



TENTATIVE MAP DECISION

Date: October 7, 2019

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

Project ID: 10140			
Project Type: A Merger and 3 Lot subdivision of the 3 lots shown on Parcel Map 49 page 197-198 and a 4-unit New Condo within proposed Parcel B.			
Address#	StreetName	Block	Lot
1010	STANYAN ST	1273	035
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

 for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class _____, CEQA Determination Date _____, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed _____ Date _____

Planner's Name _____
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 20083

HEARING DATE: DECEMBER 21, 2017

Case No.: 2016-000260CUA
 Project Address: 1010 STANYAN STREET
 Zoning: RH-3 (Residential House, Three-Family) District
 40-X Height and Bulk District
 Block/Lot: 1273/017
 Project Sponsor: Jonathan Pearlman
 Elevation Architects
 1159 Green Street, Suite 4
 San Francisco, CA 94109
 Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 207, 209.1, AND 303(c) OF THE PLANNING CODE TO CONSTRUCT A 40-FOOT TALL FOUR-UNIT DWELLING ON AN APPROXIMATELY 3,900 SQUARE FOOT VACANT LOT WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) DISTRICT AND 40-X HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 21, 2016, Jonathan Perlman (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 207, 209.1 and 303(c) to construct a 40-foot tall four-unit dwelling on an approximately 3,900 square foot vacant lot within the RH-3 (Residential House, Three-Family) District and 40-X Height and Bulk District.

On December 13, 2017, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption;

On December 21, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-000260CUA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-000260CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the east side of Stanyan Street, between Carl Street and Parnassus Avenue; Lot 017 in Assessor's Block 1273. The property is vacant with 37.5 feet of frontage on Stanyan Street, a depth of 100 feet, and a total lot area of 3,750 square feet. The property slopes diagonally upwards from the lot's northwest corner to its southeast corner. There is an active Tentative Map application proposed under Case No. 2016-005235SUB for a lot line adjustment that increases the property to a width of 39 feet and results in a total lot area of 3,900 square feet. The proposed lot line adjustment is accommodated by shifting the side property lines shared with the adjacent neighbors at 199 Carl Street and 1022 Stanyan Street; both of which are under the same ownership as the subject property.
3. **Surrounding Properties and Neighborhood.** The project site is located in the center of the Cole Valley neighborhood and the contiguous RH-3 Zoning District. The immediate vicinity varies in density from single-family dwellings to 28-unit apartment buildings, and in height from three to five stories. The higher density properties are characteristic of corner buildings, and the variation in height reflects the topographic conditions of the neighborhood. Immediately north and downhill from the subject property is a three-story with attic five-family dwelling. Immediately east and downhill from the subject property is a three-story with attic three-family dwelling. Immediately south and uphill from the subject property is a three-story with attic single-family dwelling. And finally, immediately west of the property and across Stanyan Street is a three-story eight-unit building with a ground floor retail grocery use (d.b.a. The Real Food Company).
4. **Project Description.** The project proposes construction of a four-story 40-foot tall four-unit dwelling of approximately 6,984 square feet. The residential building will contain three three-bedroom units and one two-bedroom unit ranging in size from 1,323 sf to 1,861 sf and resulting in 11 bedrooms total. The project includes eight Class 1 bicycle parking spaces. As previously noted, there is also an active Tentative Map application proposed under Case No. 2016-005235SUB that will adjust the lot lines shared with the adjacent neighbors at 199 Cole Street and 1022 Stanyan Street.
5. **Public Comment.** As of the drafting of this motion, the Department has not received any public comment on the proposal.

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

- A. **Lot Size and Area.** Planning Code Section 121 requires that every lot in an RH-3 District has a minimum street frontage of 16 feet, a minimum width of 25 feet and a minimum lot area of 2,500.

The proposal includes a lot line adjustment proposed under Case No. 2016-005235SUB that involves the two adjacent properties at 199 Carl Street and 1022 Stanyan Street, both of which are under the same ownership as 1010 Stanyan Street. As proposed, the lot width/frontage and area for each property would change as follows: 199 Carl Street would increase in width from 37.5 feet to 38.5 feet, and increase in area from 3,750 sf to 3,850 sf; 1010 Stanyan Street would increase in width from 37.5 feet to 39 feet, and increase in area from 3,750 sf to 3,900 sf; and, 1022 Stanyan Street would decrease in width from 50 feet to 49.50 feet, and decrease in area from 5,000 sf to 4,950 sf. Therefore, all properties remain in compliance with the Planning Code.

- B. **Residential Use and Density.** Pursuant to Planning Code Section 209.1, the maximum principally permitted density in RH-3 Districts is three units per lot. However, with Conditional Use Authorization from the Planning Commission, the maximum density may be increased up to one unit per 1,000 square feet of lot area.

Per Planning Code Section 207, when calculating the number of dwelling units allowed on a site, a remaining fraction of one-half or more of the minimum of lot area per Dwelling Unit may be "rounded up." Therefore, the minimum lot size required to provide four units in an RH-3 District is 3,500 square feet. Both the existing lot size of 3,750 sf and the 3,900 sf lot size proposed under the active Tentative Map application exceed the area required for four dwelling units. Therefore, the project is seeking Conditional Use authorization to construct four dwelling units on a 3,900 square foot lot within an RH-3 District.

- C. **Front Setback.** Planning Code Section 132 requires that properties in the RH-3 District provide a front setback equal to the average front setback of the two adjacent properties. Further, Section 132 also requires that the project must provide landscaping in 20 percent of the required front setback area and that 50 percent of the front setback area must have permeable surfaces.

The property at 199 Carl Street has a front setback of 8.29 feet and the property at 1022 Stanyan Street has a front setback of 12.21 feet. Therefore, the subject property has a required front setback of 10.25 feet, which is currently proposed and results in a total area of 400 square feet. Within the required front setback area, the project includes 190 square feet of landscaping (47.5 percent) and 324 square feet of permeable surfaces (81 percent). This complies with the Planning Code requirements.

- D. **Rear Yard.** Planning Code Section 134 requires that the project provide a rear yard equal to 45 percent of the lot depth, or the average depth of the two adjacent neighbors. If the proposal relies on averaging, then the last 10 feet of the building depth, up to the 45 percent requirement, must not exceed a height of 30 feet. Further, a projection into the rear yard, such

as a two story extension that provides five foot side setbacks on each side, is permitted per Planning Code Section 136(c)(25)(B)(ii).

The subject property has a depth of 100 feet and a general rear yard requirement of 45 feet. However, based on averaging of the neighbors' rear yards, the required rear yard for the subject property is reduced to 37.94 feet. The proposal complies with this requirement and is below the applicable 30 foot height limit for the portion of the rear yard reduced through averaging. The project also includes a Code-complying two-story extension with five-foot setbacks on each side.

- E. **Open Space.** Planning Code Section 135 requires that the project provide 100 square feet of useable open space per unit if privately accessible, or 133 square feet of useable open space per unit if shared.

The project proposes four dwelling units, all of which have access to Code-complying open space. Units 1 and 2 both have access to the rear yard area of approximately 1,016 sf. Unit 3 has access to a 245 sf roof deck above the fourth floor. And Unit 4 has access to two decks at the rear of the structure above the 2nd and 3rd floors, providing 525 sf of open space.

- F. **Exposure.** Planning Code Section 140 requires that each dwelling unit have at least one room with a window that meets the 120 sf minimum floor area requirements of the Housing Code that has exposure onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

The project proposes four dwelling units, all of which have exposure onto at least one of the required open areas. Units 1 and 2 have exposure onto both Stanyan Street and the Code-complying rear yard. Unit 3 has exposure onto Stanyan Street and Unit 4 has exposure onto the Code-complying rear yard.

- G. **Off-Street Parking.** Planning Code Section 151 requires that one off-street parking space is provided for each dwelling unit in an RH District. However, Section 150 allows for the replacement of such required spaces by bicycle parking spaces.

The project proposes four dwelling units. In addition to the required bicycle parking noted below, the project proposes an additional four Class 1 bicycle parking spaces as a replacement for the off-street parking spaces required by Section 151.

- H. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking space per every 20 units.

