

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [BOS Legislation, \(BOS\)](#); [Low, Jen \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Sandoval, Suhagey \(BOS\)](#); [Herzstein, Daniel \(BOS\)](#); [Bintliff, Jacob \(BOS\)](#); [Beinart, Amy \(BOS\)](#); [Fregosi, Ian \(BOS\)](#); [Quan, Daisy \(BOS\)](#); [Burch, Percy \(BOS\)](#)  
**Cc:** [Dito, Matthew \(CPC\)](#)  
**Subject:** 1846 Grove Street - Exhibit B to Motion No. 20681  
**Date:** Monday, August 24, 2020 5:37:37 PM  
**Attachments:** [1846 Grove Street - Exhibit B to Motion No. 20681.pdf](#)

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Attached are the corrected plans for 1846 Grove Street. The plans included in the motion (which is included in the Planning Department's to the appeal) contain the original five-unit submittal. The project is only proposing to construct four units. We apologize for any confusion. Please let me know if you have any questions.

Sincerely,

Aaron Starr, Manager of Legislative Affairs

Legislative Affairs

San Francisco Planning

**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: +1628-652-7533 | [sfplanning.org](http://sfplanning.org)

[San Francisco Property Information Map](#)

**IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.**

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).



# FULTON STREET RESIDENCES SAN FRANCISCO, CALIFORNIA 94117

## DRAWING LIST

A0.0	PROJECT INFORMATION
A0.1	PROJECT PRE-APPLICATION MEETING
SURVEY	SITE SURVEY
A0.2	SITE PHOTOGRAPHS
A1.1	PROPOSED SITE PLAN
A1.2	OPEN SPACE AND UNIT EXPOSURE DIAGRAM
A2.0	FIRST AND SECOND FLOOR PLANS
A2.1	ENLARGED PROPOSED FIRST FLOOR PLAN
A2.2	ENLARGED PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN, LANDSCAPING PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS
A3.3	PROPOSED SECTIONS
A3.4	PROPOSED SECTIONS
A8.0	CONSTRUCTION DETAILS

## APPLICABLE REGULATIONS & STANDARDS

- 2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.
  - ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS
  - LIFE SAFETY CODE, 2016 EDITION NFPA 72
  - NFPA 13, 2010 EDITION
- APPLICABLE STANDARDS:
- UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2016 EDITION
  - UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2016 EDITION
  - SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 5TH EDITION

## SCOPE OF WORK THIS PROJECT:

- CONSTRUCT 5 NEW DWELLINGS. THE DWELLINGS WILL BE TWO STORIES. NEW ACCESSORY STORAGE

## BUILDING & PLANNING DEPARTMENT NOTES:

**OWNER:** GREEN GROVE SF LLC, IN CARE OF TROY KASHANIPUR ARCHITECTURE  
2325 3RD STREET, SUITE 401  
SAN FRANCISCO CA, 94101  
PHONE: 415.431.0869  
EMAIL: TK@TKWORKSHOP.COM

**BLOCK/LOT:** BLOCK 1187 LOT 003H  
**ZONING:** RH-2  
**LOT DIMENSIONS:** 100'x75' APPROXIMATELY (IRREGULAR-SHAPED FLAG LOT)  
**LOT AREA:** 7,869 SQUARE FEET  
**NEIGHBORHOOD:** HAIGHT ASHBURY  
**EXISTING USE:** VACANT LOT  
**PROPOSED USE:** 4 DWELLINGS: SEE SUMMARY BELOW FOR BEDROOM MIX  
**HEIGHT/BULK DISTRICT:** 40'-X  
**USABLE OPEN SPACE SUMMARY:** 3902 SQUARE FOOT COMBINED COMMON AND PRIVATE  
**OFF STREET VEHICLE SPACES:** 0 PROPOSED  
**CLASS 1 BICYCLE PARKING SPACES:** 10 PROPOSED  
**NO. OF STREET TREES:** IN-LIEU FEE

**OCCUPANCY:** R-3  
**OCCUPANT LOAD:** 4785 SQFT / 200 OCC LOAD = 24 OCCUPANTS  
**NUMBER OF STORIES/BASEMENTS:** 2/0  
**TYPE OF CONSTRUCTION:** III

AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED UNDER SEPARATE PERMIT BY FIRE PROTECTION SUBCONTRACTOR. SPRINKLER SYSTEM NFPA 13 PER SFBC CHAPTER 9.

**LOT DATA:**  
LANDSCAPE OPEN AREA AT FIRST FLOOR : 3727 SQFT OR 47% OF LOT  
AREA OF LIVING ROOF: 2207  
COMBINED AREA OF OPEN SPACE+ LIVING ROOF= 6109 OR 77% OF LOT

	1ST STORY	2ND STORY	TOTAL
DWELLING 1	2 BEDROOM	742	1026
DWELLING 2	2 BEDROOM	764	1101
DWELLING 3	3 BEDROOM	811	1251
DWELLING 4	3 BEDROOM	884	1407
<b>TOTAL</b>	<b>3201</b>	<b>1584</b>	<b>4785</b>

GARDEN TOOL / BICYCLE STORAGE: 304

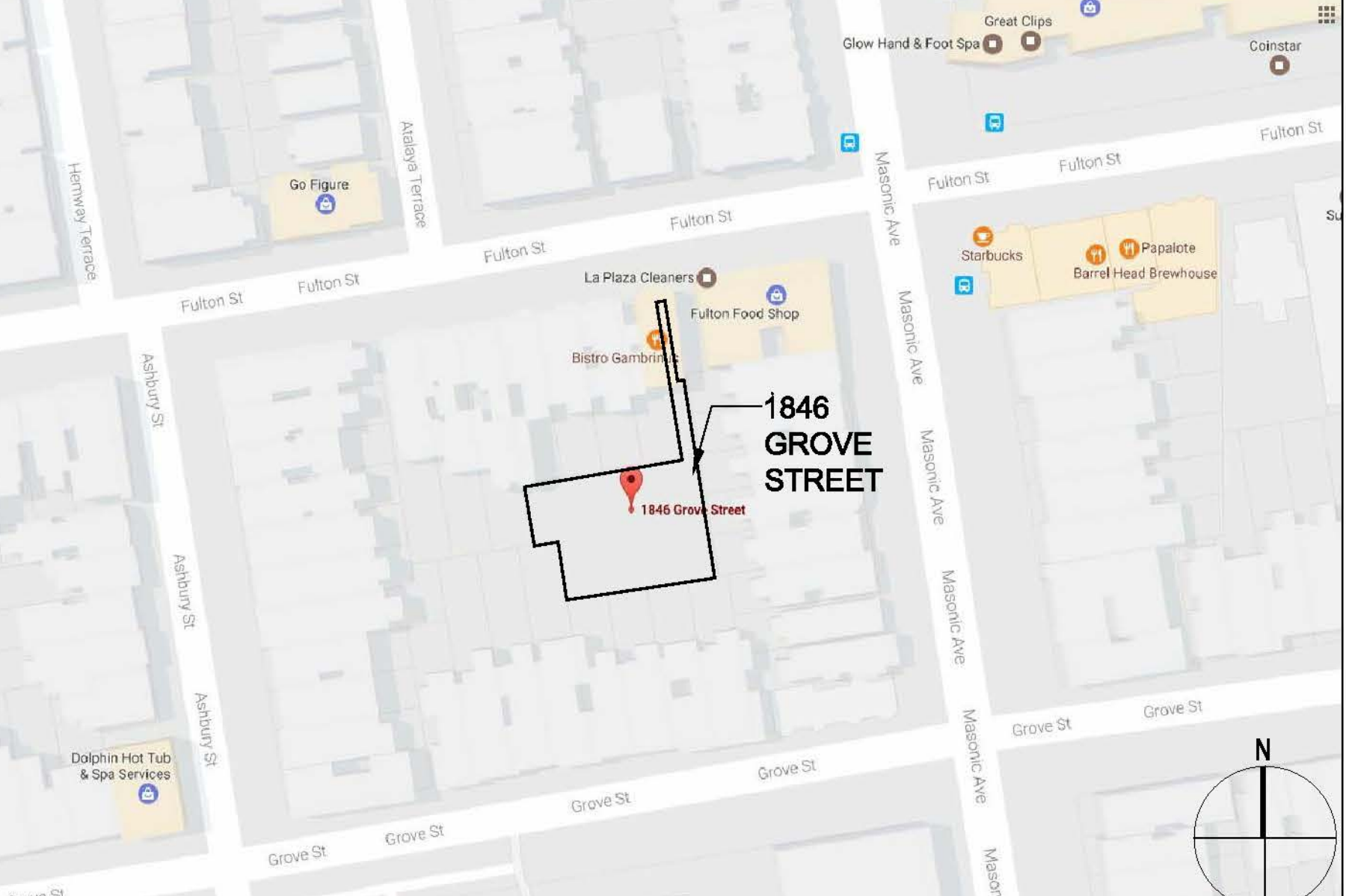
## SYMBOLS

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	EXTERIOR OR WATERPROOF LIGHT FIXTURE
	WALL WASH LIGHT FIXTURE
	RECESSED CEILING MOUNTED FIXTURE
	FLORESCENT LIGHT FIXTURE
	SMOKE ALARM
	CARBON MONOXIDE ALARM/SMOKE ALARM
	TELEPHONE
	INTERCOM
	DUPLEX OUTLET: 16" A.F.F.
	DUPLEX GFI OUTLET
	DUPLEX SWITCHED OUTLET
	DATA/TELEPHONE OUTLET
	DOUBLE DUPLEX, COUNTER HT
	DOUBLE DUPLEX OUTLET: 16" A.F.F.
	COUNTER HEIGHT DUPLEX OUTLET
	HALF SWITCHED DUPLEX OUTLET
	DIRECTIONAL EXIT SIGN
	FAN
	THERMOSTAT
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	DOOR TAG
	CEILING HEIGHT TAG
	ELEVATION
	FIXTURE TAG, P-PLUMBING, E-EQUIPMENT
	DRAWING REVISION TAG
	DETAIL KEY
	INTERIOR ELEVATION KEY
	SECTION/ELEVATION KEY

## GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
6. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2010 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2013 CBC SECTION 719.
9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.
12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BRACING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES
17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.
18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURERS FOR ACTUAL ROUGH OPENING DIMENSIONS.
19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS
20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.
22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.  
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.  
THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

