back yard that is separate from the proposed conditioned space as a setback.

The appellant says that the hearing before the Planning Commission was procedurally flawed because the staff architect was not on hand to present this case to the Commissioners. There is nothing in the Discretionary Review guidelines saying that the staff architect must present cases to the Commission. In the absence of the staff architect, the Director of Current Planning, Ms. Watty, was staffing the Commission meeting and as a senior staff member was able to provide extensive background, context and commentary regarding how our project was discussed and how the ultimate decision was made to approve our plan, as she had been a party to those discussions.

The appellant also expressed concern about the refinishing of the basement level of our home and that the design was added after Planning's approval of our project. Prior to including these details, we confirmed with Planning that details regarding the interior elements of our home were not within Planning's jurisdiction and did not require Planning's review or approval. Such design details and additions are under the jurisdiction of the Department of Building Inspection (DBI) and all design details were included in the plan drawings submitted to DBI and approved under the Site Permit consistent with City requirements.

We have attached nine letters of support representing ten of our neighbors, four of whom live adjacent to us in the building to the south and two who have a direct view of our back yard from their home (see Attachment 2). These letters were written for the Planning Commission hearing. All neighbors have given their consent to have the letters included for this brief. We have lived in this neighborhood for almost two decades and raised our son here. We are committed to living in San Francisco and keeping this a vibrant family friendly city where all kinds of families can create a home. We submitted our plans to the Planning Department almost two years ago and we still have not been able to start this project. We ask that you take action today to allow us to move ahead with this modest project that means so much to us, that has been designed carefully and thoughtfully respecting the integrity of our home, maintaining the character of our neighborhood and causing minimal impact to our neighbors.

Conclusion

The appellant has raised issues about our project's approval, the process at the Planning Commission's hearing for Discretionary Review and has even questioned the ethics of one of the homeowners without any evidence to support his claims. In consideration of all discussed above

we respectfully request that you deny the appeal to our building permit and allow us to proceed with our project as approved without further modification.

Attachment 1

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

DISCRETIONARY REVIEW ACTION DRA-802

HEARING DATE: NOVEMBER 10, 2022

Record No.:	**2021-011322DRP**
Project Address:	**264 Diamond Street**
Building Permit:	**2021.0506.9906**
Zoning:	RH-3 (Residential House- Three Family) Zoning District 40-X Height and Bulk District
Cultural District:	N/A
Block/Lot:	2698 / 009B
Project Sponsor:	Kyle Brunel Pencilbox Architects 237 Clara Street San Francisco, CA 94107
DR Requestor:	Gabe Zeldin 258 Diamond Street San Francisco, CA 94114
Staff Contact:	David Winslow – (628) 652-7335 David.Winslow@sfgov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2021-011322DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2021.0506.9906 PROPOSING CONSTRUCTION OF A THREE-STORY HORIZONTAL REAR EXTENSION TO A THREE-STORY, SINGLE-FAMILY DWELLING WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On May 6, 2021, Kyle Brunel filed for Building Permit Application No. 2021.0506.9906 proposing construction of a three-story horizontal rear extension to a three-story, single-family dwelling within the RH-3 (Residential House, Three-Family) District and a 40-X Height and Bulk District.

On August 12, 2022, Gabe Zeldin (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2021-011322DRP) of Building Permit Application No. 2021.0506.9906.

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

On November 10, 2022, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2021-011322DRP.

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

Action

The Commission hereby does not take Discretionary Review requested in Record No. 2021-011322DRP and approves Building Permit Application 2021.0506.9906.

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms with the Residential Design Guidelines.
2. The Commission determined that no modifications to the project were necessary, and they instructed staff to approve the Project per plans dated October 3, 2022, on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave, Suite 1475, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as referenced in this action memo on November 10, 2022.

Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NOES: None

ABSENT: None

ADOPTED: November 10, 2022

Attachment 2

Zsombor Sullivan-Tuba
274 Diamond St.
San Francisco, CA 94114

September 30, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

I am writing this letter in support of the project proposed by my neighbors, Heidi Gewertz and Betsy Bayha, who live in the single-family home at 264 Diamond St. next door to our building. I have lived in my flat at 274 Diamond Street for almost six years with my wife, Megan. I am writing this letter on behalf of myself and my wife, who is currently out of town.

We often see Heidi and Betsy enjoying their backyard, and in years past we have enjoyed watching their son, Henry, act out scenes from "Hamilton" with his friends while playing outside. Megan always enjoys sharing anecdotes with me about how "neat" it's been watching Henry grow up since she moved next door 13 years ago. Heidi and Betsy are the best kind of neighbors: friendly, helpful and caring. They bring a lot to the neighborhood, and we want to see them stay here and build the project for their kitchen that they have long dreamed of doing.

I could hardly believe it when I heard that their neighbor on the other side was challenging this project. It is so small, and yet adds so much to their house and to the neighborhood. It is difficult for me to understand why this project would raise any concerns.

I am fully in support of their project, and I encourage you and the Commission to approve their project as proposed, without requiring any reduction of the square footage or reconfiguration of the current layout.

Sincerely,

Zsombor Sullivan-Tuba

CC: David Winslow, Principal Architect

Chauncey Smith
242 Diamond St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Commissioners,

My name is Chauncey Smith and I have lived in my home at 242 Diamond Street since 1983. I reside three doors down from my neighbors, Heidi Gewertz and Betsy Bayha, who live at 264 Diamond St. I am writing to express my strong support of their proposed home renovation project.

Whenever Heidi and Betsy go out of town, I keep an eye on their home and bring in their mail. I have a key to their house and have been on call to help with emergencies like shutting off the water when a leak was discovered and bringing in a large package that arrived unexpectedly while they were away.

The project they have proposed is one that is completely in harmony with both their home, which was built in 1914, and with the neighborhood, where many of the residents on our block have lived for decades. They did not go overboard or present a project that was excessively large or out of character.

I was quite surprised and angered to hear that the neighbors who recently moved in next door are opposing this project. I respectfully ask the Commission to approve the project for 264 Diamond Street as proposed without requiring any modifications that would reduce the square footage or otherwise reconfigure the project.

Thank you,

Chauncey Smith

Chauncey Smith

CC: David Winslow, Principal Architect

Matthew Carhart
278 Diamond St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

I am writing this letter in support of the project proposed by my neighbors, Heidi Gewertz and Betsy Bayha, who live in the single-family home at 264 Diamond St. next door to our building. I have lived in my flat at 278 Diamond Street for 25 years.

I met Heidi and Betsy when they first moved into their home 19 years ago. They bought the property "as is" and proceeded to make numerous improvements to the interior and exterior that transformed the house from a neglected building in decline into one of the nicest houses on the block. I am a landscaper and offered my help to transform the yard from a gravel and weed choked wasteland into the vibrant greenbelt that exists there today.

Heidi and Betsy have always made thoughtful decisions about the improvements to their property respecting the character of the neighborhood and the spirit of their home. When I first saw their plans, I was surprised that they kept the scope as small as they did. I had expected to see a much larger build out, adding a bathroom on the upper story and expanding the main level. They explained that they wanted something more in harmony with the existing house.

The end result is a project that is modest but effective. They will have a much more logical floor plan and a functioning kitchen and great room – changes they have anticipated making for almost two decades. Their proposed design enhances their home while respecting the beautiful greenbelt that exists in their yard and throughout our block. Heidi and Betsy's project does not interfere with any of the yards on our block or the block's greenbelt nor does it interfere with anyone's enjoyment of their yard, the block greenbelt or their access to light (which is quite strong and plentiful in our greenbelt).

I am fully in support of their project, and I encourage you and the Commission to approve their project as proposed, without requiring any reduction of the square footage or reconfiguration of the current plan.

Sincerely,

Matt Carhart

Matthew Carhart
CC: David Winslow, Principal Architect

Gerald M. Jensen
242 Diamond St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Commissioners,

I am writing to support the proposed home renovation of my neighbors, Heidi Gewertz and Betsy Bayha who live at 264 Diamond St. three houses away from my own. I have lived with my partner, Chauncey Smith at 242 Diamond St. since 1998.

The plan for Heidi and Betsy's home renovation is modest in scope, but it will make a significant difference for them. Currently, they live with a kitchen that has not been meaningfully renovated since the 1980s. When they moved in 19 years ago, their plan was to do the kitchen project in five years. Instead, they became parents to Henry, a delightful boy who has now grown into a young man of 16, and deferred their home renovation until now.

I have fully supported their project since the time I recieved the plans in the notification to the neighborhood. I think it is long overdue project and will be a net positive for our neighborhood, modernizing a house in a way that will be suitable for decades to come.

I encourage the Commission to approve the project for 264 Diamond Street as proposed without modifications or any requirements to reconfigure the space or reduce the square footage.

Sincerely,

Gerald M. Jensen

CC: David Winslow, Principal Architect

Dan Hendel
4426 20th St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

I am writing this letter in support of the project proposed by my neighbors, Heidi Gewertz and Betsy Bayha, who reside at 264 Diamond St. on the same block where my home is located in Eureka Valley.

I am a real estate agent who has worked in San Francisco for decades, and I've lived in this neighborhood for more than 15 years with my spouse, Jorge Young. Heidi and Betsy have come to our home for social events, and I have visited their home to advise them on their kitchen remodel project.

As a realtor, I see many homes that have been remodeled in ways that are out of character with both the home and the neighborhood. The project that Heidi and Betsy have proposed is not only in character with their home, which was built in 1914, but has been proposed to a scale and scope that will result in a beautiful functional kitchen that feels original to the house, yet with the amenities and conveniences of a modern kitchen. It is a thoughtful and right-sized project.

I am fully in support of the project as proposed. Any reduction in size or footprint of this project would upset the very thoughtful and delicate balance they have achieved through this design. I respectfully request that you approve the project as proposed without any modifications.

Sincerely,

Dan Hendel

CC: David Winslow, Principal Architect

Matthew DeCoster
278 Diamond St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

My name is Matthew DeCoster and I have lived at 278 Diamond Street for 25 years with my husband, Matthew Carhart. We are in the building next door to 264 Diamond St., the home of our friends, Heidi Gewertz and Betsy Bayha.

Heidi and Betsy have put a lot of work into their home to upgrade it and make it a place where they could raise a family. A few years after they moved in, they adopted their son, Henry, who is now 16 years old. I have been inside Heidi and Betsy's home, and I am well aware of the challenges they face with their current kitchen. The project they have proposed to square off the back of their house and make a kitchen and great room is a logical and elegant solution that will modernize their kitchen yet still maintain the existing character of their home.

I have always been in complete support of their project and was distressed to learn that their other neighbors were opposing it. Their project is modest and respects the character of our neighborhood and is a beautiful addition. I respectfully request that you approve the project for 264 Diamond Street as proposed, and do not require any modifications that would reduce the square footage or otherwise require them to reconfigure the project.

Respectfully submitted,

Matthew DeCoster

Matthew DeCoster

CC: David Winslow, Project Architect

Jorge Young
4426 20th St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

My name is Jorge Young, and I live at 4426 20th Street in Eureka Valley with my spouse, Dan Hendel. I am writing this letter in support of the project proposed by my neighbors, Heidi Gewertz and Betsy Bayha, who reside at 264 Diamond St.

Dan and I have known Heidi and Betsy for about 15 years. From our back deck, we have a view down into the open space that includes their back yard. The project they have proposed would still maintain the significant back yard space that they enjoy and would be a very small expansion to their existing house, essentially squaring off the fragmented space at the back of their home so they can build a kitchen and great room.

Unlike many other projects we see in the neighborhood, Heidi and Betsy have proposed a logical, modest, yet meaningful expansion that will give them a functioning kitchen and great room space without significantly altering the character of their home or the neighborhood.

I have supported their project since the time I heard of it and then saw their plans. I remain fully in support of the project as proposed. I encourage you and the commission to approve the project without any reduction in the footprint or size.

Sincerely,

Jorge Young

CC: David Winslow, Principal Architect

Dan Duven
239 Eureka St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

My name is Dan Duven and I live at 239 Eureka Street with my wife, Kathleen Battaglini, on the same block as my neighbors, Heidi Gewertz and Betsy Bayha, who reside at 264 Diamond St. I am writing this letter in support of the proposed kitchen renovation for Heidi and Betsy.

Kathleen and I have owned the duplex at 239-241 Eureka St. since 1978. Our daughter and son in law live in the flat above us. A little over four years ago, Kathleen and I moved back into the city from our home in Marin and met Heidi and Betsy while out walking our dog in the neighborhood.

We have seen the plans for their kitchen expansion and have no objections to them. On the contrary, we are eager for them to complete this kitchen renovation so they can enjoy many more years living in the neighborhood. Our home looks into the backyard greenbelt shared by all of the houses on our block, and their project will in no way diminish or otherwise affect this greenbelt or infringe on the neighbors.

Their project is modest in scope and in keeping with the character of the neighborhood. It is an improvement on what currently exists and I fully support it. I encourage you to approve the project without any modifications.

Thank you,

Dan Duven

CC: David Winslow, Principal Architect

Kathleen Battaglini
239 Eureka St.
San Francisco, CA 94114

September 29, 2022

Ms. Rachael Tanner
President, SF Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

RE: 264 Diamond St. San Francisco

Dear President Tanner and Members of the Commission,

I am writing in support of the home remodel project proposed for 264 Diamond St., the home of Heidi Gewertz and Betsy Bayha, who are my neighbors.

Our family has owned the duplex at 239 Eureka St. since 1978 and we've lived here on and off since then. In March, 2018, my husband, Dan Duven, and I moved back into our flat after living in Marin and began enjoying life in the city once again, which included meeting our neighbors. We met Heidi and Betsy while out walking our dog and became friends. We have been to their home and visited their backyard where our dogs played together.

We have seen many changes in the neighborhood over the decades. The houses seem to get larger with each new project proposed, but Heidi and Betsy's project stands out as one that fits particularly well with the scale and scope of our neighborhood.

They need to expand and modernize their existing kitchen and make it suitable for the needs of a modern family, but they have chosen to do that thoughtfully in a way that respects the character of this neighborhood, keeping the project right-sized instead of going as big as possible.

We are fully in support of their proposal and believe that it will create a beautiful space that can be enjoyed not only by them, but by future generations who cherish this neighborhood as much as we do. We encourage you to approve the project as proposed without any changes.

Sincerely,

Kathleen Battaglini

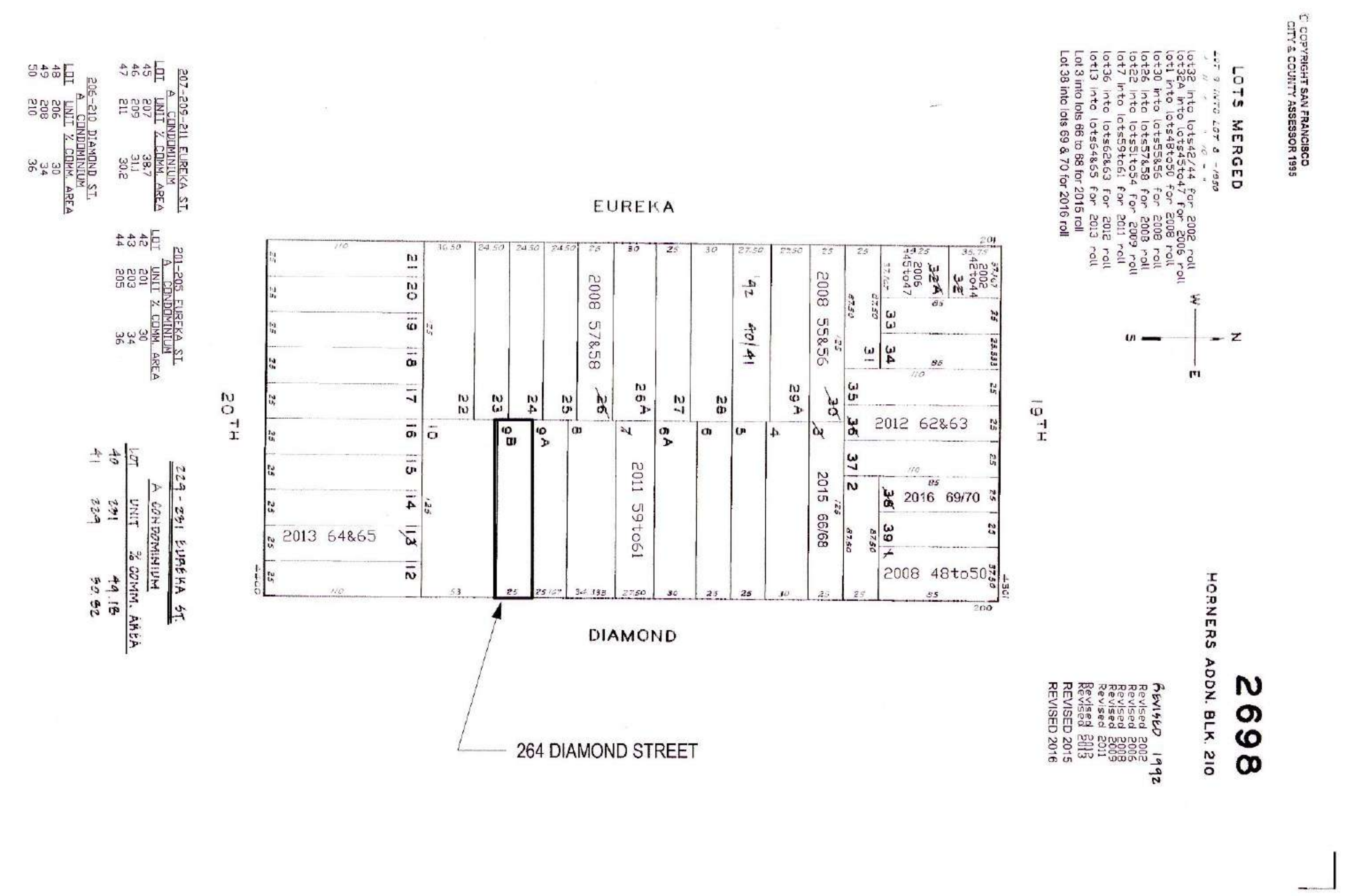
CC: David Winslow, Principal Architect

264 DIAMOND STREET
RESIDENTIAL RENOVATION

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
[	CHANNEL
°	DEGREES
ø	DIAMETER
±	PLUS / MINUS
#	POUND, NUMBER
— - —	PROPERTY LINE
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
AC. TILE	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
ADDL.	ADDITIONAL
A.F.F.	ABOVE FINISH FLOOR
A.F.S.	AUTOMATIC FIRE SPRINKLER
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASPH.	ASPHALT
A.T.	ASH TRAY
B/	BACK OF OR BOTTOM OF
BD/	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOTT.	BOTTOM
B.U.R.	BUILT-UP ROOF
CABT.	CABINET
C.B.	CATCH BASKET OR CHALKBOARD
CAD. PL.	CADMIUM PLATED
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
C.L.	CHAIN LINK
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CSK.	COUNTERSUNK
C.W.	COLD WATER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DO.	DITTO
D.S.	DOWNSPOUT
DWG.	DRAWING
D.S.P.	DRY STANDPIPE
EA.	EACH
EIFS.	EXTERIOR INSULATING FINISH SYS.
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION, ELEVATOR
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
E.S.	EXPANSION SHIELD
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST., (E)	EXISTING
EXT.	EXTERIOR
EXPO.	EXPOSED
EXP.	EXPANSION
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
F.F.	FINISH FLOOR
F.O.	FINISHED OPENING
F.O.C.	FACE OF CONCRETE
F.O.EIFS.	FACE OF EIFS
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
FRP.	FIBERGLASS REINFORCED PLASTIC
FPRF.	FIREPROOF
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
GRD.	GROUND OR GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INV.	INVERT
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
J.T.	JOINT TRENCH
KIT.	KITCHEN
K.O.	KNOCKOUT
K.P.	KICKPLATE
LAB.	LABORATORY
LAM.	LAMINATE
LAVS.	LAVATORIES
LB.	POUND
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.B.R.	MODIFIED BITUMEN ROOF
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.S.	MACHINE SCREW
MULL.	MULLION
N.I.C.	NOT IN CONTRACT
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
(N)	NEW
OBS.	OBSCURE
O.C.	ON CENTER
O.H.	OVERHEAD, OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
O.D.	OVERFLOW DRAIN or OUTSIDE DIAMETER
P.A.	PUBLIC ADDRESS
P.B.	PANIC BAR
P.C.C.	PORTLAND CEMENT CONCRETE
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
PL.	PLATE
PLAS.	PLASTER
PLAS. LAM.	PLASTIC LAMINATE
PLY.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.ENAM.	PORCELAIN ENAMEL
PRCST.	PRECAST
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REINF.	REINFORCED(ING)
RES.	RESILIENT
R.H.	ROUND HEAD
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R / W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SEWER
S.C.D.	SEAT COVER DISPENSER
S.D.	STORM DRAIN
SECT.	SECTION
S.F.	SQUARE FOOT / FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHVS.	SHELVES
SIM.	SIMILAR
SK.	SINK OR SKETCH
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPOSER
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SANITARY SEWER
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
ST.STL.	STAINLESS STEEL
SUSP.	SUSPENDED
T.C.	TOP OF CURB
T.D.	TOWEL DISPENSER
T.D.D.	TOWEL DISPENSER & DISPOSAL
TEL.	TELEPHONE
T & G.	TONGUE AND GROOVE
T.O.S.	TOP OF SLAB
T.P.	TOP OF PAVEMENT
TR.	TREAD
TYP.	TYPICAL
T.W.	TOP OF WALL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W	WATER
W/	WITH
WAINS.	WAINSCOT
WD.	WOOD
W.P.	WORK POINT or WATERPROOF
W.R.	WATER RESISTANT or WASTE RECEPTACLE
W.S.	WEATHER STRIPPING or WOOD SCREW
WT.	WEIGHT
W.W.	WINDOW WALL
W.W.F.	WELDED WIRE FABRIC

ASSESSORS MAP



PROPOSED VIEW

SYMBOLS

- GRID LINE — GRID LINE NUMBER OR LETTER
- DETAIL — DETAIL NUMBER; SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE
- SECTION — SECTION NUMBER; SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE
- WALL TYPE — WALL TYPE
- DRAWING REVISION — DELTA; SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION
- KEYNOTE — KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET
- NORTH ARROW — PLAN NORTH; FILLED LINE INDICATES PLAN NORTH; DASHED ARROW INDICATES TRUE NORTH
- NEW WALL
- EXISTING WALL
- DEMO WALL, WINDOW, DOOR OR FINISH AS NOTED
- PROPERTY LINE
- NEW BEAM

A0.12, CODE & EGRESS PLANS
A 0.13
~~A0.005~~

REVIEWED BY FIRE DEPT.
EL
FIRE DEPT. INSPECTIONS NOT REQUIRED

Erik Ziegler, SFFD
JAN 18 2023

Karen Liang, DBI
JAN 18 2023

THIS IS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK SHALL BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED

BUILDING ENLARGEMENT
☒ HORIZONTAL
☐ VERTICAL
STRUCTURAL NOTIFICATION

DRAWING INDEX

ADDENDUM SET

ARCHITECTURAL SITE	
A0.0	COVER SHEET
A0.1	GENERAL INFO
A0.2	CALGREEN MANDATORY MEASURES
A0.3	CALGREEN MANDATORY MEASURES
~~A0.4~~	~~TITLE 24~~
~~A0.5~~	~~TITLE 24~~
A0.6	SF FORM GS5
A0.7	DR PLANNING APPROVAL
A0.8	DR PLANNING APPROVAL
A0.9	DR PLANNING APPROVAL
A0.11	SITE PLAN & (E) AND NEW
A1.0	GROUND FLOOR PLANS
A1.1	LEVEL 1 FLOOR PLANS
A1.2	LEVEL 2 FLOOR PLANS
A1.3	ROOF PLANS
A1.4	REFLECTED CEILING & ELECTRICAL PLANS
A2.0	EXTERIOR ELEVATIONS - EXISTING
A2.1	EXTERIOR ELEVATIONS - DEMOLITION + NEW CONSTRUCTION
A2.2	EXTERIOR ELEVATIONS - NEW CONSTRUCTION
A3.0	BUILDING SECTIONS
A3.1	ENLARGED PLANS
A3.2	ENLARGED INTERIOR STAIR PLAN, SECTIONS & DETAILS
A4.0	GROUND FLOOR INTERIOR ELEVATIONS
A4.2	FIRST FLOOR INTERIOR ELEVATIONS
A4.3	FIRST FLOOR INTERIOR ELEVATIONS
~~A6.0~~	~~DETAILS~~
~~A6.1~~	~~DETAILS~~
A9.0	DOOR & WINDOW DETAILS
~~STRUCTURAL~~	
~~S1.0~~	~~TITLE SHEET~~
~~S1.1A~~	~~TYPICAL WOOD DETAILS~~
~~S1.1B~~	~~TYPICAL WOOD DETAILS~~
~~S1.2A~~	~~TYPICAL CONCRETE DETAIL~~
~~S2~~	~~1ST FLOOR FOUNDATION PLAN~~
~~S3~~	~~1ST & 2ND FLOOR FRAMING / LOWER ROOF FRAMING PLAN~~
~~S4~~	~~ROOF FRAMING PLAN~~
~~S5~~	~~STRUCTURAL DETAILS~~
~~S6~~	~~STRUCTURAL DETAILS~~
~~S7~~	~~STRUCTURAL DETAILS~~
~~SW1~~	~~STRUCTURAL DETAILS~~
SHEET COUNT: ~~38~~ ~~24~~ 25	~~39~~ 40

NO ALTERATION TO OR RECONSTRUCTION OF CITY RIGHT-OF-WAY UNDER THIS PERMIT
1/18/2023
By Clinton Choy SFPW/BSM

Capacity Charges
Water
Wastewater
1/18/23

SFPUC Laura Arriola

SUBJECT PROPERTY - EXISTING BUILDING, OVERALL FRONT ELEVATION

SCOPE OF WORK

PROPOSED CHANGES TO EXISTING RESIDENCE INCLUDING:

1. GARAGE/GROUND LEVEL: RECONSTRUCT STORAGE AREA AT REAR OF BUILDING, INFILL 49 SF, ADD BATHROOM + WET BAR
2. LEVEL 1: RECONSTRUCT AND INFILL 142 SF AT (E) MUD ROOM
3. LEVEL 1: RENOVATE & EXPAND EXISTING KITCHEN & RELOCATE (E) 1/2 BATH
4. LEVEL 2: RECONSTRUCT (E) OFFICE WITH 30 SF INFILL
5. LEVEL 1 EXTERIOR REAR YARD: CONSTRUCT NEW 150 SF REAR DECK AND EXTERIOR STAIR

PROJECT TEAM

OWNER:
HEIDI GEWERTZ & BETSY BAYHA
264 DIAMOND STREET
SAN FRANCISCO, CA 94114
TEL 415.860.6700
hgewertz@yahoo.com

ARCHITECT:
KYLE BRUNEL, AIA LEED AP BD+C
PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
c 415.699.5953
kyle@pencilboxarchitects.com

STRUCTURAL ENGINEER:
ENERTIA DESIGNS
1167 MISSION STREET, FL.1
SAN FRANCISCO, CA 94103
OFFICE: 415.626.8300
INFO@ENERTIADESIGNS.NET

GENERAL CONTRACTOR:
SEAMUS CUDDEN
632 MADDUX DRIVE
DALY CITY, CA 94015

SEAMUS@SEAMUSCUDDENCONSTRUCTION.COM
OFFICE: 415-652-8269
license # 756223

PROJECT INFORMATION

BLOCK/LOT:	2698 / 009B
PARCEL AREA:	3,123 SF
OCC. GROUP:	R-3
CONST. TYPE:	V-B
(E) BUILDING FOOTPRINT:	1,082 SF
(NC) ADDED FOOTPRINT:	49 SF
(E + NC) TOTAL FOOTPRINT:	1,131 SF
(E) UNCONDITIONED GARAGE/GROUND:	1,027 SF
(E) CONDITIONED LEVEL 1:	814 SF
(E) CONDITIONED LEVEL 2:	862 SF
(E) CONDITIONED TOTAL:	**1,676 SF**
(E+NC) UNCONDITIONED GROUND:	628 SF
(E+NC) CONDITIONED GROUND:	399 (E)+49 (NC)= 448 SF
(E+NC) CONDITIONED LEVEL 1:	814 (E)+142 (NC)=956 SF
(E+NC) CONDITIONED LEVEL 2:	862 (E)+30 (NC)= 892 SF
(E+NC) CONDITIONED TOTAL:	**2,296 SF**
DELTA (E) CONDITIONED AND (NC) CONDITIONED =	**620 SF**
TOTAL NEW DECK LEVEL 1:	150 SF
EXISTING - YEAR BUILT	1916
ZONING	RH-2

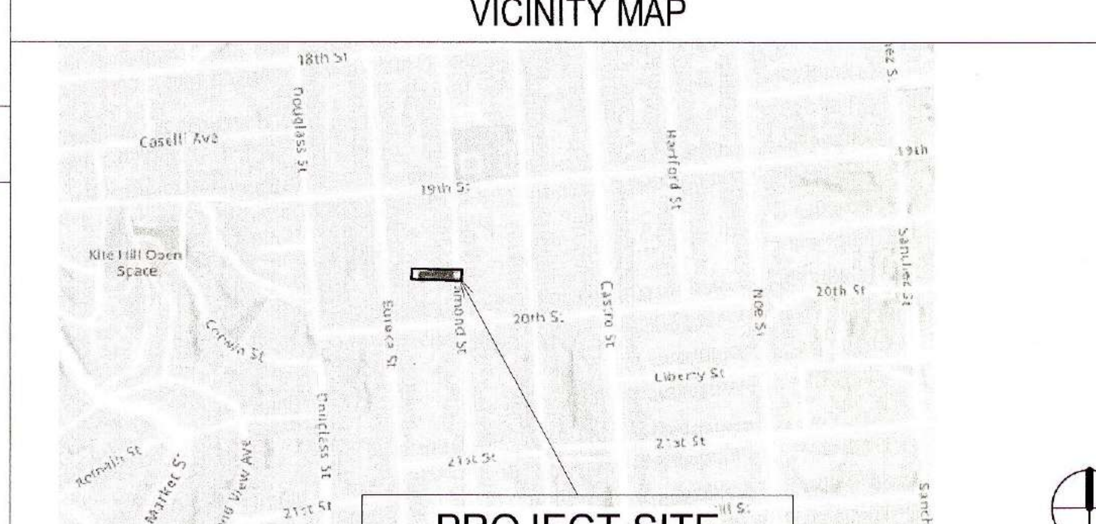
EXISTING SINGLE FAMILY RESIDENCE TO BE MAINTAINED

GOVERNING CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO.

