



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, March 25, 2020**

Time: **Not before 9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance**

Hearing Body: **Zoning Administrator**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>345 Holly Park Circle</b>	Applicant:	<b>Troy Kashanipour</b>
Cross Street(s):	<b>Park Street</b>	Company:	<b>TK Archticture</b>
Block /Lot No.:	<b>5717/024B</b>	Applicant Address:	<b>2325 3<sup>rd</sup> Street</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	City, State:	<b>San Francisco, CA 94107</b>
Special Use District:	<b>Bernal Heights</b>	Telephone:	<b>(415) 431-0869</b>
Record No.:	<b>2019-015633VAR</b>	E-Mail:	<a href="mailto:tk@tkworkshop.com">tk@tkworkshop.com</a>
PROJECT DESCRIPTION			
<p>The project proposes to demolish and reconstruct a rear yard stair, a 4-foot wide x 8-foot deep infill between an existing volume and the blank wall of an adjacent building, and to modify the roof of the existing shed roof to a flat roof with a small roof terrace and new stairs.</p> <p><b>PLANNING CODE SECTION 134</b> requires the subject property to maintain a rear yard of approximately 16 feet. The proposed rear addition will encroach approximately 4 feet 8 inches into the required rear yard and result in a rear yard of approximately 11 feet 4 inches. The new stairs and firewall extend to the rear property line. Therefore, the project requires a rear yard variance.</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://notice.sfplanning.org/2019-015633VAR.pdf">http://notice.sfplanning.org/2019-015633VAR.pdf</a></p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Kimberly Durandet</b> Telephone: <b>(415) 575-6816</b> E-Mail: <a href="mailto:Kimberly.durandet@sfgov.org">Kimberly.durandet@sfgov.org</a></p>			

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

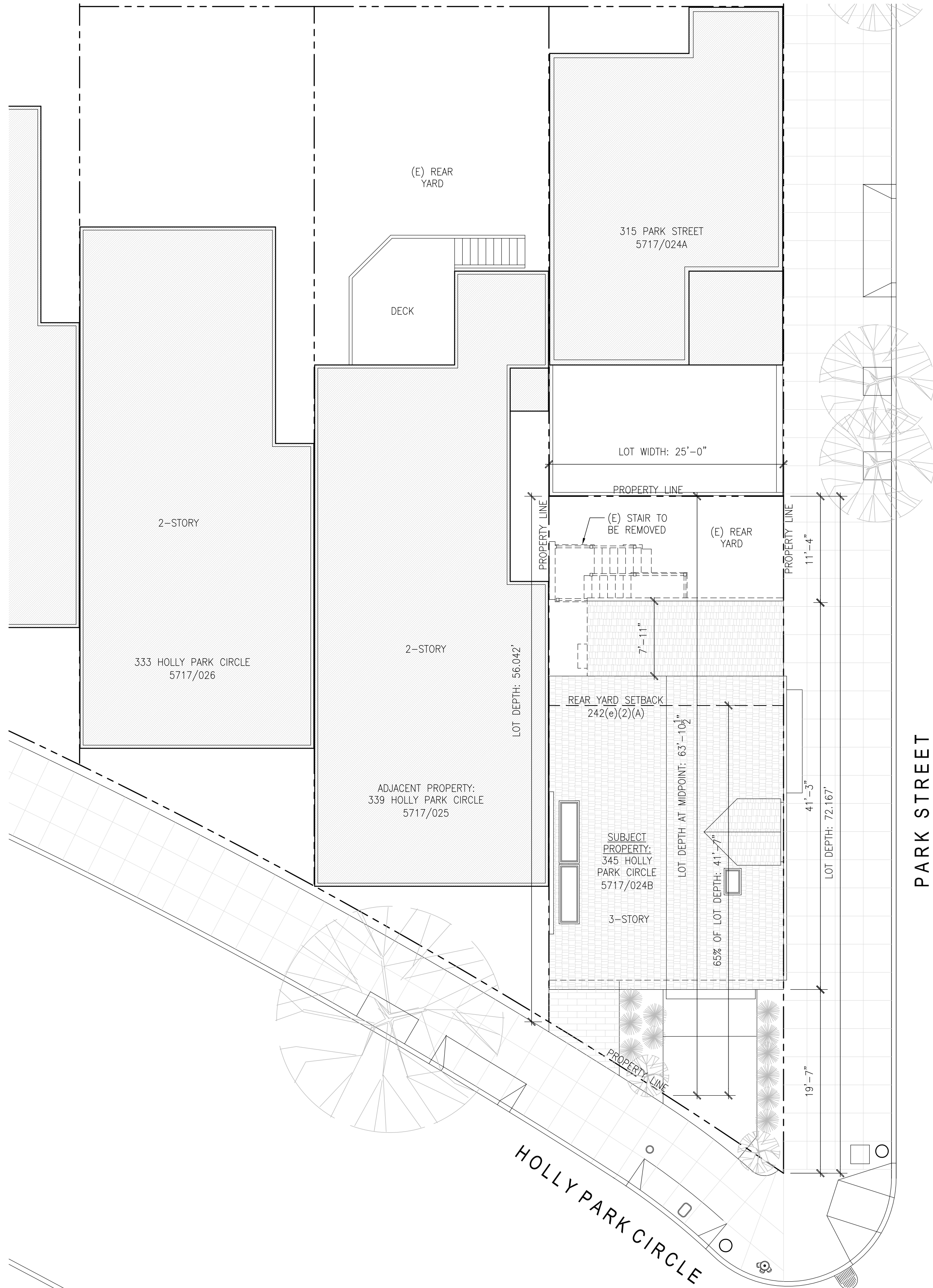
Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing for such notification will be performed separately.**

## APPEAL INFORMATION

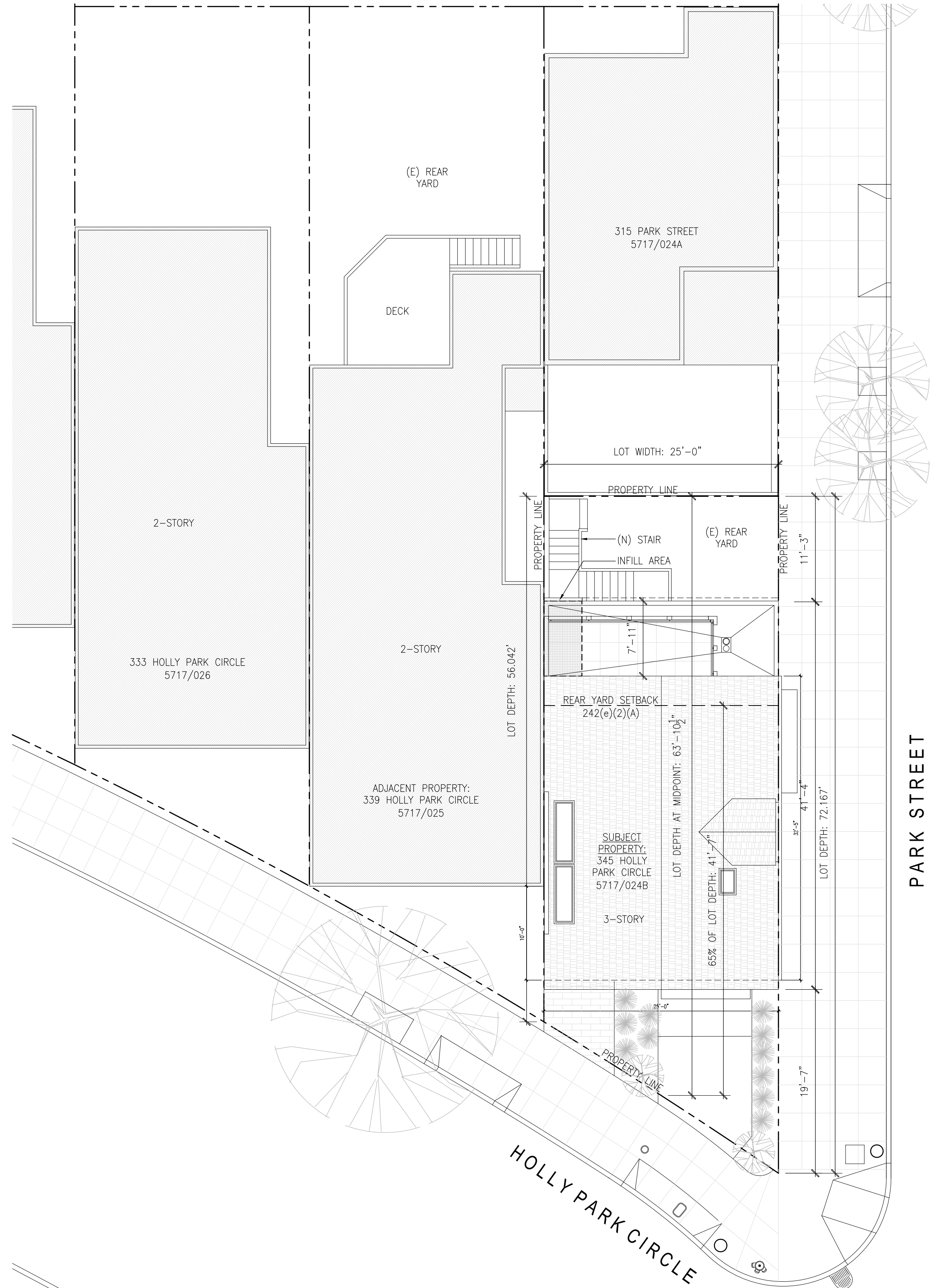
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