## LOCATION PLAN



## ABBREVIATIONS:

A.C.	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER
A.C. TILE	ACOUSTIC TILE	FIXT.	FIXTURE	PLYWD.	PLYWOOD
ACCESS.	ACCESSIBLE	F.L.	FLOW LINE	POL.	POLISHED
ACOUST.	ACOUSTICAL	FLASH.	FLASHING	PR.	PAIR
A.D.	AREA DRAIN	FLUOR.	FLUORESCENT	PRCST.	PRECAST
ADJ.	ADJACENT	F.O.	FACE OF	PT.	POINT
ADJUST.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER
A.E.S.	ABOVE EXISTING SLAB	F.O.F.	FACE OF FINISH	P.T.D.	PAINTED
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE COMBINATION
A.F.F.	ABOVE FINISHED FLOOR	F.P.	FIRE PROOF	PTIN.	PARTITION
AGGR.	AGGREGATE	FRF'G	FIRE PROOFING	P.T.R.	PAPER TOWEL RECEPTACLE
AL.	ALUMINUM	F.R.	FIRE RETARDANT	PU.	POLYURETHANE
ALUM.	ALUMINUM	F.T.	FIRE TREATED	PY.	POLYCARBONATE
APPROX.	APPROXIMATELY	FT.	FOOT/FEET	Q.T.	QUARRY TILE
ARCH.	ARCHITECTURAL	FTG.	FOOTING	R.	RISER
ASB.	ASBESTOS	F.S.	FULL SIZE	RAD.	RADIUS
ASPH.	ASPHALT	FURR.	FURRING	RCP	REFLECTED CEILING PLAN
AT	AT	FUT.	FUTURE	R.D.	ROOF DRAIN
BD.	BOARD	GA.	GALVE	R.D.WD.	REDWOOD
BITUM.	BITUMINOUS	GALV.	GALVANIZED	REF.	REFERENCE
BLDG.	BUILDING	G.B.	GRAB BAR	REFR.	REFRIGERATOR
BLK.	BLOCK	G.C.	GENERAL CONTRACTOR	REINF.	REINFORCED
BLK'G	BLOCKING	G.H.	GARMENT HOOK	REG.	REGISTER
BL'G	BLOCKING	GL.	GLASS	REQ.	REQUIRED
BM.	BEAM	GND.	GROUND	RESIL.	RESILIENT
B.O.	BOTTOM OF	GR.	GRADE	RET.	RETARDANT
BOT.	BOTTOM	GSM.	GALVANIZED SHEET METAL	RGR.	REGISTER (CASH)
CAB.	CABINET	G.W.B.	GYPSUM WALLBOARD	RM.	ROOM
C.B.	CATCH BASIN	CYP.	GYPSUM	R.O.	ROUGH OPENING
CEM.	CEMENT	GYPBD.	GYPSUM BOARD	R.W.L.	RAIN WATER LEADER
CER.	CERAMIC	H.B.	HOSE BIBB	S.	SOUTH
C.I.	CAST IRON	H.C.	HOLLOW CORE	S.B.O.	SUPPLIED BY OWNER
C.L.	CENTER LINE	HD.	HAND	S.C.	SOLID CORE
CLG.	CEILING	HDWD.	HARDWOOD	S.C.D.	SEAT COVER DISPENSER
CLKG.	CAULKING	H.M.	HOLLOW METAL	SCH.	SCHEDULE
		HORIZ.	HORIZONTAL	SCH.D.	SCHEDULE(D)
		HR.	HOOR	S.D.	SOAP DISPENSER
		HT.	HEIGHT	SECT.	SECTION
				S.E.D.	SEE ELECTRICAL DRAWINGS
				SH.	SHelf
				SHR.	SHOWER
				SHT.	SHEET
				SHR.	SHOWER
				SIM.	SIMILAR
				S.M.D.	SEE MECHANICAL DRAWINGS
				S.N.D.	SANITARY NAPKIN DISPENSER
				S.N.R.	SANITARY NAPKIN RECEPTACLE
				S.P.D.	SEE PLUMBING DRAWINGS
				SPEC.	SPECIFICATION
				SPEC'D	SPECIFIED
				SQ.	SQUARE
				S.S.D.	SEE STRUCTURAL DRAWINGS
				S.S.K.	SERVICE SINK
				SST.	STAINLESS STEEL
				ST.	STONE
				STA.	STATION
				STD.	STANDARD
				STL.	STEEL
				STOR.	STORAGE
				STRUCT.	STRUCTURAL
				SUSP.	SUSPENDED
				SYMP.	SYMMETRICAL
				T.	TREAD
				T.B.	TOWEL BAR
				TC	TOP OF CURB
				T.C.	TERRA COTTA
				TEMP.	TEMPERED
				TER.	TERRAZZO
				THK.	THICK
				T.O.	TOP OF
				T.O.C.	TOP OF CONCRETE
				T.O.P.	TOP OF PAVEMENT
				T.O.S.	TOP OF SLAB
				T.S.	TUBE STEEL
				TP.	TYPICAL
				UNEQ.	UNEQUAL
				U.O.N.	UNLESS OTHERWISE NOTED
				UR.	URNAL
				V.I.F.	VERIFY IN FIELD
				VERT.	VERTICAL
				VEST.	VESTIBULE
				W.	WEST
				W/	WITH
				W.C.	WATER CLOSET
				WD.	WOOD
				W/O.	WITHOUT
				WP.	WALLPAPER
				WT.	WEIGHT

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

1821 FULTON STREET

OWNER: GREEN GROVE SF LLC  
2325 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA 08.15.2018  
PLANNING REVISIONS 08.02.2019  
PLANNING CU REVISIONS 02.17.2020

DATE:

CONSULTANT

APPROVAL

DRAWN: TK  
CHECKED: TK  
SCALE: NONE

PROJECT INFORMATION

A0.0



DEPARTMENT OF BUILDING INSPECTION: PRE-APPLICATION MEETING APPROVALS

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

Department of Building Inspection  
1660 Mission Street  
San Francisco, CA 94103-2414  
Phone: 415.558.6133 Fax: 415.558.6886

May 1, 2017

Re: Pre-Application Plan Review Meeting  
Project Address: 1846 Grove Street; Block 1187 Lot 003H  
Code Basis: SFBC 2016

Reviewers: Jeff Ma (DBI), Lt. Janice Hayes (SFFD)  
Meeting Attendees: Troy Kashani pour (Architect), Sasha Plotitsa  
Meeting Date: May 16, 2017

Background and Project Summary Information:

The existing vacant parcel is a flag lot accessed through a gate on Fulton Street. The lot is 7,869 square feet. The access is through a 4' wide space between buildings, six inches of which belong to the adjacent corner parcel on Lot 1. Planning Department density allows, and Planning staff supports 5 dwelling units on a parcel of this size. Five R-3 dwellings are proposed. An existing mature oak tree will be maintained. The proposed 3-R dwellings will be limited in height to 2 story with an internal open courtyard. Also proposed on-site are smaller accessory storage structures. Window area for the dwellings on each parcel shall be based on an assumed property line between buildings per 705.3 and shall conform with fire separation distances as defined in 705.8.

Construction type shall be Type V-A unless otherwise required by Fire and DBI. The buildings on-site and the Site shall have Egress per CBC Chapter 10.

Code Discussion Items:

- Number of Exits and Exit Access Doorways from each Dwelling - CBC 1006.
- The exit from each dwelling. CBC 1006.2.1 Single Exits are permitted from each R-3 dwelling with an occupant load of less than 20 where the dwelling unit is equipped with sprinklers and the common path of egress travel is less than 125'.

DBI RESPONSE: Agreed. Access to dwelling unit exit (door to exterior court) less than 125'. Maximum 3 Story Buildings.

*Jeff Ma*, Jeff Ma

- Outdoor Area occupant load: Please confirm that outdoor areas are accessory to the residential units. No additional occupant load is required per Exception 1 and 2 of 1004.5

CBC 1004.5 Outdoor areas: Yards, patios, courts and similar outdoor areas accessible to and

1

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

DBI RESPONSE: Sprinklering per NFPA-13. *subject to Fire Dept. plan review.*  
*Jeff Ma*, Jeff Ma

5. Alternate Scenario:

Combine Units 1&2 into a single R-3 Occupancy. Combine Units 3&4 into an R-3 Occupancy. Unit 3 shall remain as R-3. This is permitted per 705.3 Exception 1. Please advise of acceptability.

DBI RESPONSE: Combining units as proposed above is acceptable.

*Jeff Ma*, Jeff Ma

Please advise of any additional Fire Department or Building Department requirements for this parcel based on the scheme presented that are anticipated for this parcel.

*Troy Kashani pour*

Troy Kashani pour, Architect & Agent for Owner

*Reviewed and agreed by*  
*Jeff Ma 6/13/17*  
*Sasha Plotitsa SFDBI*

3

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

Exceptions:

- Outdoor areas used exclusively for service of the building need only have one means of egress.
- Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2

DBI RESPONSE: Agreed, outdoor areas are accessory to the residential use and do not have their own occupant load.

*Jeff Ma*, Jeff Ma

3. The Exit Discharge:

The passage between the existing buildings on lot 1 and lot 13 is 3'-6" wide is considered an Egress Court.

- Per 1028.4.1: The required width is 36" for R-3 occupancies.
- Per 1028.4.2: The Construction of an egress court serving R-3 occupancies requires no rating per Exception 1.

DBI RESPONSE: Agreed as long as less than 50 total occupants are served by egress court

*Jeff Ma*, Jeff Ma

4. Sprinklering - The following is proposed:

- A dedicated fire sprinkler line shall be brought into the property. This line will provide with a backflow preventer and a check-valve.
- After the valves the main line shall split and, there shall be independent service to each dwelling unit.
- Each unit will be equipped with an independent monitoring service.
- Each R-3 dwelling shall be sprinklered to NFPA-13R standards.
- Small independent accessory to the main structure shall have fire ratings as required by code but are not proposed to be sprinklered. They shall be used for light storage such as bicycles, garden and household equipment.

FIRE DEPARTMENT RESPONSE: Applicants to meet with Fire Department to discuss Fire Department Access.

2

FIRE DEPARTMENT: ACCESS REVIEW APPROVAL:

1821 Fulton Street (5 units R-3 Dwelling units)

Block 1187/ lot 003H

The Architecture plans has been reviewed and SFFD comments:

Condition of approval.

Revise the Architecture plans

- licensed architect need to stamp and sign the Architecture plans.
- Architecture plans must be approved from San Francisco Building department.
- Indicate in the Architecture plans:
  - Each R-3 dwelling shall be sprinklered and monitored per 2016 NFPA 13 and 2016 CFC 903.3.1.1. per pre-application meeting on 2/6/2018.
  - The sprinkler system for each R-3 dwelling shall be monitored.
  - The Maximum height at the second story will not exceed 20 feet above grade.
  - The type construction of each R-3 dwelling shall be Type III per pre-application meeting on 2/6/2018.
  - Standpipe system 2ways X3 inches outlets shall be provided at the entry, in middle and far end of the property per pre-application meeting on 2/6/2018.
  - Removal of the street tree at sidewalk near entry gate per pre-application meeting on 2/6/2018.
  - A minimum 3.5 feet clear width without obstruction at any access point of the exist discharge shall be provided.
  - A red fire zone curb "NO PARKING" shall be provided in front of property.