For site SALLY
DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

VICINITY MAP



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JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T BRUNEL
no. C35905
06/30/23
REN
STATE OF CALIFORNIA

202111162462 S1

No.	Description	Date
	PLANNING SITE SUBMITTAL R1	06/07/22
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION
COVER SHEET

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A0.0

Scale 1" = 20'-0"

12/15/2022 11:01:13 AM

GENERAL NOTES:

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL THE WORK READY FOR USE.

2. ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, AND 2019 CALIFORNIA ELECTRICAL CODE AND ALL OTHER GOVERNING CODES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. THE DRAWINGS INDICATE THE GENERAL EXTENT OF THE NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL OF THE NEW WORK NECESSARY FOR THE COMPLETION OF THE PROJECT ACCORDING TO THE DRAWINGS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.

4. DURING CONSTRUCTION, KEEP SITE AND BUILDING CLEAN AND REMOVE DEBRIS, SCRAP AND MATERIALS NOT INSTALLED ON A REGULAR BASIS OF ALL SUBCONTRACTORS AND TRADES, SO THAT THE PROJECT IS MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. PREVENT DIRT, DEBRIS, AND DUST FROM AFFECTING FINISHED AREAS OR OUTSIDE JOB SITE.

5. MODIFICATIONS - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT AND OF ALL CHANGES REQUESTED BY THE OWNER OR INSPECTOR. SUBSTITUTIONS WILL BE CONSIDERED, BUT DO NOT SUBSTITUTE EQUIPMENT OF METHODS WITHOUT SPECIFIC APPROVAL BY THE ARCHITECT.

6. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL SUPPLY SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

7. ANY DISCREPANCIES, ERRORS, OMISSIONS, OR CONFLICTS DISCOVERED IN THESE DOCUMENTS AND/OR BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.

8. WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS. BRING ANY DISCREPANCIES IN DRAWINGS TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

9. ALL DIMENSIONS WHEN SHOWN IN PLAN ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS UNLESS OTHERWISE NOTED.

10. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR SITUATIONS.

11. VERIFY ALL ARCHITECTURAL DETAILS WITH ADDITIONAL CONSULTANTS DRAWINGS IF APPLICABLE BEFORE ORDERING OR INSTALLING ANY ITEMS OF WORK.

12. ALL INTERIOR WALLS SHALL BE 2X4 WOOD CONSTRUCTION AT 16" ON CENTER & ALL EXTERIOR WALLS SHALL BE WOOD CONSTRUCTION AT 16" ON CENTER, UNLESS OTHERWISE NOTED.

13. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL SITE CONDITIONS, DIMENSIONS AND CLEARANCES IN THE FIELD. GENERAL CONTRACTOR SHALL INSPECT EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BE INFERRED FROM SUCH AN EXAMINATION.

14. COORDINATE ALL WORK WITH EXISTING CONDITIONS.

15. PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING EXISTING STRUCTURES, PAVED SURFACES, INTERIOR FINISHES AND MATERIALS AND LANDSCAPING.

16. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND TAKE PRECAUTIONS AS REQUIRED TO MAINTAIN NON-WORK AREAS FREE AND CLEAR OF DEBRIS.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS CLEANING OF WALLS AND WINDOWS, SWEEPING AND WASHING FLOORS, PATCHING AND TOUCHING UP PAINTED AREAS, DEBRIS REMOVAL AND ANY OTHER MINOR WORK REQUIRED TO LEAVE ALL WORK DONE ON SITE COMPLETE, CLEAN AND READY FOR OCCUPANCY.

18. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON ANY ITEM OF WORK.

19. INSTALL ALL EQUIPMENT AND FINISHES PER MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS. MANUFACTURERS INSTRUCTIONS AND GUARANTEES SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB.

20. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ANY ITEM OF WORK.

21. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE ALL INCLUSIVE. FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION AND STANDARD INDUSTRY BUILDING PRACTICES.

22. THE GENERAL CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL SIDING, EQUIPMENT, CABINETS, WOOD TRIM, ACCESSORIES, HANDRAILS, ETC.

23. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM PAINT ALL SURFACES NOT TO RECEIVE PAINT. THESE SURFACES INCLUDE BUT ARE NOT LIMITED TO FLOORS, DOOR HARDWARE, OUTLETS, SWITCHES, FRAMES AND GLASS. THE GENERAL CONTRACTOR SHALL CLEAN OR REPLACE AT THEIR EXPENSE ANY SURFACES DEFACED OR DAMAGED.

24. THE GENERAL CONTRACTOR SHALL PERFORM ALL REMOVALS AS SHOWN AND AS REQUIRED TO ACHIEVE NEW CONSTRUCTION SHOWN. REMOVED MATERIALS SHALL BE REMOVED FROM THE PREMISES UNLESS OTHERWISE DIRECTED.

25. NO PART OF THESE DOCUMENTS MAY BE USED IN WHOLE OR PART OUTSIDE OF THIS CONTRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE DESIGNER NOTED.

26. MATCHING - UNLESS OTHERWISE NOTED, ALL NEW MATERIALS AND FINISHES TO MATCH EXISTING. WHERE EXISTING AND NEW SURFACES MEET, PATCH AND REPAIR SO THAT THE JOINT IS NOT NOTICEABLE.

27. FLASHING - ALL NEW EXTERIOR SURFACES AND CHANGES TO EXTERIOR SURFACES INCLUDING WINDOWS, DOORS, SKYLIGHTS, VENTS, CHIMNEYS, FLUES, ROOFING, SHINGLES, SHAKES, STUCCO, SIDING, TRIM, ETC, SHALL BE CONSTRUCTED, INSTALLED, FLASHED, WEATHER STRIPPED, AND CAULKED TO PROVIDE WATERTIGHT AND REASONABLY AIRTIGHT CONSTRUCTION.

28. FIREBLOCKING - PROVIDE C.R.C. APPROVED FIREBLOCKING IN WALLS VERTICALLY AT CEILING AND FLOOR LEVELS, IN WALLS HORIZONTALLY AT 10 FOOT INTERVALS, AT CONCEALED SOFFITS AND COVED CEILINGS, AT CEILING AND FLOOR OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES, AND OTHER AS REQUIRED BY AND PER THE C.R.C.

29. LEAD PAINT DISTURBANCE/REMOVAL - FOR ANY BUILDING BUILD BEFORE 1978 CONTRACTOR SHALL BE CERTIFIED BY EPA - APPROVED TRAINING TO REMOVE LEAD PAINT AND SHALL FOLLOW EPA RENOVATION, REPAIR, AND PAINTING REGULATIONS AS APPLICABLE.

02 EXISTING CONDITIONS

02 26 00 HAZARDOUS MATERIALS ASSESSMENT
IF THE CONTRACTOR FINDS MATERIALS ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, LEAD PAINT, OR ANY OTHER HAZARDOUS MATERIAL THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT.

06 WOOD, PLASTICS, AND COMPOSITES

06 10 00 ROUGH CARPENTRY - SEE ALSO STRUCTURAL DRAWINGS AND SPECIFICATIONS.

1. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS FOR TEMPORARY BRACING. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.

2. OPENINGS AND HOLES THROUGH WALLS AND FLOOR FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUBCONTRACTORS.

3. THE CONTRACTOR SHALL PROVIDE WATERPROOFING, DRAINAGE, FIREPROOFING, ETC. AS NOTED IN THE DRAWINGS.

4. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT WHETHER SPECIFICALLY CALLED OUT OR NOT.

DESIGN CRITERIA

DEAD LOAD ROOF: 15 PSF
DEAD LOAD FLOOR AT INTERIOR: 15 PSF
LIVE LOAD FLOOR AT INTERIOR: 40 PSF
LIVE LOAD DECK AT EXTERIOR: 60 PSF
LIVE LOAD AT ROOF: 20 PSF

LATERAL LOAD

EXISTING CONDITIONS:
EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS REPRESENT AS BUILT CONDITIONS, AND SHOULD BE FIELD VERIFIED IN ALL CASES WHERE INDICATED AS A REFERENCE TO BE RETAINED AND UTILIZED.

THE CONTRACTOR SHALL IMMEDIATELY INFORM THE DESIGNER IF VISUAL OBSERVATION OR DEMOLITION EXPOSE CONDITIONS THAT CONFLICT WITH THE DRAWINGS.

WOOD FRAMING:

1. FRAMING LUMBER, DOUGLAS FIR, LARCH
   A. JOISTS, HEADERS, PLATES: NO. 1
   B. STUDS, BLOCKING: NO. 2
   C. SILLS, NAILERS, LEDGERS IN CONTACT WITH CONCRETE: PRESERVATIVE TESTED DOUGLAS FIR.
   D. POSTS AND BEAMS: NO. 1

2. FRAMING HARDWARE AND JOIST HANGERS: MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL SIMPSON DESIGNATIONS TO BE USED. USE NAILS PER ICC APPROVAL FOR EACH DEVICE.

3. COMMON NAILS, UON, SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT ALL NAILING TO BE PER CBC TABLE NO. 2304.9.1 UON.

4. ALL SPECIFIED PLYWOOD SHEATHING TO BE APA RATED STRUCTURAL 1 UON EXPOSURE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF US PRODUCT STANDARD PS-1 SHEATHING PERMANENTLY EXPOSED T OTEH EXTERIOR SHALL BE CLASSIFIED AS EXTERIOR.

5. WOOD IN CONTACT WITH MASONRY OR CONCRETE OR PERMANENT EXPOSURE TO WEATHER SHALL BE PRESSURE TREATED AND MARKED WITH THE AWP QUALITY MARK OR SHALL BE FOUNDATION GRADE REDWOOD. ALL CONNECTORS SHALL BE SIMPSON Z-MAX OR BETTER.

6. ANCHORS AND FASTENERS FOR PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER METAL AND OR RECOMMENDED BY WOOD MANUFACTURER PER CBC 230495.

7. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND T+G EDGES PER APA AFG-01. FRAMING SHALL BE FREE OF SURFACE MOISTURE AND DEBRIS PRIOR TO GLUING.

23 HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

1. CODES - ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA MECHANICAL CODE AND ANY ADDITIONAL LOCAL OR OTHER CODES AS THEY MAY APPLY.

2. LAYOUT - LAYOUT OR MECHANICAL FIXTURES IS SCHEMATIC. FINAL LOCATIONS OF RETURN AIR AND WARM AIR REGISTERS SHALL BE APPROVED BY OWNER. COORDINATE WORK WITH OTHER TRADES.

3. COMBUSTION AIR - PROVIDE SOURCE OF COMBUSTION AIR FOR SOLID FUEL, OIL AND GAS FIRED APPLIANCES PER C.M.C.

4. APPLIANCE ACCESSIBILITY - PROVIDE LEVEL 30" X 30" WORK SPACE ON CONTROL SIDE OF GAS FIRED EQUIPMENT.

5. LOCATION RESTRICTED - GAS FIRED EQUIPMENT MAY NOT RESIDE IN BEDROOMS, BATHROOMS, CLOTHES CLOSETS, UNDER STAIRS, OR IN ROOMS THAT OPEN TO BEDROOMS OR BATHROOMS.

6. SEISMIC STRAPPING - ANCHOR THE GAS FIRED EQUIPMENT WITH SEISMIC STRAPS PER C.M.C.

7. DRAIN LINES - AT EACH FORCED AIR UNIT PROVIDED A CONDENSATE DRAIN LINE TO BE PLUMBED AND ANCHOR WITH SEISMIC STRAPS.

8. VENTING - ALL GAS FIRED EQUIPMENT SHALL BE VENTED PER C.M.C.

9. BACKDRAFT DAMPERS - FANS OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.

10. DUCTS - HEATING AND COOLING DUCTS SHALL BE SIZED PER ACCA MANUAL D OR OTHER APPROVED METHODS.

11. DRYER VENT - PROVIDE DRYER VENT TO OUTDOORS WITH A 14 FEET MAXIMUM RUN WITH TWO FEET LESS PER EACH 90 DEGREE ELBOW IN EXCESS OF TWO ELBOWS.

12. BATHROOMS FANS - ALL ROOMS WITH BATHTUBS AND SHOWERS SHALL HAVE EXHAUST FANS ENDING OUTDOORS AND WITH BACKDRAFT DAMPERS.

26 ELECTRICAL

1. CODES - ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA ELECTRICAL CODE AND ANY ADDITIONAL LOCAL OR OTHER CODES AS THEY MAY APPLY.

2. SERVICE UPGRADES - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED SERVICE UPGRADE.

3. OWNER INPUT - PRIOR TO INSTALLATION THE CONTRACTOR SHALL HAVE THE OWNER VERIFY ON SITE THE LOCATION OF ALL ELECTRICAL RECEPTACLES, SWITCHES, LIGHT FIXTURES, CABLE OUTLETS, TELEPHONE JACKS, DOOR BELLS, SPEAKERS AND THERMOSTATS.

4. GFI'S - ALL RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS AND IN KITCHENS AT ALL COUNTERTOPS AND WITHIN 6 FEET OF ANY SINK SHALL HAVE GROUND FAULT CIRCUIT (GFI) PROTECTION.

5. AFCI - ALL RECEPTACLES EXCEPT IN KITCHENS, BATHROOMS, AND GARAGES SHALL HAVE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION.

6. EXTERIOR - ALL WALL OUTLETS AND SWITCHES AT EXTERIOR WALLS SHALL HAVE AN APPROVED WATERPROOF GASKET AND OUTLETS SHALL BE GFI PROTECTED.

7. SWITCHES - ALL SWITCHES SHALL BE MOUNTED AT 48" TO CENTERLINE ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

8. OUTLETS - ALL OUTLETS SHALL BE MOUNTED AT 18" TO CENTERLINE ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

22 PLUMBING

1. CODES - ALL WORK SHALL CONFIRM TO THE 2019 CALIFORNIA PLUMBING CODE AND ANY ADDITIONAL LOCAL OR OTHER CODES AS THEY MAY APPLY.

2. OWNER INPUT - ALL FIXTURES TO BE CHOSEN OR APPROVED BY CLIENTS.

3. TOILETS - ALL TOILETS TO HAVE A 1.6 GALLON MAXIMUM FLUSH.

4. SHOWER VALVES - ALL SHOWER VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC SCALD PREVENTION TYPE.

5. LAYOUT - LAYOUT OF PLUMBING FIXTURES IS SCHEMATIC. FINAL LAYOUT OF SUPPLY, WASTE, AND VENT LINES IS THE RESPONSIBILITY OF PLUMBING CONTRACTOR.

6. ABANDONED LINES - CAP ALL ABANDONED EXISTING SEWER LINES AND WATER LINES AND REMOVE UNUSED PLUMBING FIXTURES IN A CODE APPROVED MANNER.

7. PLUMBING WALLS - PROVIDE 2X6 STUD WALLS AT ALL PLUMBED WALLS AS POSSIBLE, UNLESS NOTED OTHERWISE.

8. VENTING - ALL WATER HEATERS SHALL BE VENTED PER C.P.C.

9. DRAIN PANS - AT ANY WATER HEATER OR WASHING MACHINE LOCATED IN AN AREA THAT COULD CAUSE DAMAGE TO ADJACENT FLOORING OR HOME, PROVIDE A PLUMBED OVERFLOW WATERTIGHT CORROSION-RESISTANT DRAIN PAN, MINIMUM 1 1/2" DEEP, AT THE FIXTURE.

10. SHUT OFF VALVES - AN ACCESSIBLE FUEL/GAS SHUT OFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION.

11. BACKFLOW PREVENTION - PROVIDE A NON-REmovable type backflow prevention device at all hose bibbs.

DEMOLITION NOTES

1. CONTRACTOR TO REVIEW WITH THE OWNER TO STATUS OF ANY EXISTING MATERIALS TO BE DEMOLISHED AND REMOVED OR MODIFIED TO CONFIRM THAT ALL HAVE BEEN TESTED OR CONFIRMED THEY DO NOT CONTAIN ANY HAZARDOUS MATERIALS. DISCOVERY OF ANY EXISTING HAZARDOUS MATERIALS WITH ITEMS DESIGNATED TO BE REMOVED OR DISTURBED BY THE PROPOSED CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.

2. CONTRACTOR FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. DRAWINGS ARE NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS. "AS BUILT" OR "RECORD" DRAWING DATA ON THESE DRAWINGS ARE AS PRECISE AS COULD BE OBTAINED DURING ROUTINE FIELD VERIFICATIONS, BUT THEIR ACCURACY IS NOT GUARANTEED. EXACT LOCATIONS, DISTANCES, ELEVATIONS AND SIMILAR DATA SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND BY THE OWNERS INSTRUCTIONS.

3. DO NOT REMOVE ANY MECHANICAL, PLUMBING, ELECTRICAL, PHONE, DATA OR OTHER SYSTEMS WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER.

4. MINIMIZE INTERFERENCE WITH ADJACENT ROOMS, FURNISHINGS AND STRUCTURE. MAINTAIN EMERGENCY ACCESS TO THE BUILDING.

5. ALL EXISTING FLOORING TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. UON.

6. CLEAN AND PREPARE SUBFLOORS FOR INSTALLATION OF NEW FLOORING AND BASE IN KITCHEN, BATHROOM AND OTHER AREAS AS NOTED.

7. NEW BASE TO MATCH EXISTING TO REMAIN BASE THROUGHOUT.

8. CLEAN AND PREPARE ALL NEW WALLS TO LEVEL 5 FINISH OR TO FINISH OF ADJACENT EXISTING WALL WITH WHICH IT IS DIRECTLY ALIGNED, UON.

9. NEW FLOORING FINISHES WHERE NOTED, CONTRACTOR TO COORDINATE REPLACEMENT WITH PHASED CONSTRUCTION AS REQUIRED.

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIONDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNNER
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

GENERAL INFO

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A0.1

Scale 12" = 1'-0"

12/14/2022 6:53:12 PM

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CAL Green may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNETT
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

CALGREEN MANDATORY MEASURES

Project number	2020-21
Date	12-14-2022
Drawn by	KB
Checked by	KB

A0.2

Scale 12" = 1'-0"

12/14/2022 8:53:15 PM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie; ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y | N/A | RESPON. PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y | N/A | RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y | N/A | RESPON. PARTY

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
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LICENSED ARCHITECT
KYLE T. BOWMAN
no. C35805
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

CALGREEN MANDATORY MEASURES

Project number	2020-21
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DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2020 through December 2022.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[4]	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

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

Water Efficiency of Existing Non-Compliant Fixtures

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

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

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

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

VERIFICATION

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

264 DIAMOND STREET

PROJECT NAME
2698 / 009B

BLOCK/LOT
264 DIAMOND STREET SAN FRANCISCO, CA 94114

ADDRESS
R-3

PRIMARY OCCUPANCY
2,298 SF

GROSS BUILDING AREA
620 SF

INCREASE IN CONDITIONED FLOOR AREA

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

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

AFFIX STAMP BELOW:

LICENSED ARCHITECT KYLE T BRUNELL no. C35905 06/30/23 STATE OF CALIFORNIA

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

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

- [ ] I am a LEED Accredited Professional
- [ ] I am a GreenPoint Rater
- [ ] I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

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

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED Dept. of Building Insp. - San Francisco - JAN 20 2023 PATRICK O'RIORDAN DIRECTOR DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT KYLE T BRUNELL no. C35905 06/30/23 STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

SF FORM GS5

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

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Scale

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APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave, Suite 1475, San Francisco, CA 94103.

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

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

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as referenced in this action memo on November 10, 2022.

Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NOES: None

ABSENT: None

ADOPTED: November 10, 2022

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

On November 10, 2022, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2021-011322DRP.

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

Action

The Commission hereby does not take Discretionary Review requested in Record No. 2021-011322DRP and approves Building Permit Application 2021.0506.9906.

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms with the Residential Design Guidelines.
2. The Commission determined that no modifications to the project were necessary, and they instructed staff to approve the Project per plans dated October 3, 2022, on file with the Planning Department.

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

DISCRETIONARY REVIEW ACTION DRA-802

HEARING DATE: **NOVEMBER 10, 2022**

Record No.:	**2021-011322DRP**
Project Address:	**264 Diamond Street**
Building Permit:	**2021.0506.9906**
Zoning:	RH-3 (Residential House- Three Family) Zoning District 40-X Height and Bulk District
Cultural District:	N/A
Block/Lot:	2698 / 009B
Project Sponsor:	Kyle Brunel Pencilbox Architects 237 Clara Street San Francisco, CA 94107
DR Requestor:	Gabe Zeldin 258 Diamond Street San Francisco, CA 94114
Staff Contact:	David Winslow – (628) 652-7335 David.Winslow@sfgov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2021-011322DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2021.0506.9906 PROPOSING CONSTRUCTION OF A THREE-STORY HORIZONTAL REAR EXTENSION TO A THREE-STORY, SINGLE-FAMILY DWELLING WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On May 6, 2021, Kyle Brunel filed for Building Permit Application No. 2021.0506.9906 proposing construction of a three-story horizontal rear extension to a three-story, single-family dwelling within the RH-3 (Residential House, Three-Family) District and a 40-X Height and Bulk District.

On August 12, 2022, Gabe Zeldin (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2021-011322DRP) of Building Permit Application No. 2021.0506.9906.

DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNEL
no. C36995
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION
DR PLANNING APPROVAL

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB
Scale	

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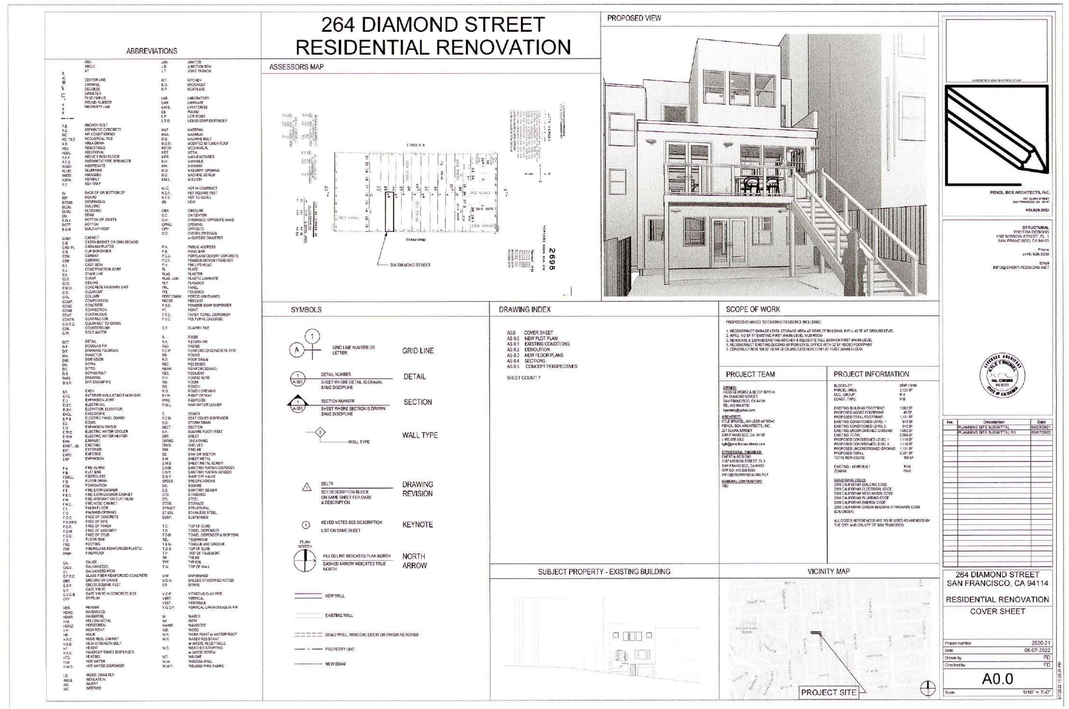
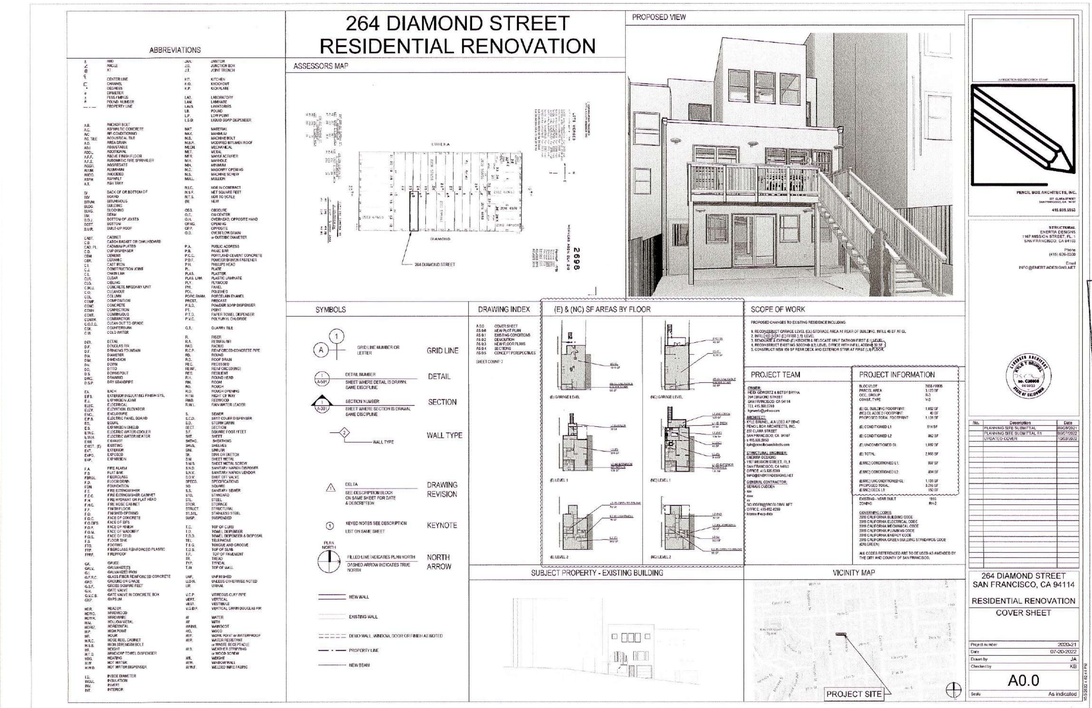
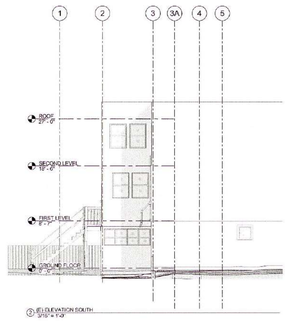
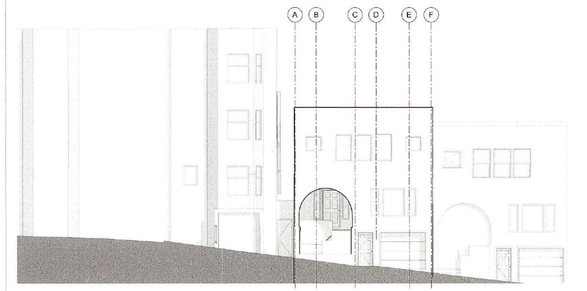