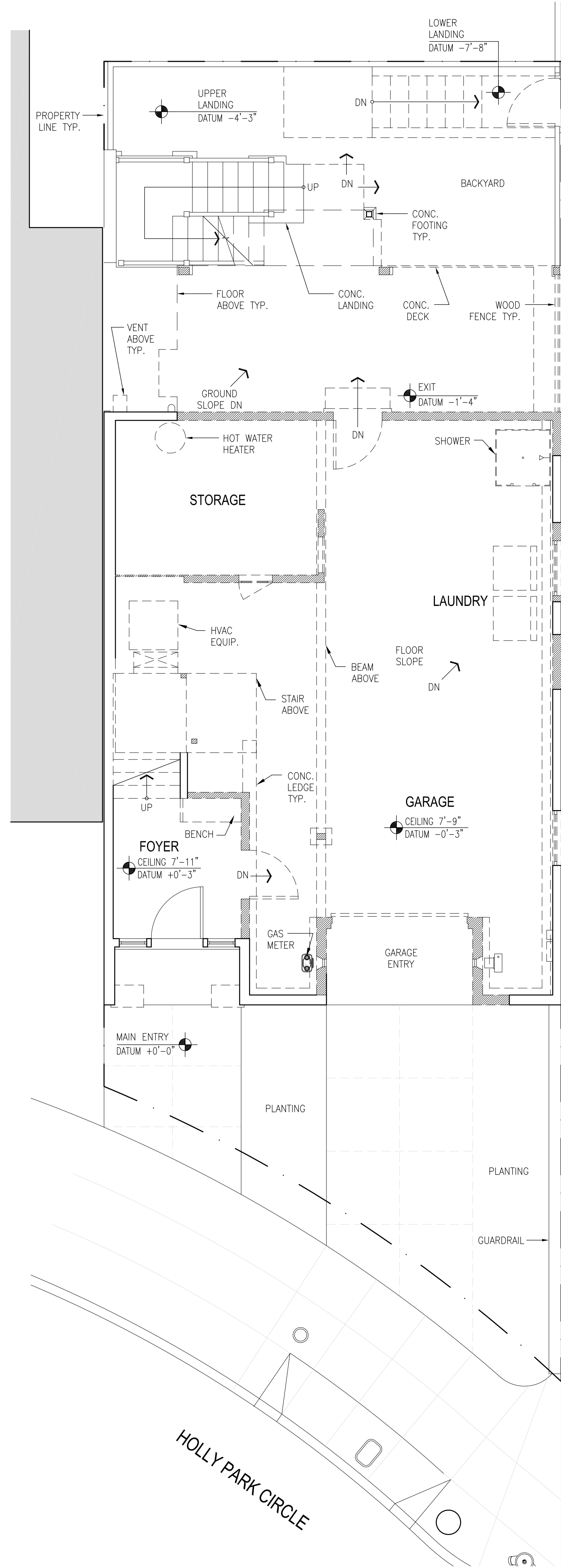


2 EXISTING SITE PLAN PER PERMIT 2019-0806-8029  
SCALE: 1/8" = 1'-0"

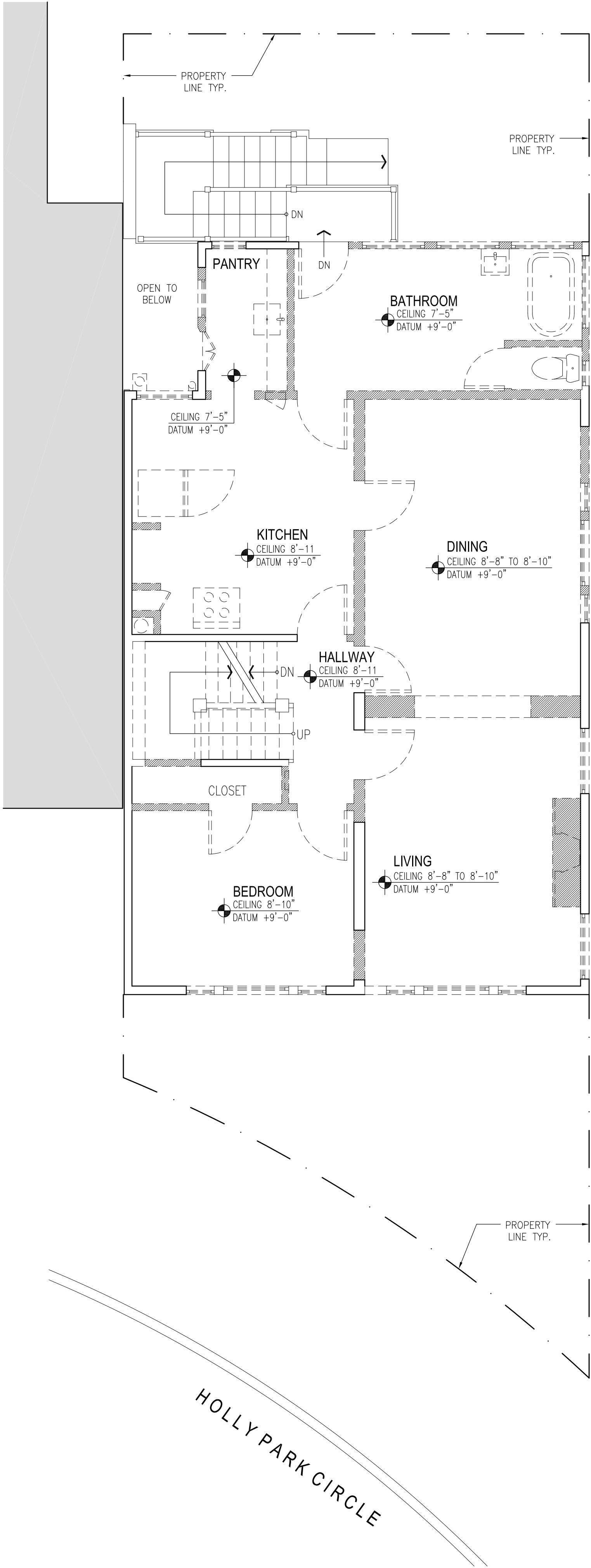


1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

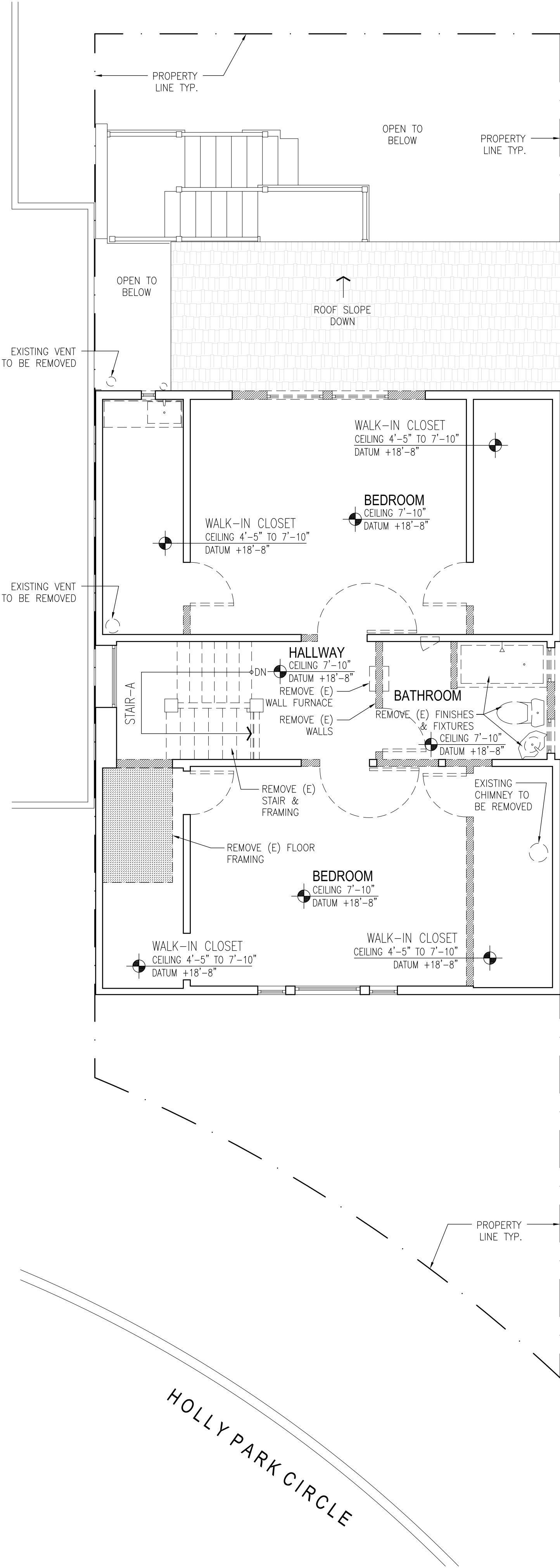
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869	
OWNER: SEAN LUNDY 345 HOLLY PARK CIRCLE SAN FRANCISCO, CA 94110 PHONE: 415.299.7912 SEAN.LUNDY@GMAIL.COM	
DATE: 08.20.2019	
ISSUE: ISSUED FOR PERMIT	
CONSULTANT	
APPROVAL	
DRAWN: SC	
CHECKED: TK	
SCALE: 1/8"=1'-0"	
EXISTING & PROPOSED SITE PLAN	
A0.1	



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



2 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 EXISTING THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. (N) DENOTES NEW ITEMS. (E) DENOTES EXISTING ITEMS. ITEMS WITHOUT SYMBOLS SHALL BE CONSIDERED TO BE EXISTING.
2. S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.
3. PROVIDE TEMPORARY SHORING AS NECESSARY/REQD.
4. PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.
5. COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.
6. COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
7. ALL (E) ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS SHALL BE TERMINATED PER CORRESPONDING 2010 CALIFORNIA CODE & ANY DESIGN-BUILD DRAWINGS.
8. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
9. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.
10. ALL ELECTRICAL, DATA, AND TELEPHONE OUTLETS LOCATED WITHIN (E) PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED U.O.N. TO BE SAVED. ALL ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINALS U.O.N..
11. REMOVE ALL NOTED INTERIOR PARTITIONS, EQUIPMENT, CEILINGS, FLOORING, FLOOR DECK, ROOFING, ROOF DECK, AND UTILITIES. ANY ADDITIONAL ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR ADDITIONAL INSTRUCTIONS.
12. ALL ITEMS AND SYSTEMS TO BE ADDRESSED BY DESIGN / BUILD CONTRACTORS SHALL BE IDENTIFIED AND DIRECTIONS SPECIFIED IN THE REQUIRED CONTRACT DOCUMENTS OF THE APPROPRIATE DESIGN / BUILD CONTRACTOR.
13. WALL, FLOOR, AND CEILING FRAMING LUMBER IN GOOD REPAIR SHALL BE SALVAGED, G.C. TO COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REUSE.

LINEAR WALL DEMOLITION CALCULATIONS:

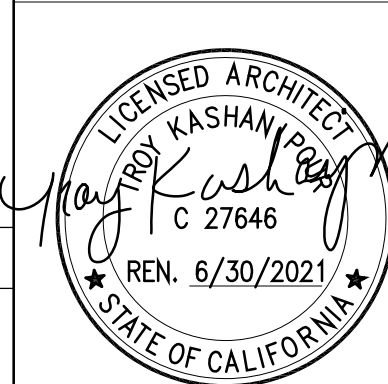
PER PLANNING CODE SEC. 311(b) NEIGHBORHOOD NOTIFICATION REQUIREMENTS, THE PROJECT DOES NOT CONSTITUTE AN "ALTERATION". ONLY 55% OF THE SUM OF ALL PRE-PROJECT INTERIOR WALLS & FRAMING ARE BEING REMOVED (100 LINEAR FEET OF 182 LINEAR FEET), WHICH IS LESS THAN THE 75% THRESHOLD TO BE CONSIDERED AN "ALTERATION".