Kamal Andicawes, P.E.  
*Kamal*  
Fire Protection Engineer  
San Francisco Fire Department

Captain/ Michael Patt  
*Michael Patt*  
Bureau of Fire Prevention  
San Francisco Fire Department

APPROVED AS NOTED  
DATE 6/12/18  
*Daniel Hobbes*  
CHIEF, DIVISION OF FIRE PREVENTION & INVESTIGATION

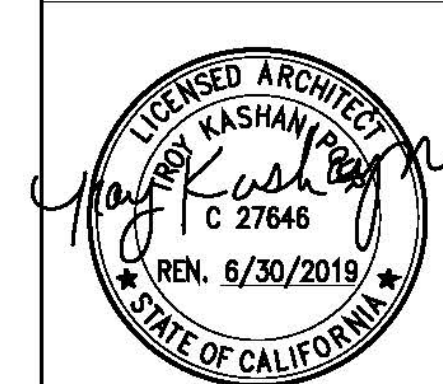
in addition:  
rescue windows  
required

OWNER:  
GREEN GROVE SF LLC  
2325 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA  
DATE: 08.15.2018

CONSULTANT

APPROVAL



DRAWN: TK  
CHECKED: TK  
SCALE: NONE

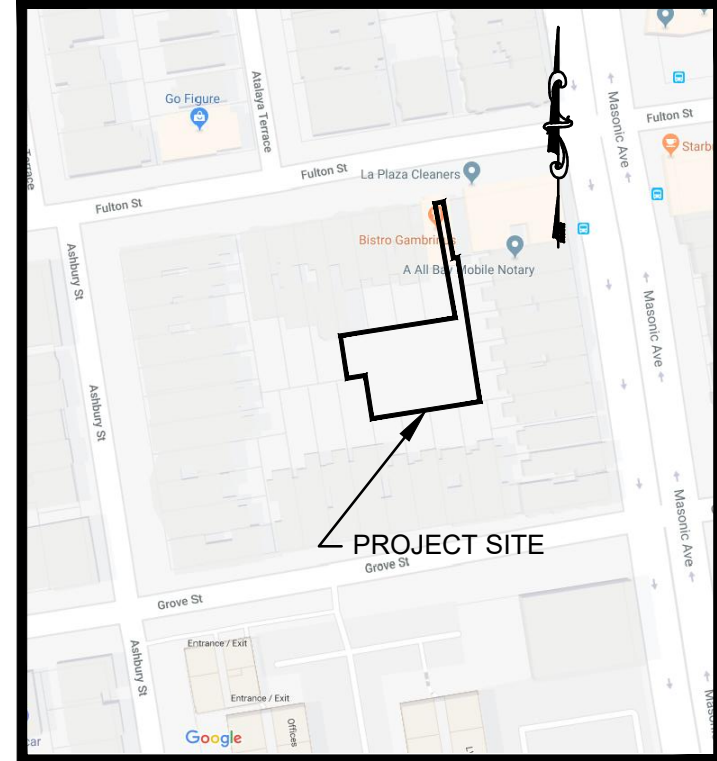
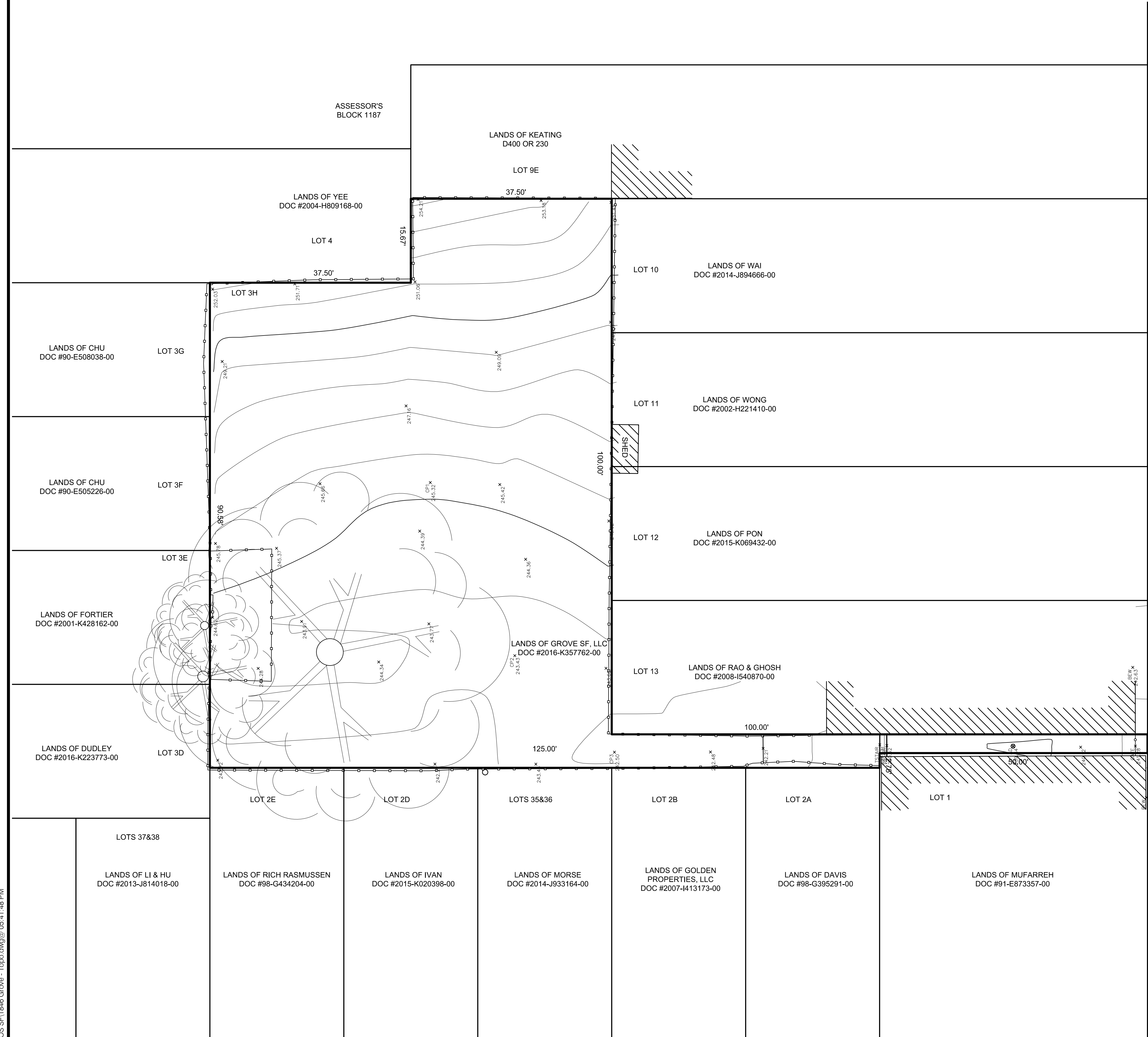
PRE-APPLICATION NOTES

A0.1

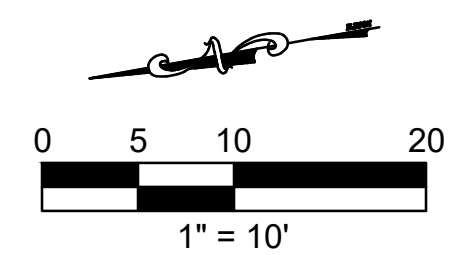
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

1821 FULTON STREET





VICINITY MAP  
NO SCALE



**LEGEND**

- APPROXIMATE BOUNDARY OF PROPERTY LINE
- APPROXIMATE BOUNDARY OF ADJOINING PROPERTIES
- LOT LINE PER ORIGINAL SUBDIVISION
- WOODEN FENCE LINE
- CHAIN LINK FENCE LINE
- CONTOUR LINE W/ ELEVATION
- BUILDING FOOTPRINT
- EP
- FG
- IR
- DI
- WV
- CL
- FS
- FF
- CONC
- HYD
- RL
- GF
- FD
- (XXX)
- TREE

**NOTE**

RECORD OF SURVEY TO BE FILED WITH THE CITY AND COUNTY OF SAN FRANCISCO. PROPERTY CORNERS WILL BE SET AT ALL PROPERTY CORNERS OR OFFSETS THERETO.

**BASIS OF ELEVATIONS**

THE COORDINATES AND ELEVATION ARE BASED FROM THE CONTROL POINT CP1 LOCATED IN DANMANN AVENUE ALONG THE FRONTAGE OF THE PROPERTY. SAID COORDINATES BEING IN NAD83(2011)(EPOCH:2010.0000 PER OPUS SOLUTION DATED SEPTEMBER 1, 2018) CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM, HAVING A NORTHING OF 2,110,615.10 AND AN EASTING OF 5,998,954.67, AND SAID ELEVATION BEING NAVD88 (COMPUTED USING GEOD12B) AND HAVING AN ELEVATION OF 245.32'.

ELEVATIONS AND CONTOURS SHOWN HEREIN ARE BASED ON A SURVEY DONE ON FEBRUARY 09, 2019.

*Michael S. Mahoney*  
MICHAEL S. MAHONEY PLS 5577



E:\2019-1002\_TB\Map & ROS\_SF\1846 Grove - Topo.dwg @ 05:41:48 PM

NO.	REVISIONS	DATE

JOB#: 2019.1002  
DATE: 2/9/19  
100% SUBMITTAL

(650) 244-9667  
jgmahoney@pls-corp.com  
901 Sneath Ln, Suite 117  
San Bruno, CA 94066

DESIGNED: JKO  
DRAWN: JKO  
APPROVED: JKO/MSM

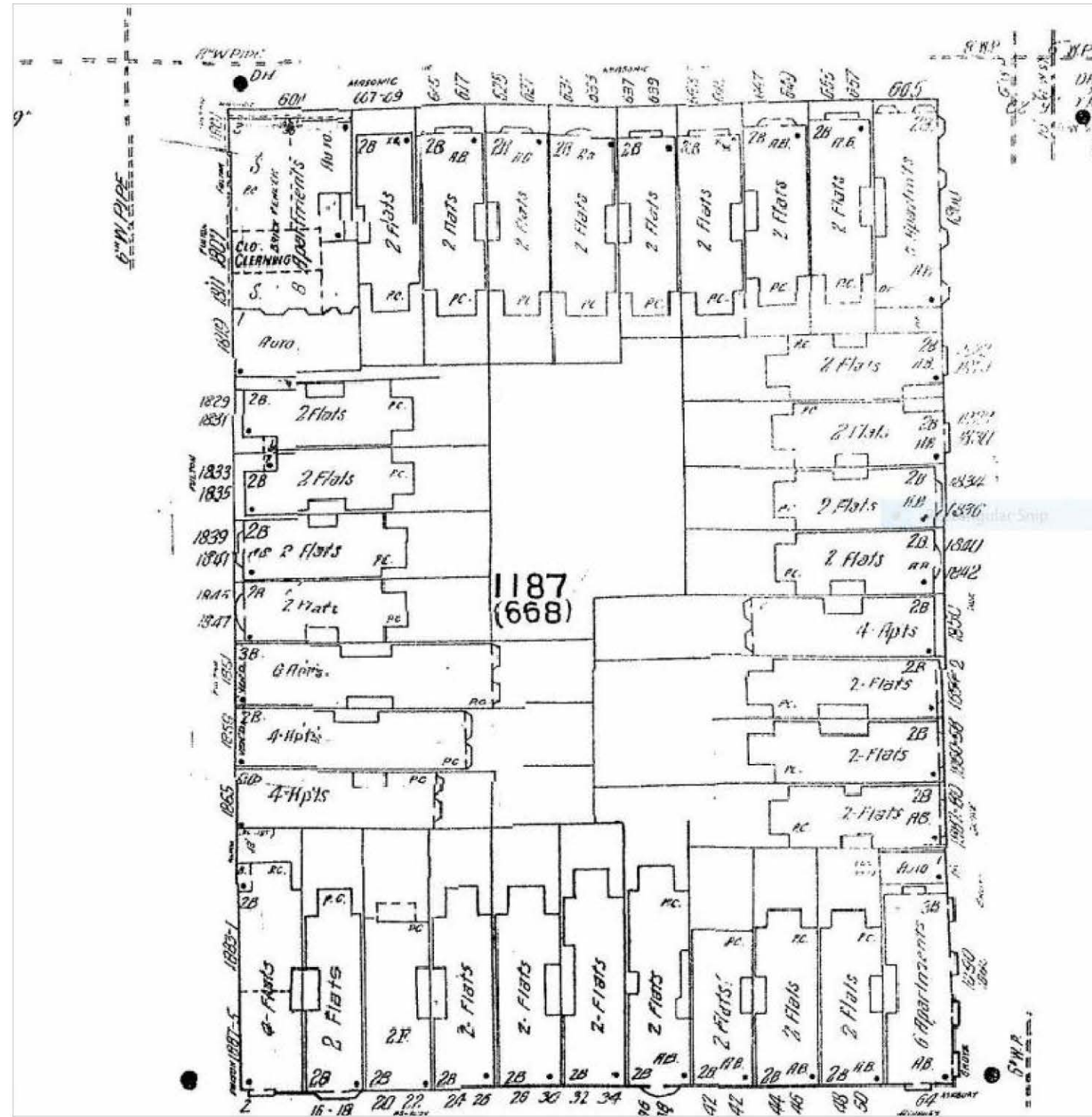
PREPARED FOR:  
GREEN GROVE LLC /CARE  
OF TROY KASHANIPOUR  
225 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107