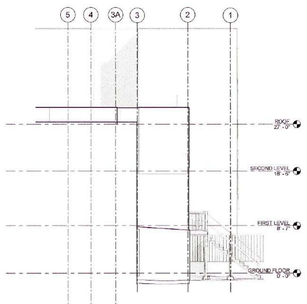
1 (E) ELEVATION WEST
3/16" = 1'-0"



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



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



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

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237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

No.	Description	Date
	PLANNING SITE SUBMITTAL	06/07/2022
	PLANNING SITE SUBMITTAL R1	09/06/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

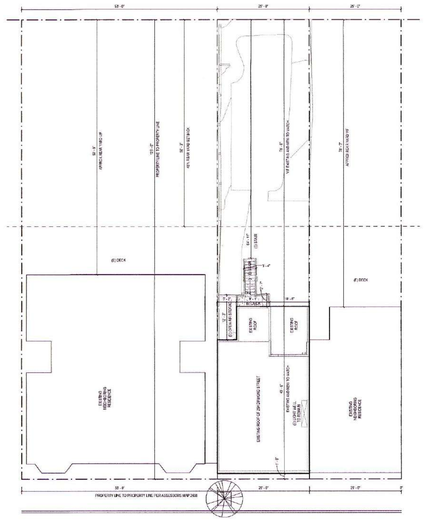
RESIDENTIAL RENOVATION

EXISTING ELEVATIONS

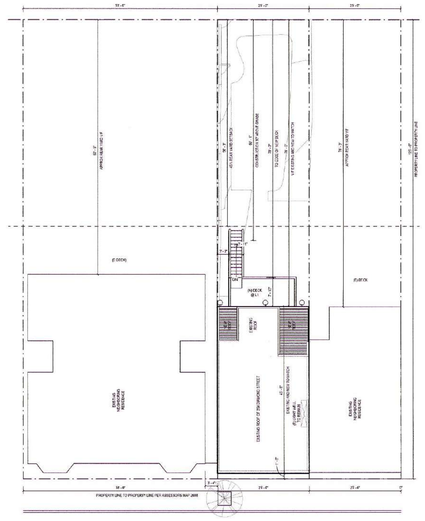
Project number	2020-21
Date	06/07/2022
Drawn by	AuBrot
Checked by	Checker

AS 0.1

Scale 3/16" = 1'-0"



1 EXISTING PLOT PLAN - BLOCK 2099 LOT
1/8" = 1'-0"



2 NEW PLOT PLAN - BLOCK 2099 LOT 53
1/8" = 1'-0"

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237 CLARA STREET
SAN FRANCISCO, CA 94107
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STRUCTURAL
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No.	Description	Date
	PLANNING SITE SUBMITTAL	06/07/2022
	PLANNING SITE SUBMITTAL R1	09/06/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

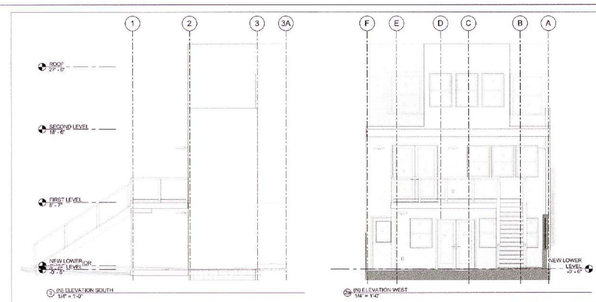
RESIDENTIAL RENOVATION

NEW PLOT PLAN

Project number	2020-21
Date	06/07/2022
Drawn by	AuBrot
Checked by	Checker

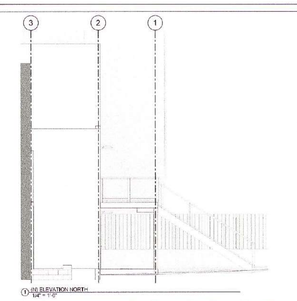
AS 0.0

Scale 1/8" = 1'-0"

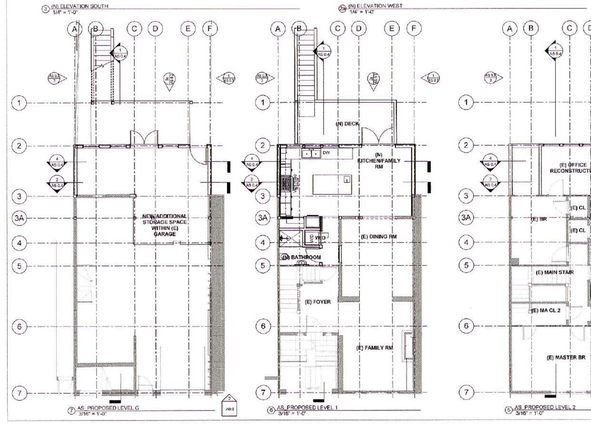


1 (N) ELEVATION SOUTH
3/16" = 1'-0"

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

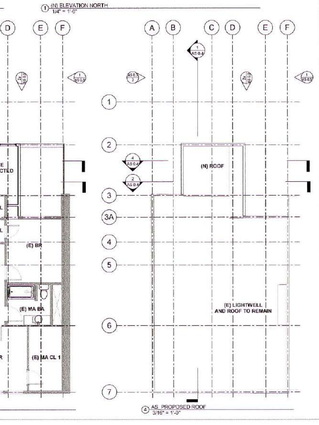


3 (N) ELEVATION NORTH
1/4" = 1'-0"



1 NE PROPOSED LEVEL G
3/16" = 1'-0"

2 NE PROPOSED LEVEL 1
3/16" = 1'-0"



3 NE PROPOSED LEVEL 2
3/16" = 1'-0"

4 NE PROPOSED ROOF
3/16" = 1'-0"

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
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No.	Description	Date
	PLANNING SITE SUBMITTAL	06/07/2022
	PLANNING SITE SUBMITTAL R1	09/06/2022

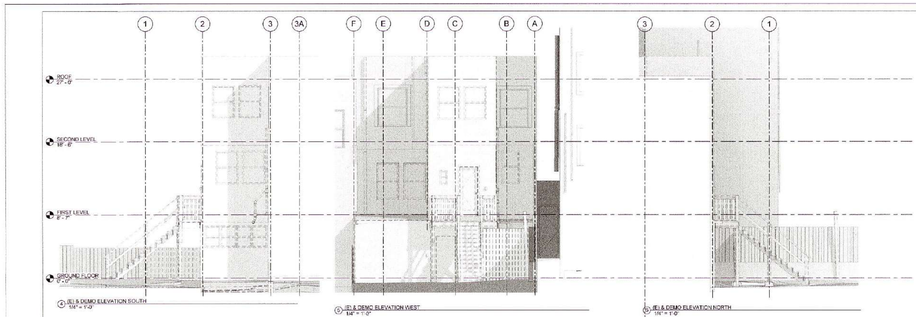
264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION
NEW FLOOR PLANS

Project number	2020-21
Date	06/07/2022
Drawn by	AuBrot
Checked by	Checker

AS 0.3

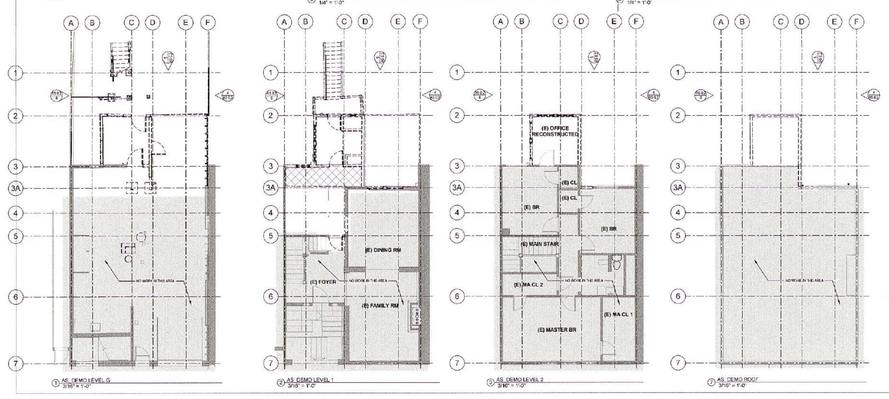
Scale As indicated



1 (E) & DEMO ELEVATION SOUTH
1/4" = 1'-0"

2 (E) & DEMO ELEVATION WEST
1/4" = 1'-0"

3 (E) & DEMO ELEVATION NORTH
1/4" = 1'-0"



1 AE DEMO LEVEL G
3/16" = 1'-0"

2 AE DEMO LEVEL 1
3/16" = 1'-0"

3 AE DEMO LEVEL 2
3/16" = 1'-0"

4 AE DEMO ROOF
3/16" = 1'-0"

PENCIL BOX ARCHITECTS, INC.
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No.	Description	Date
	PLANNING SITE SUBMITTAL	06/07/2022
	PLANNING SITE SUBMITTAL R1	09/06/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION
DEMOLITION

Project number	2020-21
Date	06.07.2022
Drawn by	KB
Checked by	KB

AS 0.2

Scale As indicated

DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
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APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KEVIN T. BRUNNER
No. C35805
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

DR PLANNING APPROVAL

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

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Scale

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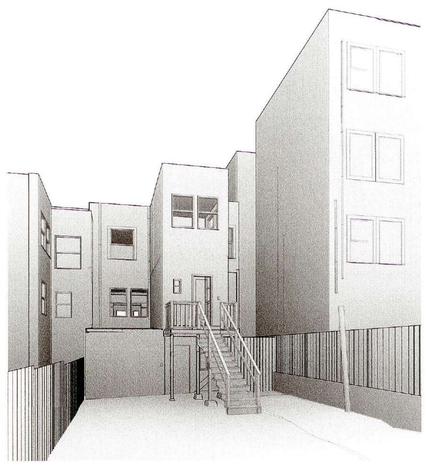
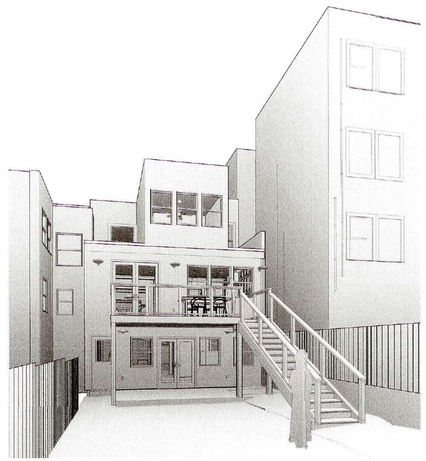


② VIEW EXTERIOR TO LOWER LEVEL, 2E



① VIEW EXTERIOR TO LOWER LEVEL, 2W

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SAN FRANCISCO, CA 94107
415.699.5953

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No.	Description	Date
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	PLANNING DEPT. SUBMITTAL R1	09/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

CONCEPT 4 PERSPECTIVES EXTERIOR

Project number	2020-21
Date	06.07.2022
Drawn by	ABC/JB
Checked by	KB

AS 0.5

Scale

JURISDICTION IDENTIFICATION STAMP

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APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
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DIRECTOR
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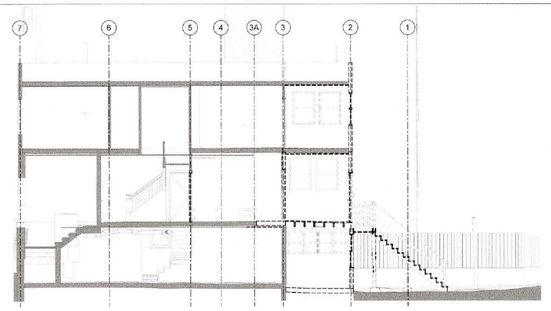
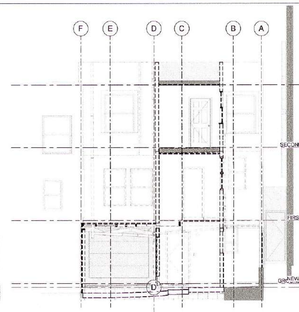
DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

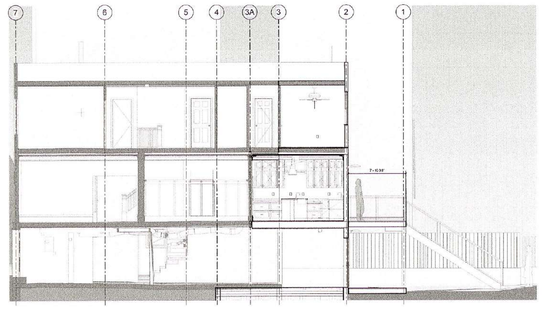
LICENSED ARCHITECT
KALE T BRUNER
no. C35805
06/30/23
STATE OF CALIFORNIA



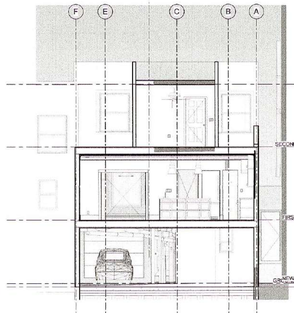
① AS.0E+DEMO1 SECTION 1
1/4" = 1'-0"



② AS.0E+DEMO1 SECTION 2
1/4" = 1'-0"



③ SECTION 4 CONCEPT 4
1/4" = 1'-0"



④ IN1 SECTION 2
1/4" = 1'-0"

No.	Description	Date
	PLANNING DEPT. SUBMITTAL	06/07/2022
	PLANNING DEPT. SUBMITTAL R1	09/07/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

SECTIONS

Project number	2020-21
Date	06.07.2022
Drawn by	KB AM
Checked by	KB

AS 0.4

1/4" = 1'-0"

SITE PERMIT
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	IFP	12/14/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

DR PLANNING APPROVAL

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A0.9

Scale

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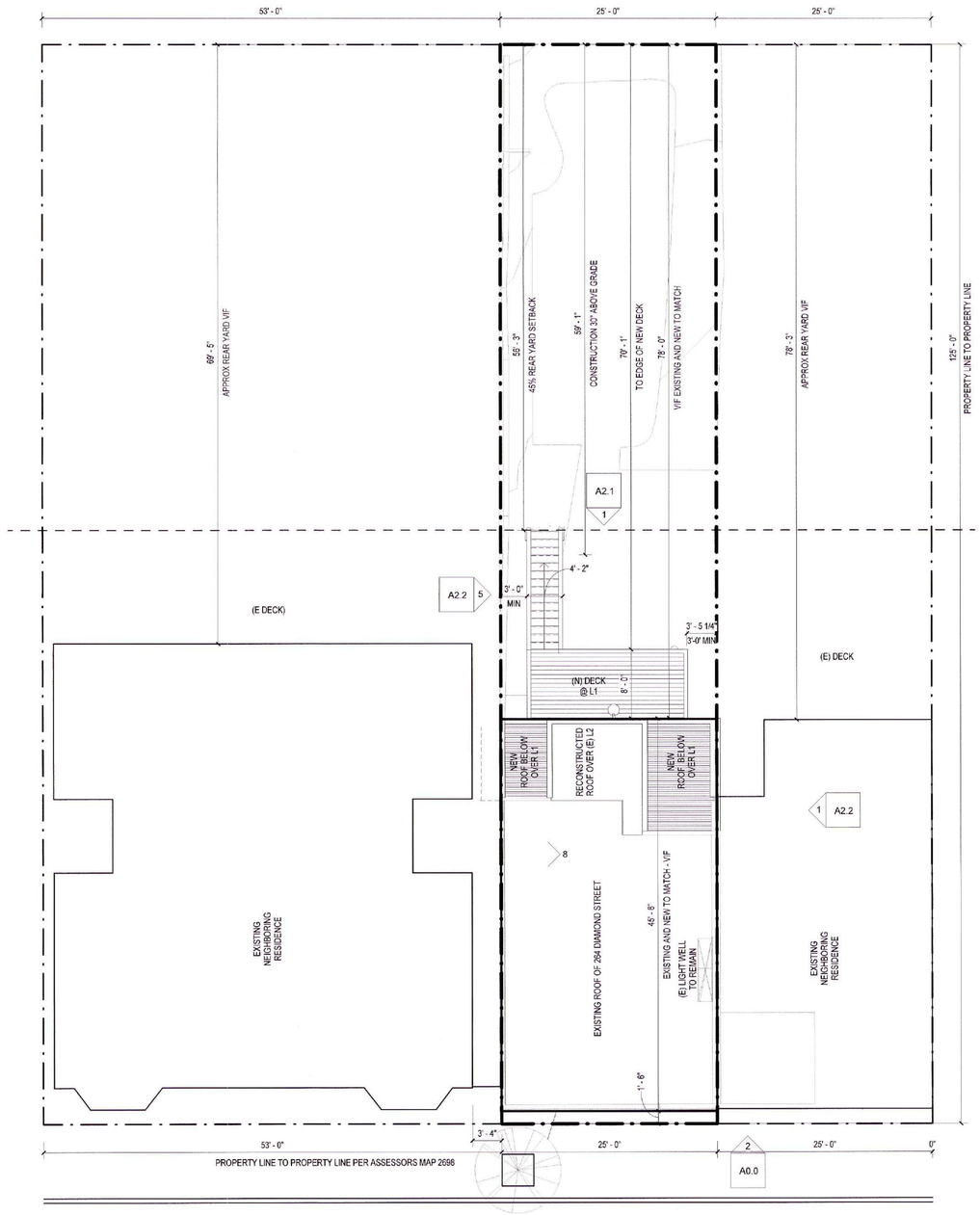
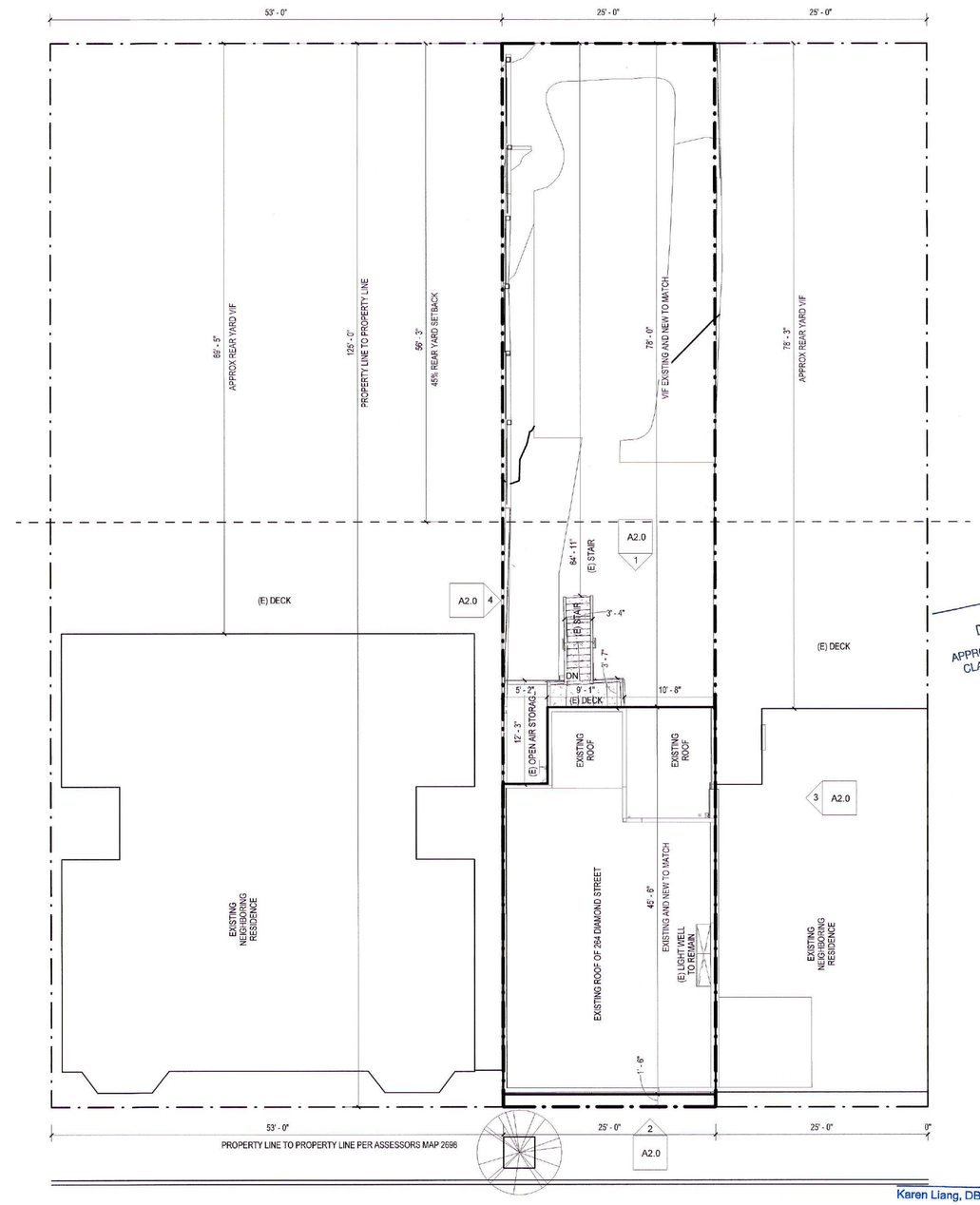
GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO EXISTING MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED A NO ADDITIONAL COST.
3. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF FINISH.



CD NEW PLOT PLAN - BLOCK 2698 LOT 9B
1/8" = 1'-0"

DIAMOND STREET



CD EXISTING PLOT PLAN - BLOCK 2698 LOT 9B
1/8" = 1'-0"

DIAMOND STREET

N

DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

Karen Liang, DBI
JAN 18 2023

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103

Phone
(415) 626-8300

Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T BRUNDIGE
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

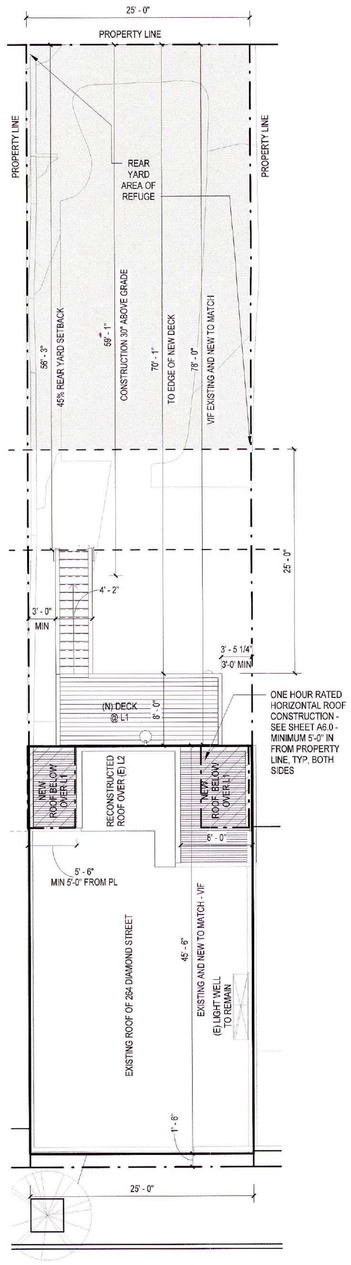
SITE PLAN & (E) AND NEW

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

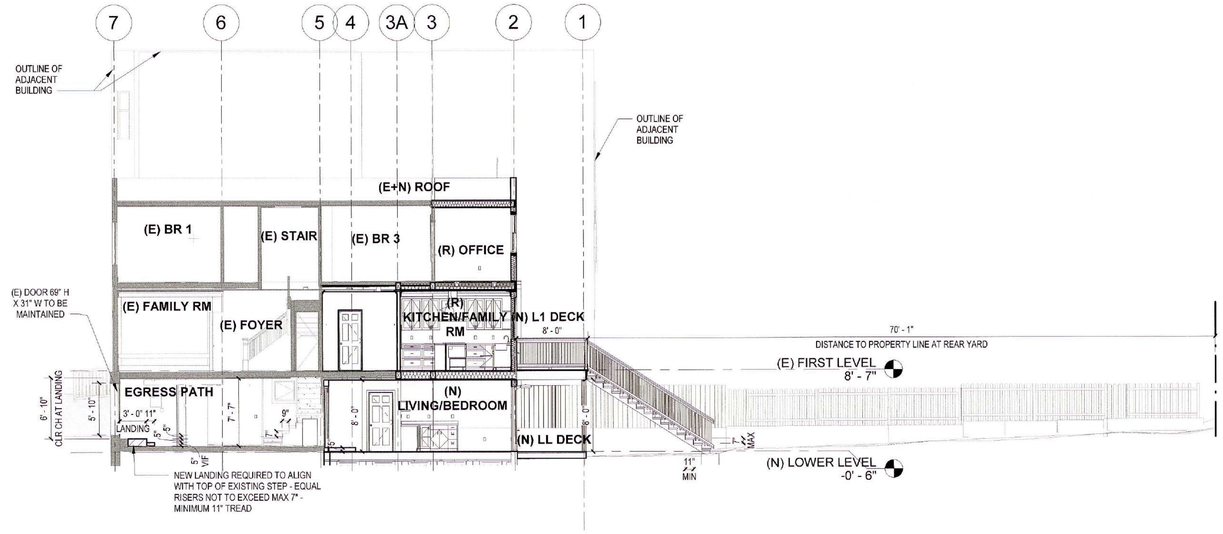
A0.11

Scale 1/8" = 1'-0"

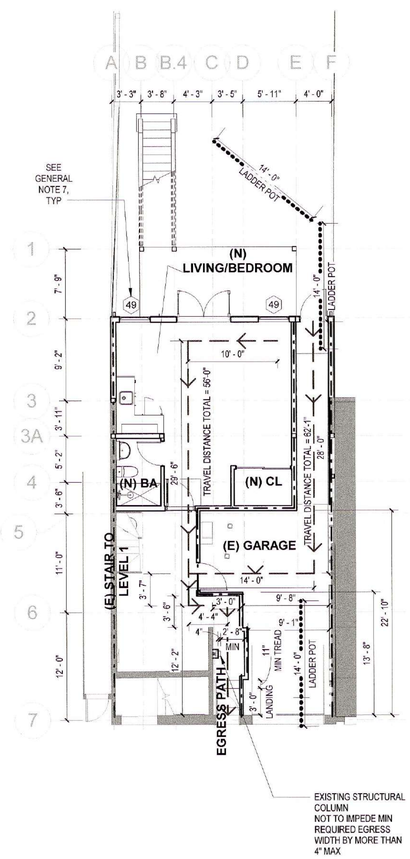
12/14/2022 8:53:26 PM



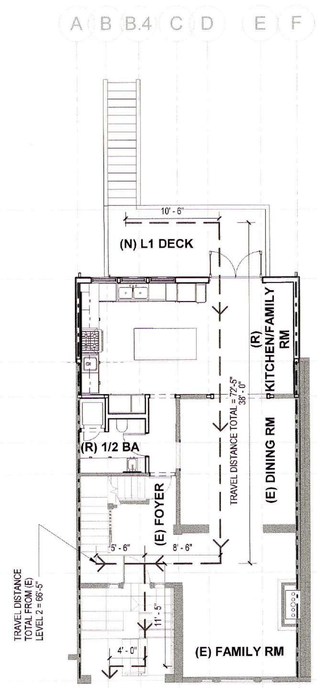
4 CD NEW PLOT PLAN - BLOCK 2698 LOT 9B - LIFE SAFETY
1/8" = 1'-0"