The project proposes four dwelling units and therefore requires four Class 1 and zero Class 2 bicycle parking spaces. The proposal includes a bike storage area on the ground floor level that accommodates up to eight Class 1 bicycle parking spaces, satisfying both the bicycle and off-street parking requirements.

- I. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge and is not a location-related hazard. To comply with the Planning Code's bird-safe standards any glazed segments greater than 24 square feet will be treated in compliance with Bird Safe standards.

- J. **Residential Child Care Fee.** Per Planning Code Section 414A, projects that include at least one net new residential unit must comply with the requirements of the Residential Child Care Impact Fee.

The Project Sponsor will comply with the requirements of this section prior to the issuance of the first construction document.

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

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood of the community.

The project provides a four-unit building on a lot that is appropriately sized to accommodate such density while meeting the requirements of the Planning Code. Further, the scale and siting of the proposed residential building is compatible with the neighborhood context. The project includes side setbacks and applies a pitched roof form at the front of the building; together these elements facilitate a successful transition between the two immediate neighbors.

- B. That the use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.

Given the mixed density of the transit-friendly neighborhood, as well as the project's appropriate form, the proposal will not be detrimental to the residents and workers of the neighborhood.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code;

The project does not include off-street parking spaces, and instead substitutes bicycle parking for vehicular parking spaces. The project provides a total of eight Class 1 bicycle parking spaces and is within an area well-served by public transit.

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

The project will adhere to the standard conditions of approval for this type of proposal, such as maintenance of sidewalks in a clean and sanitary condition, and enclosed location of garbage and recycling storage.

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

The proposal includes more landscaping than required by the Planning Code, adequate open space for all units, sufficient storage spaces for bicycle parking, and preserves the walkability of the sidewalk directly in front of the lot.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the RH-3 District.

The RH-3 District is characterized by a predominant form of large flats (rather than apartments) with 25 foot wide lots, moderate scale and individual entrances for each unit, complementary building styles, and outdoor space at the ground level or decks/balconies for individual units. The proposed project is on a 39 foot lot and reflects all of the aforementioned characteristics while enabling the accommodation of one additional dwelling unit. Given the diversity of dwelling unit density within the immediate neighborhood, the fourth unit conforms to the stated purpose of the subject district.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The project proposes new construction of a family friendly four-unit dwelling that provides three three-bedroom units and one two-bedroom unit with Code-complying access to useable open space and exposure onto open areas.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

The proposed residential building is well-designed and compatible with the neighborhood character. The project complies with the accepted residential design standards while accommodating additional growth beyond the principally permitted density.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUTURE THAT SERVES THE CITY'S GROWING POPULATION

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The project does not provide off-street vehicular parking spaces, instead providing twice the required amount of Class 1 bicycle parking and is in close proximity to transit lines.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

OBJECTIVE 30:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES

Policy 30.8:

Consider lowering the number of automobile parking spaces required in buildings where Class 1 bicycle parking is provided.

The project provides eight secure Class 1 bicycle parking spaces within the building.

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

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

The project includes residential uses on a lot that does not permit retail uses, and therefore, will not affect existing neighborhood-serving uses.

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

No housing will be removed by the Project. The project is proposed on a vacant lot.

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

No housing is removed for this Project.

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

The subject property is well-served by public transit and within a block of the N-Judah Muni line and the 37-Corbett and 43-Masonic Muni bus lines.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will not diminish the access to sunlight and vistas for parks and public open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

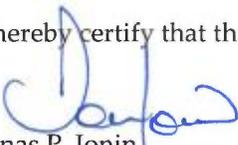
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-000260CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 28, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 20083. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 21, 2017.


Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore, and Richards

NAYS: None

ABSENT: None

ADOPTED: December 21, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a 40-foot tall four-unit dwelling on an approximately 3,900 square foot vacant lot within the RH-3 (Residential House, Three-Family) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **November 28, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-000260CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 21, 2017**, under Motion No **20083**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 21, 2017**, under Motion No **20083**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20083** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.2, the Project shall provide no fewer than **eight** Class 1 bicycle parking spaces.

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

PROVISIONS

9. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

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

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

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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



ELEVATIONarchitects

1159 Green St, Suite 4
San Francisco, CA 94109

415.537.1125
www.elevationarchitects.com



Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

STANYAN STREET RESIDENCES

Condominiums
1010 STANYAN STREET
San Francisco, CA

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name: STANYAN STREET RESIDENCES	Block/Lot: 1273 / 017	Address: 1010 STANYAN STREET
Gross Building Area: 6,795 SF	Primary Occupancy: MULTI-FAMILY RESIDENTIAL	Design Professional/Applicant: Sign & Date: <i>[Signature]</i> 12.15.15
# of Dwelling Units: 4	Height to highest occupied floor: 31'-0"	Number of occupied floors: 4

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

- (a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.
 - AND
 - (b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.
- Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	
Stormwater Control Plan : Projects disturbing 2-5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	
Water Efficient Irrigation - Projects that include 21,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance	
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	
Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	

LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site 21% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3					Meet LEED prerequisites	
Water Use - 30% Reduction LEED WE 3, 2 points		n/r			Meet LEED prerequisites	
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4		n/r				
Bicycle parking : Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2, (13C.5.106.4)			n/r		n/r	n/r
Designated parking : Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)			See San Francisco Planning Code 155		n/r	n/r
Water Meters : Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq ft. (13C.5.504.3)		n/r	n/r	n/r	n/r	n/r
Air Filtration : Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5), (13C.5.504.5.3)		n/r	n/r		n/r	n/r
Air Filtration : Provide at least MERV-13 filters in residential buildings in all-quality hot-spots (or LEED credit IEQ 5), (SF Health Code Article 38 and SF Building Code 1203.5)		n/r		n/r	n/r	n/r
Acoustical Control : Wall and roof-ceilings: STC 50, exterior windows STC 30, party walls and floor-ceilings: STC 40. (13C.5.507.4)			See CBC 1207		n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after ²	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 ²
Type of Project Proposed (Check box if applicable)		
Energy Efficiency : Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1.1)		n/r
Bicycle Parking : Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2), (13C.5.106.4)		
Water Meters : Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq ft		
Indoor Water Efficiency : Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.504.3)		
Commissioning : For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.		(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)		
Adhesives, sealants and caulks : Comply with VOC limits in SCAGMD Rule 1168 (13C.5.504.4.1)		
Paints and coatings : Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)		
Carpet : All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)		
Composite wood : Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)		
Resilient flooring systems : For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)		
Environmental Tobacco Smoke : Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)		
Air Filtration : Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)		Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control : Wall and roof-ceilings: STC 50, exterior windows STC 30, party walls and floor-ceiling: STC 40. (13C.5.507.4)		See CA T24 Part 11 Section 5.714.7
CFCs and Halons : Do not install equipment that contains CFCs or Halons. (13C.5.508.1)		
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management : Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)		Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to 21% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	
Energy Efficiency : Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

GREEN BUILDING ATTACHMENT: C-2

project:	14.09
drawn by:	JP
checked by:	
date:	12.15.16
scale:	

A-0.2



FOX PLAZA
1390 Market St., Suite 201
San Francisco, CA 94102
Phone No. (415) 553-4092
Fax No. (415) 553-4071

TENTATIVE PARCEL MAP
 BEING A THREE (3) LOT SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN DEEDS RECORDED ON APRIL 29, 2015, IN DOC-2015-K053933-00 AND APRIL 11, 2014, IN DOC-2014-J863131-00
 CITY AND COUNTY OF SAN FRANCISCO

Approved by: _____
 Chief Engineer License No. _____
 Approved by: _____
 Chief Surveyor License No. 6975
 Expires 9/30/2017

Revisions	By:
05/25/17	BP
08/23/17	BP

BOUNDARY NOTES

PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED UPON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

BOUNDARY INFORMATION SHOWN HEREON IS FOR LOT LINE ADJUSTMENT PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.
 ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON MAY 29, 2014.

SURVEY REFERENCE

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEEDS:

- APN 1273-017 AND APN 1273-017A, RECORDED APRIL 11, 2014, DOC-2014-J863131-00
- APN 1273-016, RECORDED APRIL 29, 2015, DOC-2015-K053933-00

UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL & VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY TRANSAMERICAN ENGINEERS FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE BENCHMARK LOCATED AT STANYAN STREET AND PARNASSUS AVENUE (S.E. CORNER) SURVEY MONUMENT IN WALK. SAID BENCHMARK IS BASED UPON CITY & COUNTY OF SAN FRANCISCO DATUM AND HAS AN ELEVATION OF 324.957.