TITLE:  
TOPOGRAPHIC MAP OF  
1846V GROVE STREET  
SAN FRANCISCO, CA 94044

SHEET 1  
OF  
1



SANBORN MAP



OVERHEAD VIEW LOOKING FROM NORTH



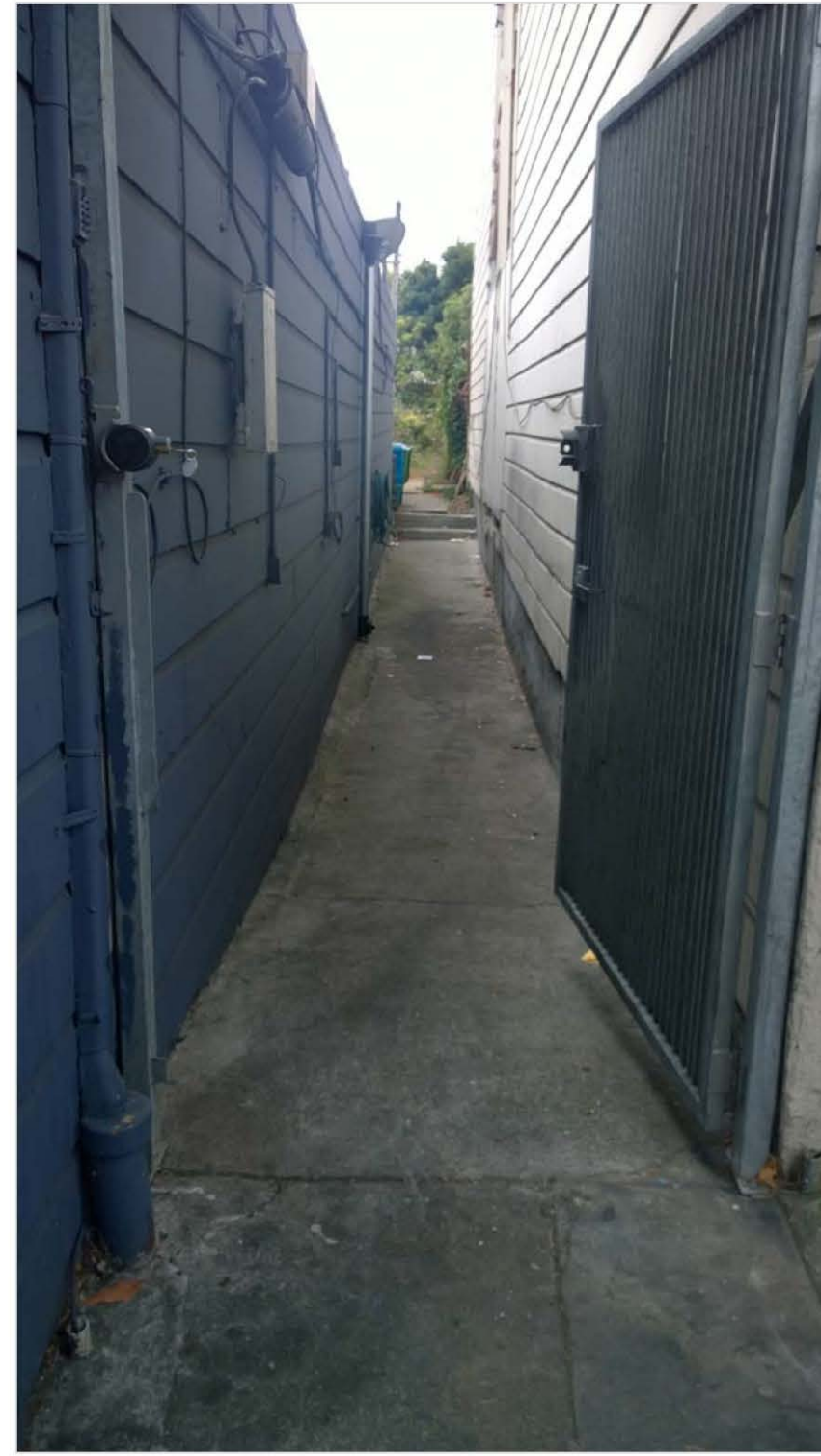
OVERHEAD VIEW LOOKING FROM SOUTH



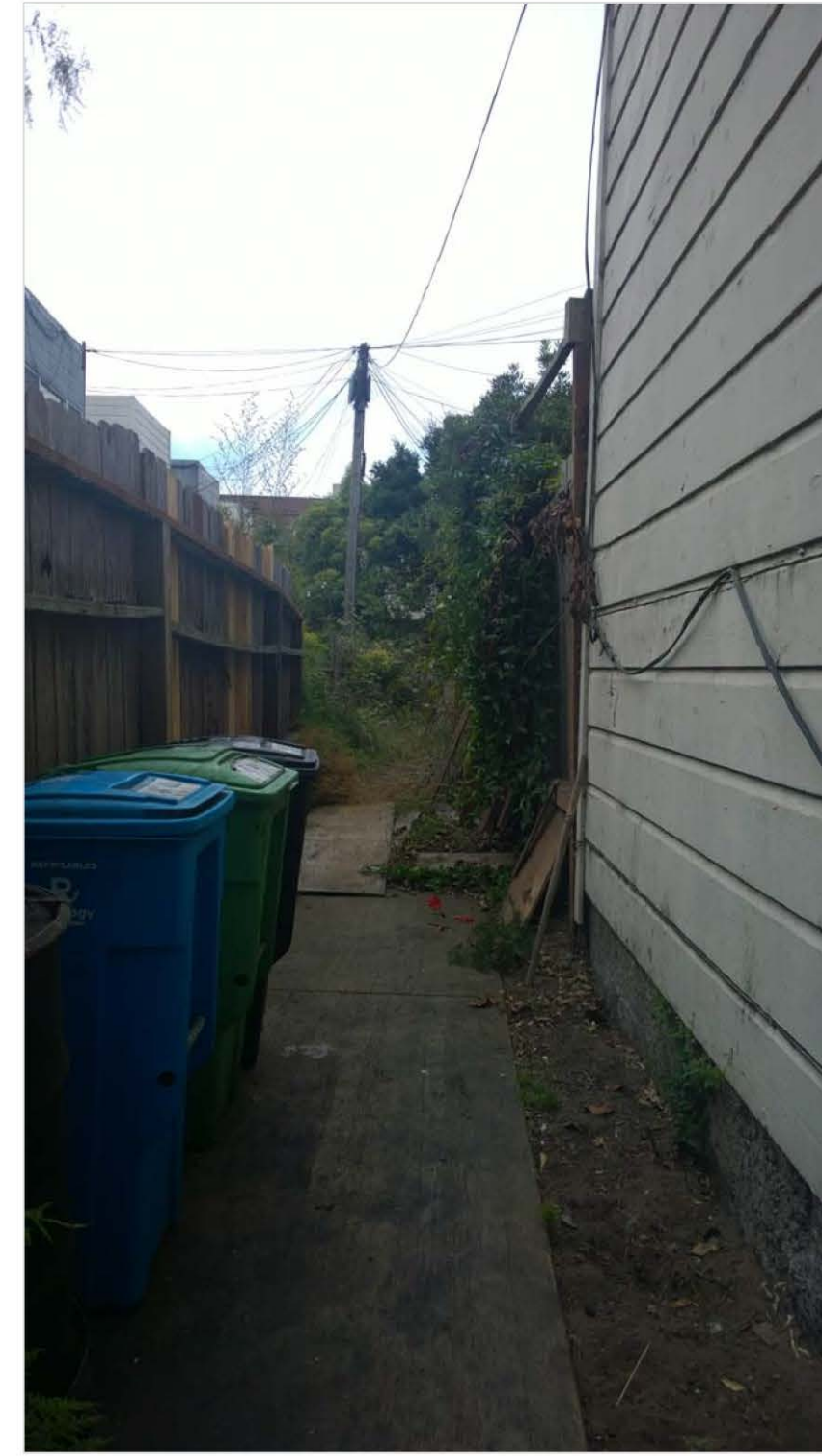
OVERHEAD VIEW



ACCESS FIRST 50' : 3.5' WIDTH



NEXT 50' : 6.25' WIDTH



ENTER FULL LENGTH OF LOT, LOOKING NORTH



LOOKING WEST



LOOKING EAST



LOOKING SOUTH



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401 SF CA 94107 PHONE/FAX 415.431.0869

1821 FULTON STREET

OWNER:  
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2325 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA  
DATE: 08.15.2018

CONSULTANT  
-

APPROVAL

DRAWN: TK  
CHECKED: TK  
SCALE: NONE



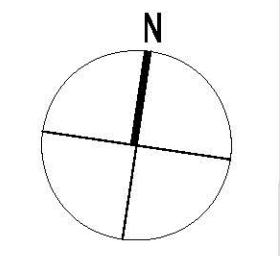
SITE PHOTOGRAPHS

A0.2





1 PROPOSED SITE PLAN  
 SCALE: 3/32" = 1'-0"



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869  
**1821 FULTON STREET**

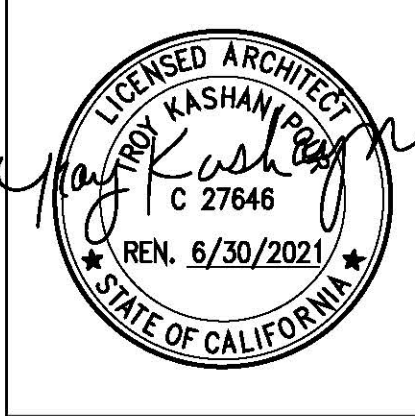
OWNER:  
 GREEN GROVE SF LLC  
 2325 3RD STREET, SUITE 401  
 SAN FRANCISCO, CA 94107  
 PHONE: 415.431.0869

ISSUE: DATE:  
 ISSUED FOR VARIANCE & CUA 08.15.2018  
 PLANNING REVISIONS 06.10.2019  
 PLANNING REVISIONS 08.02.2019  
 PLANNING C.U. RESPONSE 02.17.2020

CONSULTANT  
 -

APPROVAL

DRAWN: TK  
 CHECKED: TK  
 SCALE: 3/32" = 1'-0"



PROPOSED SITE PLAN

**A1.1**





OPEN SPACE REQUIREMENTS PER SECTION 135, RH-2 ZONING  
 125 SQFT PER UNIT IF PRIVATE, 166 SQFT PER UNIT IF COMMON.