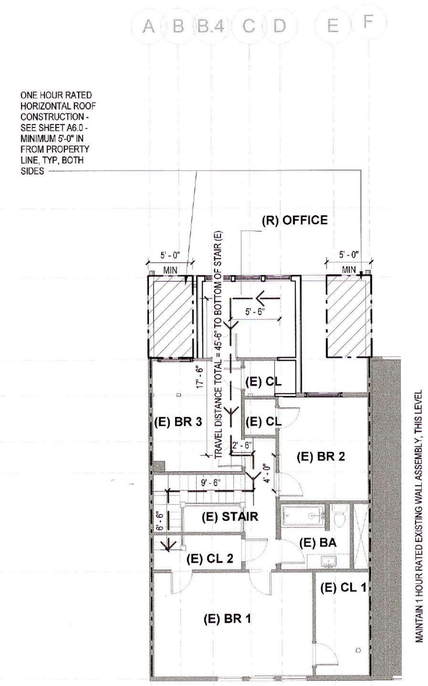
5 BUILDING SECTION 3 EGRESS GROUND LEVEL
1/8" = 1'-0"



3 CD NEW LEVEL G - LIFE SAFETY
1/8" = 1'-0"



1 CD NEW LEVEL 1 - LIFE SAFETY
1/8" = 1'-0"



2 CD NEW LEVEL 2 - LIFE SAFETY
1/8" = 1'-0"

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO EXISTING MATERIALS AND SURFACES DURING CONSTRUCTION .ANY DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED A NO ADDITIONAL COST.
3. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF FINISH.
4. MINIMUM 7'-6" CEILING HEIGHT TO BE MAINTAINED IN THE EGRESS PATH OF TRAVEL PER CBC1001.
5. ALL NEW DOORS TO HAVE TEMPERED GLAZING, ALL WINDOWS WHERE BEDROOMS ARE LOCATED TO HAVE TEMPERED GLAZING AND A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM SILL HEIGHT AND MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET OPENABLE AREA. 5'-0" SQUARE FEET MINIMUM AT GRADE FLOOR OPENINGS, AND A MINIMUM 24" CLEAR WIDTH PER CRC R310.2.1 AND R310.2.2.
6. ALL WALLS EXISTING AT PROPERTY LINE TO MAINTAIN 1 HOUR FIRE RATING. ALL WALLS NEW CONSTRUCTION AT PROPERTY LINE TO HAVE 1 HOUR FIRE RATING - ALL LEVELS WHERE OCCURS
7. ALL WALLS AND FLOORS SEPARATING GARAGE AREA FROM LIVING SPACE TO BE ONE HOUR RATED CONSTRUCTION
8. WINDOW TYPE 49 AT GROUND LEVEL PER WINDOW SCHEDULE ON SHEET A9.0 IS DOUBLE HUNG, WITH SILL HEIGHT 3'-3" AFF, 4'-0" HIGH AND 3'-6" WIDE, TOTAL LOWER SASH OPEN AREA 5.92 SF > 5.0 SF MIN REQUIRED PER NOTE 5 ABOVE
9. AREA OF NEW LIVING/BEDROOM = 327 SF - REQUIRED GLAZING = 8% OF TOTAL AREA, 50% OF WHICH IS OPEN TO NATURAL AIR - TOTAL WINDOW AREA REQUIRED = 26 SF. TOTAL PROVIDED = 23.68 SF AT 2 WINDOWS AND 42 SF AT DOUBLE DOORS = 65.68 SF > 26 SF
10. 53.84 SF OPEN TO NATURAL AIR > 13 SF MIN REQUIRED TO COMPLY WITH OCCUPANCY

JURISDICTION IDENTIFICATION STAMP

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SAN FRANCISCO, CA 94107
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APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUMMEL
no. C35905
06/30/23
STATE OF CALIFORNIA

SITE PERMIT
JAN 18 2023
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED

Karen Liang, DBI
JAN 18 2023

No.	Description	Date
	IFP	12/14/2022
	PLAN REVIEW RESPONSE	01/13/2023

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

CODE AND EGRESS PLANS

Project number	2020-21
Date	01-13-2023
Drawn by	KB
Checked by	KB

A0.12

Scale 1/8" = 1'-0"

1/13/2023 7:09:38 PM

RESCUE WINDOW FACING REAR YARD

ATTACHMENT A

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

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

DATE SUBMITTED JANUARY 13, 2023 [Note: This form shall be recorded as part of the permanent construction records of the property]

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

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

Permit Application # 2921-1116-2462S

Property Address: 264 DIAMOND STREET, SAN FRANCISCO, CA

Block and Lot: 2698/009B Occupancy Group: R-3 Type of Construction: V No. of Stories: 3

Describe Use of Building SINGLE FAMILY HOME

Under the authority of the ~~2013~~ 2019 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the ~~2013~~ 2019 San Francisco Mechanical Code, Section 103.0; the ~~2013~~ 2019 San Francisco Electrical Code, Section 89.117; and the ~~2013~~ 2019 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

REQUEST FOR EXCEPTION TO BE GRANTED PER SFDBI EG-02 FROM SPECIFIC REQUIREMENT OF CBC 1030 FOR ALTERNATIVE EGRESS FROM GROUND LEVEL BEDROOM TO PUBLIC RIGHT OF WAY

Proposed Modification or Alternate

EXISTING REAR YARD EXCEEDS THE MINIMUM ALLOWABLE REAR YARD AREA OF REFUGE BY 45 LINEAR FEET FOR A TOTAL OF 70 LINEAR FEET X 25' WIDE REFUGE AREA - WINDOW TYPE 49 AT GROUND LEVEL PER WINDOW SCHEDULE ON SHEET A9.0 IS DOUBLE HUNG, WITH SILL HEIGHT 3'-3" AFF, 4'-0" HIGH AND 3'-6" WIDE, TOTAL LOWER SASH OPEN AREA 5.92 SF > 5.0 SF MIN REQUIRED PER NOTE 5 ABOVE. AREA OF NEW LIVING/BEDROOM = 327 SF - REQUIRED GLAZING = 8% OF TOTAL AREA, 50% OF WHICH IS OPEN TO NATURAL AIR - TOTAL WINDOW AREA REQUIRED = 26 SF. TOTAL PROVIDED = 23.68 SF AT 2 WINDOWS AND 42 SF AT DOUBLE DOORS = 65.68 SF > 26 SF 10.53.84 SF OPEN TO NATURAL AIR > 13 SF MIN REQUIRED TO COMPLY WITH OCCUPANCY.

ADEQUATE PROVISIONS ARE MADE THROUGH THE GARAGE FOR A PATH OF TRAVEL FOR A 22'-0" LONG LADDER

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

THERE IS NOT REASONABLE AREA ON THE LOWER LEVEL AT THE FRONT OF THE BUILDING TO ACCESS A PUBLIC RIGHT OF WAY DUE TO THE EXISTING BUILDING CONFIGURATION, THE EXISTING STAIR CIRCULATION TO BE MAINTAINED AND THE EXISTING GARAGE TO BE MAINTAINED AT THIS LEVEL AS WELL AS THE LIMITATIONS OF EXISTING ONE HOUR RATED WALLS ONTHE PROPERTY LINE.

SFBC Section ~~1024~~ 1029 requires subject openings to open directly into a public way or to a yard that opens to a public way. In the event that subject openings open to a yard that does not open to a public way for R-3 occupancies, the following local equivalencies can be used:

1. The intent of the code is that windows required by SFBC Section ~~1024~~ 1029 be available so that rescue can be effected from the exterior or, alternatively, by which one may escape from that window to the exterior of the building without having to travel through the building itself. If these emergency windows open onto a yard that has no access to a public way, they may not meet the requirements of the code. However, as an equivalency to this requirement, an emergency escape or rescue window may open into a yard with 25' minimum depth.

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:	KYLE BRUNEL, AIA	ARCHITECT
Signature:		
Telephone:	415-699-5953	

LICENSED ARCHITECT KYLE T BRUNEL no. C36905 06/30/23 STATE OF CALIFORNIA

1. THE ESCAPE CRITERIA OF THE EGRO MAY BE ACCOMPLISHED WHERE THE EGRO OPENS INTO A YARD WITH A MINIMUM OF 25'-0".
2. THE RESCUE CRITERIA OF THE EGRO AT A YARD OR COURT THAT HAS NO DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY SHALL BE PROPOSED BY THE PROJECT SPONSOR AND EVALUATED ON A CASE BY CASE BASIS BY A SUPERVISOR OR MANAGER. A PRE-APPLICATION MEETING FOR APPROVAL OF AB 005 IS REQUIRED.

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:] Approve: Karen Liang, DBI JAN 18 2023 Approve with conditions: ✓ Disapprove

Plan Reviewer:

Division Manager: Vivian Huang, DBI JAN 18 2023

for Director of Bldg. Inspection

for Fire Marshal: N/A 1/18/23 FIRE DEPT ACCESS ONLY

CONDITIONS OF APPROVAL or OTHER COMMENTS

SIZE OF SECOND EGRESS DOOR

ATTACHMENT A

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

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

DATE SUBMITTED JANUARY 10, 2023 [Note: This form shall be recorded as part of the permanent construction records of the property]

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

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

Permit Application # 2921-1116-2462S

Property Address: 264 DIAMOND STREET, SAN FRANCISCO, CA

Block and Lot: 2698/009B Occupancy Group: R-3 Type of Construction: V No. of Stories: 3

Describe Use of Building SINGLE FAMILY HOME

Under the authority of the ~~2013~~ 2019 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the ~~2013~~ 2019 San Francisco Mechanical Code, Section 103.0; the ~~2013~~ 2019 San Francisco Electrical Code, Section 89.117; and the ~~2013~~ 2019 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

REQUEST FOR EXCEPTION BE GRANTED FROM 2019 CBC 1010.1.1 SIZE OF DOORS - ... THE MINIMUM CLEAR OPENING HEIGHT OF DOORS SHALL BE NOT LESS THAN 80 INCHES.

CBC 1010.1.5 FLOOR ELEVATION #3

Proposed Modification or Alternate

EGRESS FROM GROUND LEVEL BEDROOM TO PUBLIC RIGHT OF WAY IS DESIGNED TO BE FULLY COMPLIANT THROUGH A ONE HOUR PROTECTED PATH WITH ADEQUATE HEAD CLEARANCE, A 3'-0" X 3'-0" LANDING ON THE INSIDE OF THE DOOR AND WIDTH, WITH THE EXCEPTION OF THE EXISTING DOOR TO BE MAINTAINED, WHICH IS ONLY 69" TALL. THIS IS A SECOND MEANS OF EGRESS ON THE GROUND LEVEL WHERE THE TRAVEL DISTANCES FROM ALL PARTS OF THIS LEVEL DO NOT EXCEED 75' TO THE PRIMARY, FULLY COMPLIANT EGRESS ONE LEVEL ABOVE.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

THE EXISTING FRONT FACADE FRAMING AND CONFIGURATION AS WELL AS THE EXISTING SIDEWALK SLOPE AND DRAINAGE AT THE LOCATION OF THIS EXISTING DOOR TO BE MAINTAINED MAKES THE FUNCTIONAL CHARACTERISTICS OF THIS DOOR VERY DIFFICULT TO CHANGE WITHOUT UNDUE HARDSHIP. WE RESPECTFULLY REQUEST TO MAINTAIN THE EXISTING DOOR IN ITS CURRENT SIZE, OPERATION AND LOCATION.

EXISTING NON CONFORMING STAIR UP TO MAIN LEVEL TO BE MAINTAINED.
ADDITIONAL EXITING FOR SAFETY IS PROVIDED TO THE REAR YARD

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:	KYLE BRUNEL, AIA	ARCHITECT
Signature:		
Telephone:	415-699-5953	

LICENSED ARCHITECT KYLE T BRUNEL no. C36905 06/30/23 STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

Proposed Door Width shall be Min. 32" clear

RECOMMENDATIONS: [signed off/dated by:] Approve: Karen Liang, DBI JAN 18 2023 Approve with conditions: ✓ Disapprove

Plan Reviewer:

Division Manager: Vivian Huang, DBI JAN 18 2023

for Director of Bldg. Inspection JAN 18 2023 N/A

for Fire Marshal: N/A

CONDITIONS OF APPROVAL or OTHER COMMENTS

SITE PERMIT
JAN 18 2023
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED

Karen Liang, DBI
JAN 18 2023

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
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SAN FRANCISCO, CA 94103
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APPROVED Dept. of Building Insp. - San Francisco - JAN 20 2023
PATRICK O'RIORDAN DIRECTOR DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT KYLE T BRUNEL no. C36905 06/30/23 STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022
	PLAN REVIEW RESPONSE	01/13/2023

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

AB-005

Project number	2020-21
Date	01-13-2023
Drawn by	KB
Checked by	KB

A0.13

Scale

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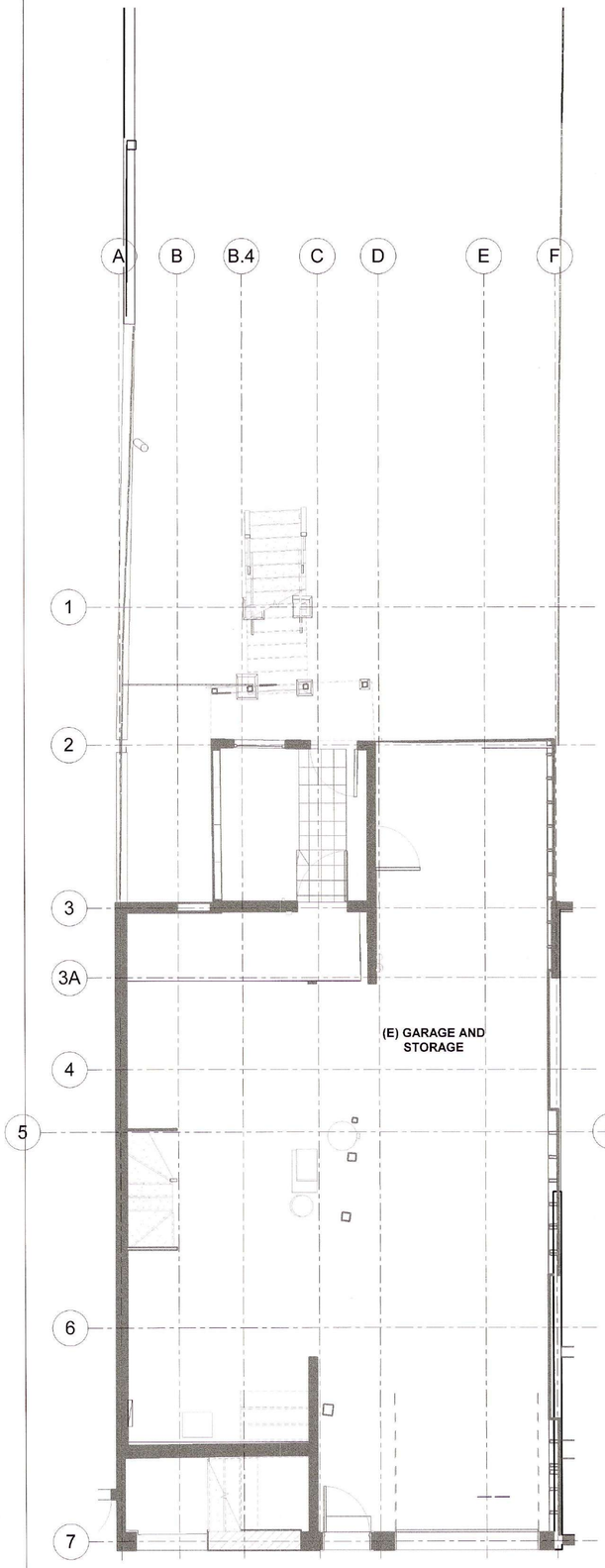
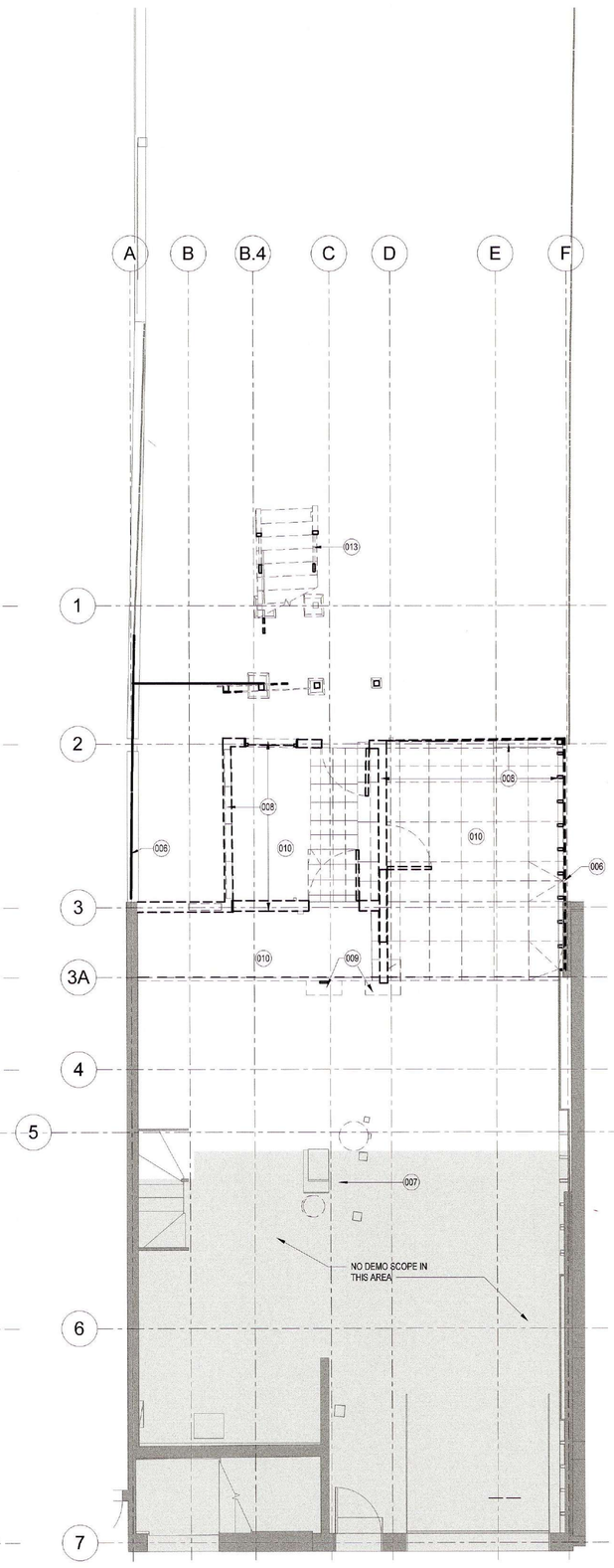
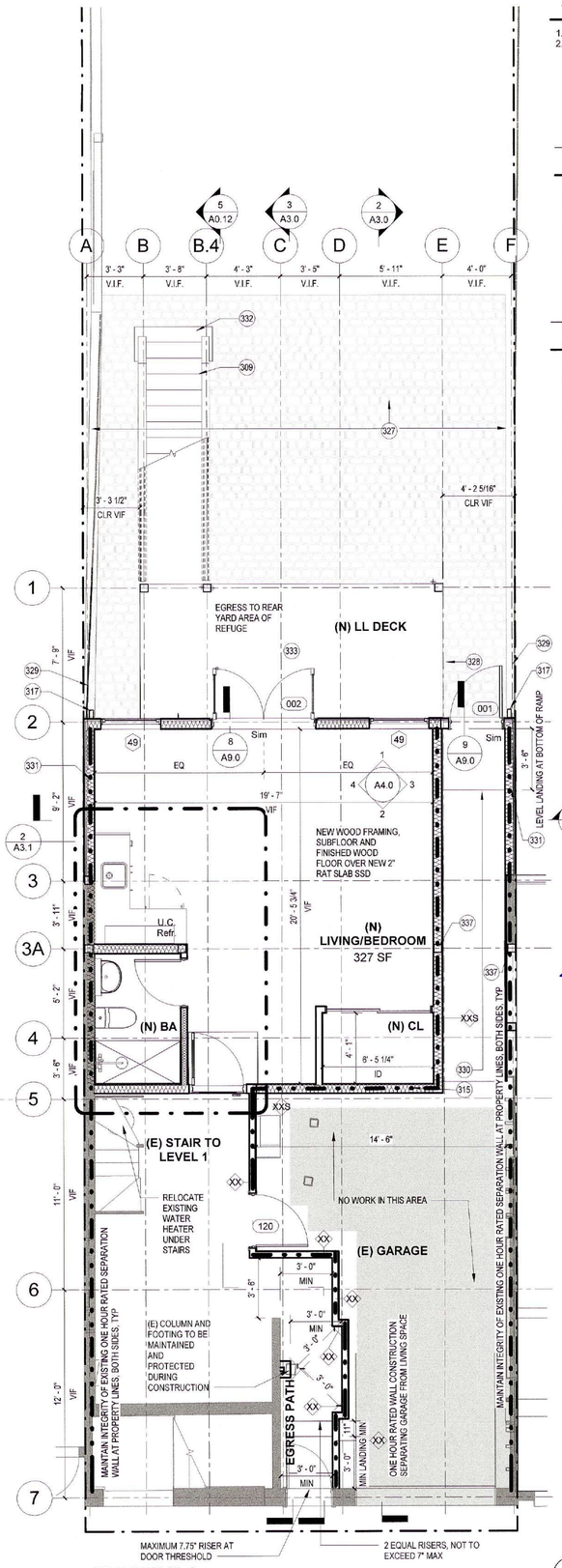


1 CD EXISTING LEVEL G
1/4" = 1'-0"



2 CD DEMO LEVEL G
1/4" = 1'-0"



3 CD NEW LEVEL G
1/4" = 1'-0"

GENERAL NOTES

1. FOR DEMOLITION NOTES REFER TO A0.1
2. ALL DEMOLISHED MATERIAL SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR, UNLESS IDENTIFIED FOR SALVAGE BY THE OWNER, AND SHALL BE REMOVED FROM THE JOB SITE IN A TIMELY MANNER IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND CODES UNLESS OTHERWISE NOTED. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

DEMOLITION SHEET NOTES (XX)

005	DEMO (E) FENCE ONLY AS NEEDED FOR CONSTRUCTION - TO BE REBUILT
007	(E) FURNACE AND WATER HEATER TO REMAIN
008	DEMO (E) WALLS - COORDINATE W/ STRUCTURAL DWGS.
009	SELETIVE DEMO FOR NEW FOOTINGS, TYP. - REFER TO STRUCTURAL DWGS.
010	DEMO (E) SLAB BEYOND G.L. 3 TYP. - REFER TO STRUCTURAL DWGS.
013	(E) DECK & POSTS TO BE REMOVED

NEW CONSTRUCTION SHEET NOTES (XX)

309	(N) DECK & STAIRS - COORDINATE W/ STRUCTURAL DWGS.
315	(N) 2X6 @ 16" OC WALL
317	(N) SCUPPER & DOWNSPOUT - VERIFY PLACEMENT IN FIELD
327	(N) PAVERS AROUND (N) WOOD DECK - TBD BY OWNER
328	(N) RAT SLAB UNDER (N) WOOD DECK
329	REBUILD EXISTING FENCE TO MATCH (E) WHERE REMOVED FOR CONSTRUCTION ACCESS
330	CONCRETE RAMP DOWN TO EXTERIOR GRADE - COORDINATE WITH STRUCTURAL DWGS. SEE ALSO DETAILS A9.0
331	ONE HOUR RATED WALL ASSEMBLY @ PROPERTY LINE, TYP.
332	CONCRETE PAD AT STAIR BOTTOM - COORDINATE W/ STRUCTURAL DWGS.
333	(N) DECK
337	(N) STRUCTURAL COLUMNS-COORDINATE W/ STRUCTURAL DWGS.

SITE PERMIT
JAN 18 2023
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APPROVED BY MOSES CORRETTE
JAN 18 2023
For Christine Siebert
PLANNING DEPARTMENT

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL OR ELEMENT TO BE REMOVED
- NEW WALL - SEE BELOW FOR WALL TYPES
- 1-HOUR RATED WALL - SEE LEGEND FOR WALL TYPES
- EXISTING DOOR TO REMAIN
- NEW DOOR - REFER TO DOOR SCHEDULE

XX +XXS — FIRE RATED WALL
2X4 OR 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP BD EACH SIDE W/ ROCKWOOL INSULATION IN FRAMING CAVITIES - XXS. USE 2X & REFER TO STRUCTURAL FOR SHEATHING REQUIREMENTS

2 + 2S — INTERIOR WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES FOR SOUND - 2S. USE 2X & REFER TO STRUCTURAL FOR SHEATHING REQUIREMENTS

3 — FURRED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD ONE SIDE W/ ROCKWOOL OR EQ IN FRAMING CAVITIES FOR SOUND

4 + 4R — EXTERIOR WALL
2X6 WOOD STUDS @ 16" O.C.
INTERIOR SIDE: 5/8" GYP BD
EXTERIOR SIDE: MINIMUM R-19 INSULATION, 5/8" PLYWOOD SHEATHING (SSD FOR SHEAR WALL LOCATIONS), 2 LAYERS OF WATER RESISTANT BARRIER, EXTERIOR FINISH TO MATCH EXISTING - WHERE 1 HOUR RATING IS REQUIRED USE 5/8" TYPE "X" GYP BD ON INTERIOR AND 3/8" CONCRETE SIDING AT EXTERIOR

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APPROVED
Dept. of Building Insp. - San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. SPRUNGL
no. C38906
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022
	PLAN REVIEW RESPONSE	01/13/2023

Karen Liang, DBI
JAN 18 2023

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION
GROUND FLOOR PLANS

Project number	2020-21
Date	01-13-2023
Drawn by	PBA
Checked by	KB
	A1.0
Scale	1/4" = 1'-0"