OWNER:  
SEAN LUNDY  
345 HOLLY PARK CIRCLE  
SAN FRANCISCO, CA 94110  
PHONE: 415.299.7912  
SEAN.LUNDY@GMAIL.COM

ISSUE: DATE:  
ISSUED FOR PERMIT 08.01.2019  
ISSUED AS REFERENCE 08.29.2019

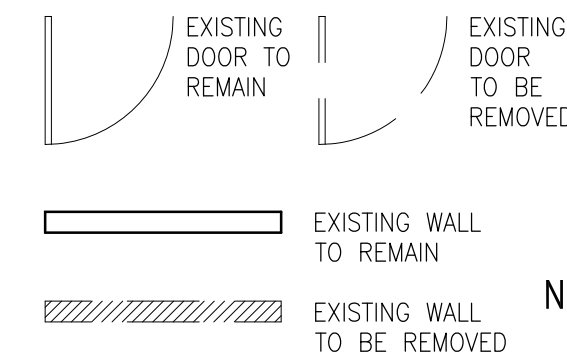
CONSULTANT

APPROVAL



DRAWN: TK  
CHECKED: TK  
SCALE: NONE

DRAWING LEGEND:



GRAPHIC SCALE



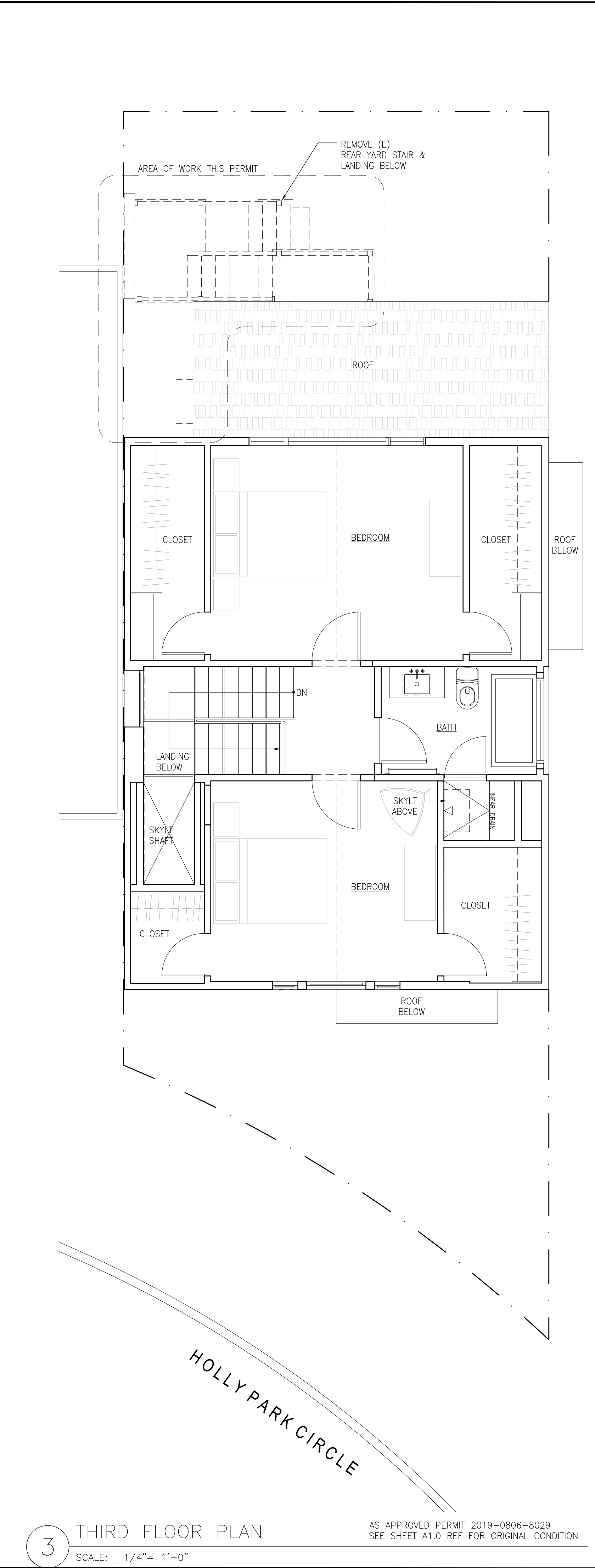
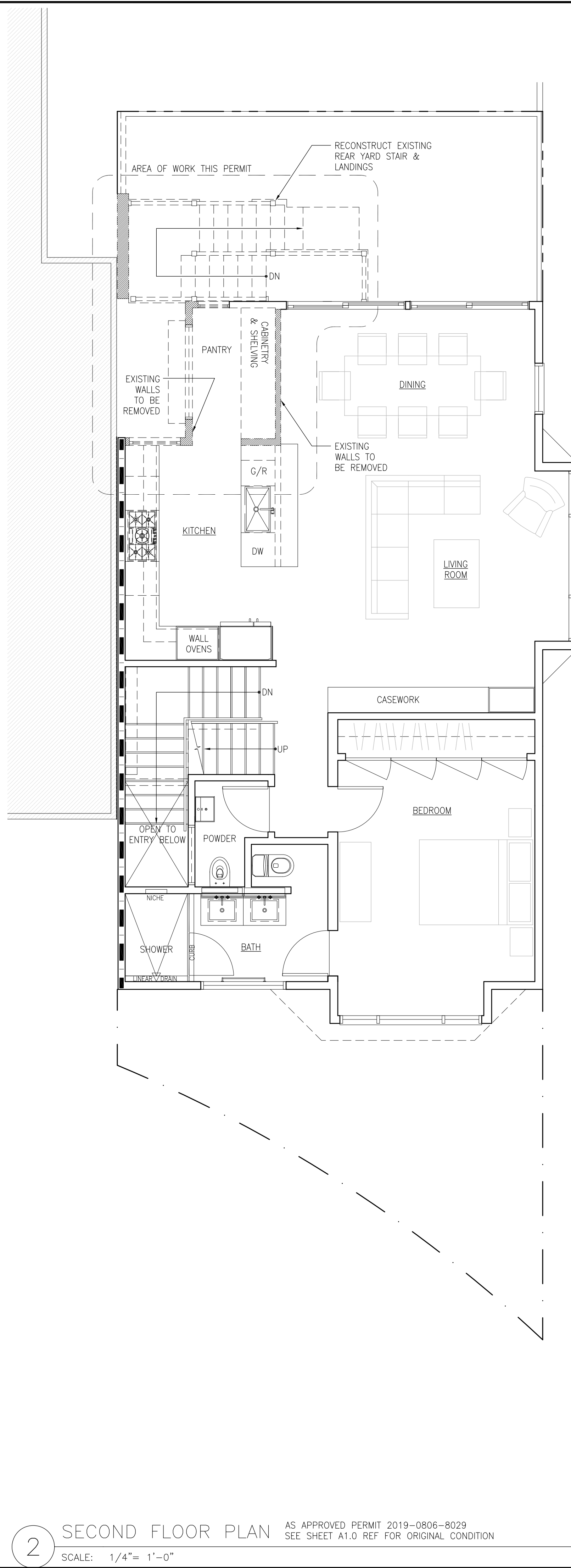
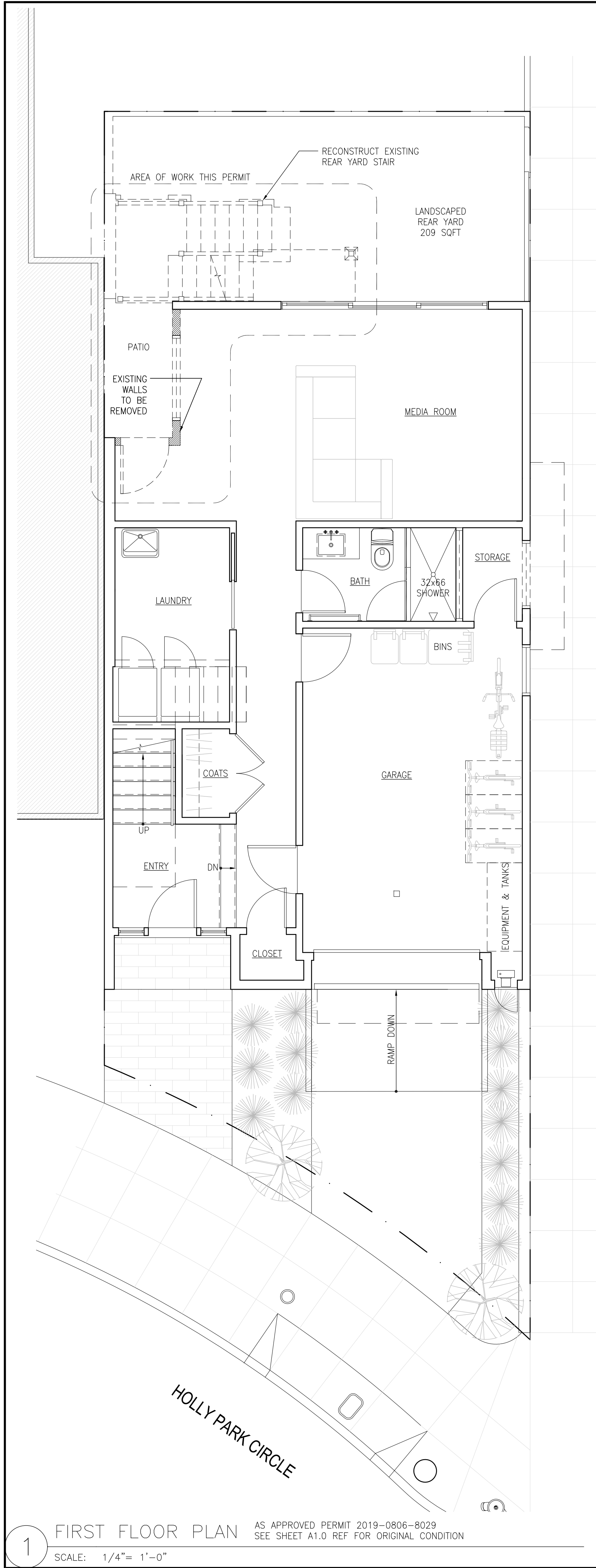
EXISTING & DEMOLITION  
FLOOR PLANS,  
ROOF PLAN