OPEN SPACE ON SITE IS IRREGULAR: TOTAL SIZE: 3819 SQFT

CONTINUOUS RECTANGULAR AREA OF SHARED OPEN SPACE:  
 21.5'x68.5' = 1,473 SQFT

PRIVATE OPEN SPACE: 125 SQFT PER UNIT REQUIRED IF PRIVATE

DWELLING 1: 230 SQFT - COMPLIES AS PRIVATE OPEN SPACE  
 DWELLING 2: 257 SQFT - COMPLIES AS PRIVATE OPEN SPACE  
 DWELLING 3: 254 SQFT - COMPLIES AS PRIVATE OPEN SPACE  
 DWELLING 4: 132 SQFT - COMPLIES AS PRIVATE OPEN SPACE

1 OPEN SPACE AND UNIT EXPOSURE DIAGRAM  
 SCALE: 3/32" = 1'-0"

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**1821 FULTON STREET**

---

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ISSUE:	DATE:
PLANNING REVISIONS	08.18.2019
PLANNING C.U. REVISIONS	02.17.2020

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CONSULTANT  
 -

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APPROVAL

DRAWN:  
TK

CHECKED:  
TK

SCALE:  
3/32"=1'-0"

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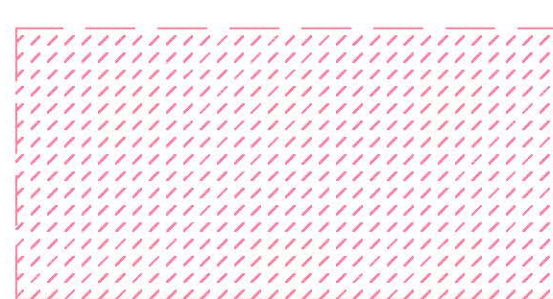
OPEN SPACE AND  
 UNIT EXPOSURE DIAGRAM

A1.2



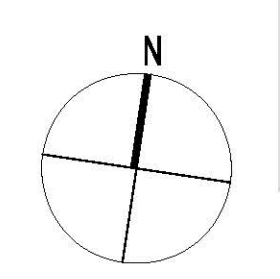


REDUCTION IN VOLUME ON SITE SHOWN IN RED:



UNIT COUNT REDUCED FROM 5 TO 4 UNITS

1 OPEN SPACE AND UNIT EXPOSURE DIAGRAM  
SCALE: 3/32" = 1'-0"



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PLANNING C.U. REVISIONS	02.17.2020

CONSULTANT  
-

APPROVAL



DRAWN:	TK
CHECKED:	TK
SCALE:	3/32"=1'-0"

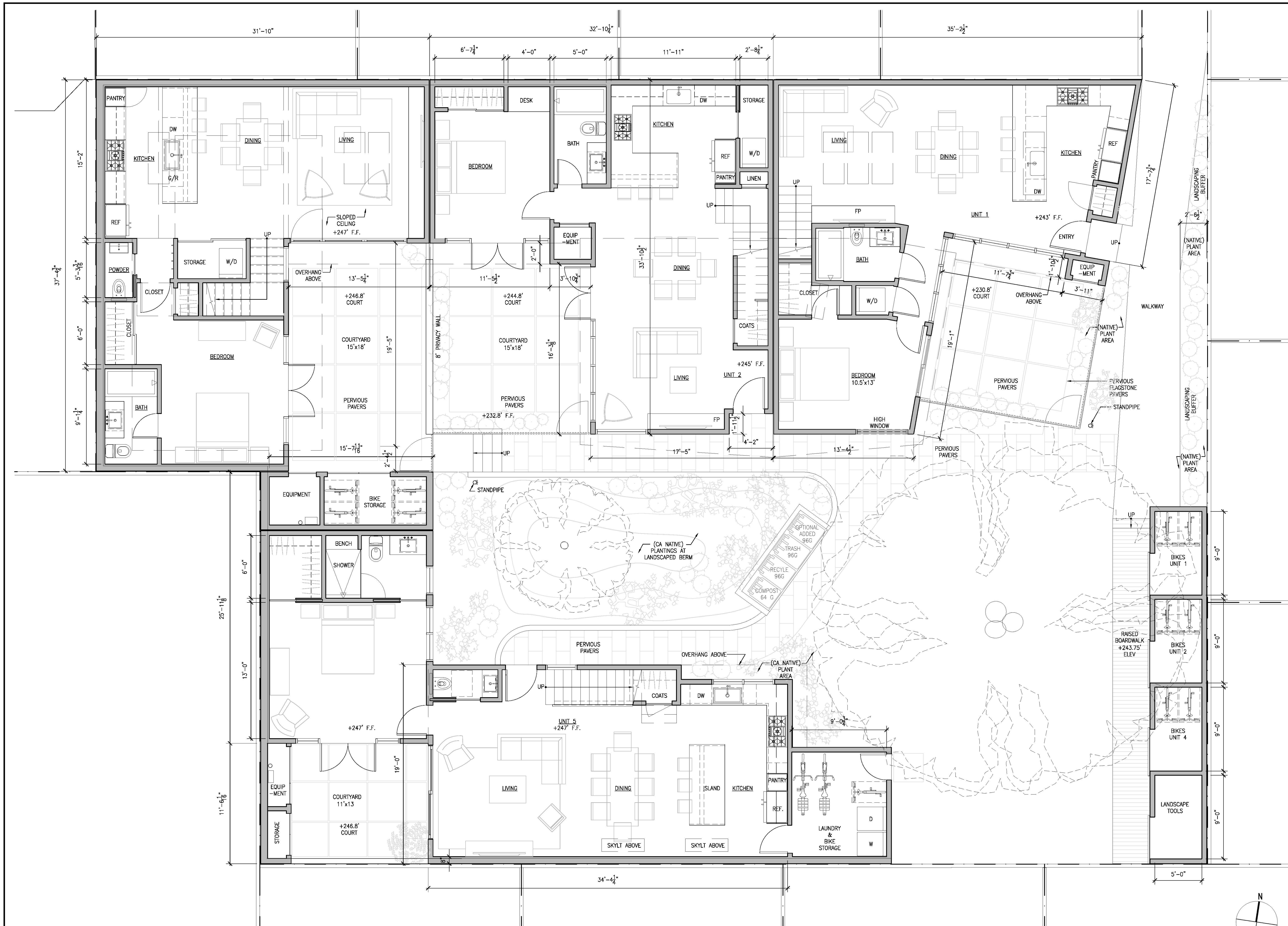
**SITE PLAN  
REDUCTION IN VOLUME**

# A1.3









1 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

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POST HEARING REVISION	03.01.2020

CONSULTANT  
 -

APPROVAL

DRAWN:  
 TK

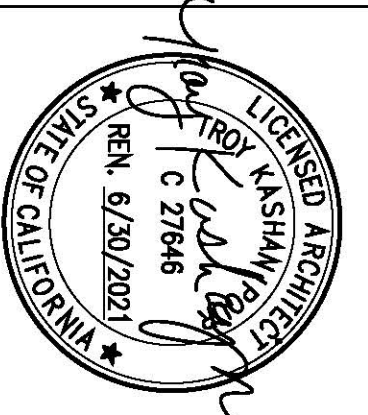
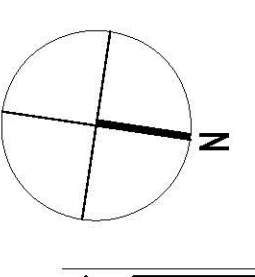
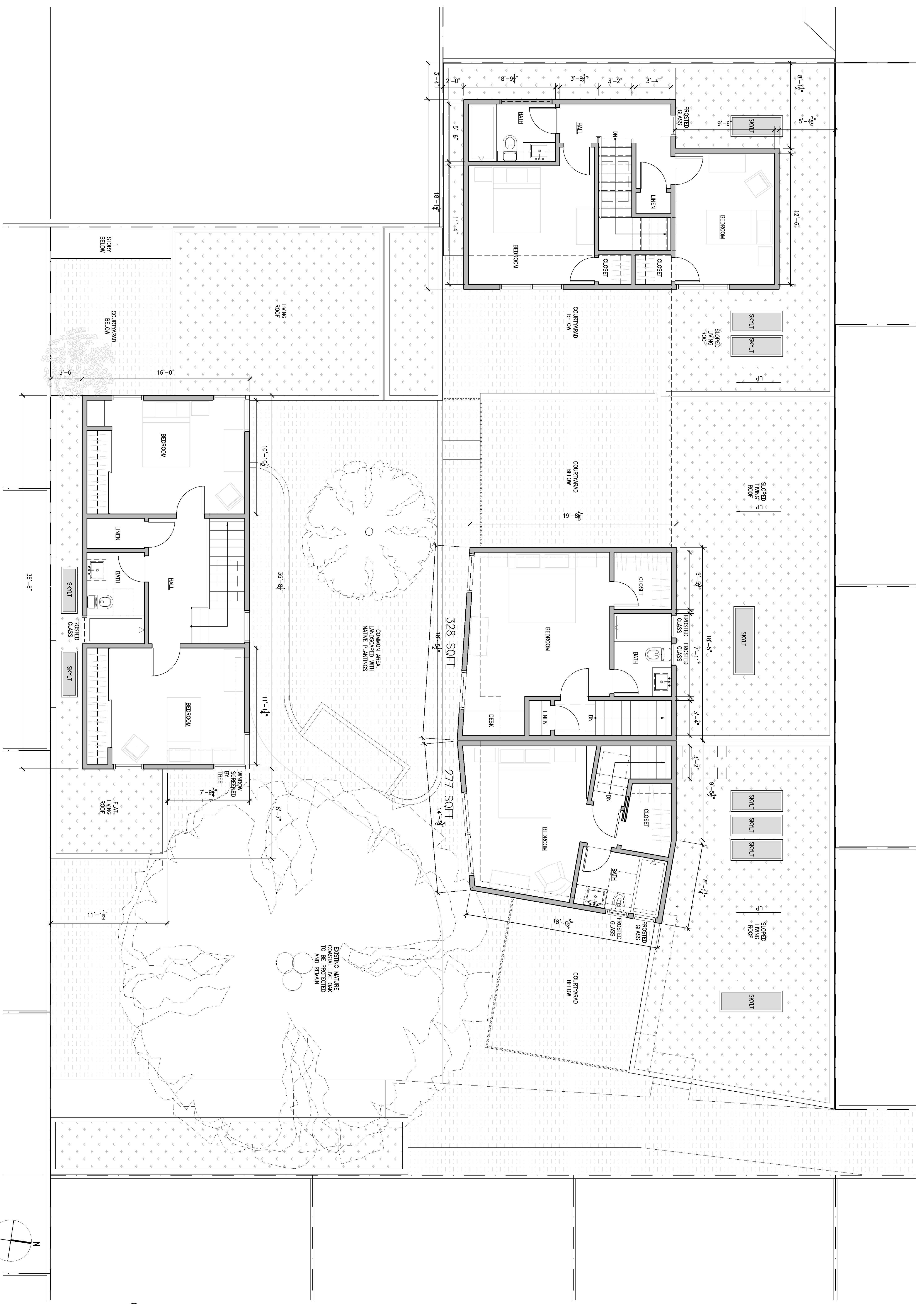
CHECKED:  
 TK

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

PROPOSED FIRST FLOOR PLAN

A2.1





DRAWN: TK  
CHECKED: TK  
SCALE: 1/4" = 1'-0"