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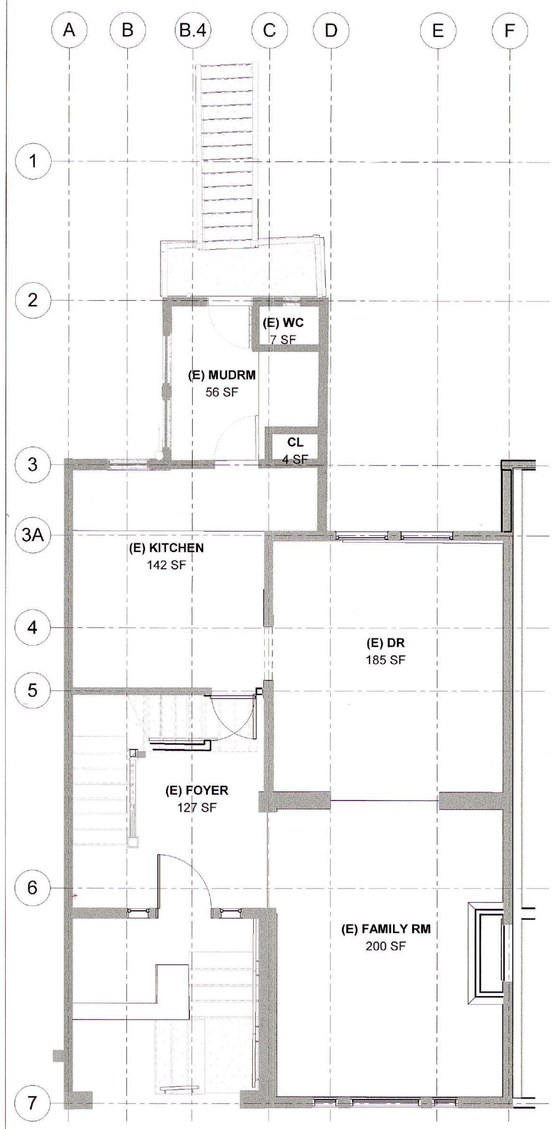
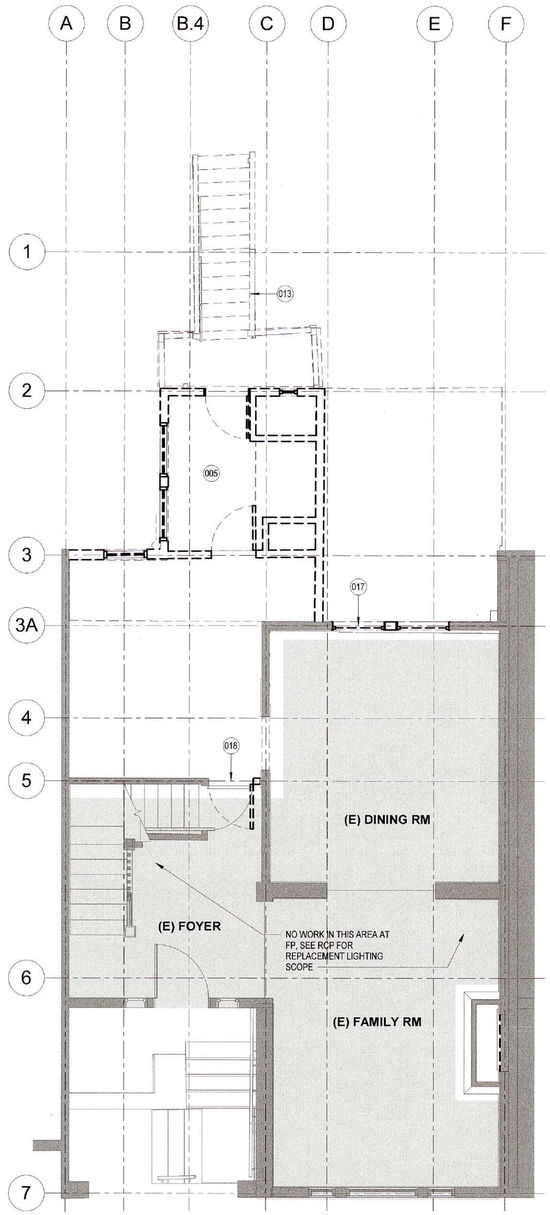
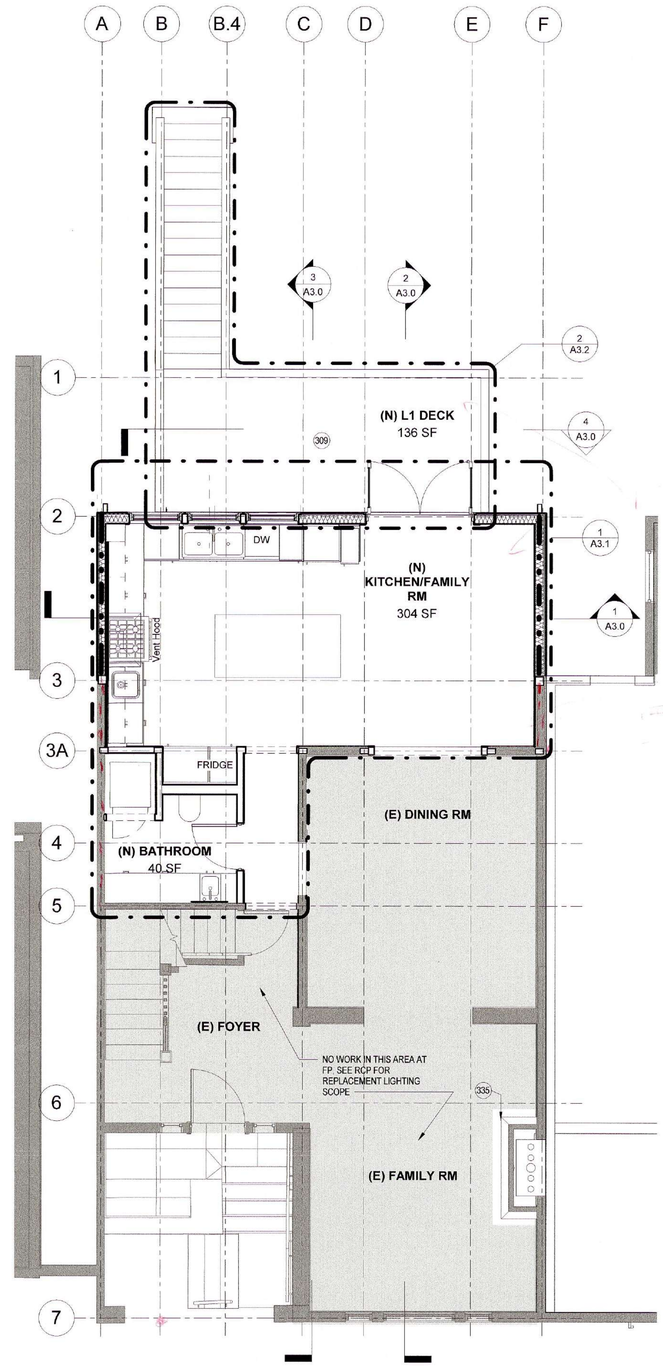


1 CD EXISTING LEVEL 1
1/4" = 1'-0"



2 CD DEMO LEVEL 1
1/4" = 1'-0"



3 CD NEW LEVEL 1
1/4" = 1'-0"

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DEMOLITION SHEET NOTES

(XX)

005 DEMO (E) WALLS & FLOOR - COORDINATE W/ STRUCTURAL DWGS.
013 (E) DECK & POSTS TO BE REMOVED
017 (E) WINDOW TO BE REMOVED FOR NEW CASED OPENING - FINISH TO BE V.I.F.
018 (E) DOOR TO BE REMOVED FOR NEW CASED OPENING - FINISH TO BE V.I.F.

NEW CONSTRUCTION SHEET NOTES

(XX)

309 (N) DECK & STAIRS - COORDINATE W/ STRUCTURAL DWGS.
335 NEW GAS INSERT AT EXISTING FIRE PLACE, NEW RECESSED LIGHTING, NEW DECORATIVE FIXTURE AT EITHER SIDE OF THE FIREPLACE TBD

DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

NEW WALL - SEE BELOW FOR WALL TYPES

1-HOUR RATED WALL - SEE LEGEND FOR WALL TYPES

EXISTING DOOR TO REMAIN

NEW DOOR - REFER TO DOOR SCHEDULE

XX — FIRE RATED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES

2 + 2S — INTERIOR WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES FOR SOUND - 2S, USE 2X & REFER TO STRUCTURAL FOR SHEATHING REQUIREMENTS

3 — FURRED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD ONE SIDE W/ ROCKWOOL OR EQ IN FRAMING CAVITIES FOR SOUND

4 + 4R — EXTERIOR WALL
2X6 WOOD STUDS @ 16" O.C.
INTERIOR SIDE: 5/8" GYP BD
EXTERIOR SIDE: MINIMUM R-19 INSULATION, 5/8" PLYWOOD SHEATHING (SSD FOR SHEAR WALL LOCATIONS), 2 LAYERS OF WATER RESISTANT BARRIER, EXTERIOR FINISH TO MATCH EXISTING - WHERE 1 HOUR RATING IS REQUIRED USE 5/8" TYPE "X" GYP BD ON INTERIOR AND 3/8" CONCRETE SIDING AT EXTERIOR

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUMMEL
no. C35805
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

Rose Liang, DBI
JAN 18 2023

SITE PERMIT
DEC 15 2021
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

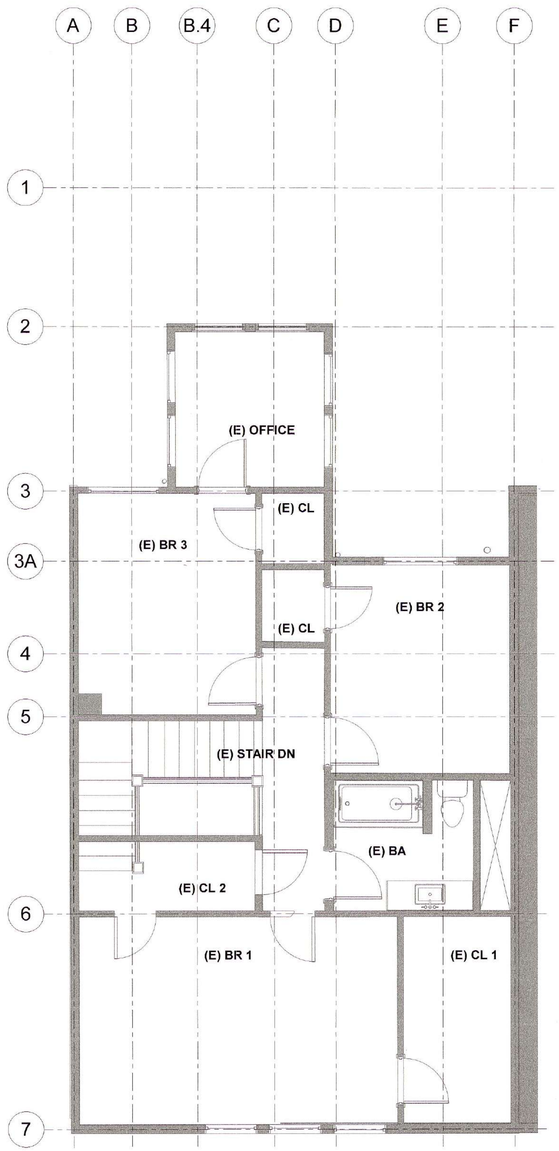
LEVEL 1 FLOOR PLANS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

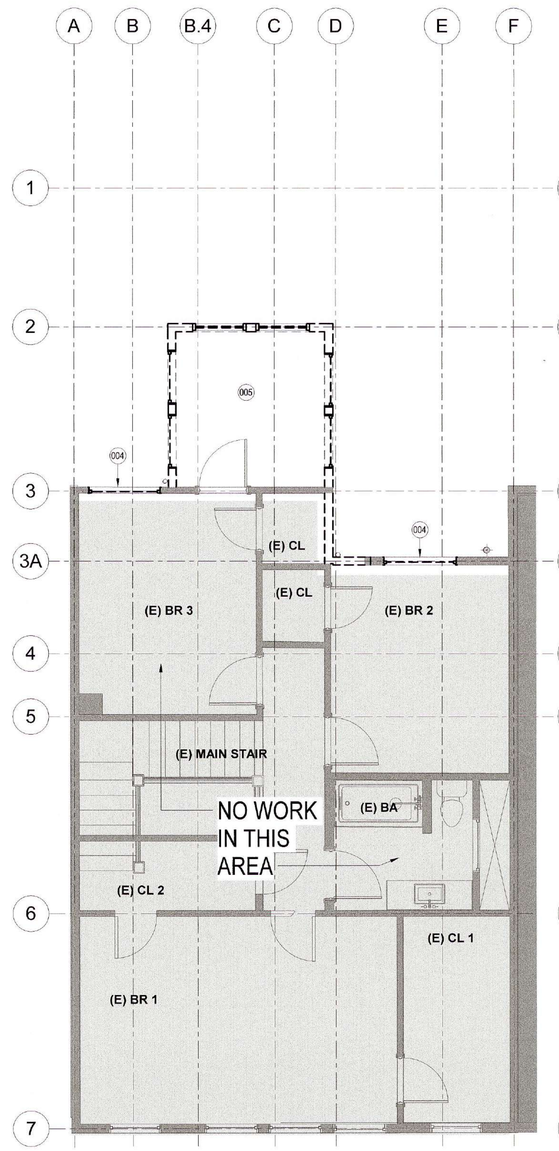
A1.1

Scale 1/4" = 1'-0"

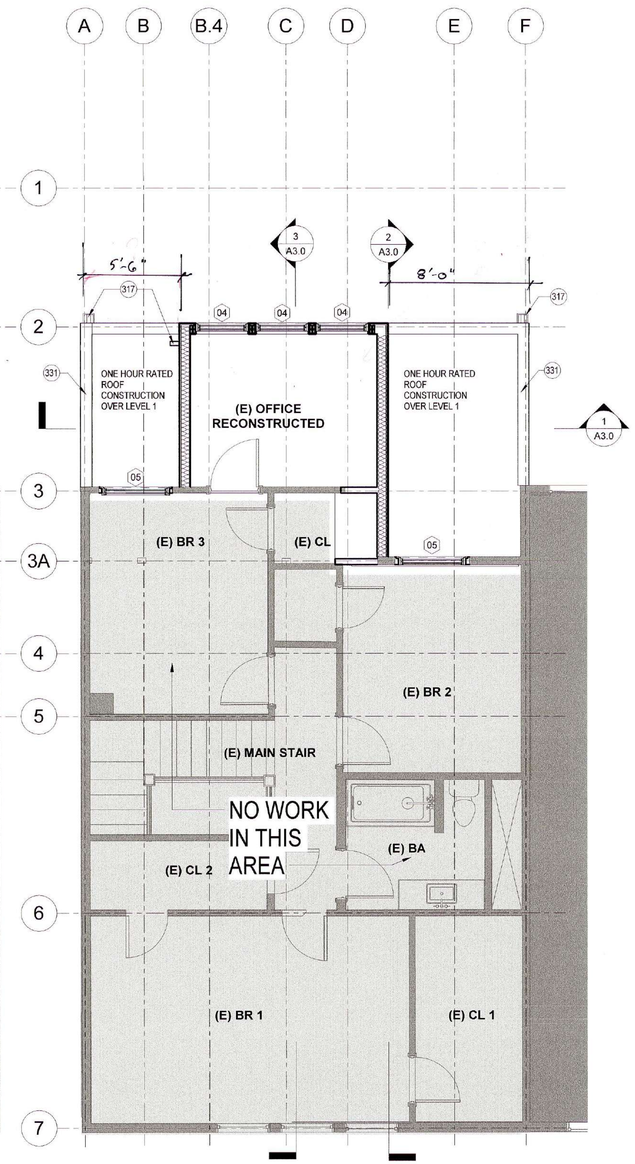
/14/2022 6:53:31 PM



3 CD EXISTING LEVEL 2
1/4" = 1'-0"



2 CD DEMO LEVEL 2
1/4" = 1'-0"



1 CD NEW LEVEL 2
1/4" = 1'-0"

GENERAL NOTES

1. FOR DEMOLITION NOTES REFER TO A0.1
2. ALL DEMOLISHED MATERIAL SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR, UNLESS IDENTIFIED FOR SALVAGE BY THE OWNER, AND SHALL BE REMOVED FROM THE JOB SITE IN A TIMELY MANNER IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND CODES UNLESS OTHERWISE NOTED. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

DEMOLITION SHEET NOTES (XX)

004 REMOVE (E) WINDOW - FIELD VERIFY EXISTING OPENING WITH (N) WINDOW
005 DEMO (E) WALLS & FLOOR - COORDINATE W/ STRUCTURAL DWGS.

NEW CONSTRUCTION SHEET NOTES (XX)

317 (N) SCUPPER & DOWNSPOUT - VERIFY PLACEMENT IN FIELD
331 ONE HOUR RATED WALL ASSEMBLY @ PROPERTY LINE, TYP.

PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

NEW WALL - SEE BELOW FOR WALL TYPES

1-HOUR RATED WALL - SEE LEGEND FOR WALL TYPES

EXISTING DOOR TO REMAIN

NEW DOOR - REFER TO DOOR SCHEDULE

XX — FIRE RATED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES

2 + 2S — INTERIOR WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES FOR SOUND - 2S, USE 2X & REFER TO STRUCTURAL FOR SHEATHING REQUIREMENTS

3 — FURRED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD ONE SIDE W/ ROCKWOOL OR EQ IN FRAMING CAVITIES FOR SOUND

4 + 4R — EXTERIOR WALL
2X6 WOOD STUDS @ 16" O.C.
INTERIOR SIDE: 5/8" GYP BD
EXTERIOR SIDE: MINIMUM R-19 INSULATION, 5/8" PLYWOOD SHEATHING (SSD FOR SHEAR WALL LOCATIONS), 2 LAYERS OF WATER RESISTANT BARRIER, EXTERIOR FINISH TO MATCH EXISTING - WHERE 1 HOUR RATING IS REQUIRED USE 5/8" TYPE "X" GYP BD ON INTERIOR AND 3/8" CONCRETE SIDING AT EXTERIOR

PLAN NORTH

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PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNER
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

Karen Liang, DBI
JAN 18 2023

SITE PERMIT
DEC 15 2021
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

LEVEL 2 FLOOR PLANS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A1.2

Scale 1/4" = 1'-0"

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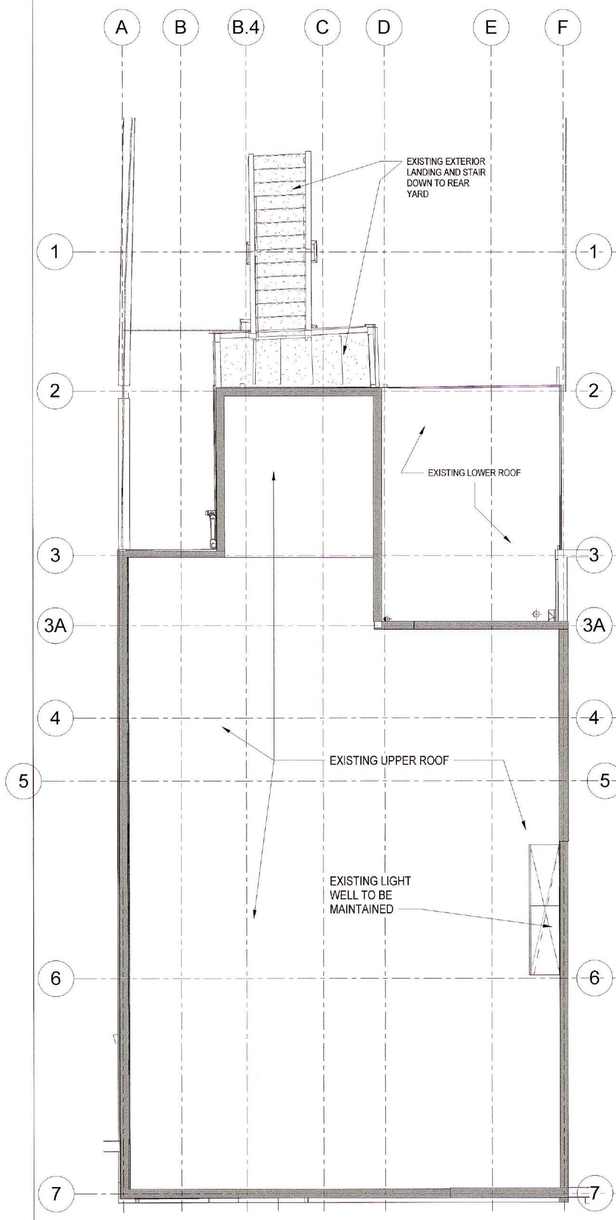
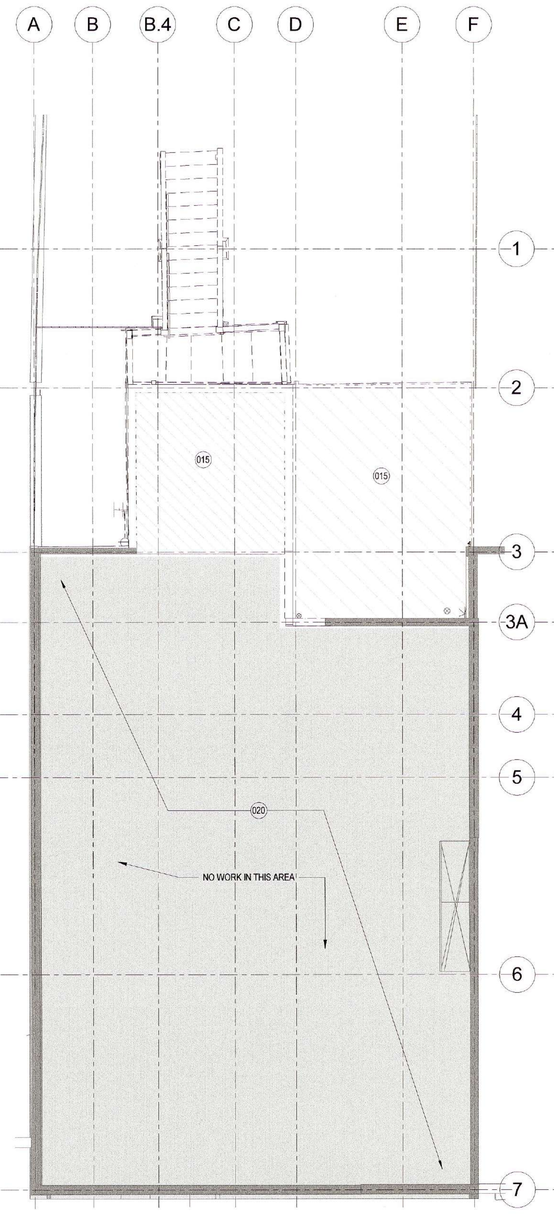
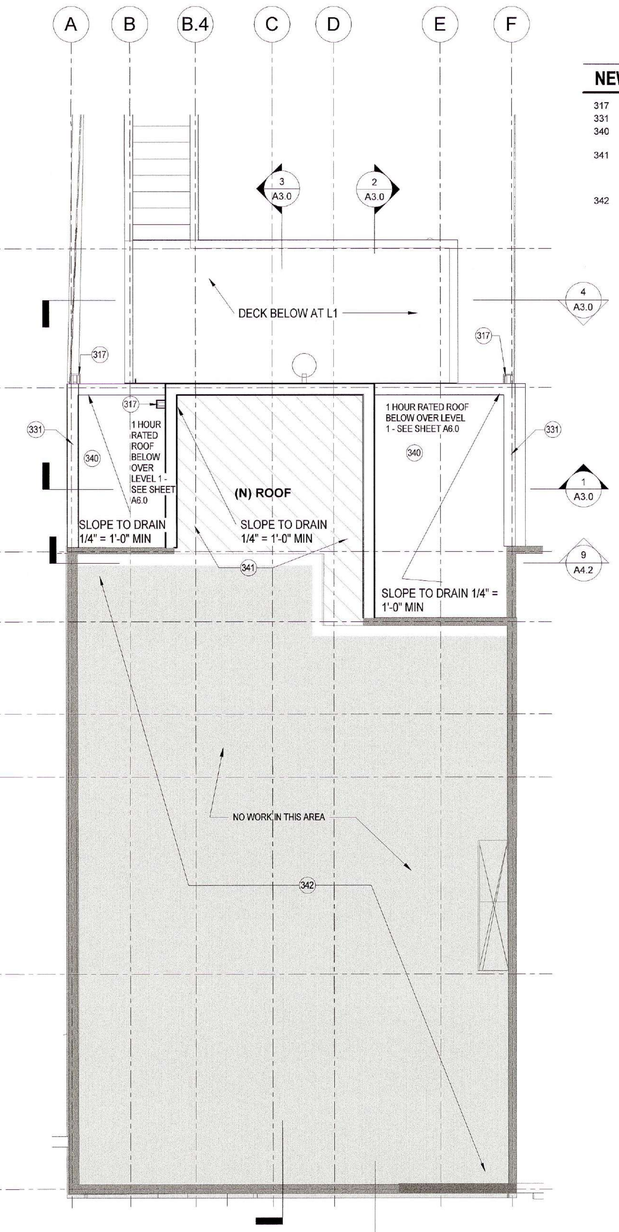


1 CD EXISTING ROOF
1/4" = 1'-0"



2 CD EXISTING ROOF WITH DEMO
1/4" = 1'-0"



3 CD ROOF - NEW CONSTRUCTION
1/4" = 1'-0"

GENERAL NOTES

1. FOR DEMOLITION NOTES REFER TO A0.1
2. ALL DEMOLISHED MATERIAL SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR, UNLESS IDENTIFIED FOR SALVAGE BY THE OWNER, AND SHALL BE REMOVED FROM THE JOB SITE IN A TIMELY MANNER IN ACCORDANCE WITH ALL LOCAL REGULATIONS AND CODES UNLESS OTHERWISE NOTED. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

DEMOLITION SHEET NOTES (XX)

015 (E) ROOF TO BE REMOVED
020 EXISTING ROOF TO BE MAINTAINED, PROTECT DURING DEMO

NEW CONSTRUCTION SHEET NOTES (XX)

317 (N) SCUPPER & DOWNSPOUT - VERIFY PLACEMENT IN FIELD
331 ONE HOUR RATED WALL ASSEMBLY @ PROPERTY LINE, TYP.
340 (N) CLASS A ROOF BELOW - ONE HOUR RATED ASSEMBLY - SEE A6.0 FOR DETAIL
341 VERIFY EXISTING ROOF MATERIAL AND COORDINATE SLOPE AND MATERIAL AS WELL AS THE PERIMETER TRANSITION DETAIL - REVIEW WITH ROOFING INSTALLER THE BEST METHOD TO TRANSITION FROM EXISTING ROOF TO NEW IN THIS AREA00 00 03
342 EXISTING ROOF TO BE PROTECTED AND MAINTAINED - NEW TO MATCH EXISTING AT UPPER ROOF LEVEL

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APPROVED BY Planning
CLAUDINE ASBAGH

SITE PERMIT
DEC 1 5 2021
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Karen Liang, DBI
JAN 1 8 2023

N

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 2 0 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BURNELL
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

ROOF PLANS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A1.3

Scale 1/4" = 1'-0"

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REFLECTED CEILING PLAN LEGEND

NEW GYP BD CEILING, PAINTED UNLESS OTHERWISE NOTED

PATCH & REPAIR EXISTING CEILING WHERE REMOVED - MATCH EXISTING CEILING FINISH

NOTE: REFER TO SHEET NOTES FOR SCOPE

SHEET NOTES (XX)

ELECTRICAL NOTES

1. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)

2. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)

3. THE BRANCH CIRCUIT SUPPLYING GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. (210.52(G)(1))

4. GFCI OUTLETS ARE REQUIRED FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, WITHIN 6' OF LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)

5. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10)

6. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))

7. FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON-MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES: (CRC R315.2.1)
   a. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   b. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

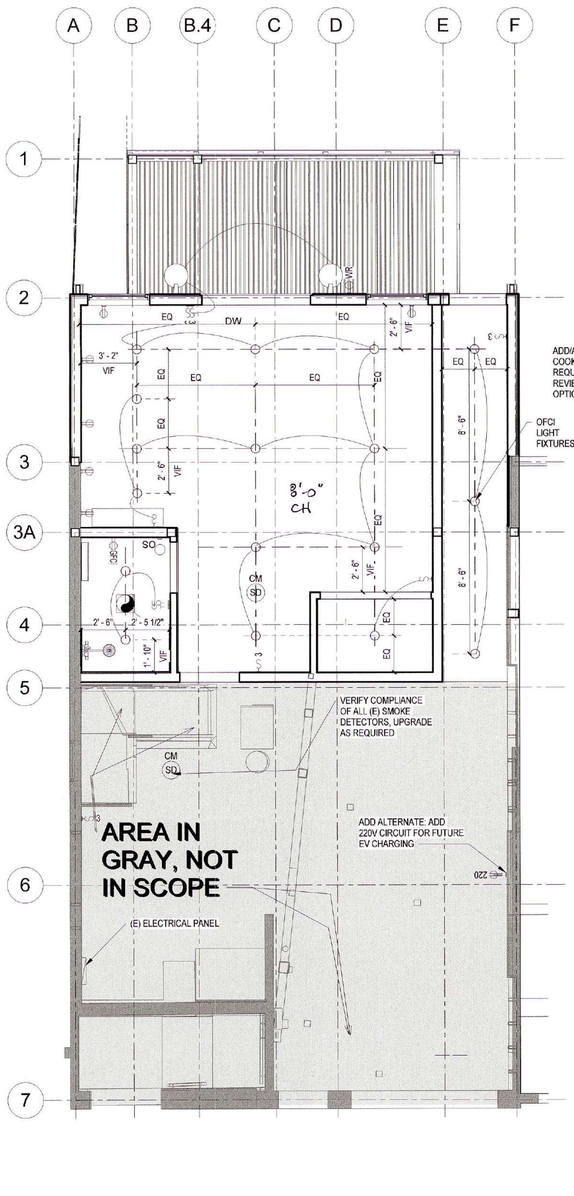
8. SMOKE ALARMS SHALL BE INSTALLED (CBC 907.2.11.2, CRC R314):
   a. IN EACH ROOM USED FOR SLEEPING PURPOSES.
   b. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
   c. IN EACH STORY, INCLUDING BASEMENTS.
   d. SHALL NOT BE INSTALLED WITHIN 20 FT. HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3 FT.TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR. (314.3(4))

9. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2

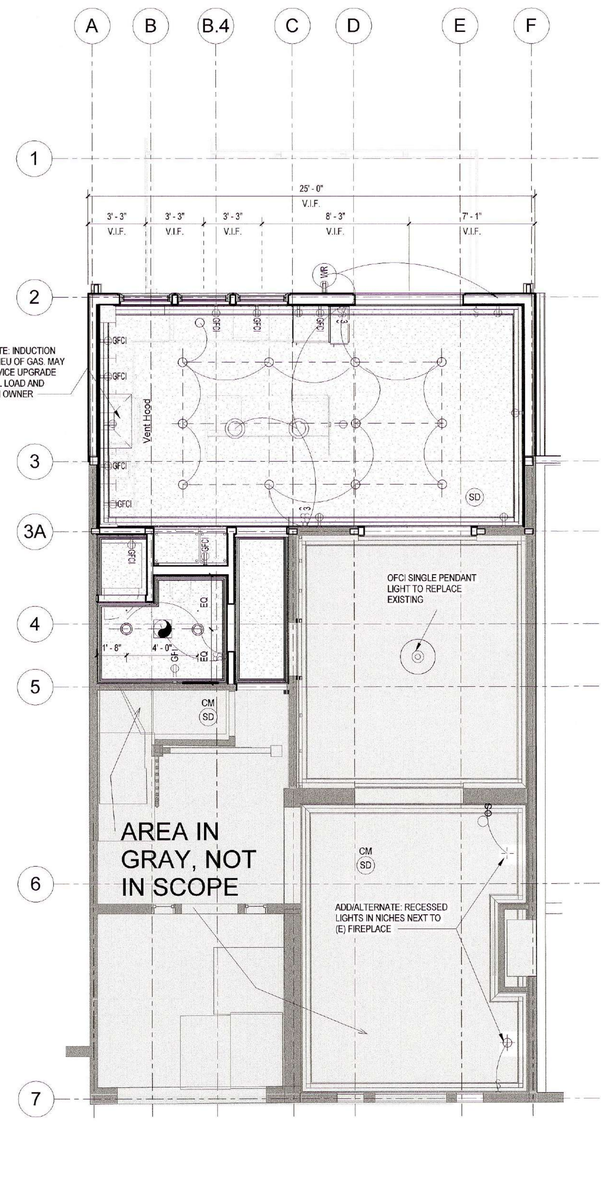
10. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52(C))

11. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN 2' SHALL HAVE A RECEPTACLE. (CEC 210.52(A))

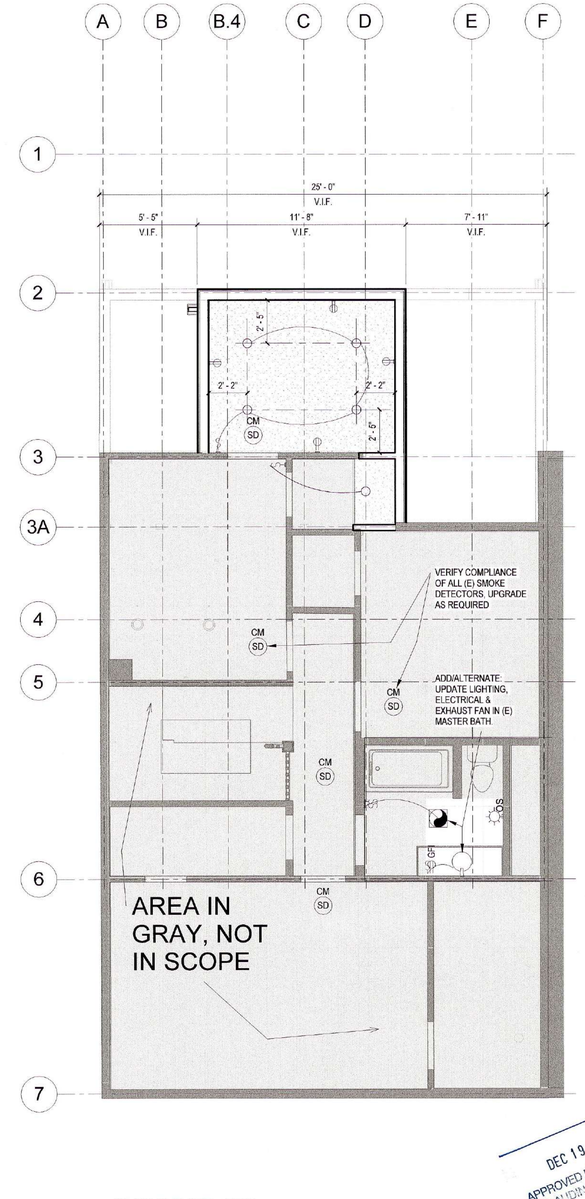
12. REFER TO THE LIGHTING MEASURES ON SHEET A-0.3 FOR LIGHTING REQUIREMENTS.