A1.0 REF

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

345 HOLLY PARK CIRCLE





- DEMOLITION GENERAL NOTES:
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  - S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.
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  - PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.
  - COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.
  - COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
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  - CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
  - EXPONE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.
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DRAWING LEGEND:

EXISTING DOOR TO REMAIN  
EXISTING DOOR TO BE REMOVED  
EXISTING WALL TO REMAIN  
EXISTING WALL TO BE REMOVED

GRAPHIC SCALE  
2 5 10

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ISSUE:  
ISSUED FOR VARIANCE

DATE:  
08.20.2019

CONSULTANT

APPROVAL

DRAWN:  
TK

CHECKED:  
TK

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

DEMOLITION PLANS

A1.0

KEYNOTES:

- 1

ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
- 2

G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
- 3

(N) WINDOW, MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
- 4

WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
- 5

PROVIDE A MIN. 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.7.
- 6

PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
- 7

(N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
- 8

EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
- 9

HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. 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.
- 10

PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
- 11

DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4  
GAS VENT TERMINATION PER CMC 802.6, & SFMC 802.6.2  
THROUGH WALL VENT TERMINATION PER SFMC 802.8
- 12

STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
- 13

PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(3), 701.10(6), CMC 701.10(7) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
- 14

WASHER/DRYER, PROVIDE UTILITY CONNECTION BOX WITH 2-125V AND 1-250V OUTLETS. EXHAUST SHALL BE A MIN. OF 4" Ø DUCT, TERMINATE TO THE OUTSIDE OF THE BUILDING 3' FROM ANY OPENING OR PL PER CMC 504.5, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ.IN. MIN. MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- 15

HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
- 16

AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
  - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
  - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
  - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
  - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
- 17

PROVIDE R-13 INSULATION AT 2x4 WALLS, R-19 AT 2x6 WALLS AND INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
- 18

DOMESTIC RANGE AND COOK TOP UNIT INSTALLATION PER MFR.'S INSTRUCTIONS AND VENTS SHALL MEET REQUIREMENTS OF CMC 504.3 AND COMPLY WITH CMC TABLE 403.7.
- 19

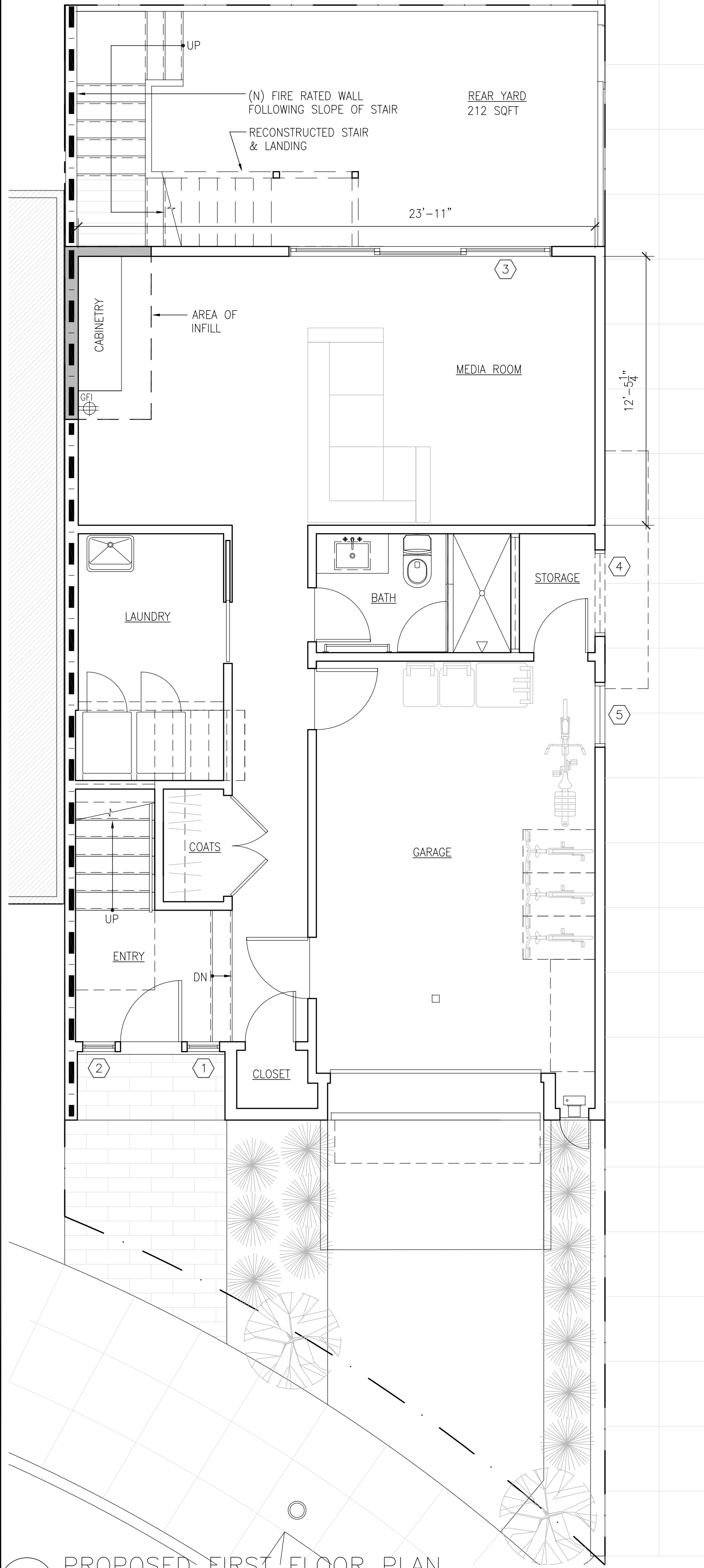
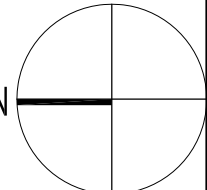
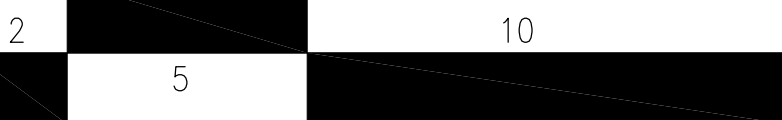
SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
- 20

ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

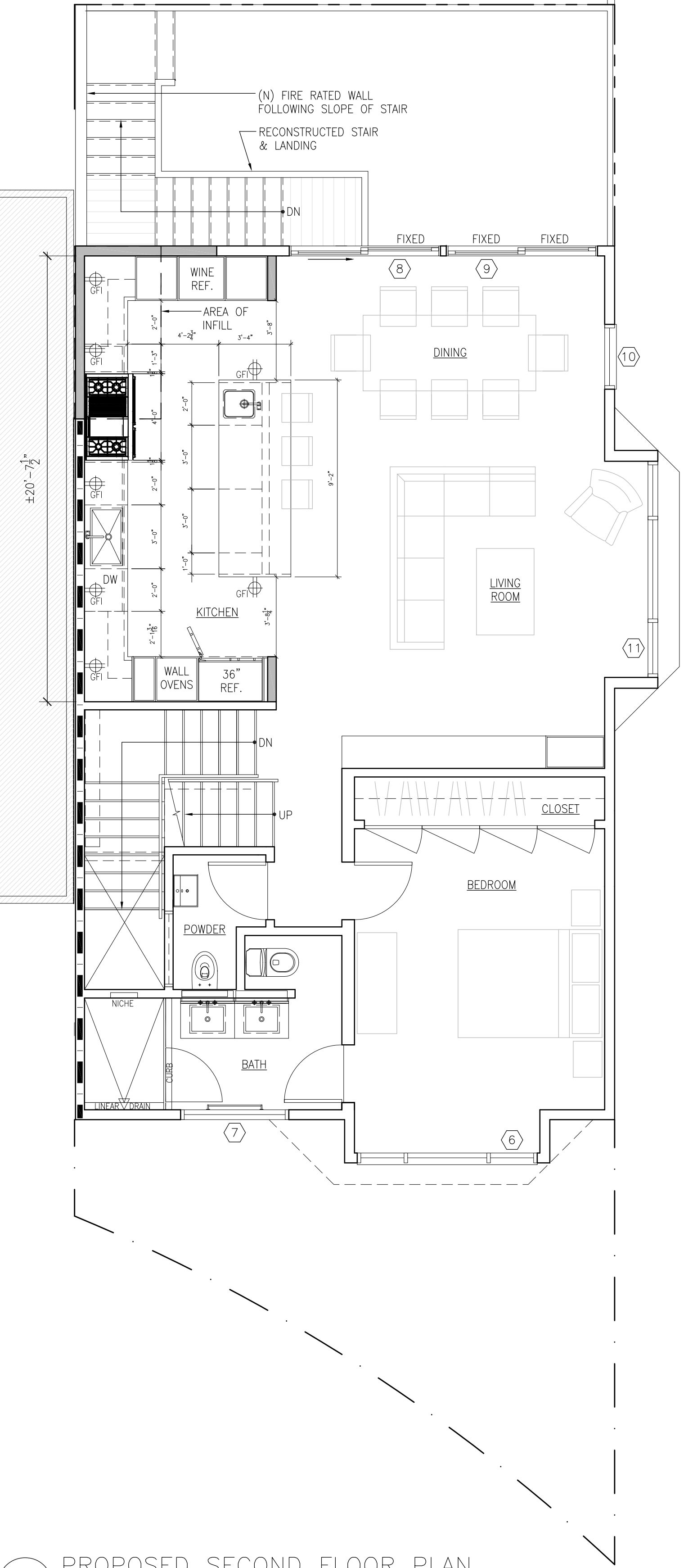
DRAWING LEGEND:

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

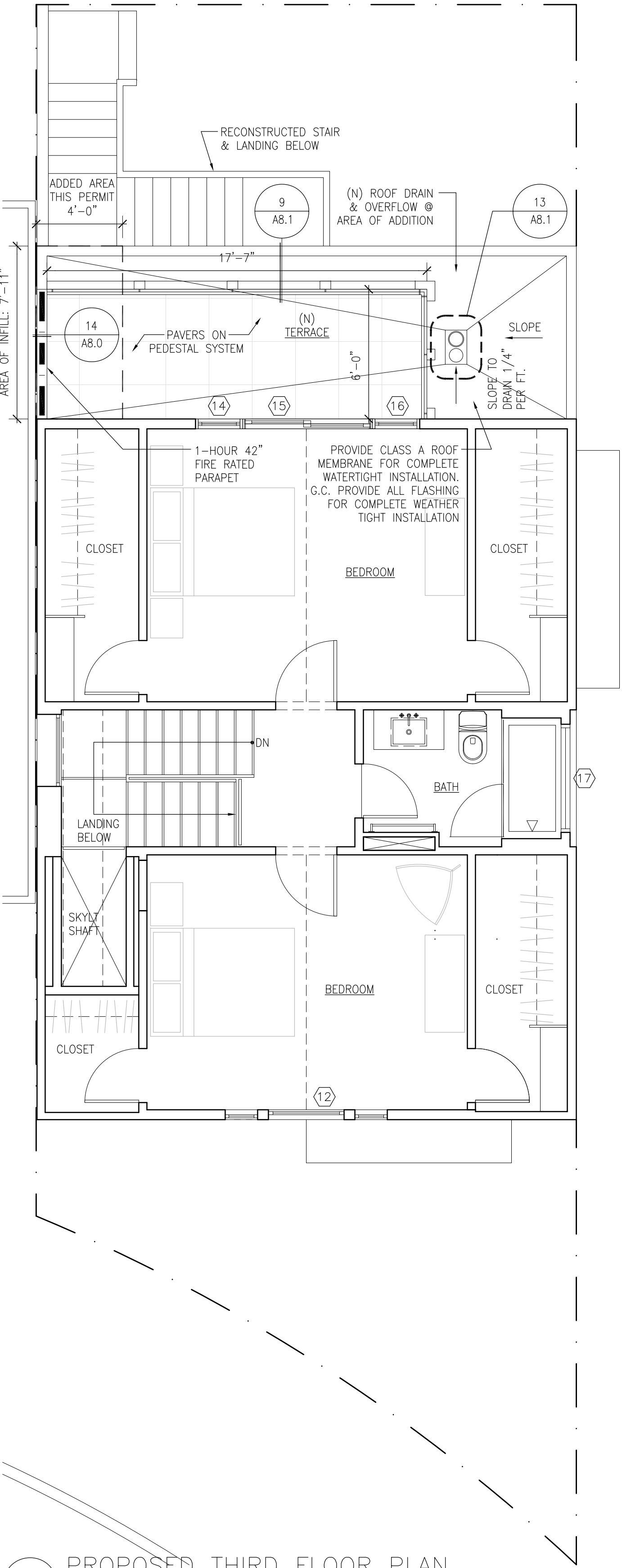
GRAPHIC SCALE



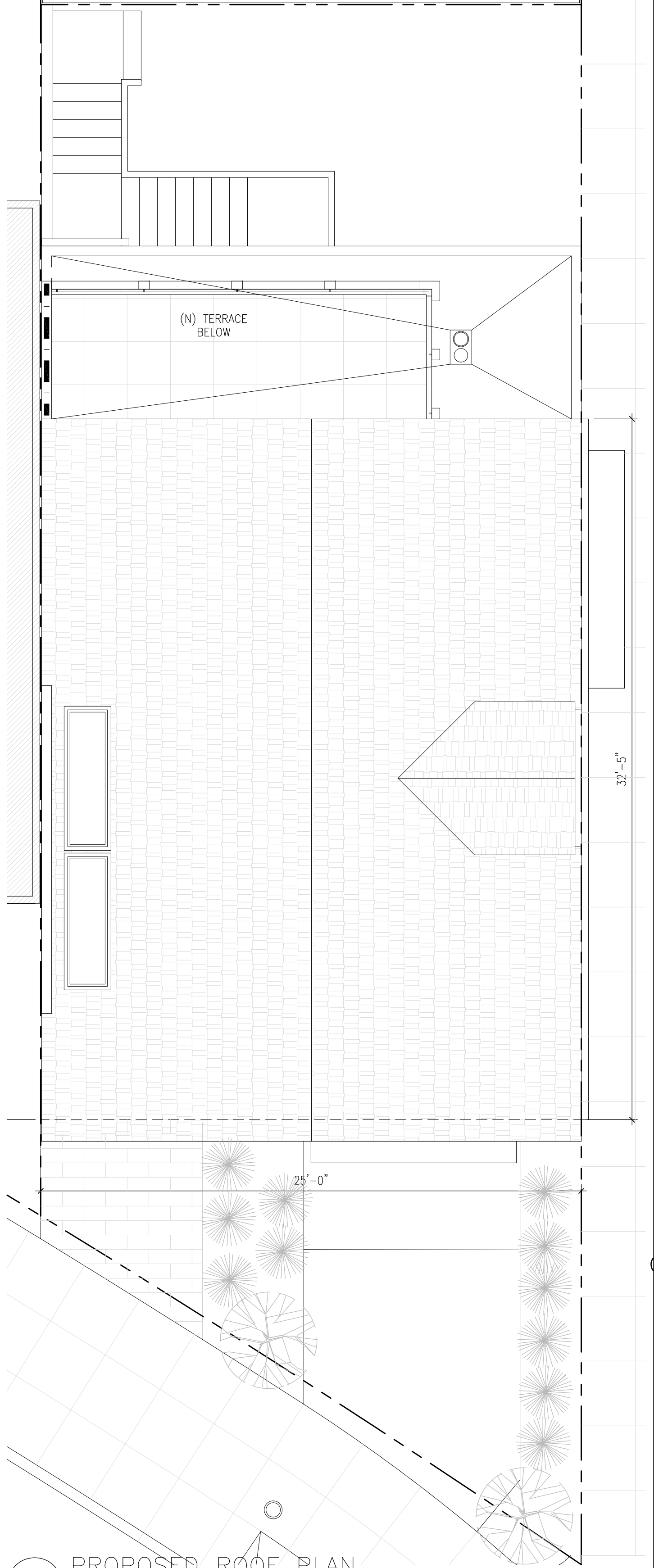
1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"= 1'-0"



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



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



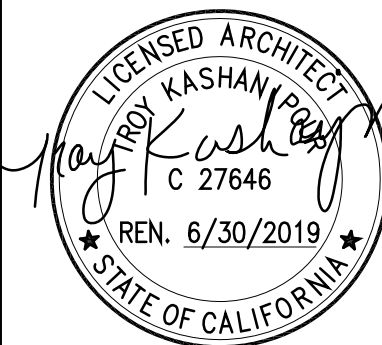
4 PROPOSED ROOF PLAN  
SCALE: 1/4"= 1'-0"

OWNER:  
SEAN LUNDY  
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SEAN.LUNDY@GMAIL.COM