APPROVAL  
CONSULTANT

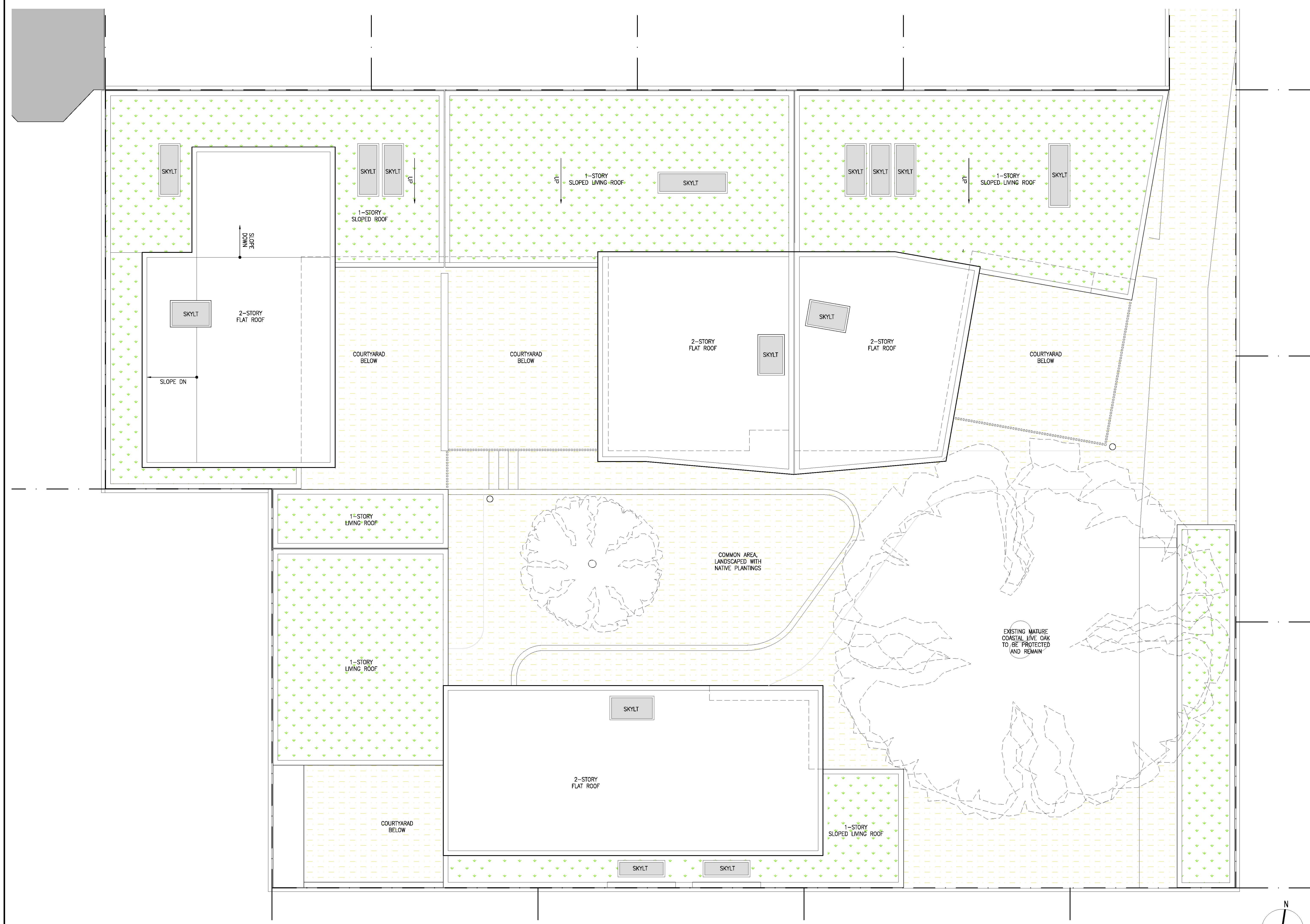
ISSUE: DATE:  
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PLANNING CU REVISIONS 02.17.2020

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TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

1821 FULTON STREET





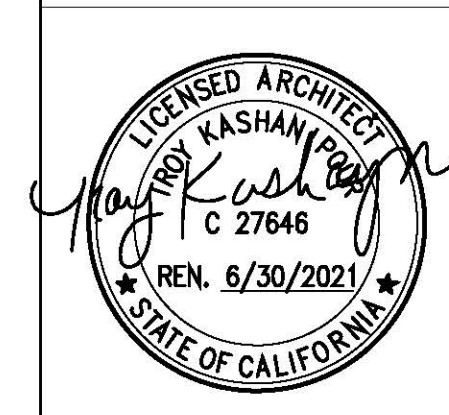
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869  
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CONSULTANT  
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APPROVAL



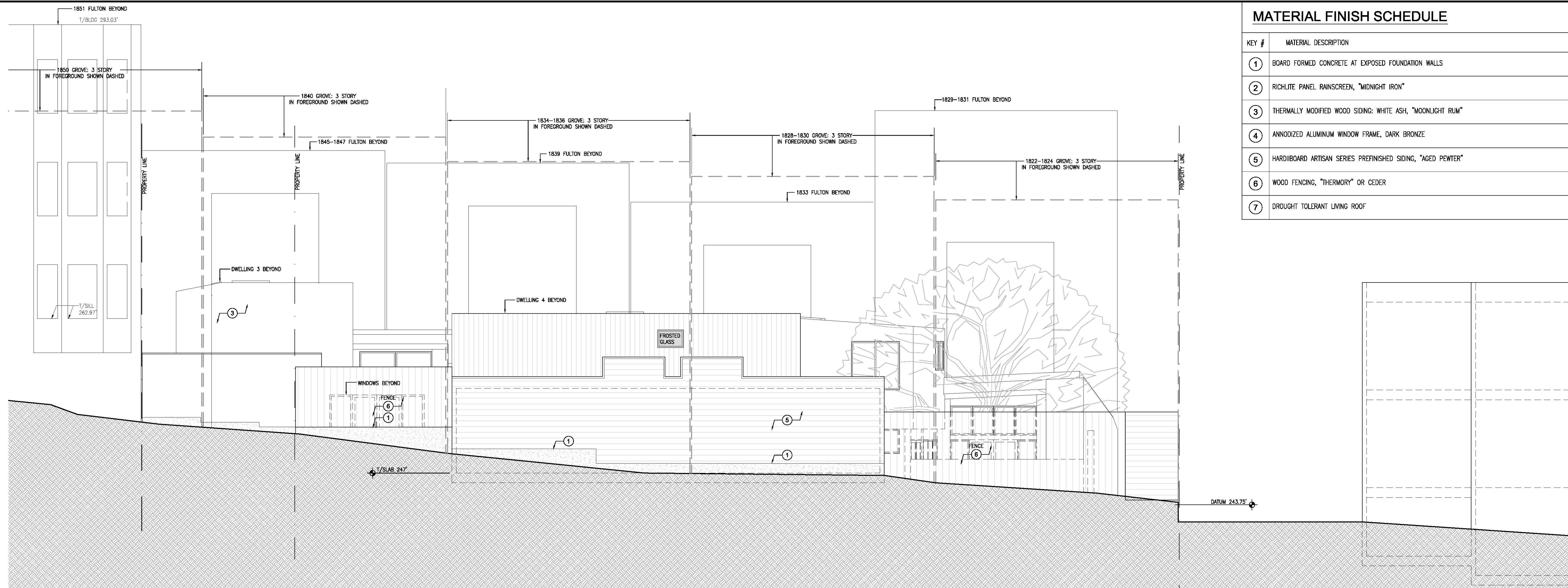
DRAWN:  
 TK  
 CHECKED:  
 TK  
 SCALE:  
 1/4"=1'-0"

PROPOSED ROOF PLAN

**A2.3**

**1** PROPOSED ROOF PLAN  
 SCALE: 1/4"= 1'-0"



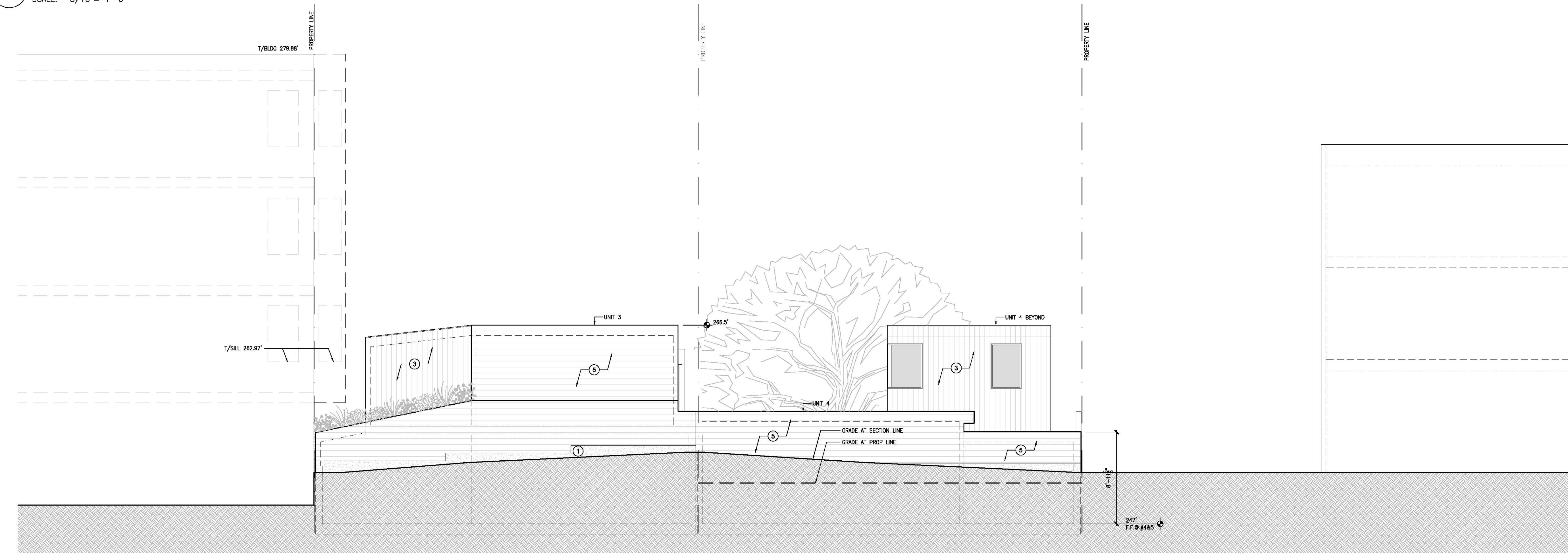


**MATERIAL FINISH SCHEDULE**

KEY #	MATERIAL DESCRIPTION
①	BOARD FORMED CONCRETE AT EXPOSED FOUNDATION WALLS
②	RICHLITE PANEL RAINSCREEN, "MIDNIGHT IRON"
③	THERMALLY MODIFIED WOOD SIDING: WHITE ASH, "MOONLIGHT RUM"
④	ANNOZIZED ALUMINUM WINDOW FRAME, DARK BRONZE
⑤	HARDIBOARD ARTISAN SERIES PREFINISHED SIDING, "AGED PEWTER"
⑥	WOOD FENCING, "THERMORY" OR CEDER
⑦	DROUGHT TOLERANT LIVING ROOF

2 SOUTH ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"



1 WEST ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"

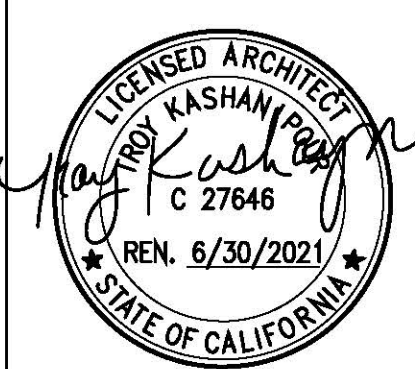
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869  
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CONSULTANT  
 -

APPROVAL



DRAWN:  
 TK  
 CHECKED:  
 TK  
 SCALE:  
 3/32" = 1'-0"