2 GROUND FLOOR - NEW
1/4" = 1'-0"



1 FIRST FLOOR - NEW
1/4" = 1'-0"



3 SECOND FLOOR - NEW
1/4" = 1'-0"

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APPROVED BY Planning
CLAUDINE ACACIO

LEGEND

- SINGLE POLE LIGHT SWITCH @ 48" AFF U.N.O.
- 3-WAY LIGHT SWITCH @48" AFF U.N.O.
- 110v OUTLET TYPICAL @12" AFF U.N.O.
- 110v QUAD OUTLET TYPICAL @12" AFF U.N.O.
- GFCI 110v GROUND-FAULT CIRCUIT INTERRUPTER TYPICAL @42" AFF U.N.O.
- WR 110v OUTLET WATERPROOF ENCLOSURE (CEC 406.9(B)(1)) @12" AFF UNO
- 220 220v OUTLET TYPICAL @12" AFF UNO
- GFCI 220v GROUND-FAULT CIRCUIT INTERRUPTER TYPICAL @42" AFF U.N.O.
- T THERMOSTAT/CONTROLS
- 50 CFM CEILING MOUNTED ENERGY STAR COMPLIANT EXHAUST FAN WITH RECESSED LED LIGHT. EXHAUST FAN DUCTED DIRECTLY TO BUILDING EXTERIOR. FAN TO BE CONTROLLED BY A HUMIDITY CONTROL SYSTEM.
- RECESSED LED LIGHT FIXTURE CFCI - 4" ROUND GIMBAL ADJUSTABLE - DIFFUSED LENSE
- CM SD CARBON MONOXIDE DETECTOR WIRED TO MAIN PANEL AND WITH BATTERY BACKUP - NEST SYSTEM CFCI
- WP RECESSED LED CEILING LIGHT FIXTURE WITH WATERPROOF COVER, TYPICAL @ BATHROOMS WHERE NOTED CFCI
- WALL MOUNTED LIGHT FIXTURE OFCI
- WALL MOUNTED LINEAR LIGHT, BATHROOM
- UNDER CABINET LINEAR LIGHT
- EXTERIOR LIGHT FIXTURE
- OCCUPANCY SENSOR

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNER
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

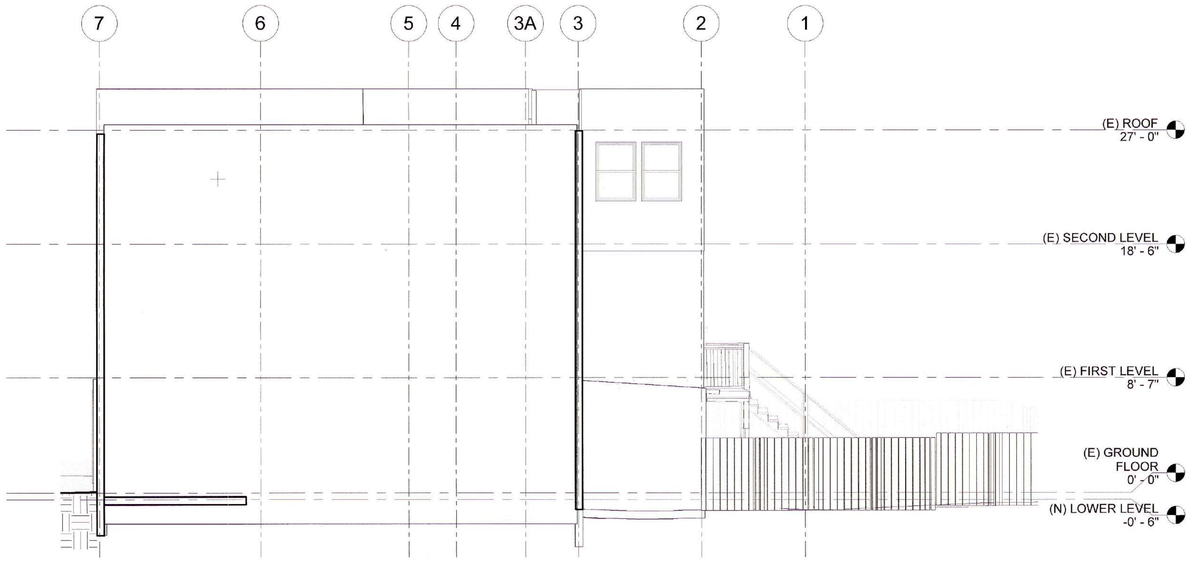
REFLECTED CEILING & ELECTRICAL PLANS

Project number	2020-21
Date	12-14-2022
Drawn by	Author
Checked by	Checker

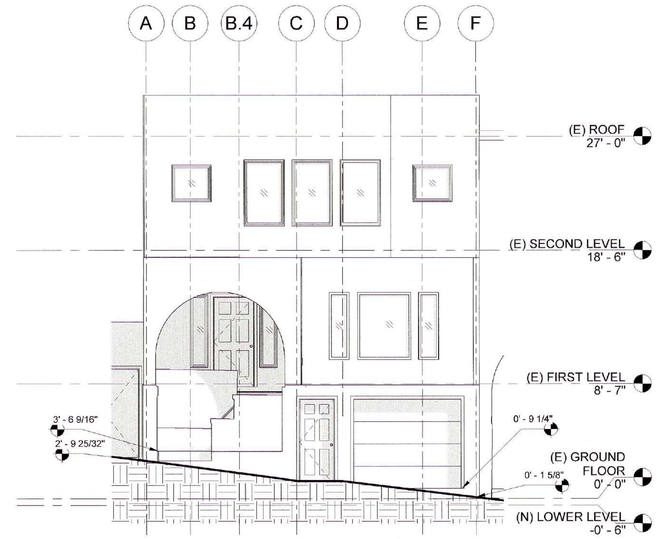
A1.4

Scale 1/4" = 1'-0"

12/14/2022 6:53:37 PM

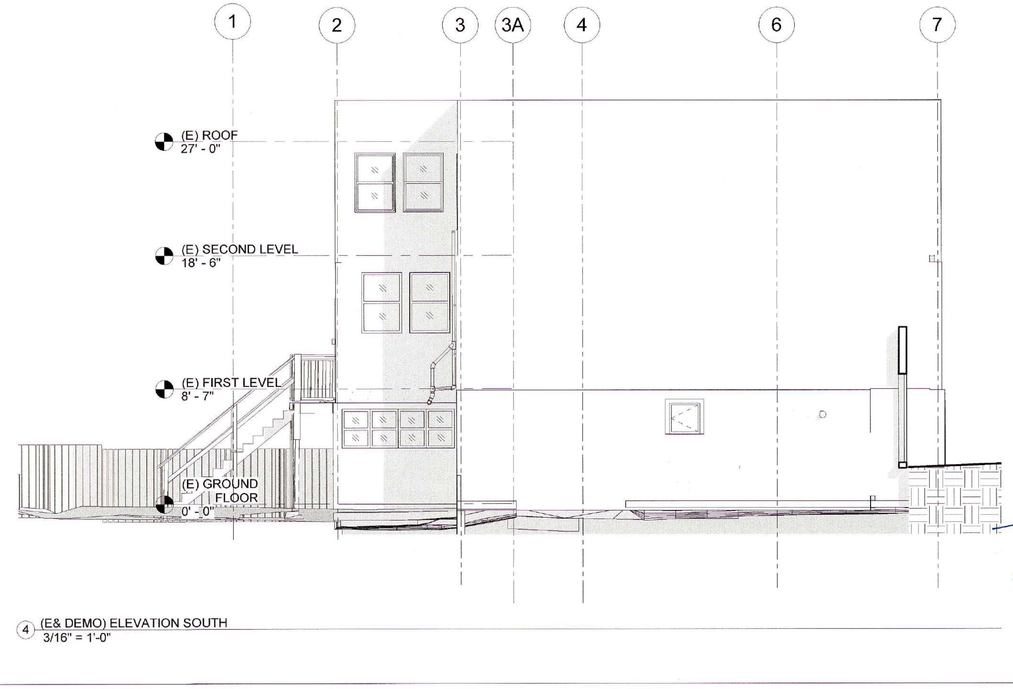


3 NORTH ELEVATION - EXISTING
3/16" = 1'-0"



2 EAST ELEVATION - EXISTING
3/16" = 1'-0"

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



4 (E& DEMO) ELEVATION SOUTH
3/16" = 1'-0"

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237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
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JAN 20 2023
PATRICK O'RIORDAN
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DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUMMET
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08/30/23
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Karen Liang, DBI
JAN 18 2023

DEC 19 2022
APPROVED BY Planning
CLAUDINE ACBAGH

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

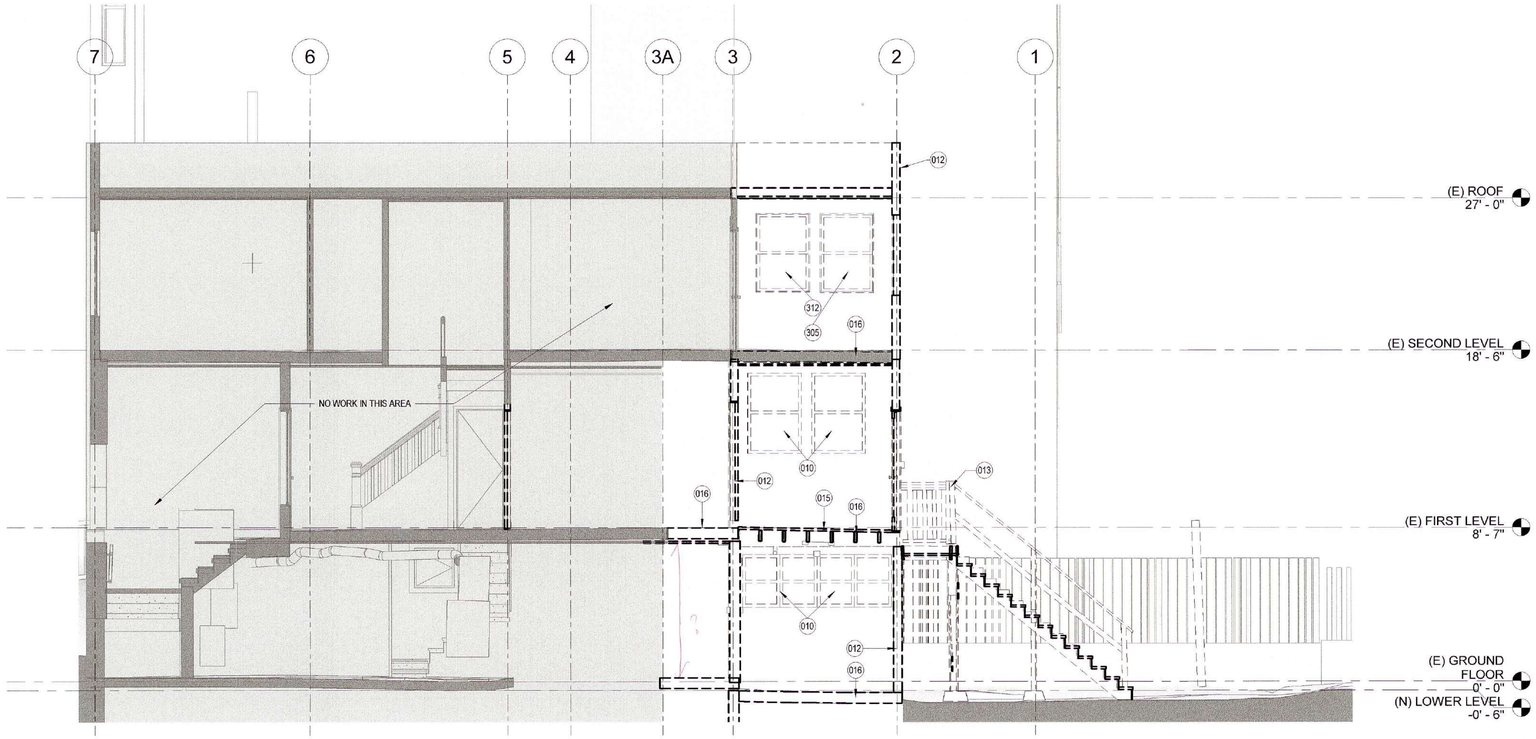
EXTERIOR ELEVATIONS - EXISTING

Project number	2020-21
Date	12-14-2022
Drawn by	Author
Checked by	Checker

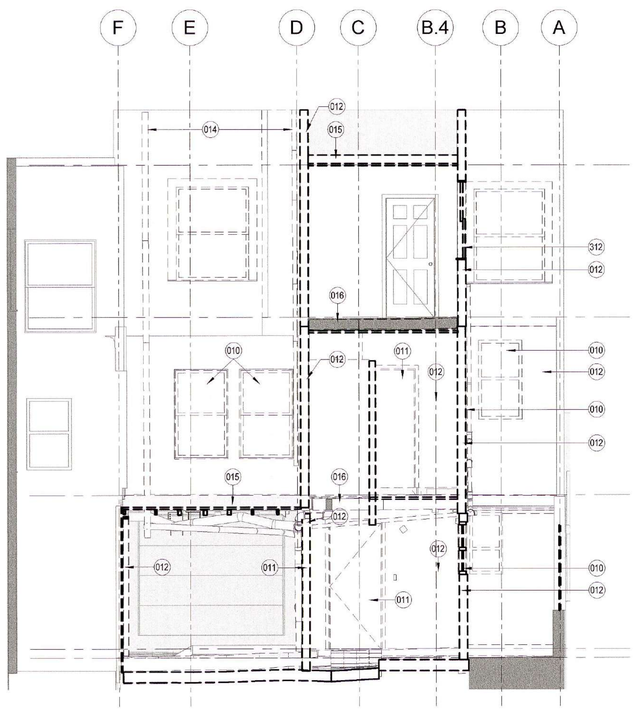
A2.0

Scale 3/16" = 1'-0"

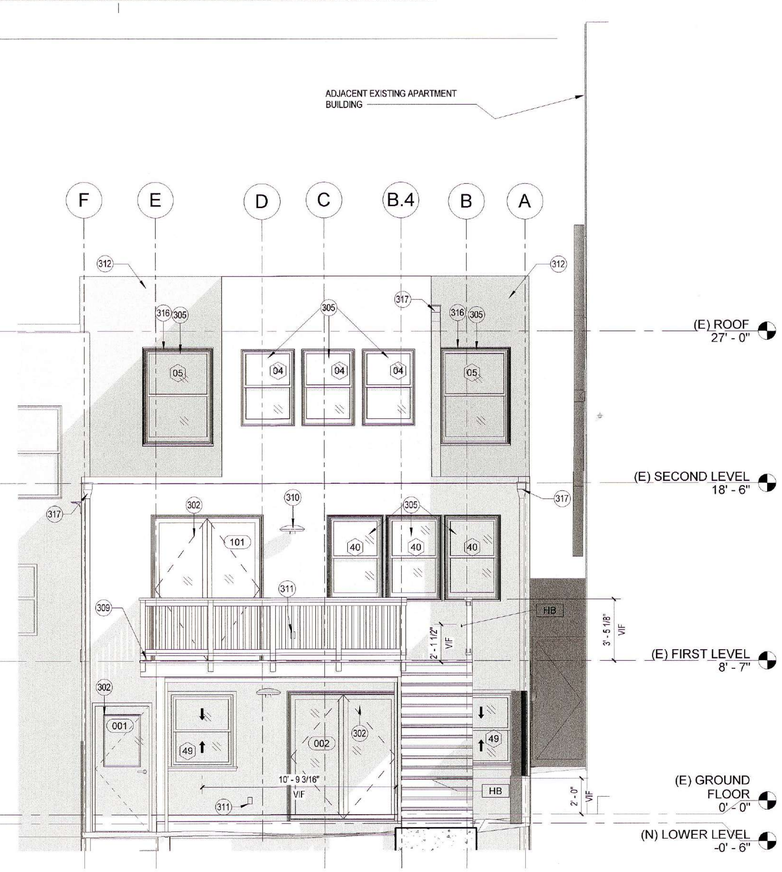
12/14/2022 9:53:43 PM



4 CD (E+DEMO) SECTION 1
1/4" = 1'-0"



2 CD (E+DEMO) SECTION 2
1/4" = 1'-0"



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

SHEET NOTES

(xx)

302	(N) DOOR. SEE DOOR SCHEDULE, DWG. A9.0. FOR DETAIL
305	(N) WINOW-SEE SCHEDULE DWG. A9-0 FOR DETAIL
309	(N) DECK & STAIRS - COORDINATE W/ STRUCTURAL DWGS.
310	(N) LIGHT FIXTURES
311	(N) OUTDOOR RECEPTACLES
312	(N) SHIP-LAP SIDING TO MATCH EXISTING
316	FIELD VERIFY EXISTING OPENING WITH (N) WINDOW
317	(N) SCUPPER & DOWNSPOUT - VERIFY PLACEMENT IN FIELD

JURISDICTION IDENTIFICATION STAMP

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JAN 18 2023

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CLAUDINE ASBAGH

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

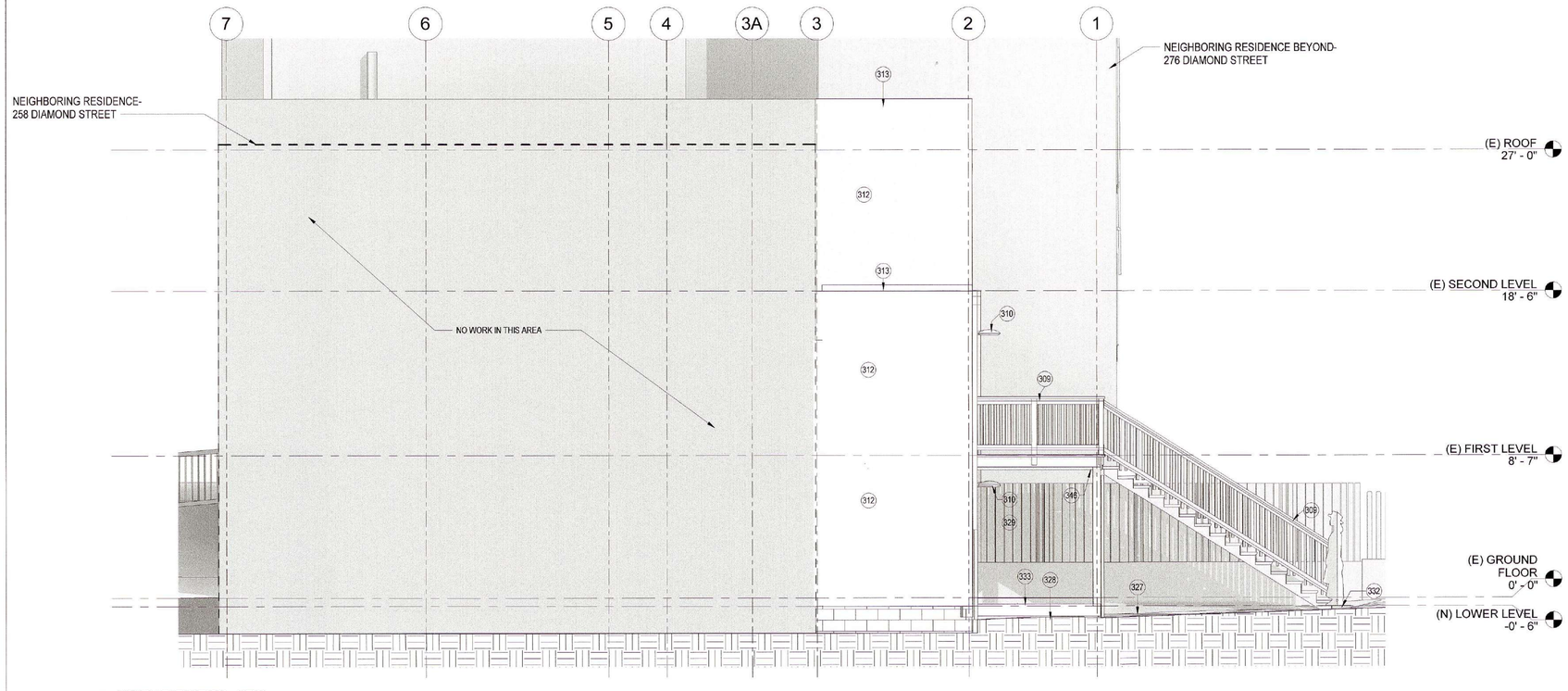
EXTERIOR ELEVATIONS - DEMOLITION + NEW CONSTRUCTION

Project number	2020-21
Date	12-14-2022
Drawn by	JA
Checked by	KB

A2.1

Scale 1/4" = 1'-0"

12/14/2022 6:53:50 PM



1 NORTH ELEVATION - NEW
1/4" = 1'-0"

5 S0UTH ELEVATION - NEW
1/4" = 1'-0"

SHEET NOTES

(xx)

309	(N) DECK & STAIRS - COORDINATE W/ STRUCTURAL DWGS.
310	(N) LIGHT FIXTURES
312	(N) SHIP-LAP SIDING TO MATCH EXISTING
313	(N) FLAT ROOF - COORDINATE W/ STRUCTURAL DWGS.
317	(N) SCUPPER & DOWNSPOUT - VERIFY PLACEMENT IN FIELD
327	(N) PAVERS AROUND (N) WOOD DECK - TBD BY OWNER
328	(N) RAT SLAB UNDER (N) WOOD DECK
329	REBUILD EXISTING FENCE TO MATCH (E) WHERE REMOVED FOR CONSTRUCTION ACCESS
332	CONCRETE PAD AT STAIR BOTTOM - COORDINATE W/ STRUCTURAL DWGS.
333	(N) DECK
343	(N) DECK POST - COORDINATE W/ STRUCTURAL DWS.
346	(N) TRANPARENT CORRUGATED ROOF ASSEMBLY - FASTENED TO UNDERSIDE OF DECK - PITCHED 1/4" PER FOOT INTO GUTTER AND DOWNSPOUT

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNEL
no. C36905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
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Karen Liang, DBI
JAN 18 2023

DEC 19 2022
APPROVED BY
CLAUDIA N.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