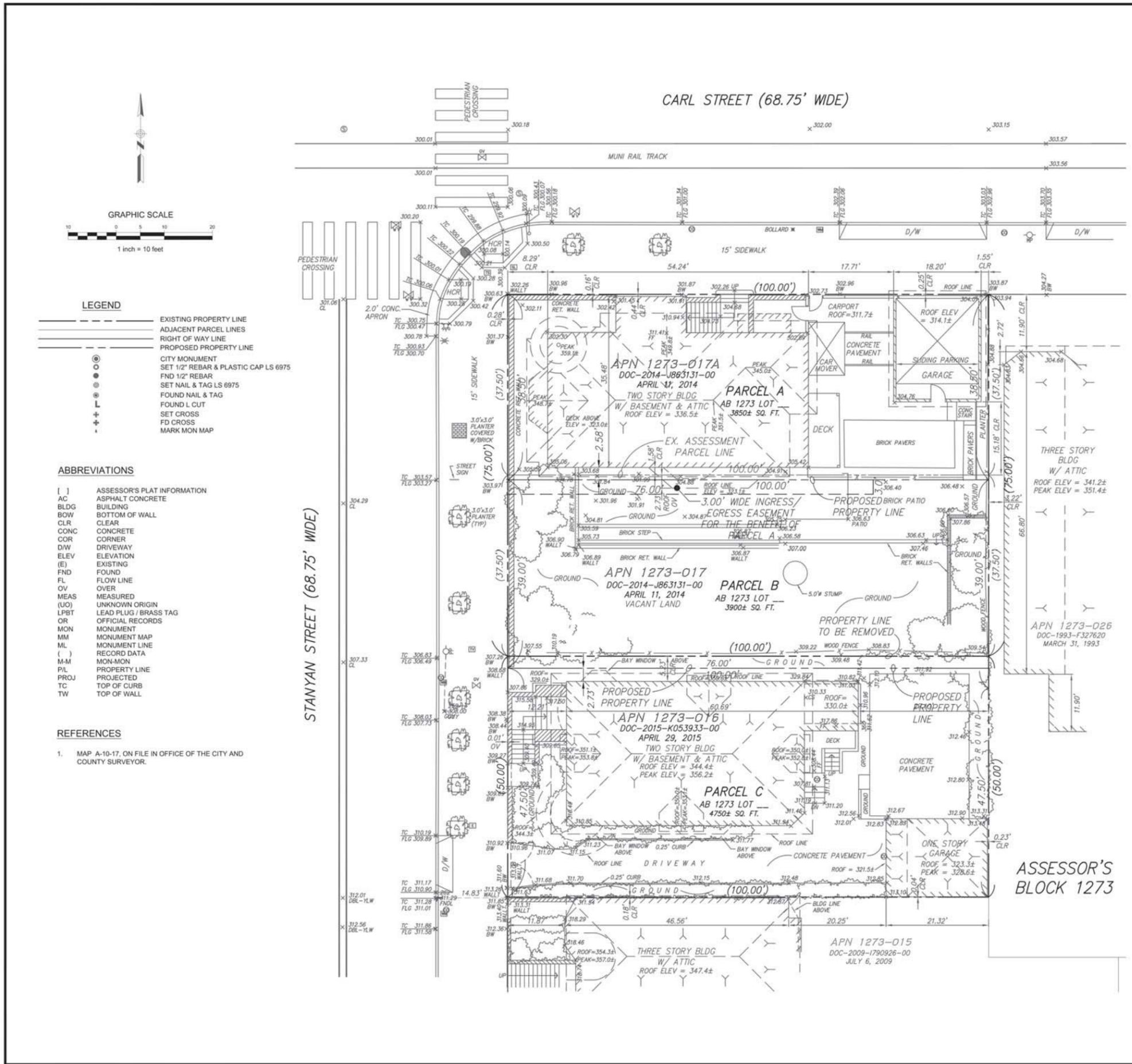
OWNERS

- APN 1273-017 AND APN 1273-017A: 1268 LOMBARD STREET, LLC
- APN 1273-016: M-J SF INVESTMENTS, LLC

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY.

BY: _____ DATE: _____
 BARRY A. PIERCE, L.S. 6975
 MY LICENSE EXPIRES SEPTEMBER 30, 2017



ASSESSOR'S BLOCK 1273



ELEVATIONarchitects

1159 Green St, Suite 4
San Francisco, CA 94109

415.537.1125 x
www.elevationarchitects.com w



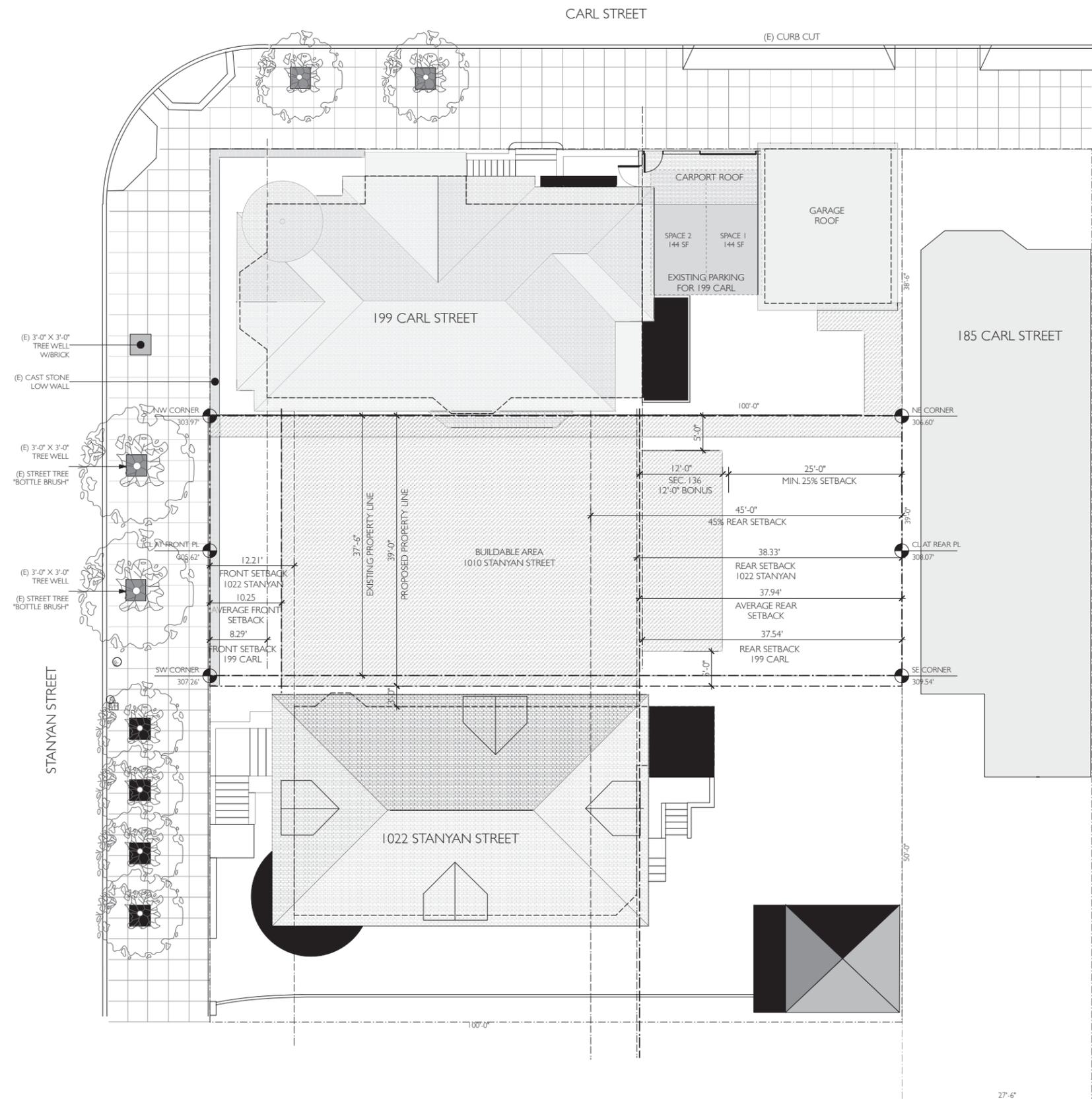
Condominiums
1010 STANYAN STREET
San Francisco, CA