ISSUE:	DATE:
ISSUED FOR VARIANCE	08.20.2019
PLANNING REVISIONS	01.23.2020

CONSULTANT

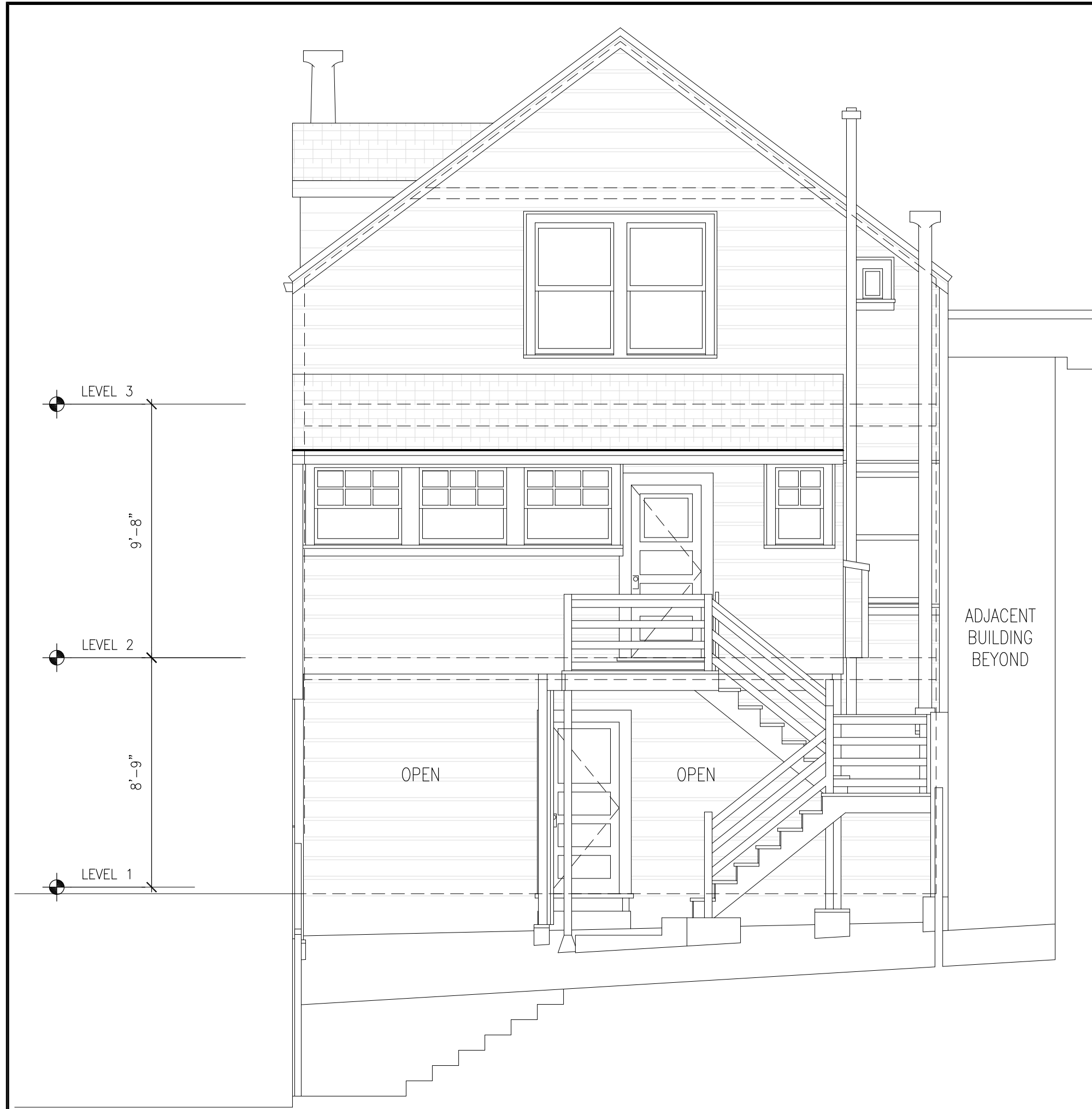
APPROVAL



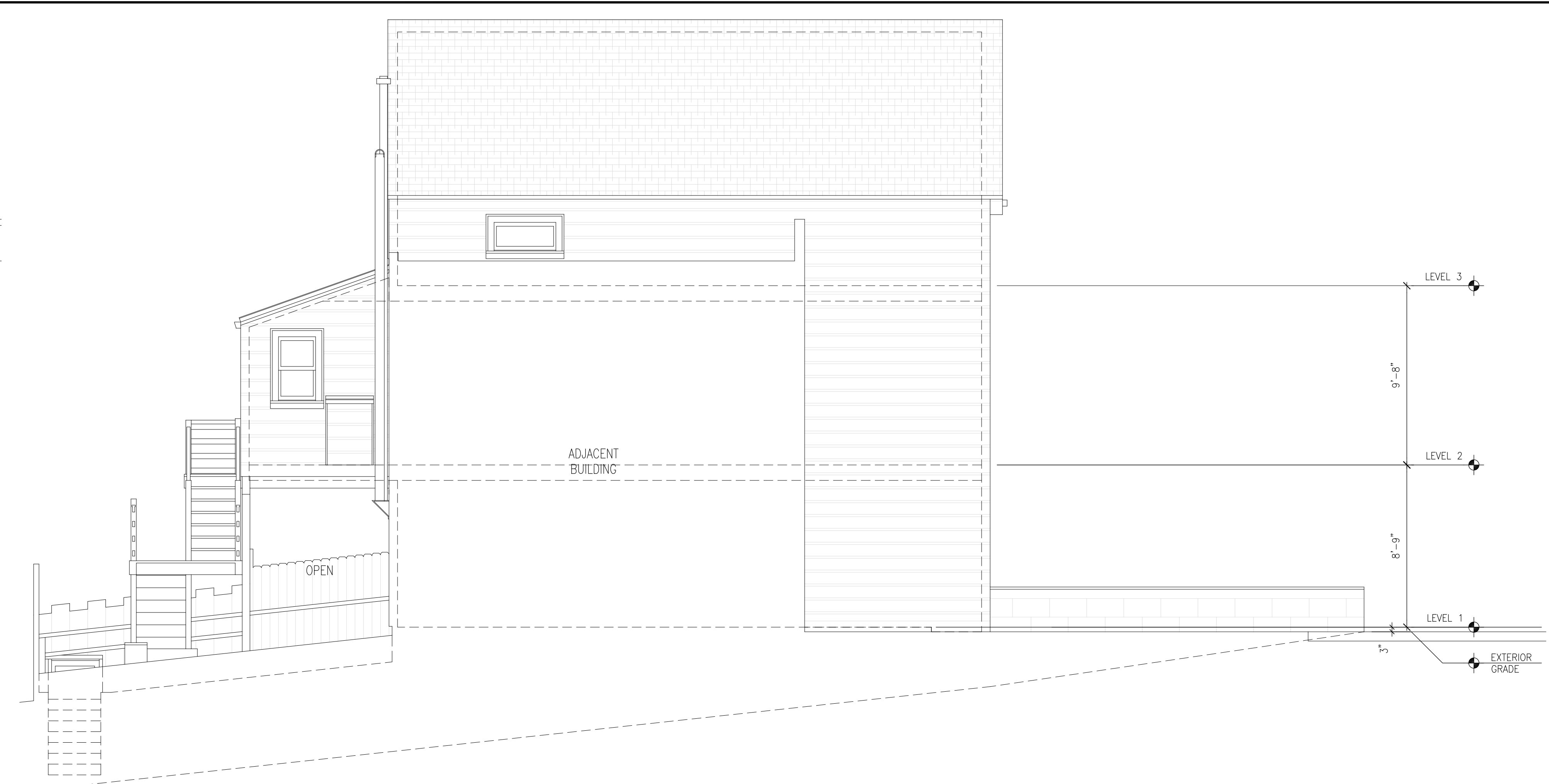
DRAWN:	TK
CHECKED:	TK
SCALE:	1/4"=1'-0"

PROPOSED FLOOR PLANS

A2.0



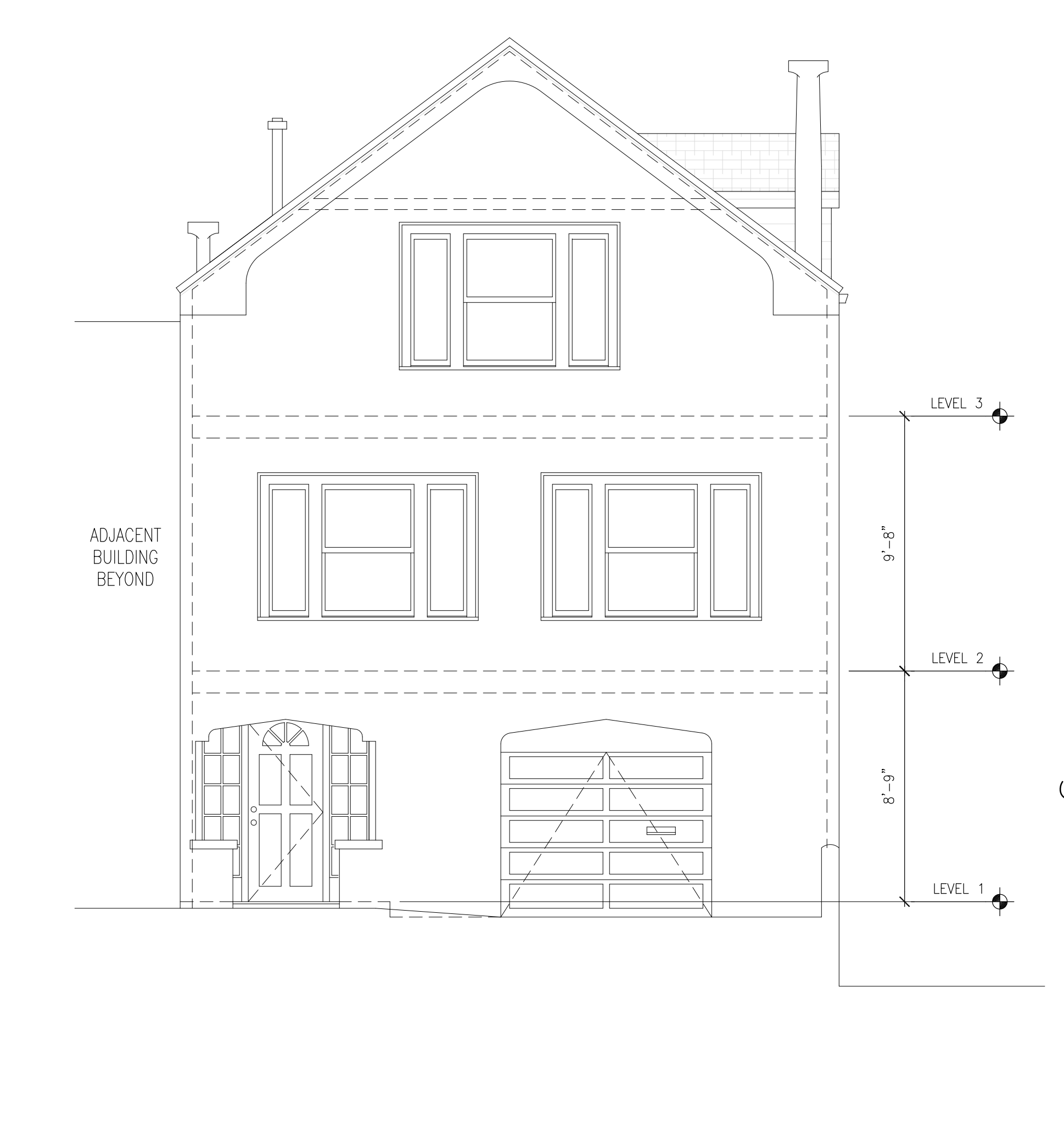
3 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



2 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE2325 3RD STREET SUITE 401, SF CA 94107PHONE/FAX 415.431.0869

345 HOLLY PARK CIRCLE

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SEAN LUNDY  
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SAN FRANCISCO, CA 94110  
PHONE: 415.299.7912  
SEAN.LUNDY@GMAIL.COM

ISSUE:  
ISSUED FOR PERMIT  
ISSUED FOR REFERENCE

DATE:  
08.01.2019  
08.29.2019

CONSULTANT

APPROVAL

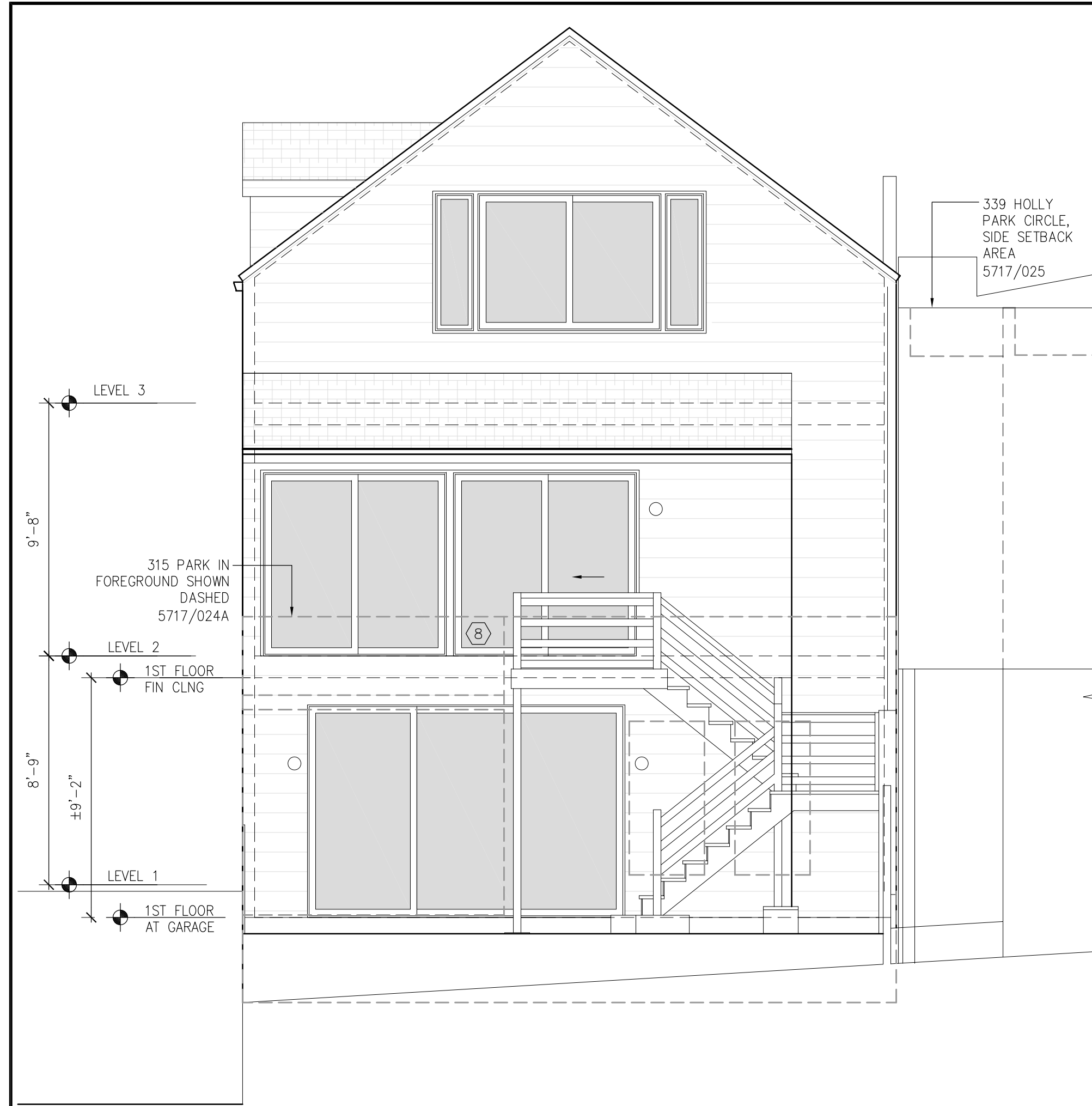
LICENSED ARCHITECT  
TROY KASHANIPOUR  
C 27646  
REN. 6/30/2021  
STATE OF CALIFORNIA