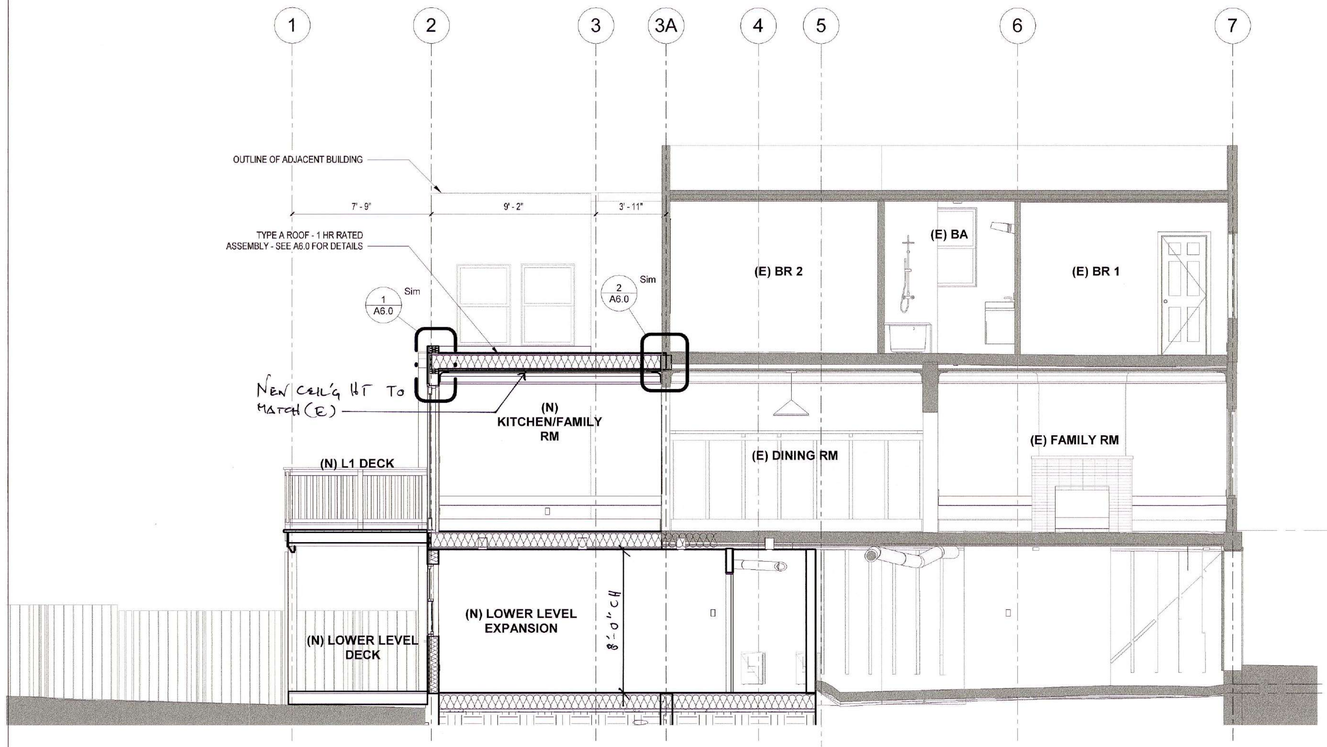
EXTERIOR ELEVATIONS - NEW CONSTRUCTION

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

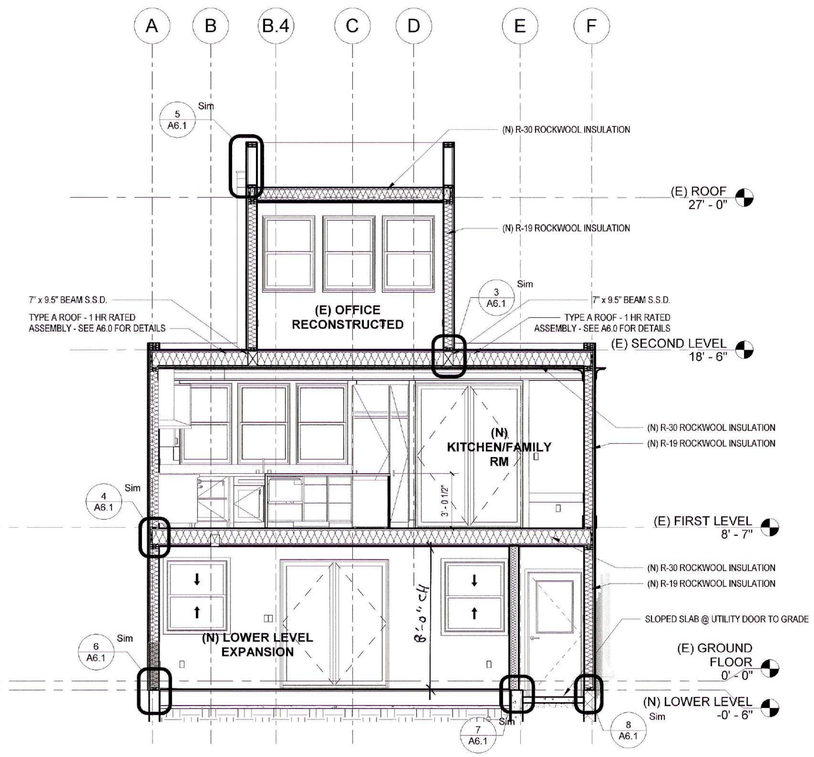
A2.2

Scale	1/4" = 1'-0"

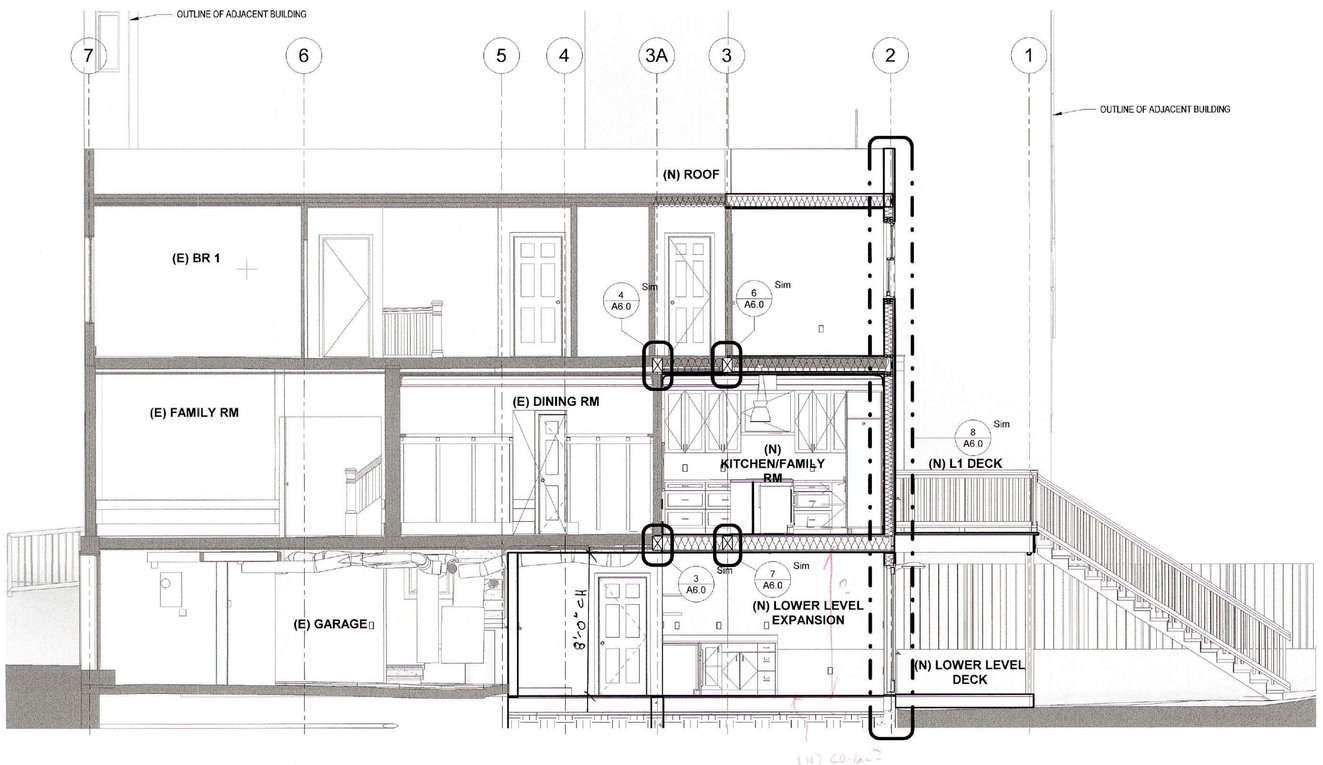
12/14/2022 6:53:50 PM



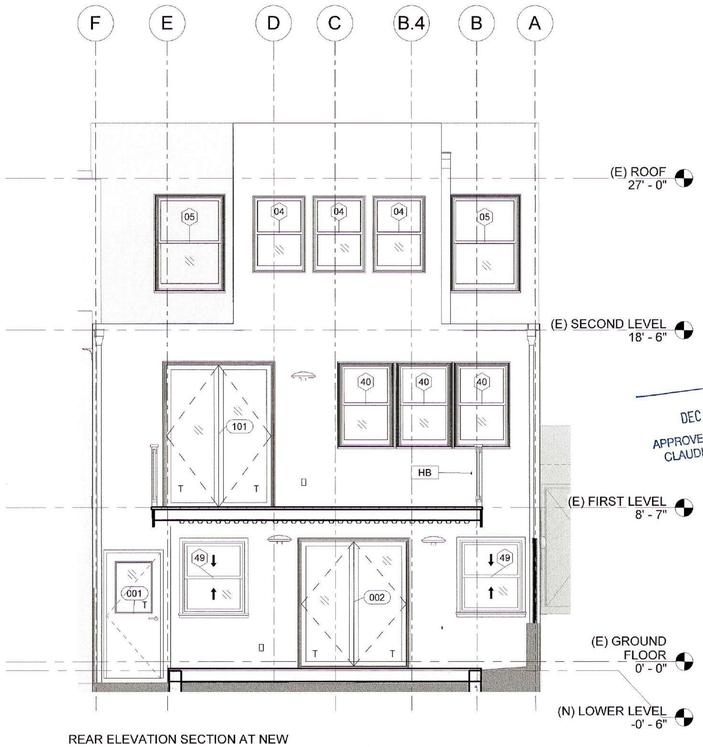
2 BUILDING SECTION 2
1/4" = 1'-0"



1 BUILDING SECTION 1
1/4" = 1'-0"



3 BUILDING SECTION 3
1/4" = 1'-0"



REAR ELEVATION SECTION AT NEW DECK
4 1/4" = 1'-0"

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237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp. - San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T BRUNER
no. C35905
05/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

Karen Liang
JAN 18 2023

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DEC 15 2021
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DEC 19 2022
APPROVED BY Planning
CLAUDINE ASBAGH

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

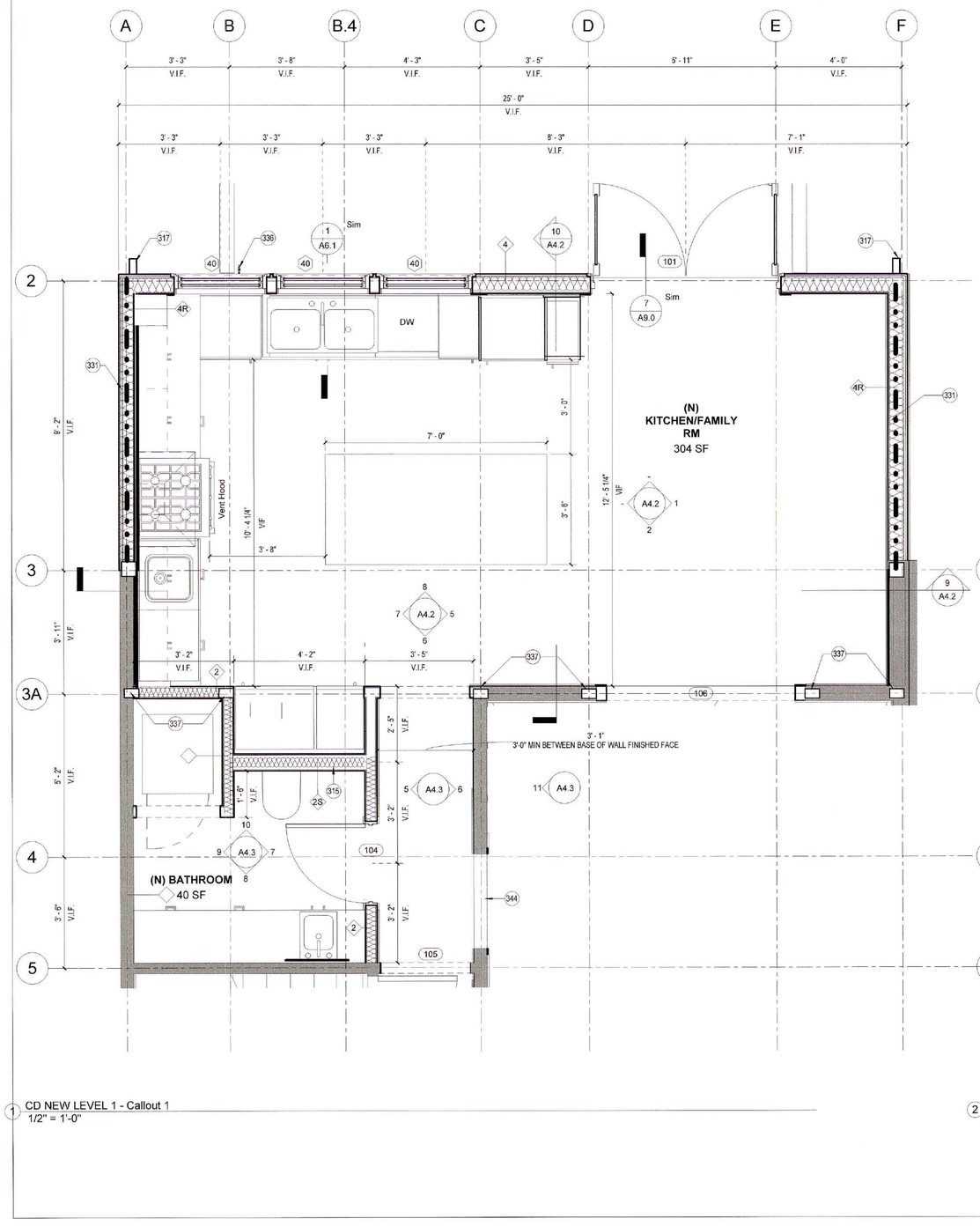
BUILDING SECTIONS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

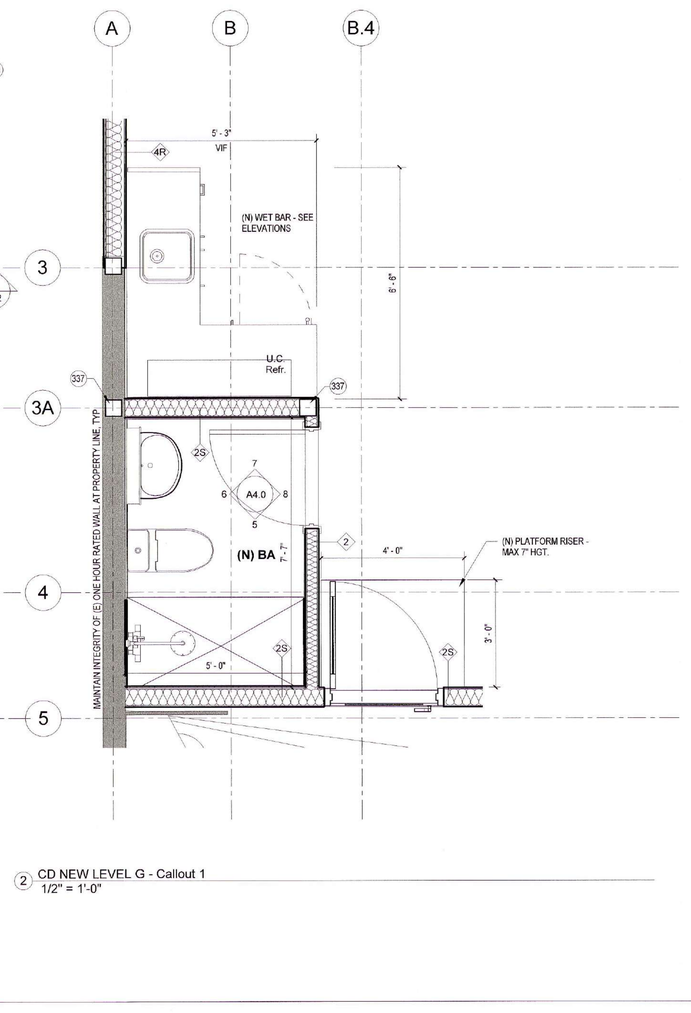
A3.0

Scale 1/4" = 1'-0"

12/14/2022 6:54:04 PM



1 CD NEW LEVEL 1 - Callout 1
1/2" = 1'-0"



2 CD NEW LEVEL G - Callout 1
1/2" = 1'-0"

DEMOLITION SHEET NOTES

NEW CONSTRUCTION SHEET NOTES

315 (N) 2X6 @ 16" OC WALL
317 (N) SCUPPER & DOWNSPOUT - VERIFY PLACEMENT IN FIELD
331 ONE HOUR RATED WALL ASSEMBLY @ PROPERTY LINE, TYP.
336 (N) HOSE BIB - SEE ELEVATIONS
337 (N) STRUCTURAL COLUMNS-COORDINATE W/ STRUCTURAL DWGS.
344 (E) DOOR TO BE MAINTAINED - REPAIR AS NEEDED

PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL OR ELEMENT TO BE REMOVED

NEW WALL - SEE BELOW FOR WALL TYPES

1-HOUR RATED WALL - SEE LEGEND FOR WALL TYPES

EXISTING DOOR TO REMAIN

NEW DOOR - REFER TO DOOR SCHEDULE

XX — FIRE RATED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES

2 + 2S — INTERIOR WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE W/ ROCKWOOL OR EQ INSULATION IN FRAMING CAVITIES FOR SOUND - 2S, USE 2X & REFER TO STRUCTURAL FOR SHEATHING REQUIREMENTS

3 — FURRED WALL
2X4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD ONE SIDE W/ ROCKWOOL OR EQ IN FRAMING CAVITIES FOR SOUND

4 + 4R — EXTERIOR WALL
2X6 WOOD STUDS @ 16" O.C.
INTERIOR SIDE: 5/8" GYP BD
EXTERIOR SIDE: MINIMUM R-19 INSULATION, 5/8" PLYWOOD SHEATHING (SSD FOR SHEAR WALL LOCATIONS), 2 LAYERS OF WATER RESISTANT BARRIER, EXTERIOR FINISH TO MATCH EXISTING - WHERE 1 HOUR RATING IS REQUIRED USE 5/8" TYPE "X" GYP BD ON INTERIOR AND 3/8" CONCRETE SIDING AT EXTERIOR

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SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

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JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KELLY T. BRUMMEL
No. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

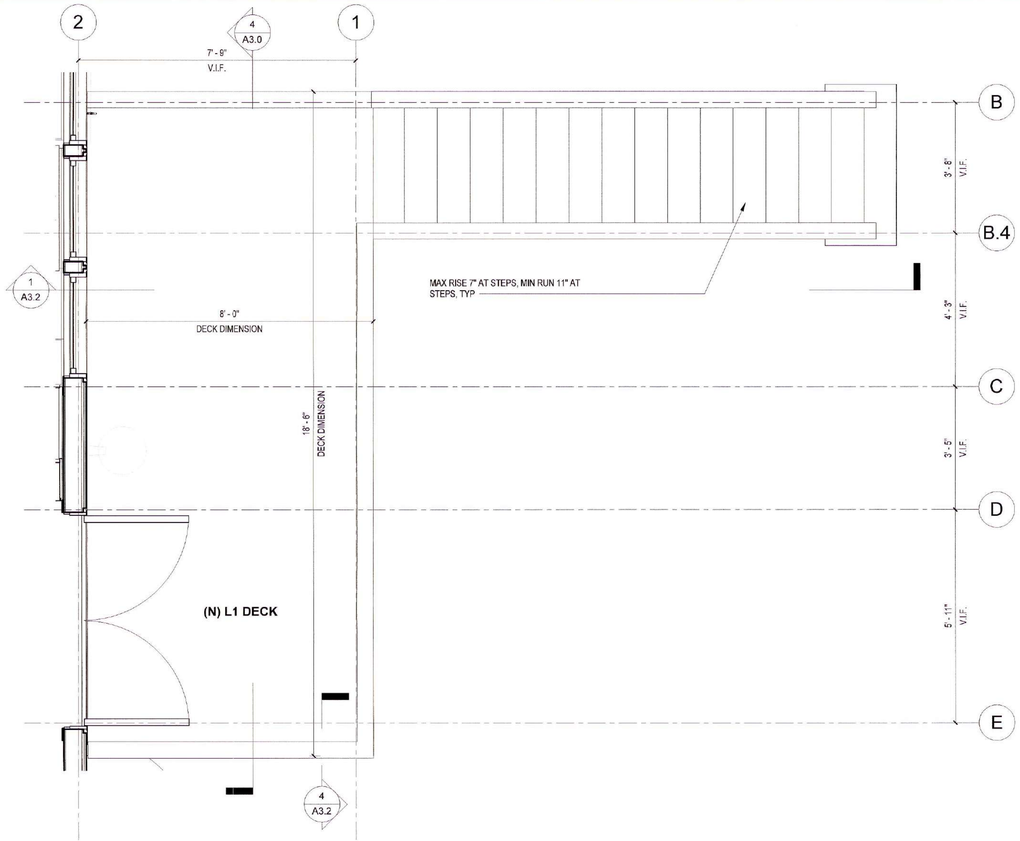
ENLARGED PLANS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

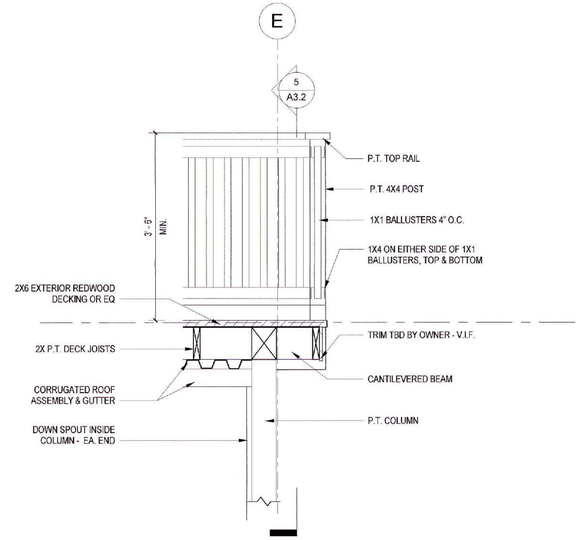
A3.1

Scale As indicated

12/14/2022 8:54:05 PM

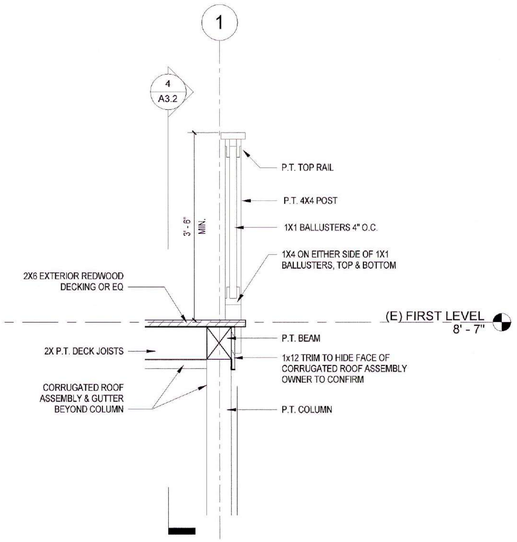


2 CD NEW LEVEL 1 - Callout 2
1/2" = 1'-0"



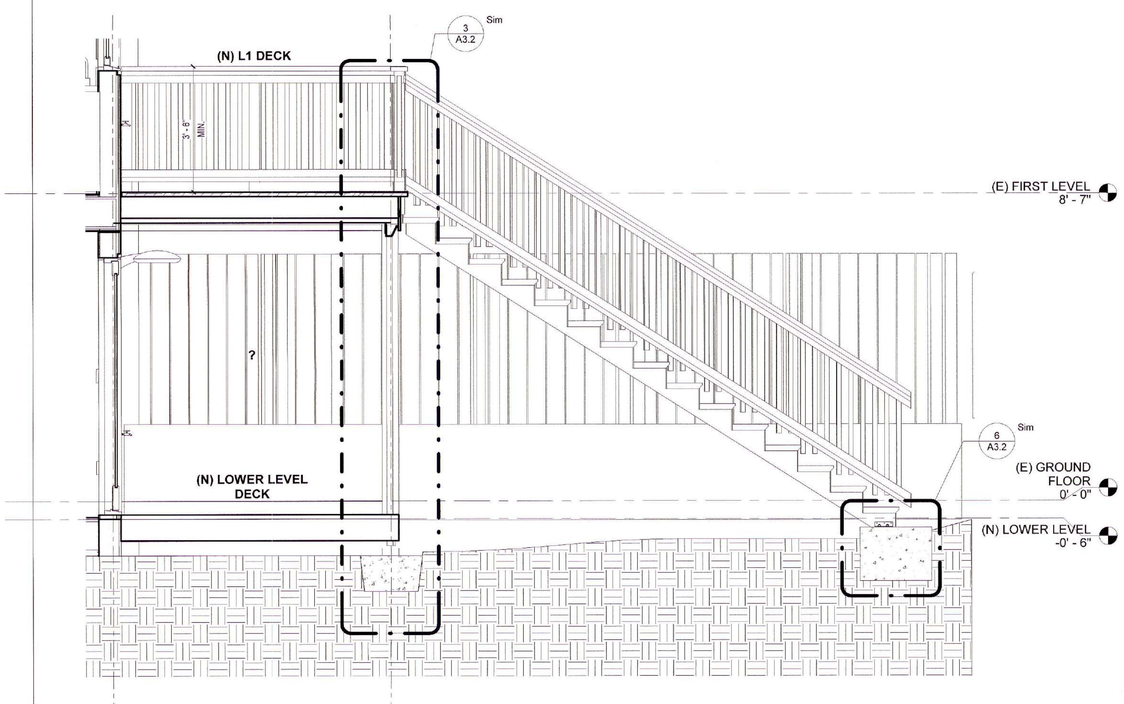
NOTE: COORDINATE W/ STRUCTURAL DWGS.

4 Section 18
3/4" = 1'-0"

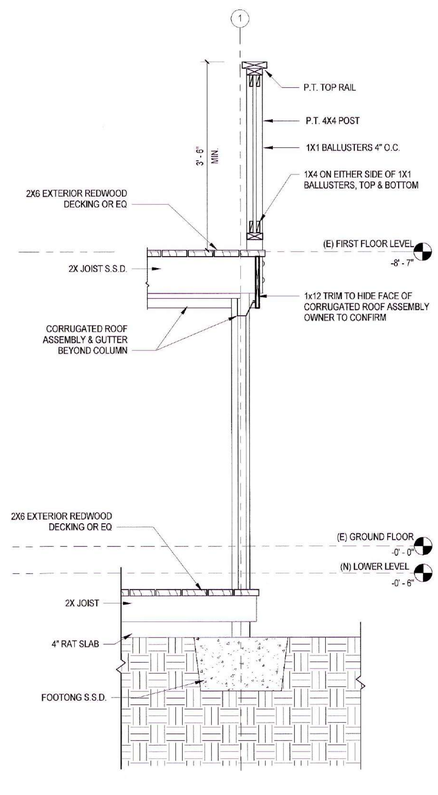


NOTE: COORDINATE W/ STRUCTURAL DWGS.

5 Section 19
3/4" = 1'-0"

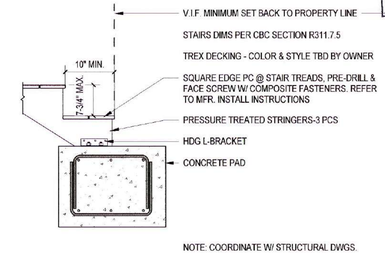


1 Section 13
1/2" = 1'-0"



NOTE: COORDINATE W/ STRUCTURAL DWGS.

3 DECK POST/BEAM/RAIL CONNECTION
3/4" = 1'-0"



NOTE: COORDINATE W/ STRUCTURAL DWGS.