#	date	issue
1	11.28.17	NOPDR#2 RESPONSE

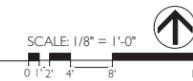
Existing Site Plan

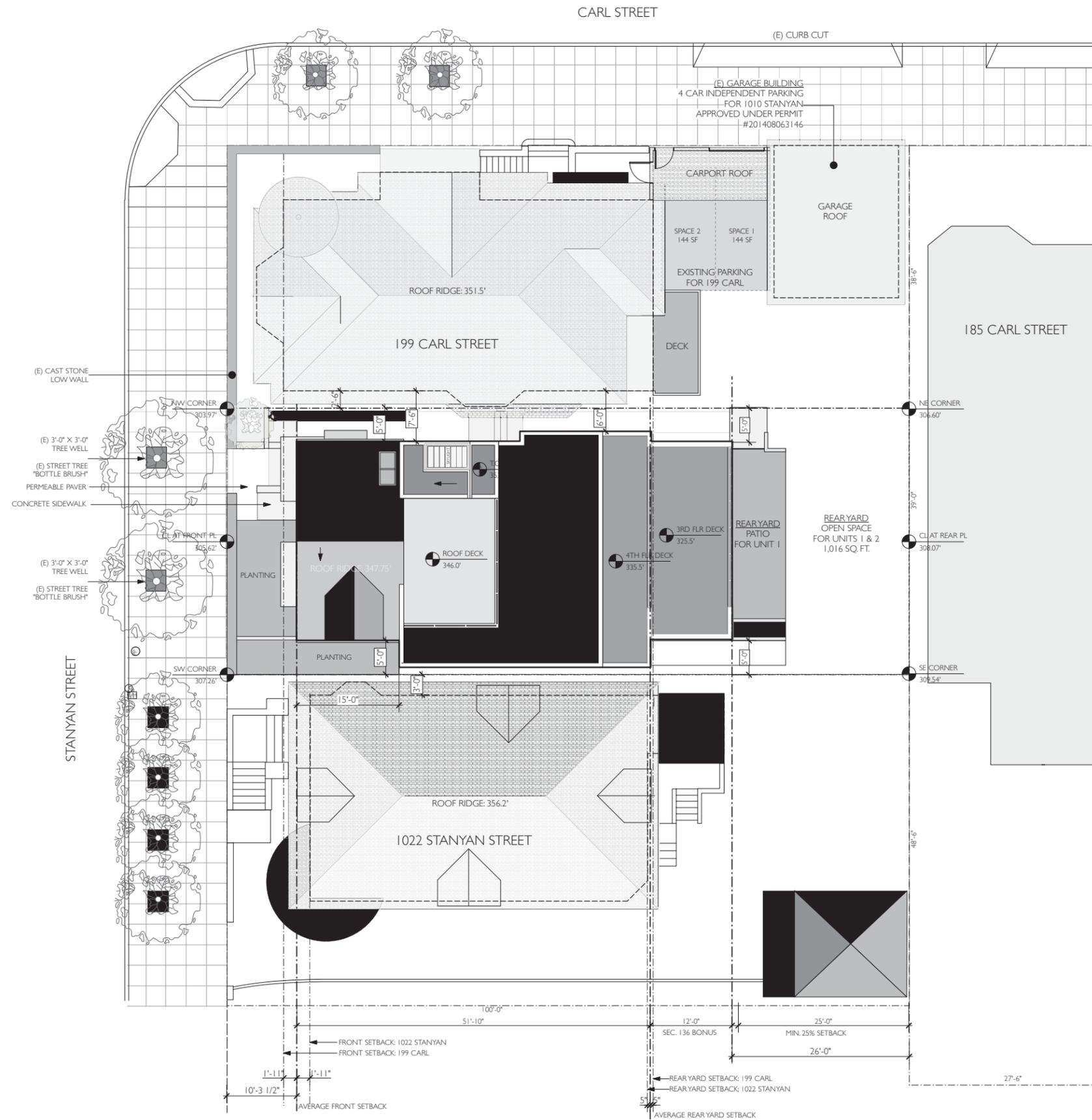
project:	14.09
drawn by:	JP
checked by:	
date:	12.15.16
scale:	

A-1.1



(E) SITE PLAN
Scale: 1/8" = 1'-0"





FRONT SETBACK AREA: 10'-3" X 39'-0": 400 SF

CODE REQUIREMENT:
 LANDSCAPE AREA: 20% X 400 SF = 80 SF
 PERMEABLE AREA: 50% X 400 SF = 200 SF

AREA PROVIDED:
 LANDSCAPE AREA: 190 SF
 PERMEABLE AREA: 400 SF - 76 SF PAVED = 324 SF

STREET TREES:
 FRONT PROPERTY LINE: 39'-0"
 REQ. 1 STREET TREE FOR EACH 20'-0"; 39'-0" / 20'-0" = 2
 2 STREET TREES EXISTING IN THE SIDEWALK

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



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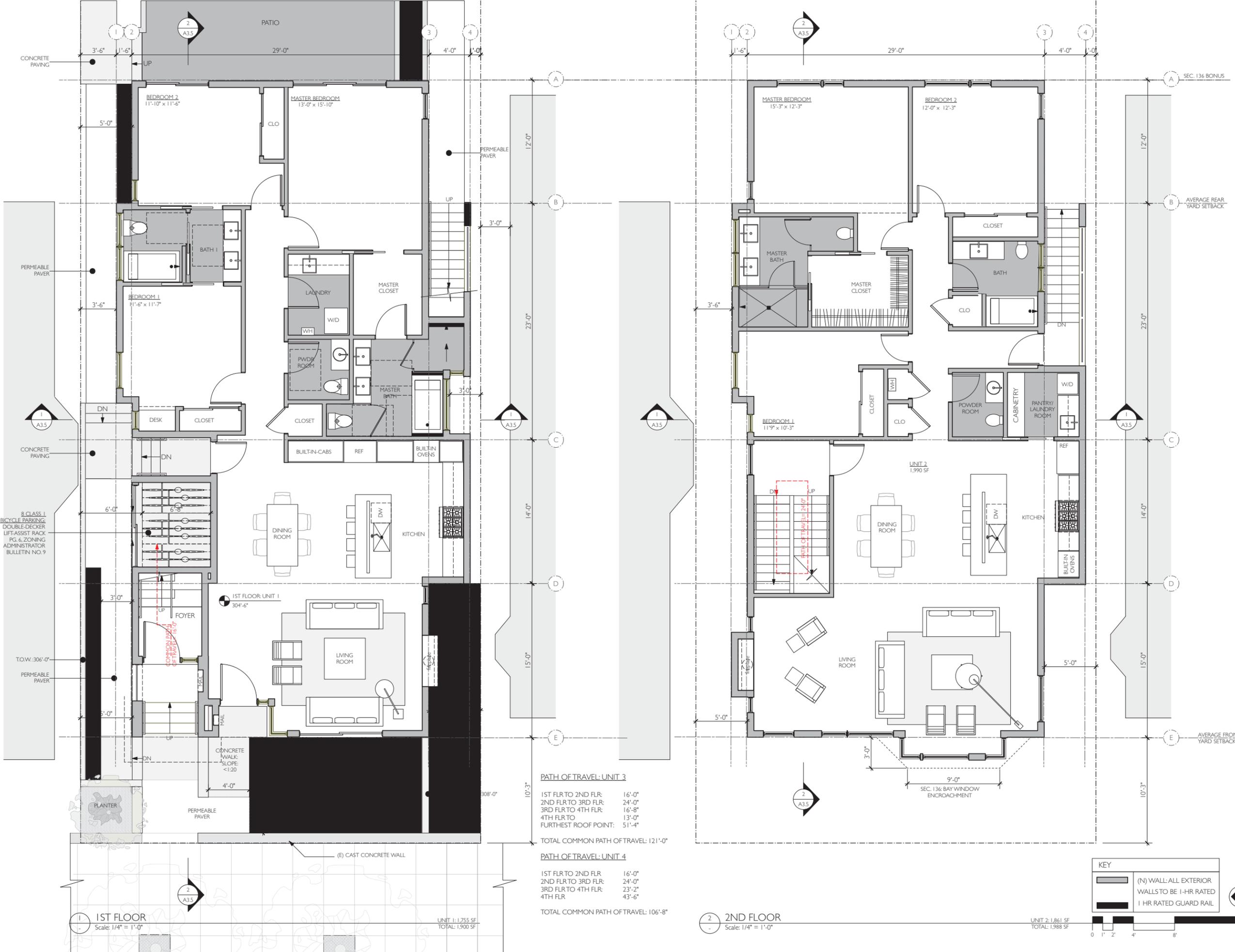
Condominiums
 1010 STANYAN STREET
 San Francisco, CA