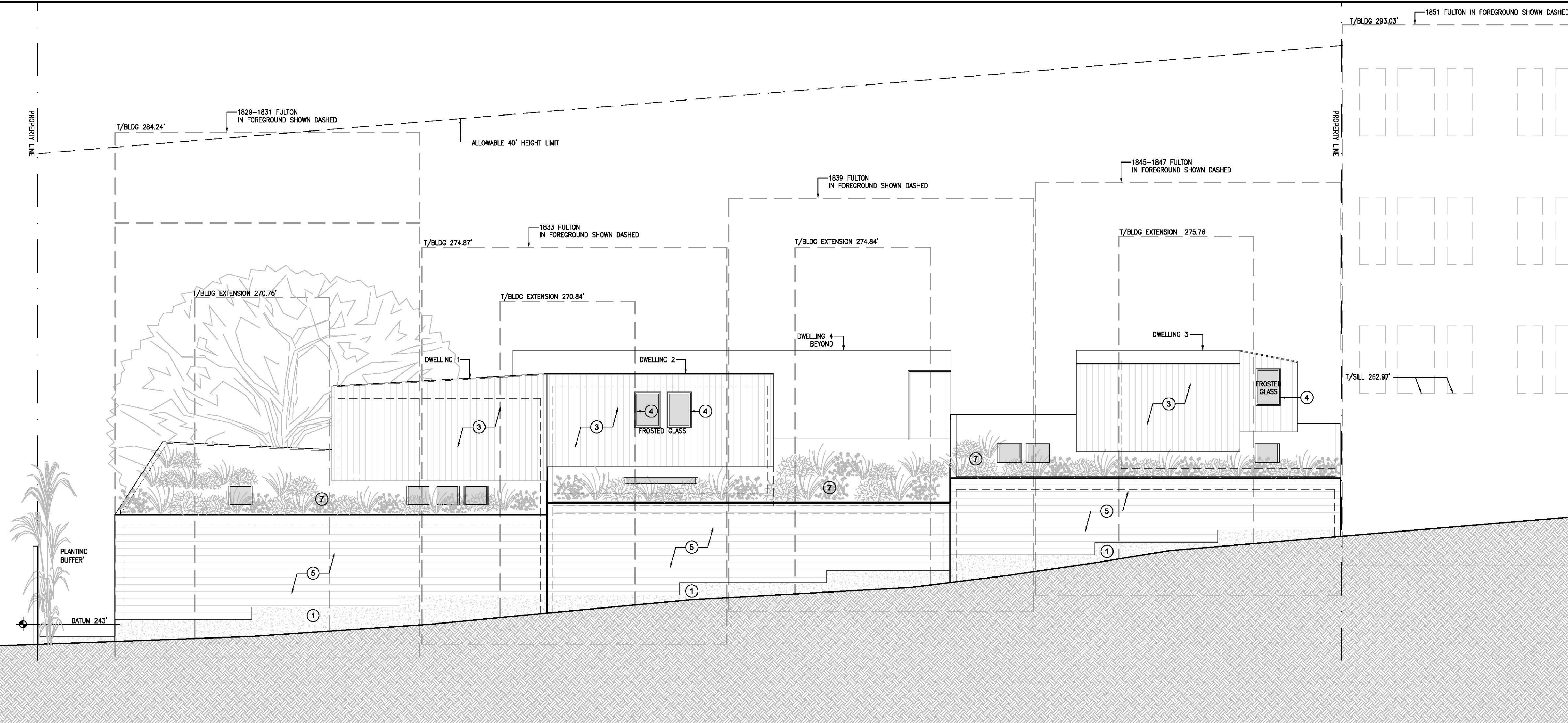
PROPOSED ELEVATION

**A3.0**



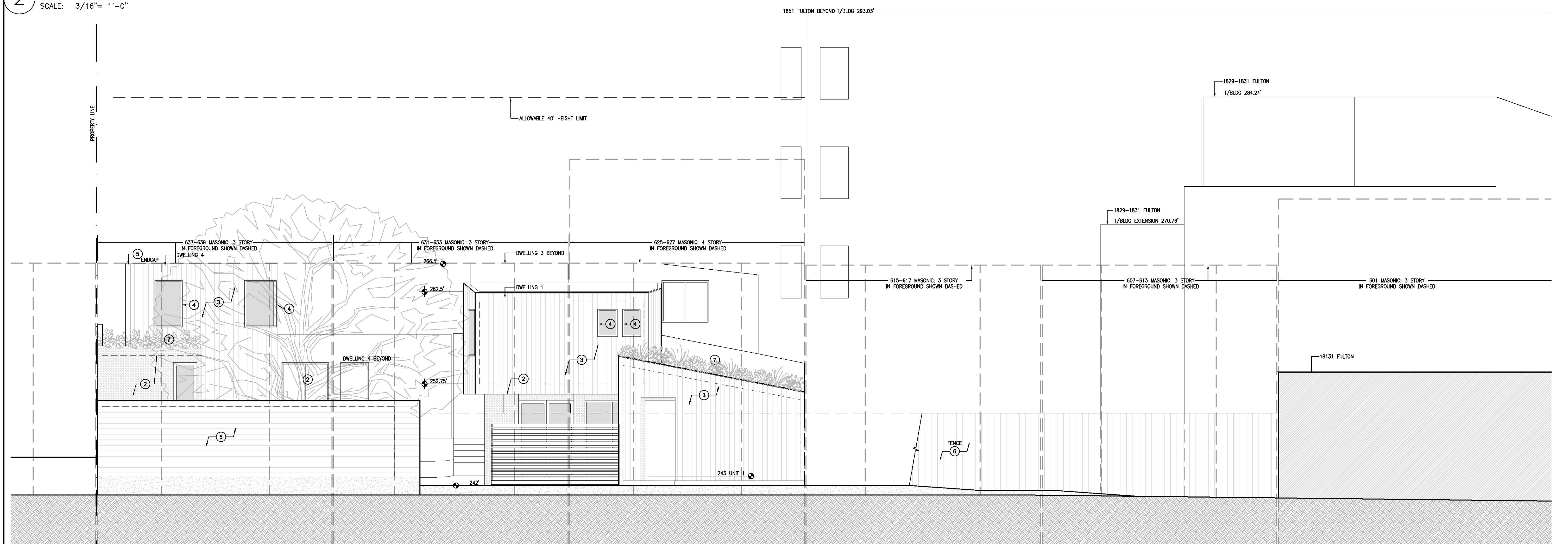
**MATERIAL FINISH SCHEDULE**

KEY #	MATERIAL DESCRIPTION
1	BOARD FORMED CONCRETE AT EXPOSED FOUNDATION WALLS
2	RICHLITE PANEL RAINSCREEN, "MIDNIGHT IRON"
3	THERMALLY MODIFIED WOOD SIDING: WHITE ASH, "MOONLIGHT RUM"
4	ANNOZIZED ALUMINUM WINDOW FRAME, DARK BRONZE
5	HARDIBOARD ARTISAN SERIES PREFINISHED SIDING, "AGED PEWTER"
6	WOOD FENCING, "THERMORY" OR CEDER
7	DROUGHT TOLERANT LIVING ROOF



**2** NORTH ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"



**1** EAST ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"

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CONSULTANT  
 -

APPROVAL

DRAWN:  
TK

CHECKED:  
TK

SCALE:  
3/32" = 1'-0"

PROPOSED ELEVATION

**A3.1**





2 BUILDING SECTION/ELEVATION LOOKING NORTH  
SCALE: 3/16" = 1'-0"

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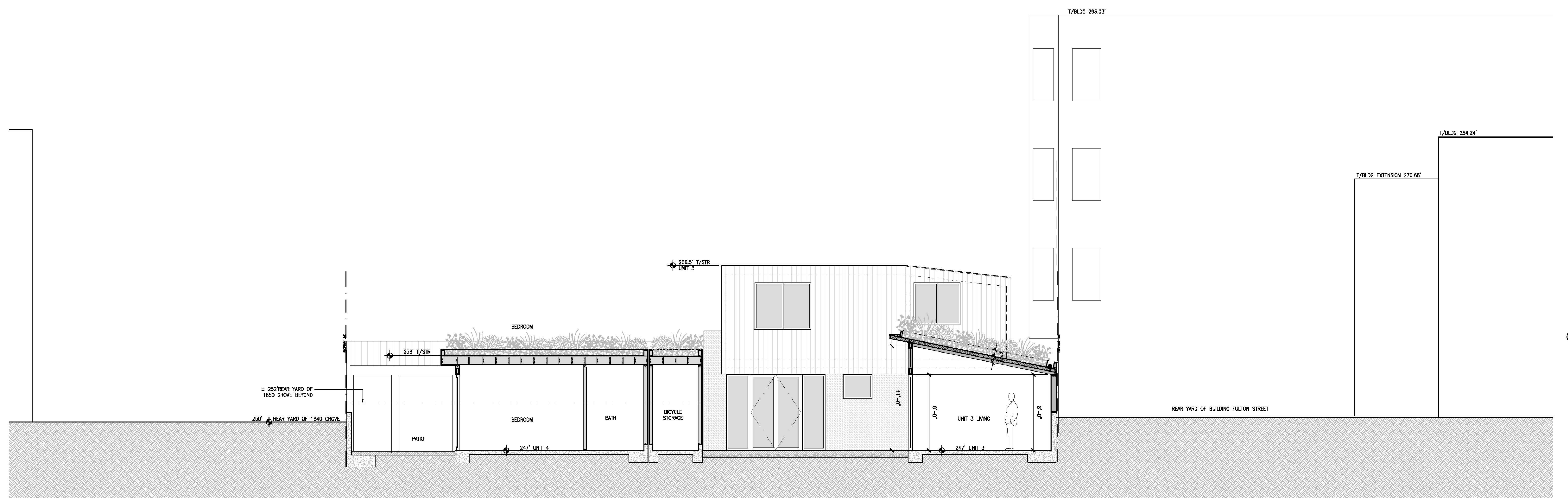
CONSULTANT  
-

APPROVAL

DRAWN:  
TK

CHECKED:  
TK

SCALE:  
3/32" = 1'-0"

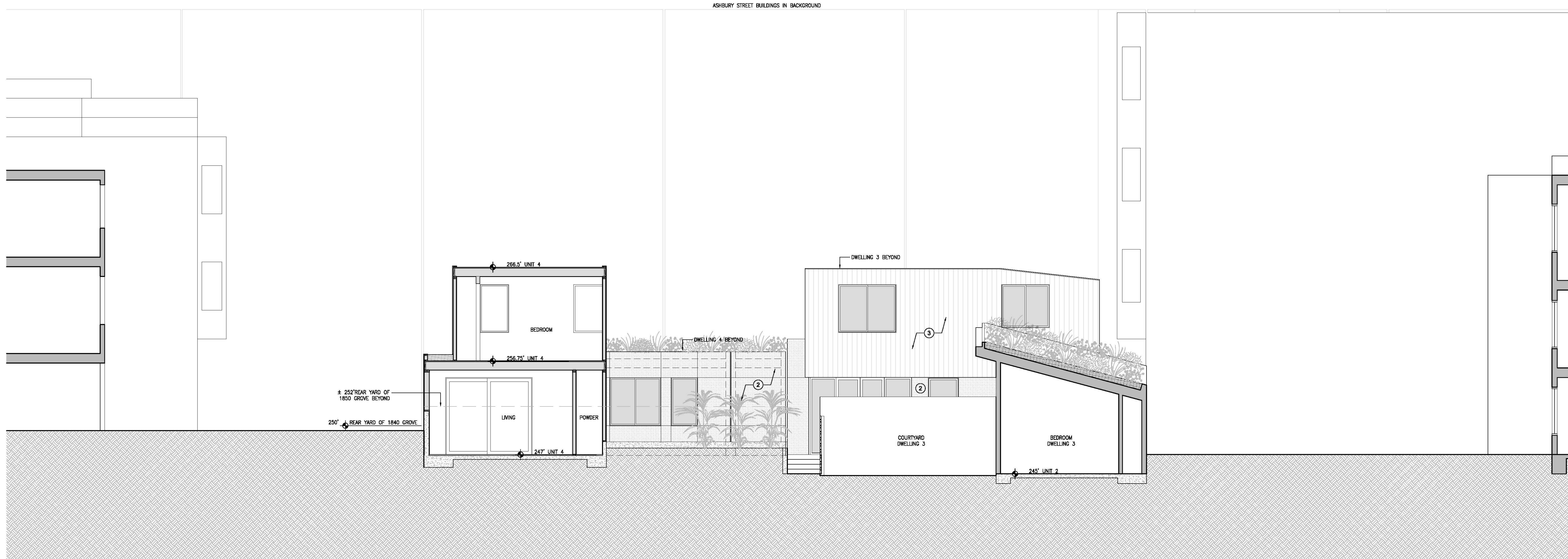


1 BUILDING SECTION/ELEVATION LOOKING WEST  
SCALE: 3/16" = 1'-0"

PROPOSED SECTION

A3.2





2 BUILDING SECTION/ELEVATION LOOKING WEST  
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION/ELEVATION LOOKING SOUTH  
SCALE: 3/16" = 1'-0"