6 DECK STAIR - CONCRETE BASE
3/4" = 1'-0"

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237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
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Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
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LICENSED ARCHITECT
KYLE T. BRUMMEL
no. C35905
06/30/23
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264 DIAMOND STREET SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

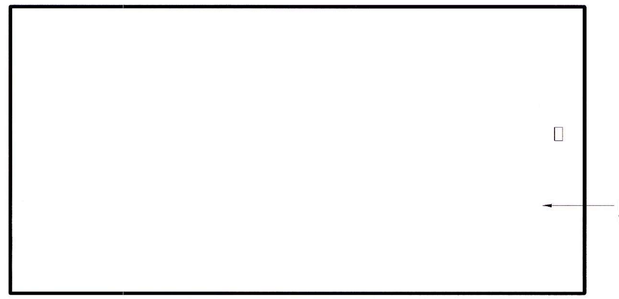
ENLARGED EXTERIOR STAIR PLAN, SECTIONS & DETAILS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

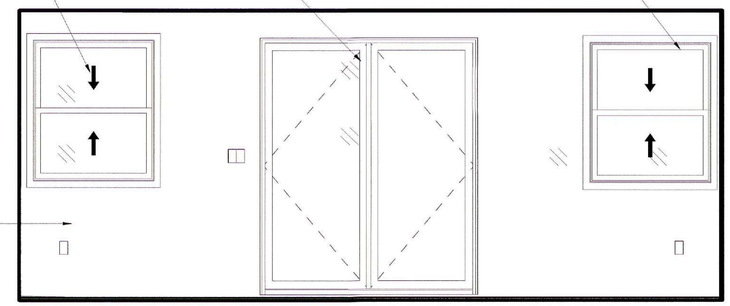
A3.2

Scale: As indicated

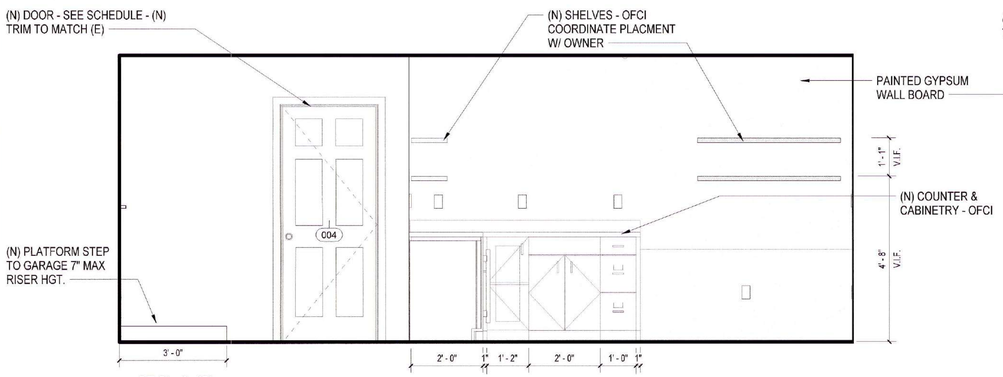
12/14/2022 6:54:16 PM



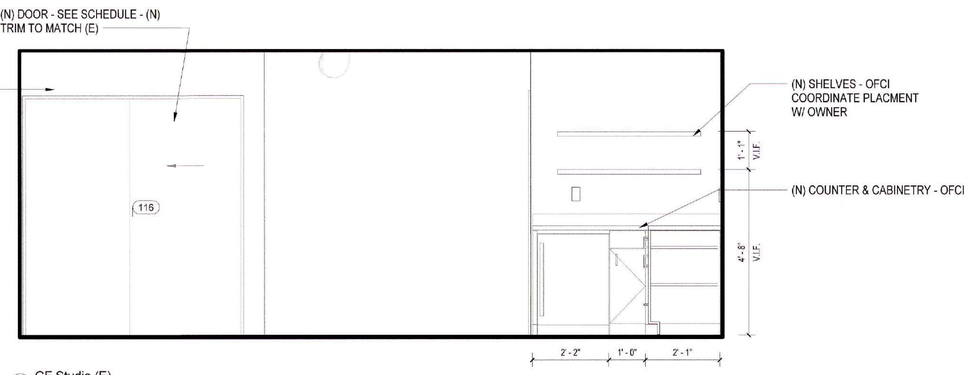
3 GF Studio (N)
1/2" = 1'-0"



1 GF Studio (W)
1/2" = 1'-0"



4 GF Studio (S)
1/2" = 1'-0"



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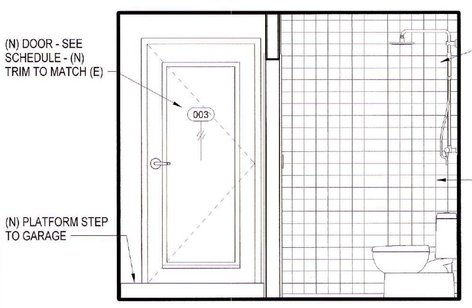
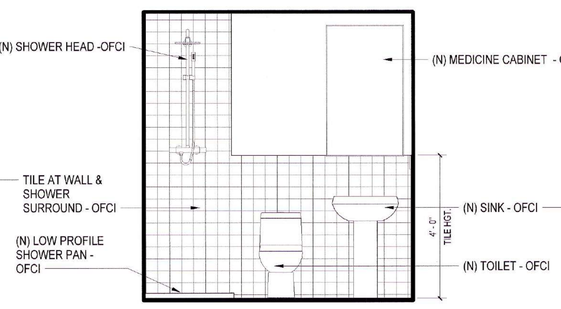
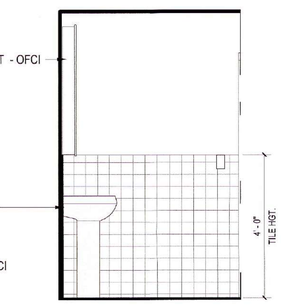
1/2" = 1'-0"



5 GF NEW BATH (E)
1/2" = 1'-0"



6 GF NEW BATH (S)
1/2" = 1'-0"



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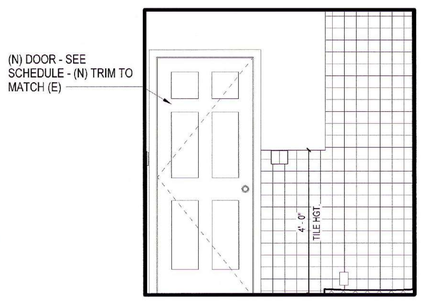
1/2" = 1'-0"



8 GF NEW BATH (N)
1/2" = 1'-0"

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
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JAN 20 2023
PATRICK O'RIORDAN
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DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUNER
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

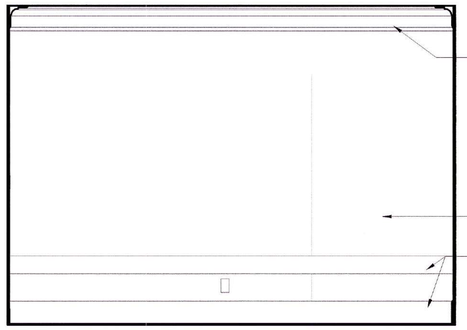
RESIDENTIAL RENOVATION

GROUND FLOOR INTERIOR ELEVATIONS

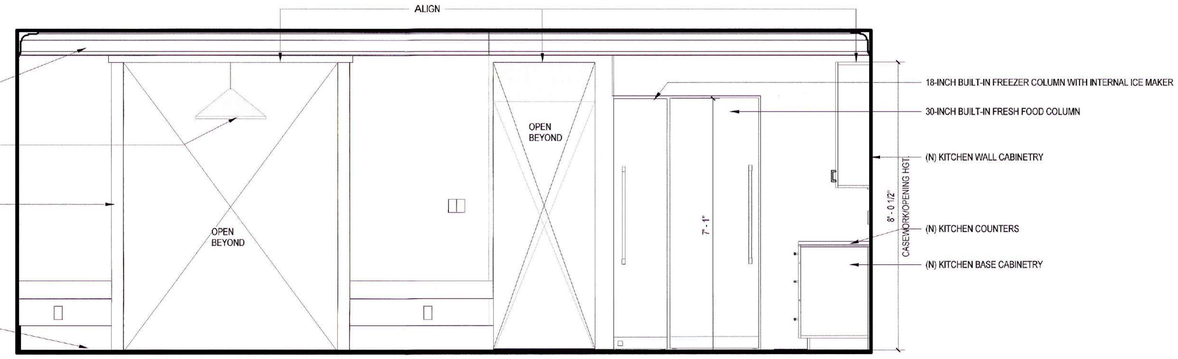
Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A4.0

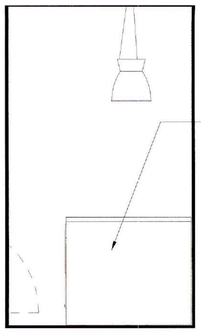
Scale 1/2" = 1'-0"



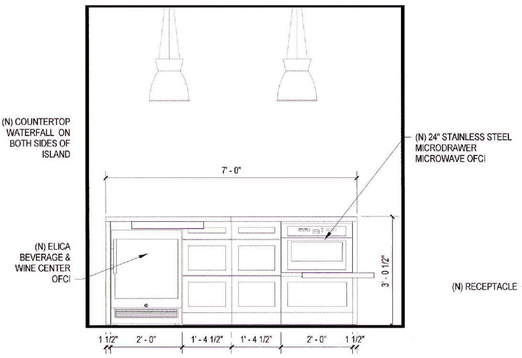
1 1F KITCHEN/FAMILY RM (N)
1/2" = 1'-0"



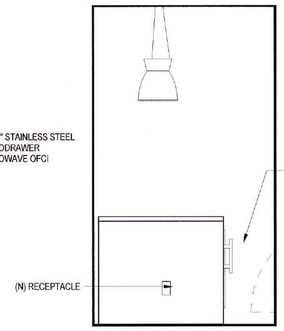
2 1F Kitchen/Family (E)
1/2" = 1'-0"



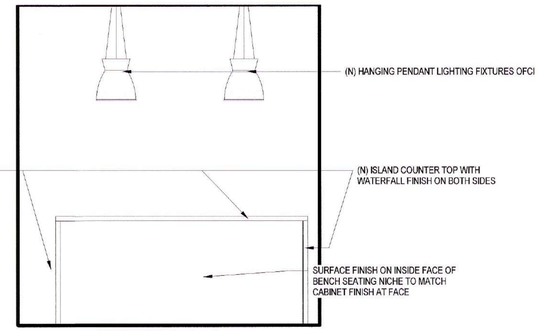
5 1F Kitchen Island (N)
1/2" = 1'-0"



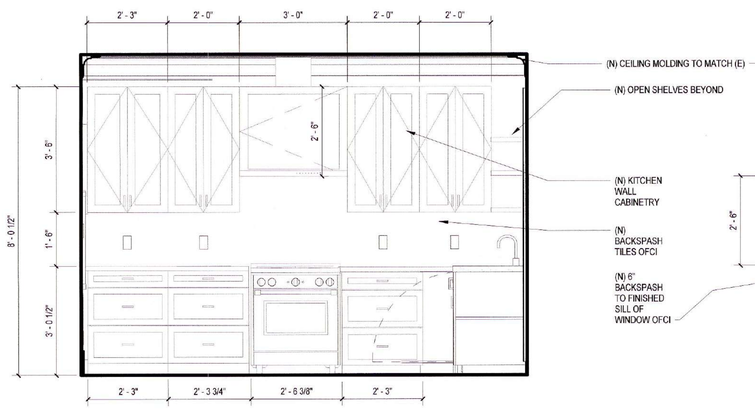
6 1F Kitchen Island (E)
1/2" = 1'-0"



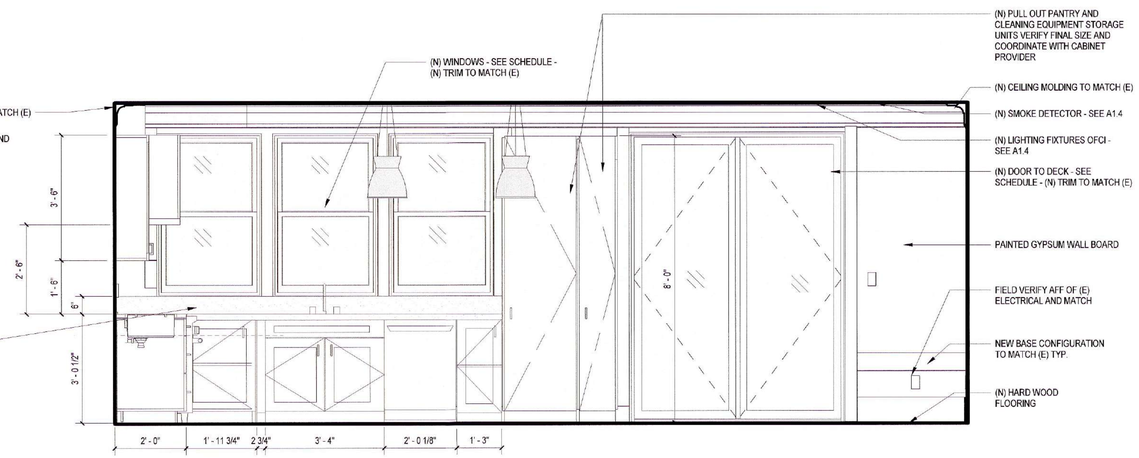
7 1F Kitchen Island (S)
1/2" = 1'-0"



8 1F Kitchen Island (W)
1/2" = 1'-0"



10 1F Kitchen/Family Split Segment (S)
1/2" = 1'-0"



9 1F Kitchen/Family Split Segment (W)
1/2" = 1'-0"

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337 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
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SAN FRANCISCO, CA 94103

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JAN 20 2023
PATRICK O'RIORDAN
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LICENSED ARCHITECT
KYLE T. BOLINGER
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
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264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

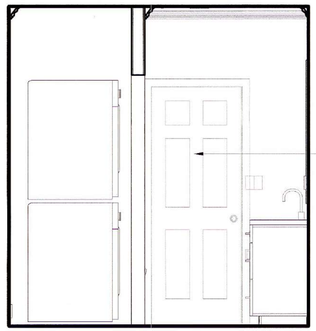
FIRST FLOOR INTERIOR ELEVATIONS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

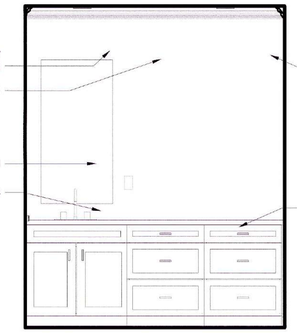
A4.2

Scale	1/2" = 1'-0"

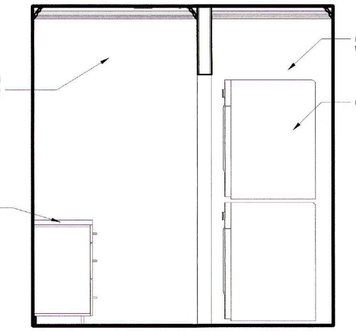
12/14/2022 6:54:13 PM



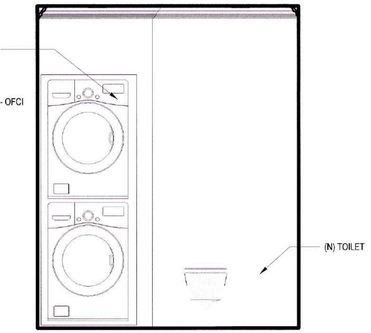
7 1F BA (N)
1/2" = 1'-0"



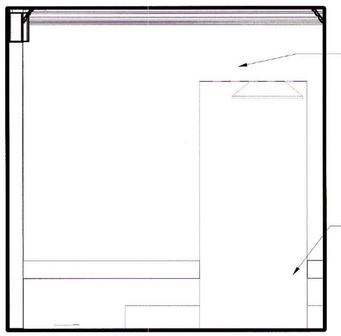
8 1F BA (E)
1/2" = 1'-0"



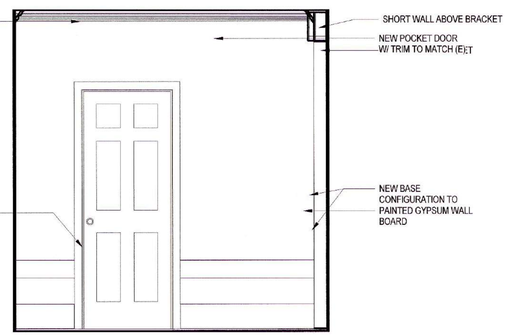
9 1F BA (S)
1/2" = 1'-0"



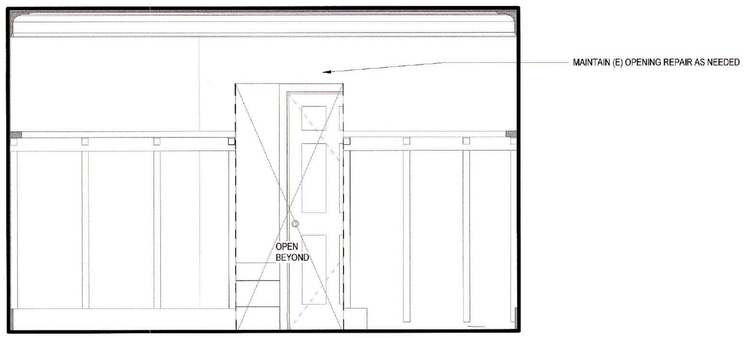
10 1F BA (W)
1/2" = 1'-0"



6 1F HALLWAYS (N)
1/2" = 1'-0"



5 1F HALLWAYS (S)
1/2" = 1'-0"



11 1F DINING (E)
1/2" = 1'-0"

JURISDICTION IDENTIFICATION STAMP

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL 1
SAN FRANCISCO, CA 94103

Phone
(415) 626-8300

Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRANNEN
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

FIRST FLOOR INTERIOR ELEVATIONS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A4.3

Scale 1/2" = 1'-0"

2022 6:54:16 PM

DOOR SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	Finish	Comments	Count	Operation
001	EXTERIOR SINGLE HALF LITE	7' - 0"	3' - 0"		MFR TBD	1	HINGED RIGHT
002	EXTERIOR DOUBLE FRENCH DOORS	7' - 2"	6' - 0 5/8"	PRIMED WOOD INT / ALUM EXT COORD. COLOR W. OWNER	MARVIN ULTIMATE OUTSWING FRNCH DOOR G2 - UOFDG2-6070 W/ OPTIONAL SILL COVER - SEE MARVIN BROCHURE FOR FURTHER DETAIL	1	OUTSWING XXR
003		6' - 8"	3' - 0"			1	
004		6' - 8"	2' - 8"			1	
101	EXTERIOR DOUBLE FRENCH DOORS	8' - 2"	6' - 0 5/8"	PRIMED WOOD INT / ALUM EXT COORD. COLOR W. OWNER	MARVIN ULTIMATE OUTSWING FRNCH DOOR G2 - UOFDG2-6070 W/ OPTIONAL SILL COVER - SEE MARVIN BROCHURE FOR FURTHER DETAIL	1	
104	SINGLE FLUSH	6' - 8"	2' - 6"	PAINT GRADE	SOLID CORE WOOD - VIF MATCH WITH (E) CONDITIONS	1	HINGED RIGHT
105	OPENING	2' - 10"	7' - 0"		VIF - COORD. W/ (E) CONDITIONS	1	
106		0' - 8 1/2"	6' - 8"		VIF - COORD. W/ (E) CONDITIONS	1	
110		0' - 0"	0' - 0"			1	
111		2' - 10"	7' - 0"		VIF - COORD. W/ (E) CONDITIONS	1	
116		6' - 8"	6' - 0"			1	

Grand total: 11

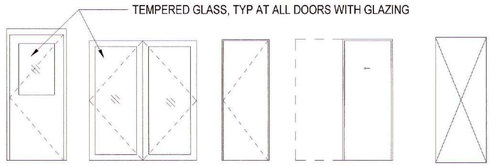
VERIFY ACTIVE LEAF CONFIGURATION FOR EXTERIOR FRENCH OUTSWING DOORS WITH CLIENT PRIOR TO FINALIZING ORDER
INCLUDE WOOD THRESHOLD TRANSITION FOR SILL AT EXTERIOR DOORS, TYP.
AT LOWER LEVEL WHERE FUTURE PROPOSED BATHROOM WILL OCCUR, INCLUDE TRANSLUCENT (VISUALLY OBSCURED) GLASS FOR THAT WINDOW SPECIFICALLY - REVIEW WITH OWNER THE GLAZING OPTIONS FOR THIS LOCATION

WINDOW SCHEDULE

TYPE MARK	WIDTH	HEIGHT	DESCRIPTION	COMMENTS	COUNT	Operation
04	2' - 11 1/4"	4' - 3 1/2"	SINGLE HUNG	MARVIN ULTIMATE SERIES UDHG2- - ALUMINUM CLAD EXTERIOR - PRIMED WOOD INTERIOR-C00RD. COLOR W/ OWNER-REFER TO MARVIN BROCHURE FOR FUTHER DETAIL	3	
05	3' - 9 1/4"	5' - 3 1/2"	SINGLE HUNG	MARVIN ULTIMATE SERIES UDHG2 - ALUMINUM CLAD EXTERIOR - PRIMED WOOD INTERIOR/TEMPERED VIF TO FIT IN EXISTING OPENINGS-REFER TO MARVIN BROCHURE FOR FUTHER DETAIL	2	
40	2' - 11 1/4"	4' - 7 1/2"	DOUBLE HUNG	MARVIN ULTIMATE SERIES UDHG2- - ALUMINUM CLAD EXTERIOR - PRIMED WOOD INTERIOR-C00RD. COLOR W/ OWNER-REFER TO MARVIN BROCHURE FOR FUTHER DETAIL	3	
49	3' - 5 1/2"	4' - 0"		MARVIN ULTIMATE SERIES UDHG2- - ALUMINUM CLAD EXTERIOR - PRIMED WOOD INTERIOR-C00RD. COLOR W/ OWNER-REFER TO MARVIN BROCHURE FOR FUTHER DETAIL	2	

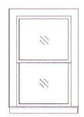
WINDOW & DOOR NOTES:
SEE T24 REPORT ON SHEETS A0.4 AND A0.5 - SHGC = .340 MINIMUM AND U FACTOR MIN .340.
ALL DOORS TO HAVE TEMPERED GLAZING, ALL WINDOWS WHERE BEDROOMS ARE LOCATED TO HAVE TEMPERED GLAZING
WINDOWS BASIS OF DESIGN MARVIN ULTIMATE SERIES - ALUMINUM EXTERIOR, WOOD INTERIOR SEE ELEVATIONS FOR ALIGNMENT INTENT.
PROVIDE BEDROOM WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM BOTTOM OF CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (5.0 SQ. FT. MINIMUM AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR WIDTH. (CRC R310.2.1 AND R310.2.2).

DOOR TYPES

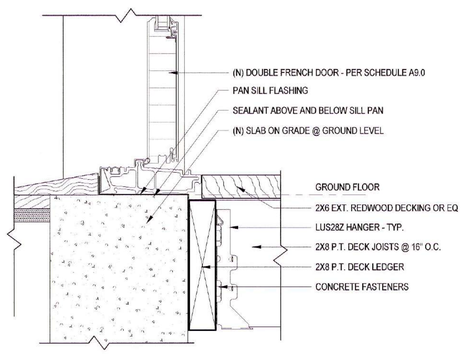


EXTERIOR SINGLE HALF LITE | EXTERIOR DOUBLE FRENCH DOOR | INTERIOR SINGLE FLUSH DOOR - MATCH EXISTING DOORS FOR PANEL CONFIGURATION | SINGLE LEAF POCKET DOOR - MATCH EXISTING DOORS FOR PANEL CONFIGURATION | OPENING

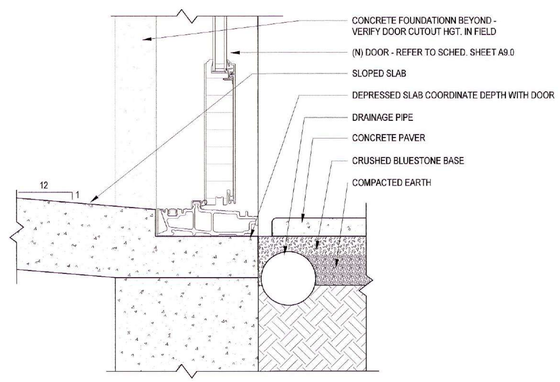
WINDOW TYPES



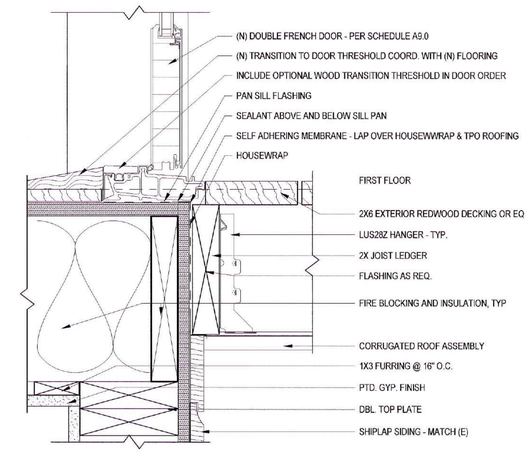
01
SINGLE HUNG



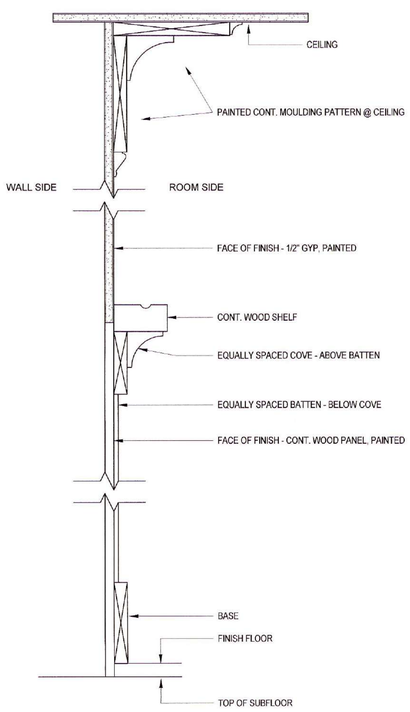
8 DOOR SILL - DOUBLE FRENCH GROUND FLOOR
3" = 1'-0"



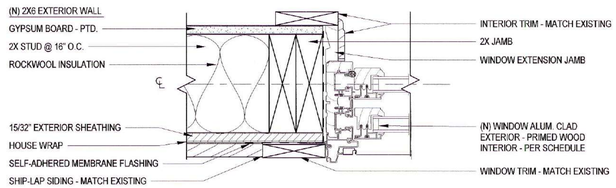
9 DOOR SILL - HALF LITE GROUND FLOOR @ RAMP
3" = 1'-0"



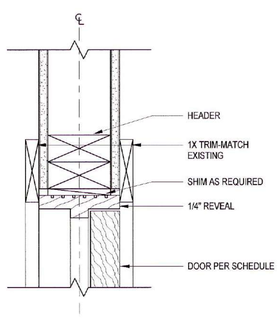
7 DOOR SILL - DOUBLE FRENCH FIRST FLOOR/DECK
3" = 1'-0"



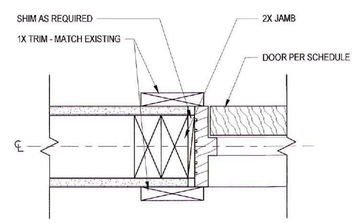
3 INTERIOR WALL DETAIL SECTION-DINING VERIFY IN FIELD
3" = 1'-0"



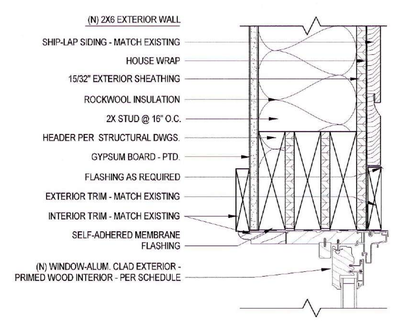
5 WINDOW JAMB TYP. -NEW
3" = 1'-0"



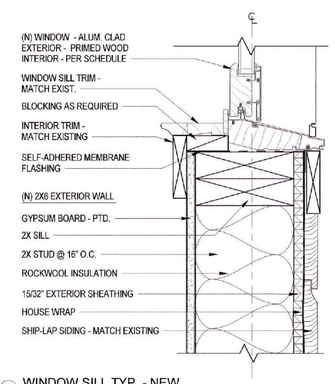
2 INTERIOR FLUSH DOOR HEAD-TYP.
3" = 1'-0"



1 INTERIOR FLUSH DOOR JAMB-TYP.
3" = 1'-0"



4 WINDOW HEAD TYP.- NEW
3" = 1'-0"



6 WINDOW SILL TYP. - NEW
3" = 1'-0"

JURISDICTION IDENTIFICATION STAMP

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237 CLARA STREET
SAN FRANCISCO, CA 94107
415.699.5953

STRUCTURAL
ENERTIA DESIGNS
1167 MISSION STREET, FL. 1
SAN FRANCISCO, CA 94103
Phone
(415) 626-8300
Email
INFO@ENERTIADESIGNS.NET

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 20 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

LICENSED ARCHITECT
KYLE T. BRUMMEL
no. C35905
06/30/23
STATE OF CALIFORNIA

No.	Description	Date
	IFP	12/14/2022

SITE PERMIT
DEC 15 2021
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

264 DIAMOND STREET
SAN FRANCISCO, CA 94114

RESIDENTIAL RENOVATION

DOOR & WINDOW DETAILS

Project number	2020-21
Date	12-14-2022
Drawn by	PBA
Checked by	KB

A9.0

Scale As indicated

12/14/2022 6:54:19 PM

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PUBLIC COMMENT

From: Wade Webster
To: BoardofAppeals (PAB)
Subject: RE: Appeal No. 23-006, 264 Diamond Street
Date: Tuesday, February 28, 2023 1:13:05 PM

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

To Whom It May Concern,

My name is Wade Webster, resident of 259 Eureka Street, and I am writing in regard to the site permit 2021/11/16/2462.

This appeal is senseless, and the fact that it occurs now, sixteen months after petition, is petty and harassing. Expanding the overall envelope of this building puts it in parity with nearby houses on the same side of Diamond Street, such as addresses 242, 244, and 252. I will be directly affected by the construction, because I live opposite the rear of this structure, and I do not care in the least.

Let these people shape this house as they wish, because that's what a city does. A city grows and changes to meet the occupants, and it will only wither and decay should it continue to celebrate the opinions of the merely annoyed.

Thank you for your attention,
-Wade