#	date	issue
1	11.28.17	NOPDR#2 RESPONSE

Proposed Site Plan

project:	14.09
drawn by:	JP
checked by:	
date:	12.15.16
scale:	

A-1.2



B CLASS 1 BICYCLE PARKING
DOUBLE-DECKER LIFT/ASSIST RACK
PG. 6, ZONING ADMINISTRATOR BULLETIN NO. 9

PATH OF TRAVEL: UNIT 3
 1ST FLR TO 2ND FLR: 16'-0"
 2ND FLR TO 3RD FLR: 24'-0"
 3RD FLR TO 4TH FLR: 16'-8"
 4TH FLR TO FURTHEST ROOF POINT: 13'-0"
 TOTAL COMMON PATH OF TRAVEL: 121'-0"

PATH OF TRAVEL: UNIT 4
 1ST FLR TO 2ND FLR: 16'-0"
 2ND FLR TO 3RD FLR: 24'-0"
 3RD FLR TO 4TH FLR: 23'-2"
 4TH FLR TO FURTHEST ROOF POINT: 43'-6"
 TOTAL COMMON PATH OF TRAVEL: 106'-8"

KEY	
	(N) WALL: ALL EXTERIOR WALLS TO BE 1-HR RATED
	1 HR RATED GUARD RAIL



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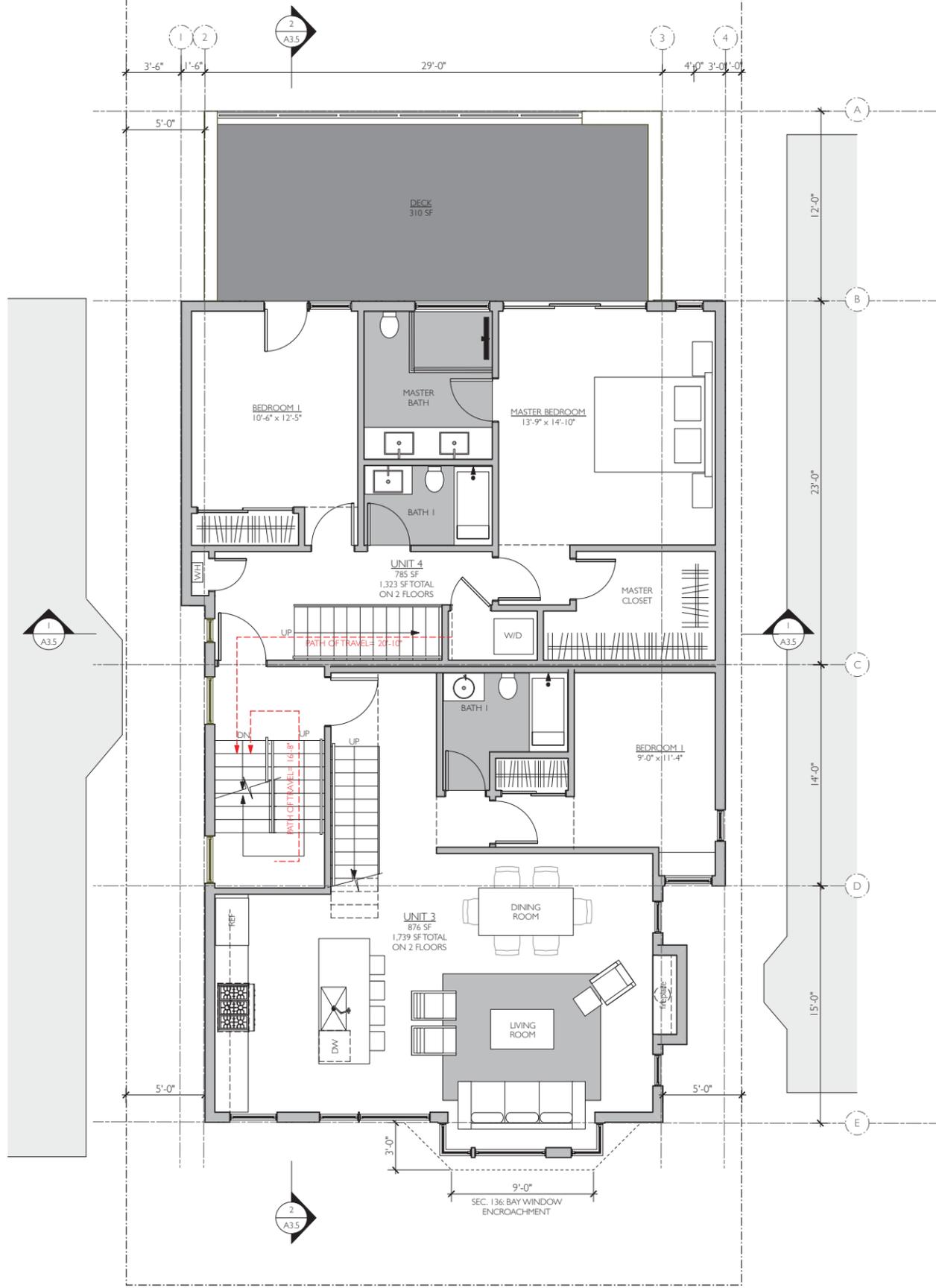
Condominiums
1010 STANYAN STREET
San Francisco, CA

#	date	issue
1	11.28.17	CU HEARING

1st & 2nd Floor Plan

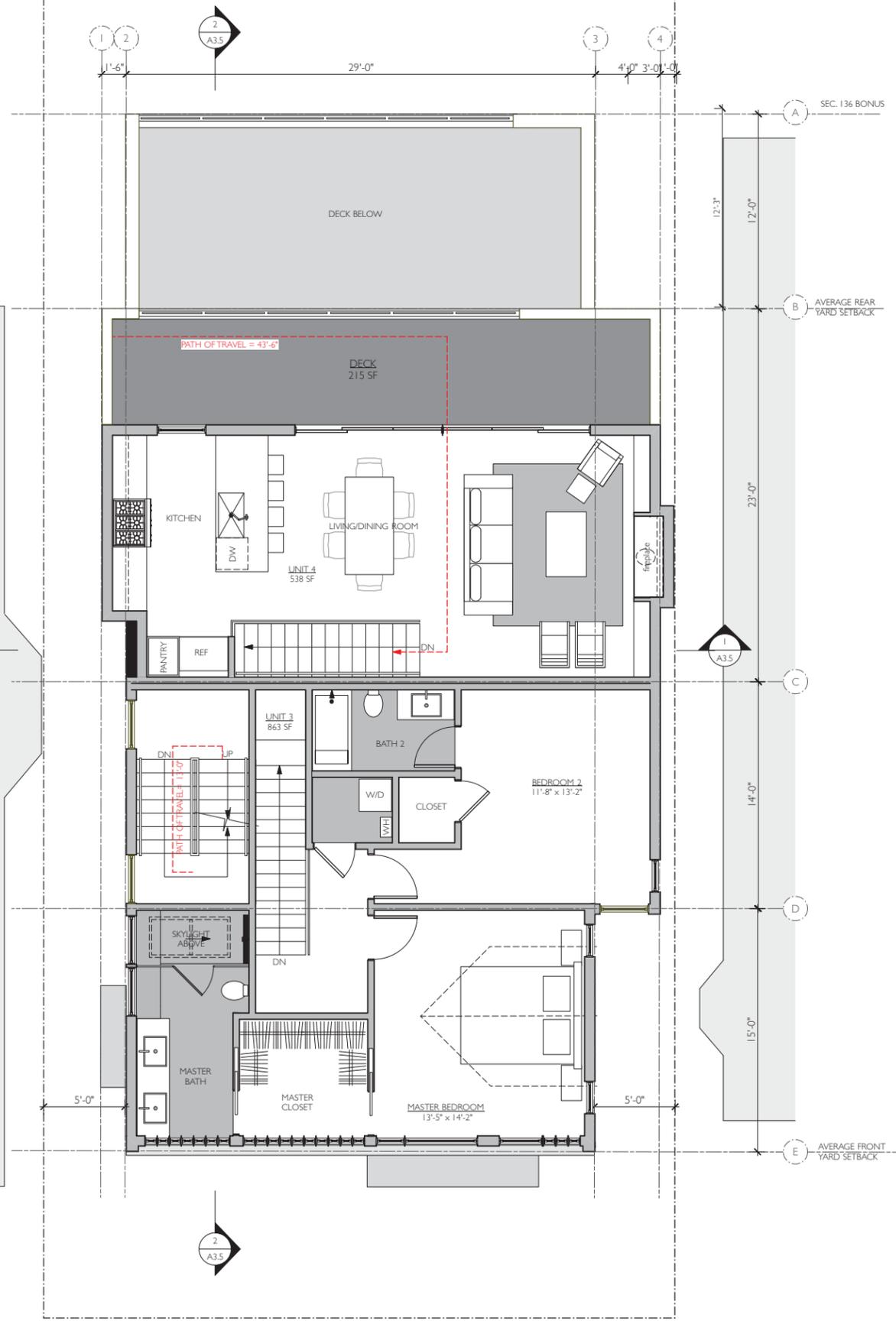
project:	14.09
drawn by:	JJP
checked by:	
date:	12.15.15
scale:	