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

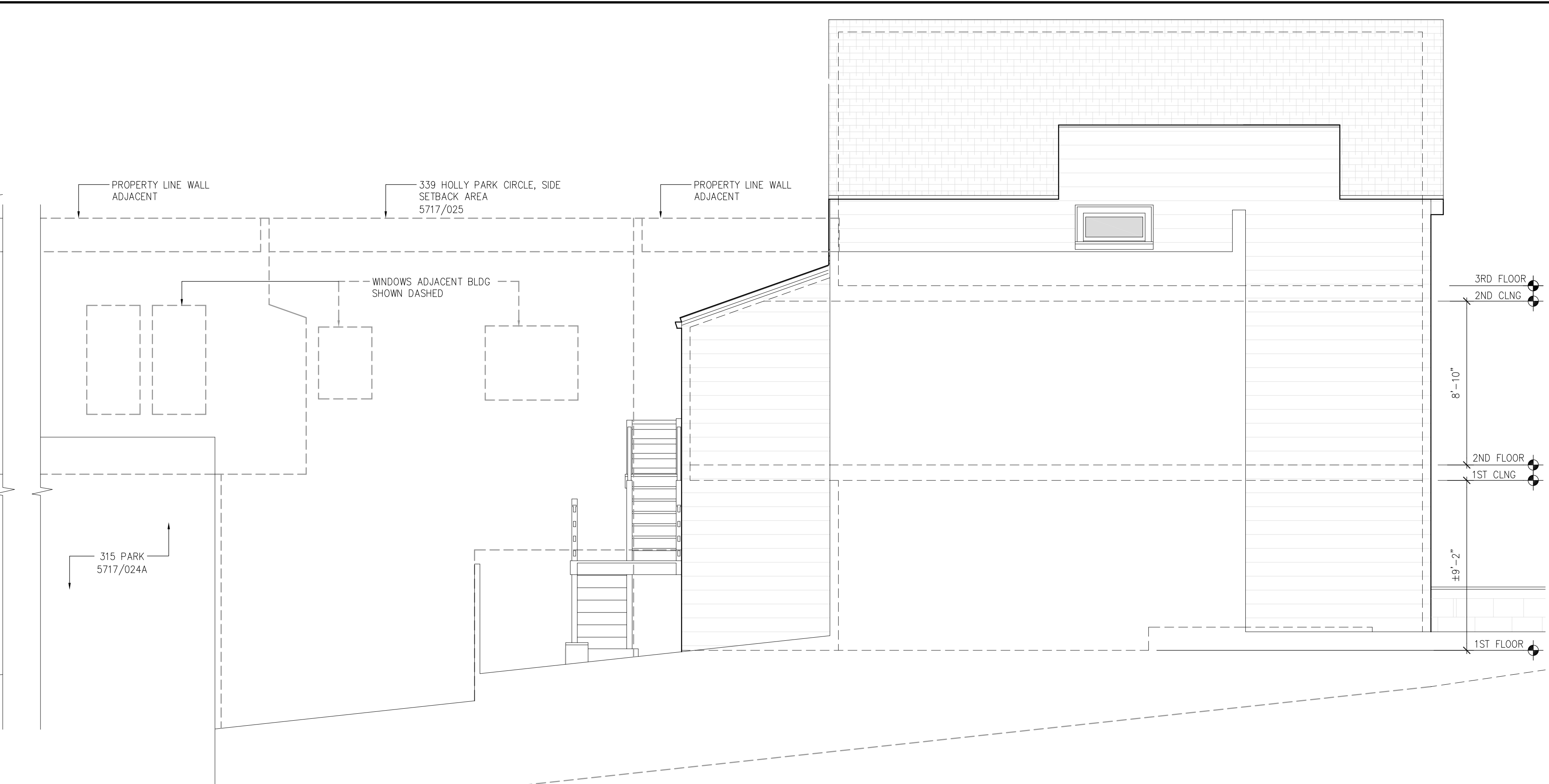
EXISTING ELEVATIONS

A3.0 REF

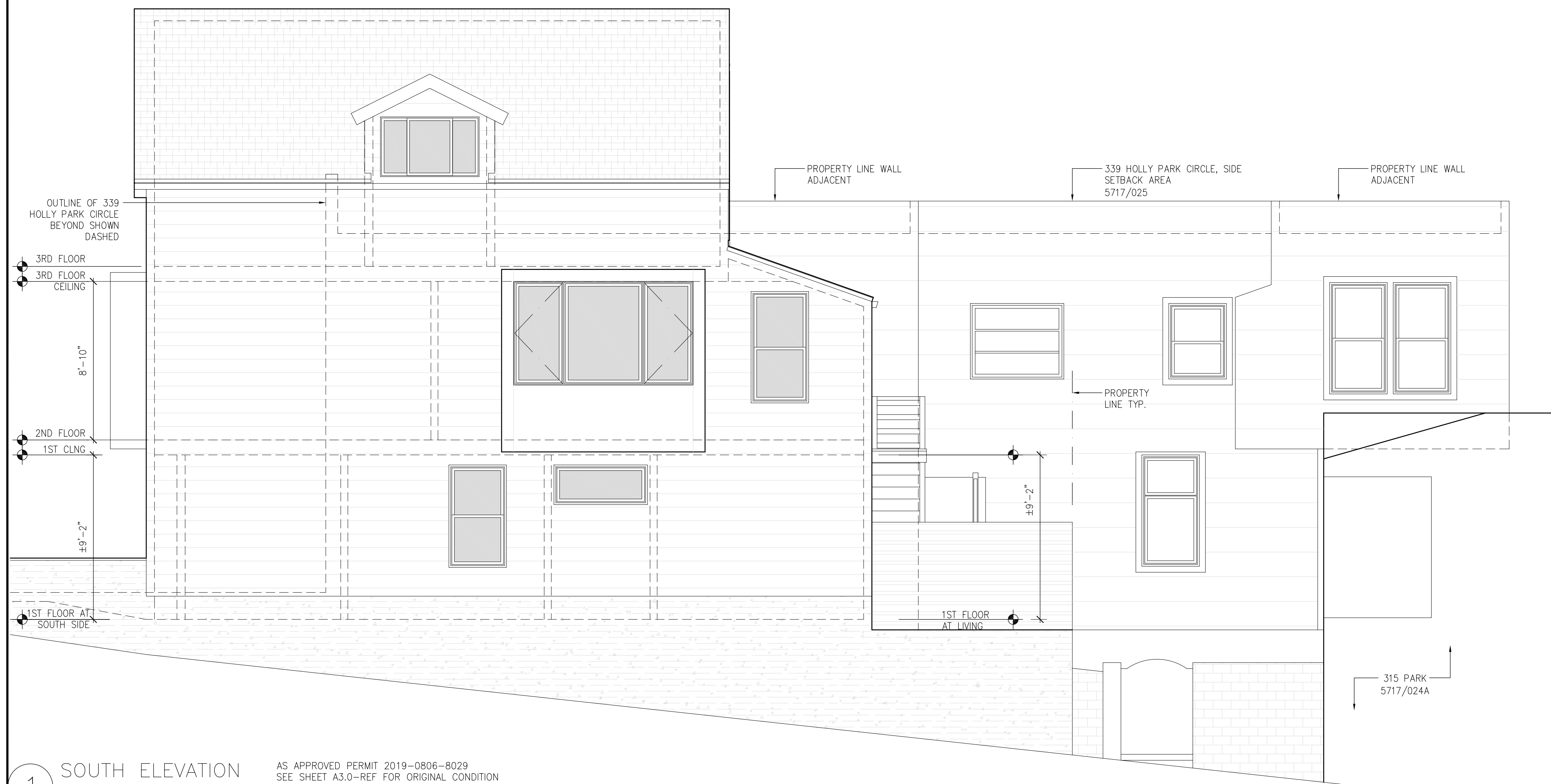




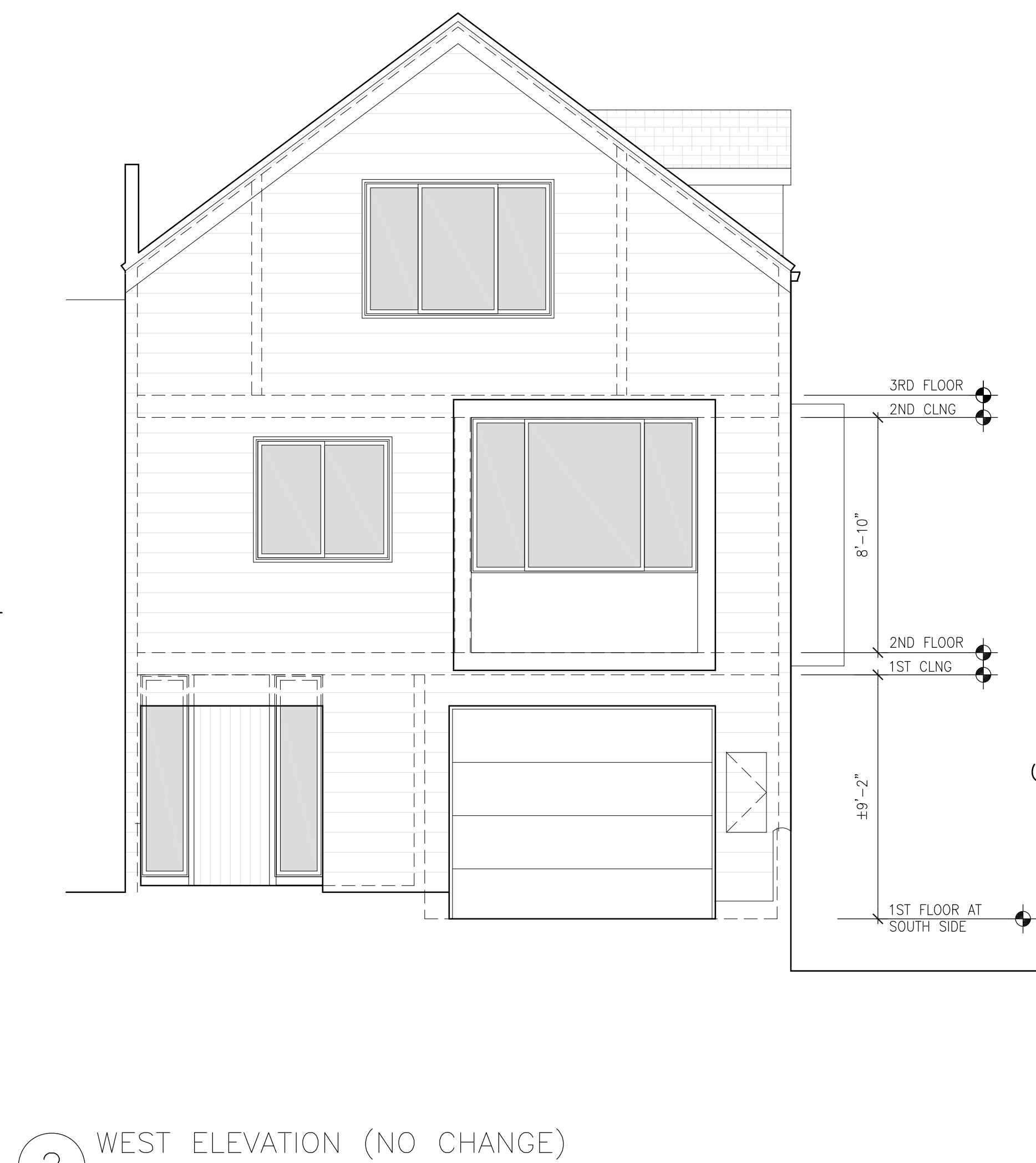
3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
AS APPROVED PERMIT 2019-0806-8029  
SEE SHEET A3.0-REF FOR ORIGINAL CONDITION



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
AS APPROVED PERMIT 2019-0806-8029  
