
From: 714515@gmail.com
Sent: Sunday, December 07, 2014 6:29 PM
To: Lamug, Joy; Carroll, John (BOS)
Cc: timothy.arcuri@cowen.com
Subject: 2853 Broderick CEQA Appeal file No. 141083 Ben Ron Height Certification 10/20/2014
Attachments: 2853 Brod Ben Ron Height Cert 1014.pdf

Dear Ms. Lamug and Mr. Carroll:

Please enclose the attached letter of height Certification by Ben Ron to the file.

Thank you,
Irving Zaretsky

RECEIVED AFTER THE ELEVEN-DAY
DEADLINE, BY NOON, PURSUANT TO ADMIN.
CODE, SECTION 31.18(b)(5)

(Note: Pursuant to California Government Code, Section
66009(b)(2), information received at, or prior to, the public
hearing will be included as part of the official file.)

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

MARTIN M. RON, L.S. 11923-0003
BETTY ANN B. RON, P.L.S.
ROBERT C. THOMPSON, P.L.S.
BRUCE A. LOWEY, P.L.S.

HEIGHT CERTIFICATION

October 20, 2014

To: Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Subject: Residential Remodel at 2853 & 2857 Broderick Street
Assessor's Block 947, Lot 2, San Francisco

Dear Sir:

On July 5, 2012, before the remodel, our survey crew measured the height of the subject building at its southern end (roof peak) to be 36'-7 1/8". On August 9, 2013, our survey crew re-measured the height of the subject building. At the southern end of the building, the height (roof peak) was measured at 39 feet, 11-5/8 inches. At the centerline of the building, the height (roof peak) was measured at 39 feet, 11 inches. At the northern end of the building, the height (roof peak) was measured at 40 feet, 1-1/8 inches. The zero point for the height measurements is the top of curb at the center of the lot along Broderick Street.

On July 5, 2012, before the remodel, our survey crew measured the elevation of the roof peak at the third story, the second story roof, the top of the first story cornice and the top of the window trim at the first story. All said elevation points were taken along the southerly building line of the subject property. These points were re-measured on April 30, 2013, and then again on August 9, 2013. We found the following changes in height:

	<u>7/5/12</u>	<u>4/30/13</u>	<u>8/9/13</u>
Top of 1st story window trim:	0	+3'-0"	+3'-1 3/4"
Top of 1st story cornice:	0	+2'-11 3/4"	+3'-1 7/8"
Second story roof:	0	+3'-0 1/2"	not measured
Roof peak at 3rd story:	0	+3'-3 1/4"	+3'-4 1/2"

On April 24, 2013, our survey crew set three settlement monitoring points on the exterior face of the subject building. These points were set along the south and east building faces, at the southeast corner of the subject property. On August 9, 2013, our survey crew re-measured said three points and found that each point had moved up by 0' 1-7/8". This upward movement explains the difference in measurements from 4/30/13 to 8/9/13 in the above table.

Our measurements conclude that along the southerly building line the building was raised between 3 feet, 1-3/4 inches and 3 feet, 4-1/2 inches.

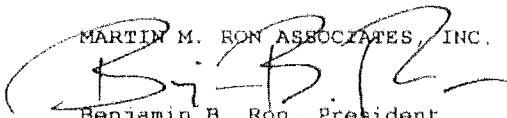
Department of Building Inspection
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I reviewed a letter by Gregory Cook, the Project Engineer for the residential remodel dated April 30, 2013, that was addressed to the Department of Building Inspection. The letter states that Mr. Cook's measurements determined that the subject building was raised by three feet. Since the letter did not include details of how the measurements were determined, I could not verify his results.

Thank you for this opportunity to be of service. If you have any further questions, please feel free to call.

Very truly yours,

MARTIN M. RON ASSOCIATES, INC.


Benjamin B. Ron, President

/mw