A-2.1



1 3RD FLOOR
Scale: 1/4" = 1'-0"

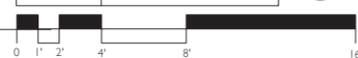
UNIT 3: 876 SF
UNIT 4: 785 SF
TOTAL: 1,695 SF



2 4TH FLOOR
Scale: 1/4" = 1'-0"

UNIT 3: 863 SF
UNIT 4: 538 SF
TOTAL: 1,401 SF

KEY	
	(N) WALL: ALL EXTERIOR
	WALLS TO BE 1-HR RATED
	1 HR RATED GUARD RAIL



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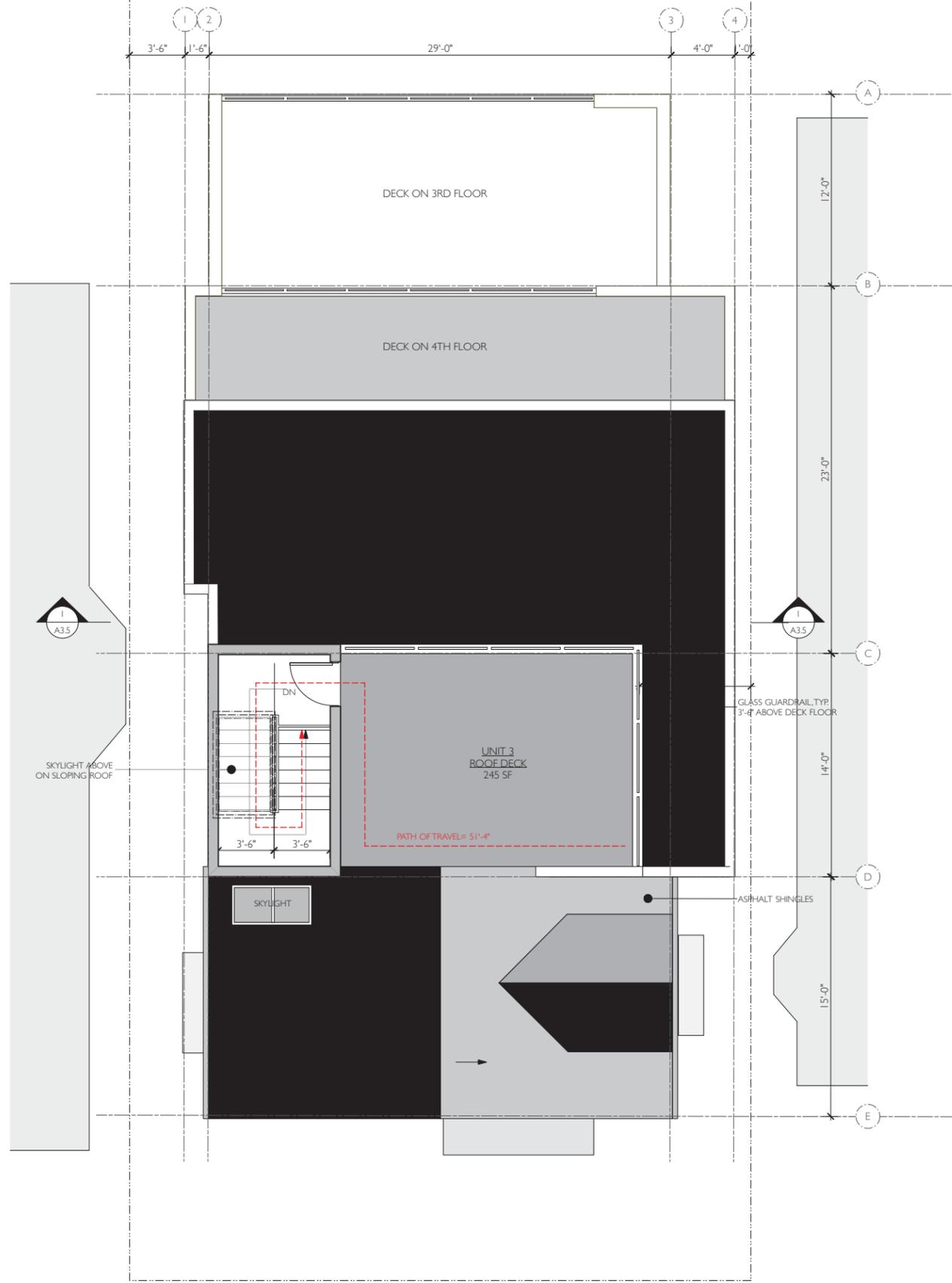
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San Francisco, CA