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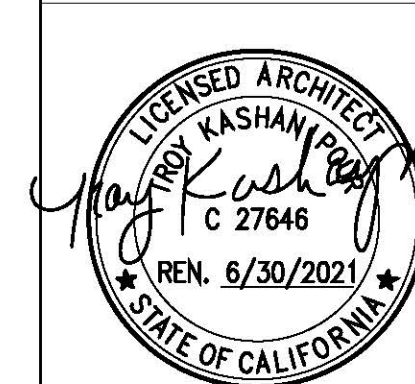
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CONSULTANT

APPROVAL



DRAWN:  
TK  
CHECKED:  
TK  
SCALE:  
3/32" = 1'-0"

PROPOSED SECTION

A3.3





2 BUILDING SECTION/ELEVATION LOOKING SOUTH  
SCALE: 3/16" = 1'-0"



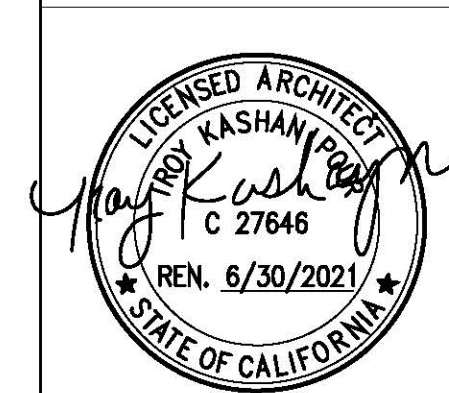
1 BUILDING SECTION/ELEVATION LOOKING SOUTH  
SCALE: 3/16" = 1'-0"

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CONSULTANT  
-

APPROVAL

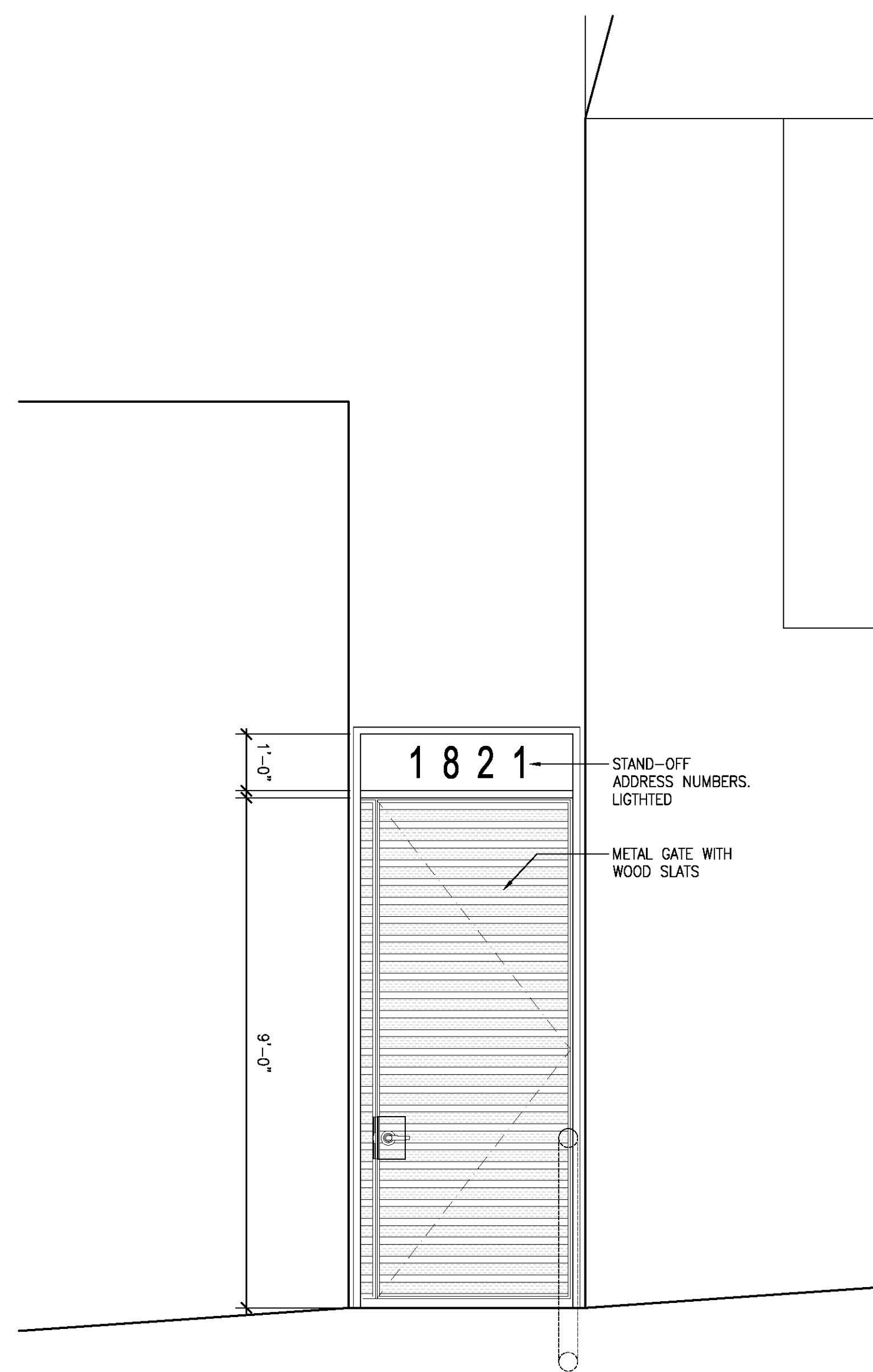


DRAWN:  
TK  
CHECKED:  
TK  
SCALE:  
3/32" = 1'-0"

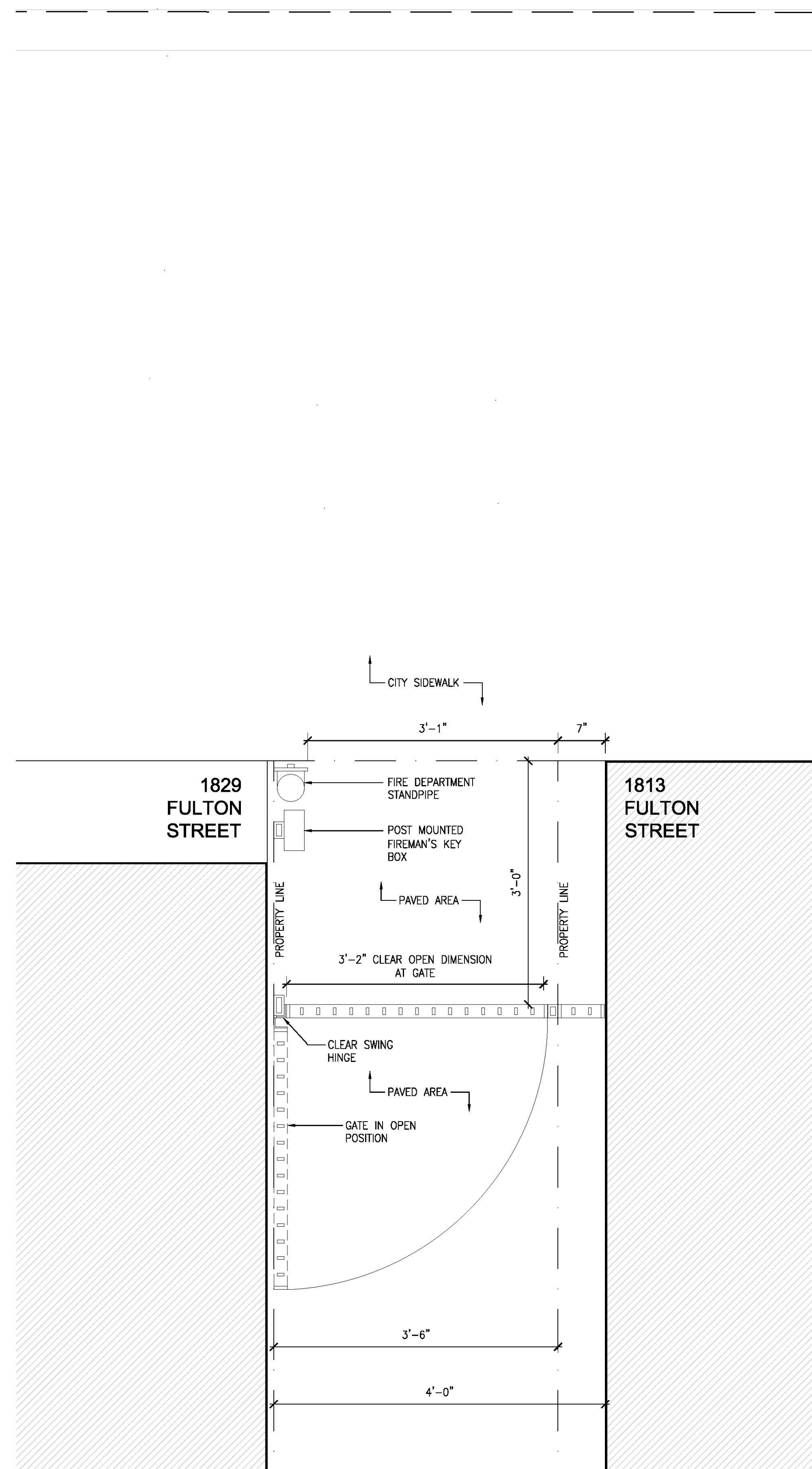
PROPOSED SECTION

A3.4





5 ELEVATION AT ENTRY GATE  
SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN AT GATE  
SCALE: 1" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

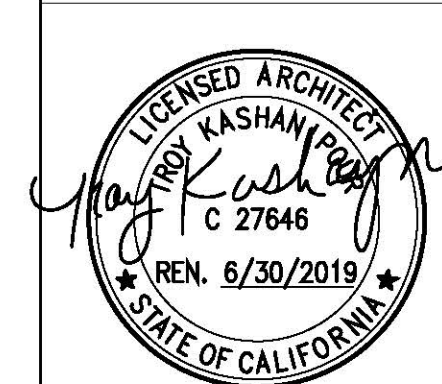
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ISSUE: ISSUED FOR VARIANCE & CUA DATE: 08.15.2018

CONSULTANT

APPROVAL



DRAWN: TK  
CHECKED: TK  
SCALE: AS SHOWN

ENLARGED DETAILS

A8.0