#	date	issue
1	11.28.17	CU HEARING

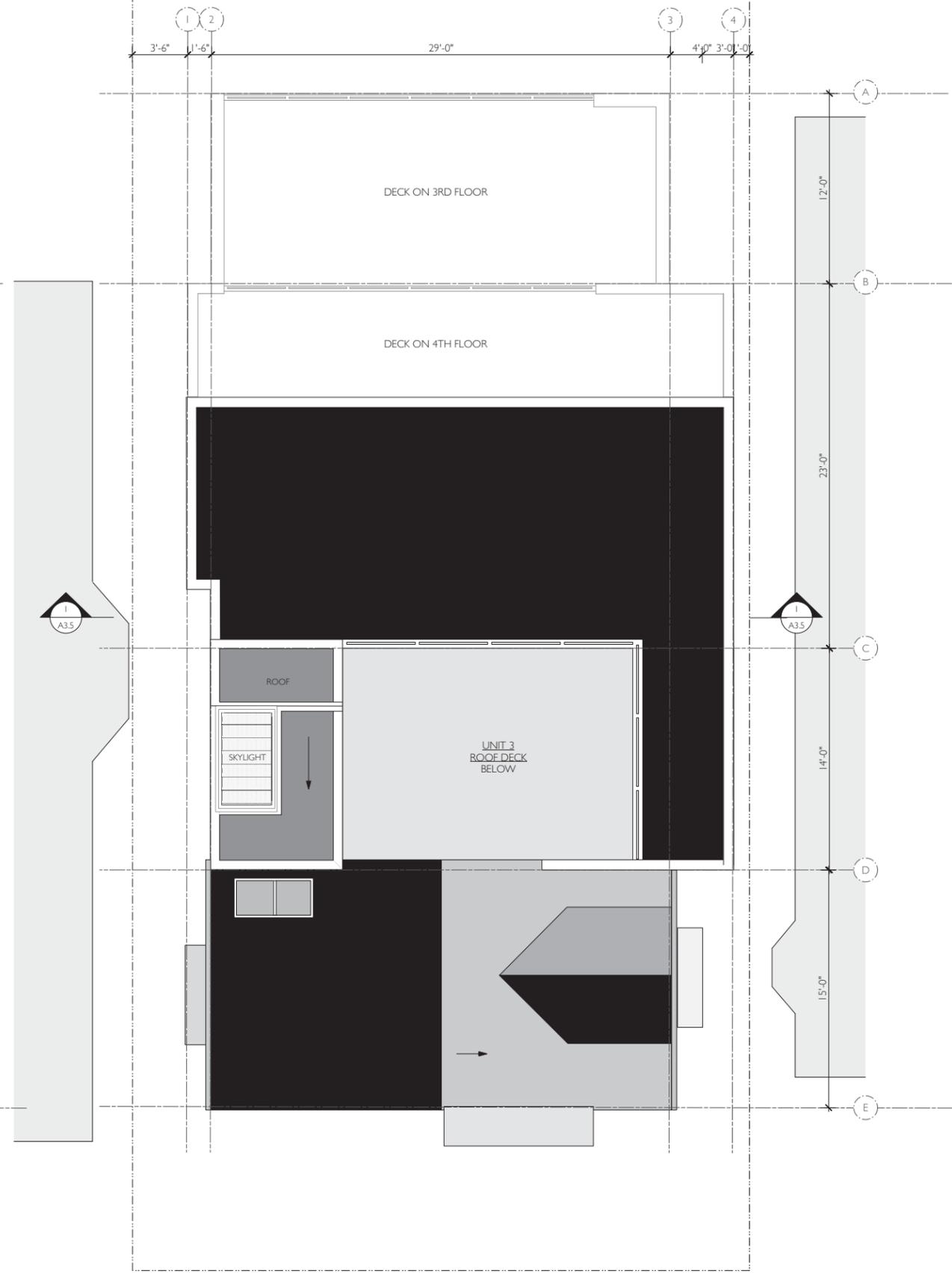
3rd & 4th Floor Plan

project:	14.09
drawn by:	JJP
checked by:	
date:	12.15.15
scale:	

A-2.2



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



2 PENTHOUSE ROOF PLAN
Scale: 1/4" = 1'-0"

KEY	
	(N) WALL: ALL EXTERIOR WALLS TO BE 1-HR RATED
	1 HR RATED GUARD RAIL



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#	date	issue
1	11.28.17	CU HEARING

Roof Plan

project: 14.09

drawn by: JP

checked by:

date: 12.15.15

scale:

A-2.3



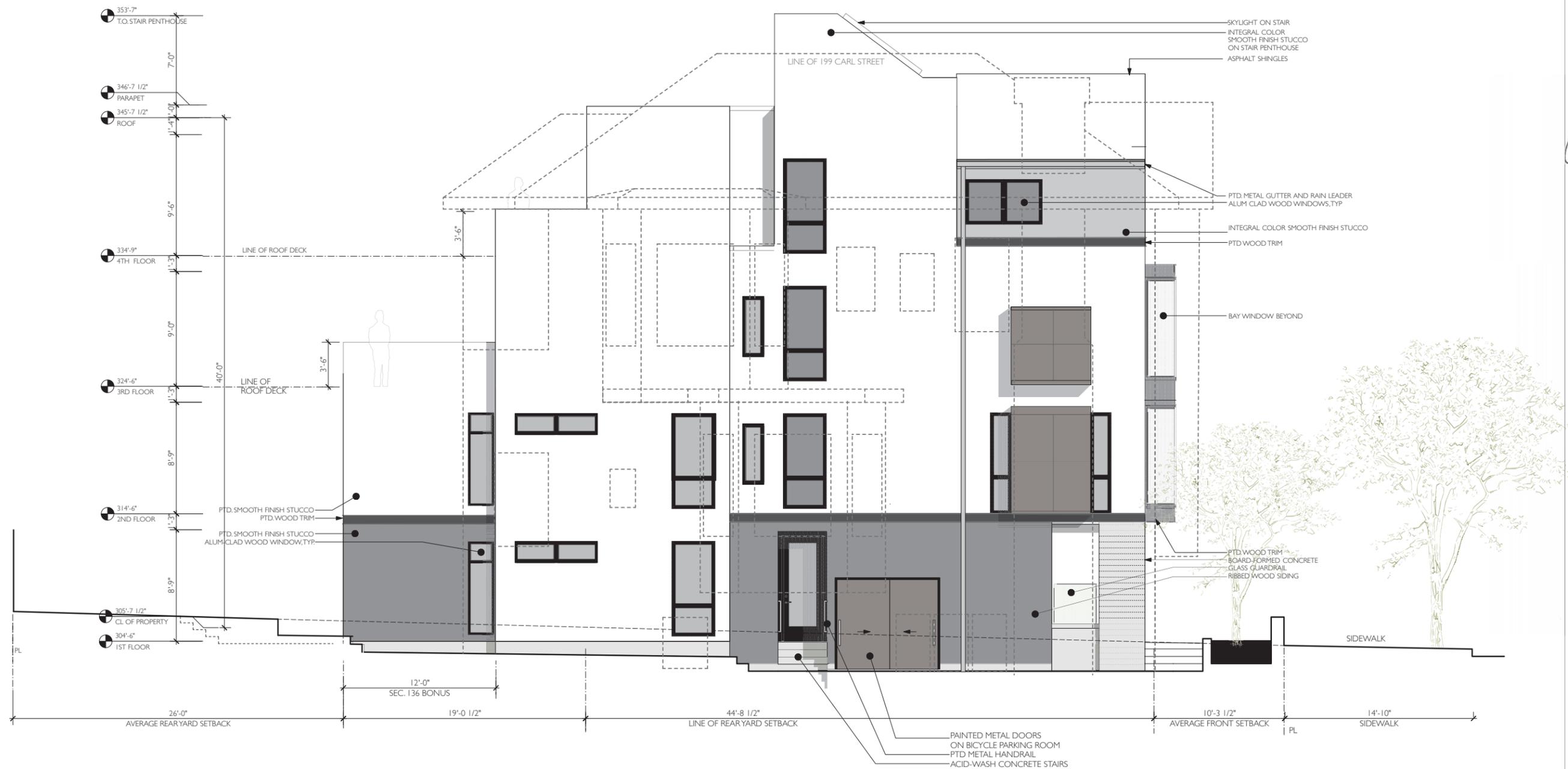
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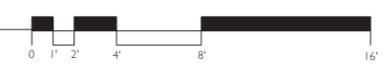
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Jonathan Pearlman



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



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San Francisco, CA

#	date	issue
11.28.17		NOPDR #2

North Elevation

project: 1409
 drawn by: JP
 checked by:
 date: 12.15.16
 scale:

A-3.3



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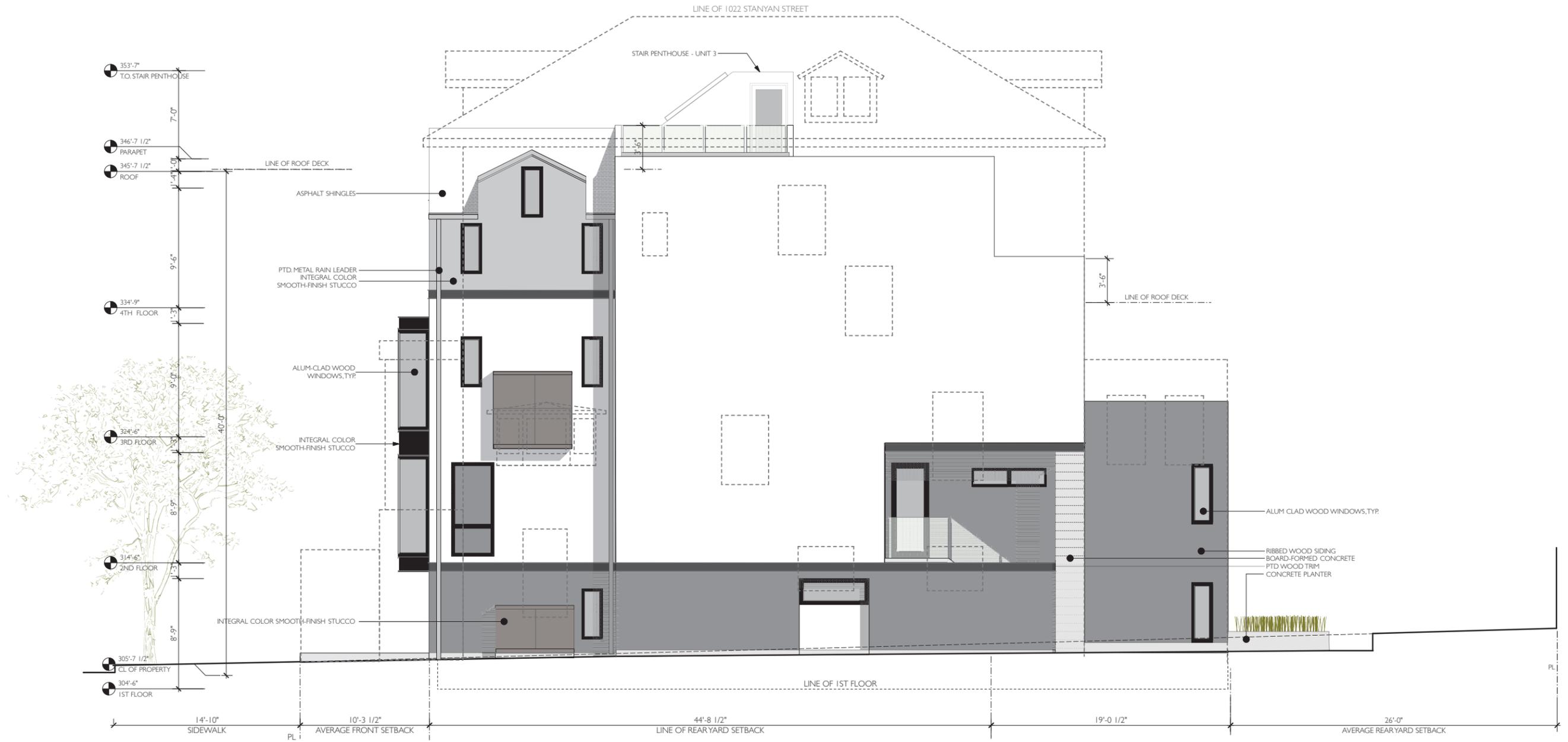
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San Francisco, CA

#	date	issue
1	11.28.17	NOPDR #2

South Elevation

project:	1409
drawn by:	JP
checked by:	
date:	12.15.16
scale:	

A-3.4



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





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San Francisco, CA

#	date	issue
1	11.28.17	NOPDR #2

Building Section

project:	1409
drawn by:	JP
checked by:	
date:	12.15.16
scale:	

A-3.5



KEY	
[Green Hatched Box]	UNIT 4
[Orange Hatched Box]	UNIT 3
[Blue Hatched Box]	UNIT 2
[Light Green Hatched Box]	UNIT 1

LINE OF (E) AVERAGE SLOPE OF PROPERTY

AREA TO BE EXCAVATED:
AVG. X-SECTION: 217 SQ. FT. X AVG. WIDTH 32' = 6,944 CU. FT. / 27 = 257 CU. YDS.

NOTE: 1-HR RATED WALLS, FLOORS AND CEILING ASSEMBLY FIRE SEPARATION BETWEEN UNITS





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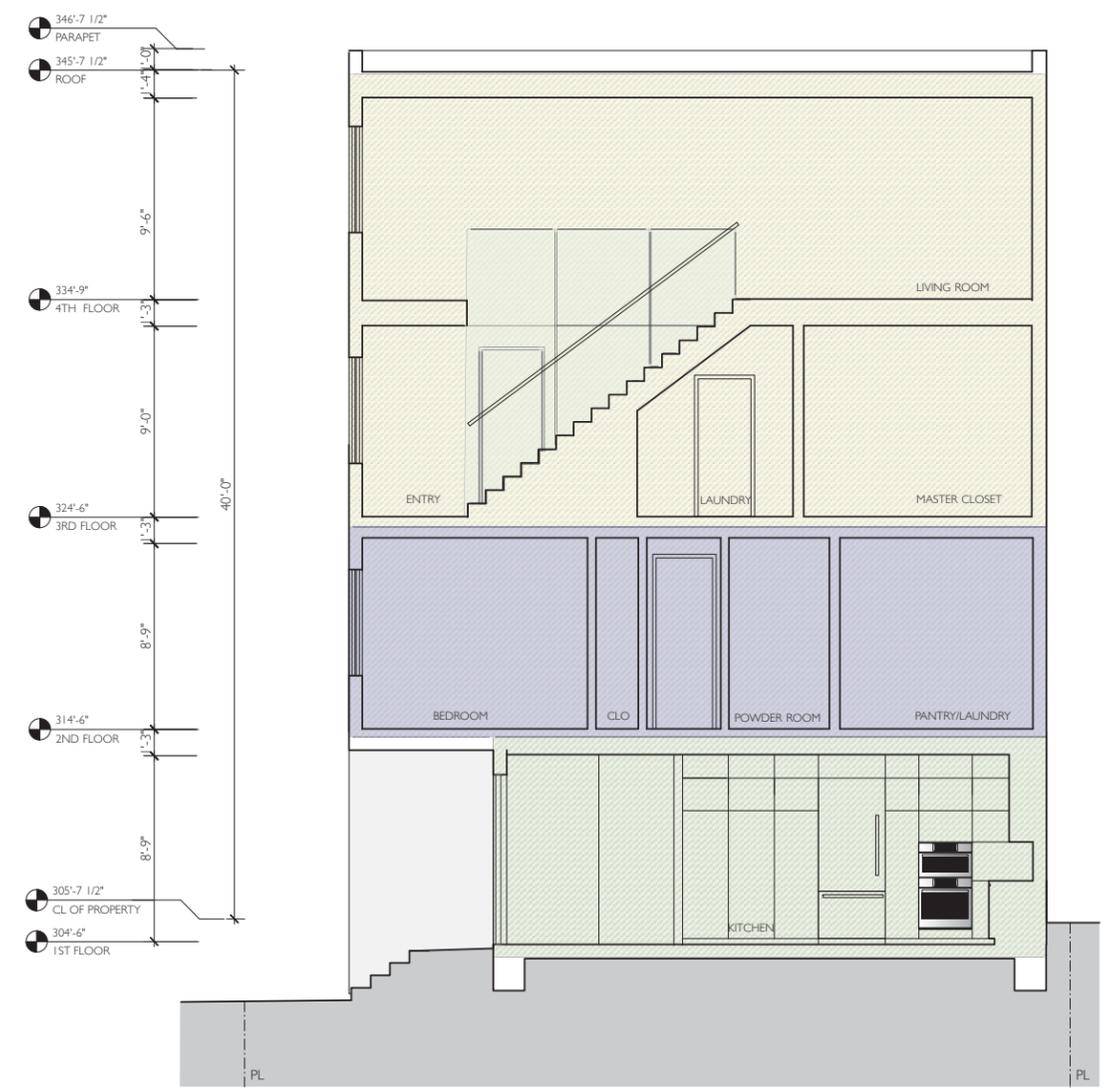
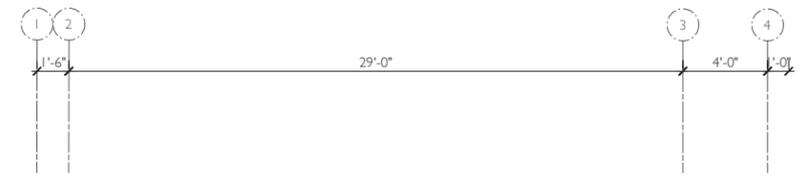
Condominiums
1010 STANYAN STREET
San Francisco, CA

#	date	issue
1	11.28.17	NOPDR #2

N-S Section

project:	I409
drawn by:	JP
checked by:	
date:	12.15.16
scale:	

A-3.6



KEY	
[Green Box]	UNIT 1
[Purple Box]	UNIT 2
[Orange Box]	UNIT 3
[Yellow Box]	UNIT 4



1 NORTH-SOUTH SECTION
Scale: 1/4" = 1'-0"