SEE SHEET A3.0-REF FOR ORIGINAL CONDITION



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
AS APPROVED PERMIT 2019-0806-8029  
SEE SHEET A3.0-REF FOR ORIGINAL CONDITION

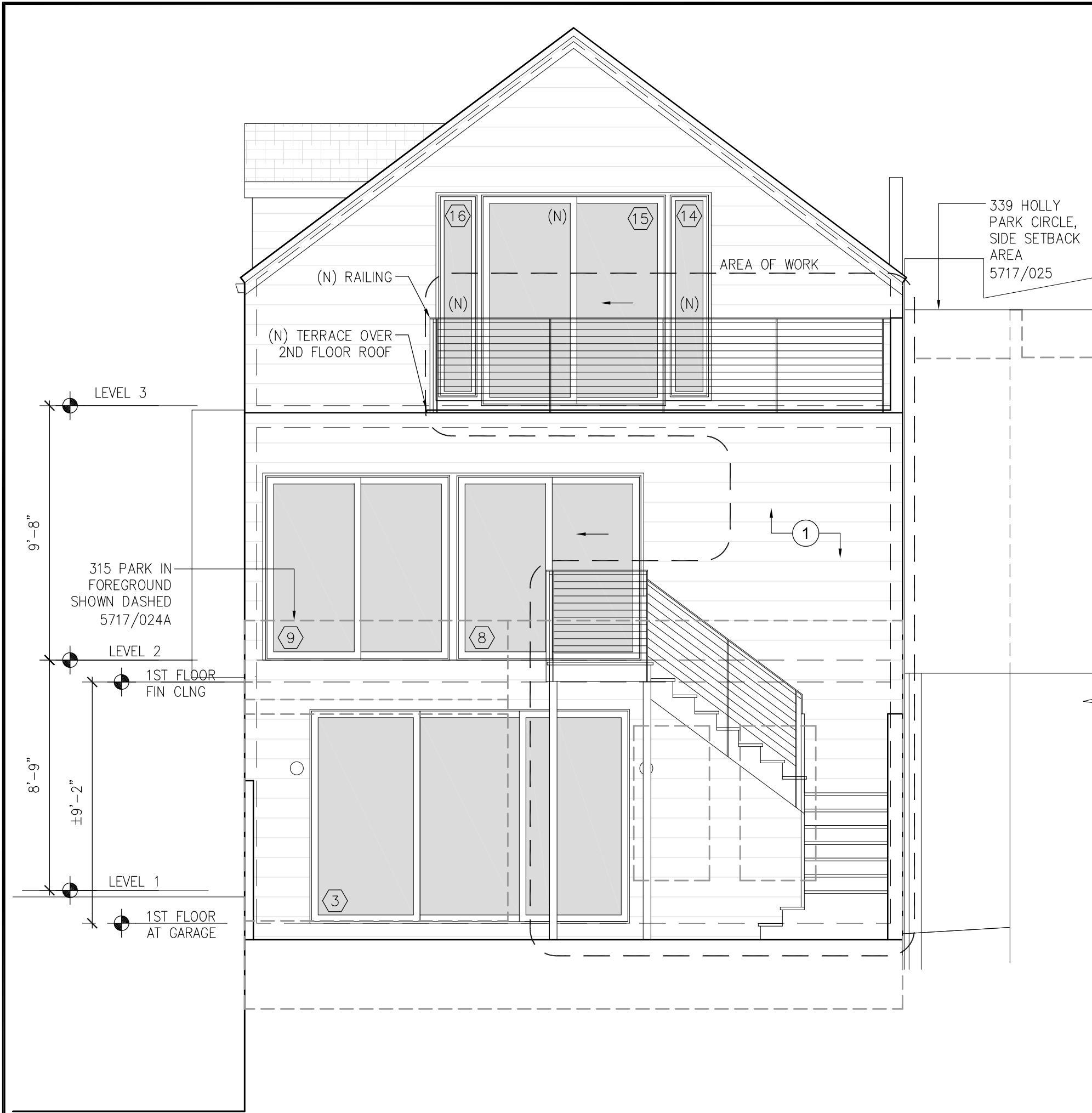


2 WEST ELEVATION (NO CHANGE)  
SCALE: 1/4" = 1'-0"

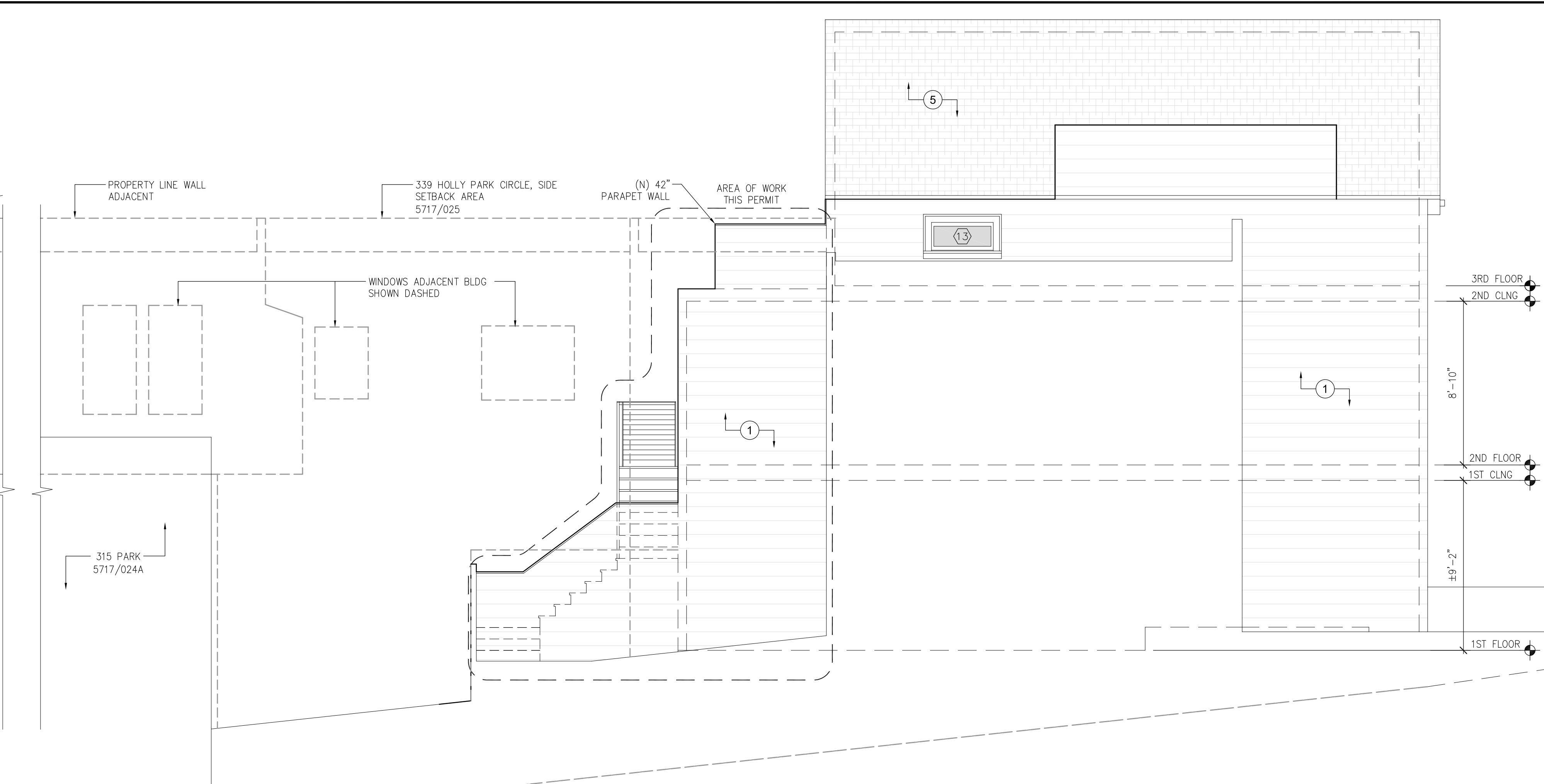
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107. PHONE/FAX 415.431.0869

345 HOLLY PARK CIRCLE

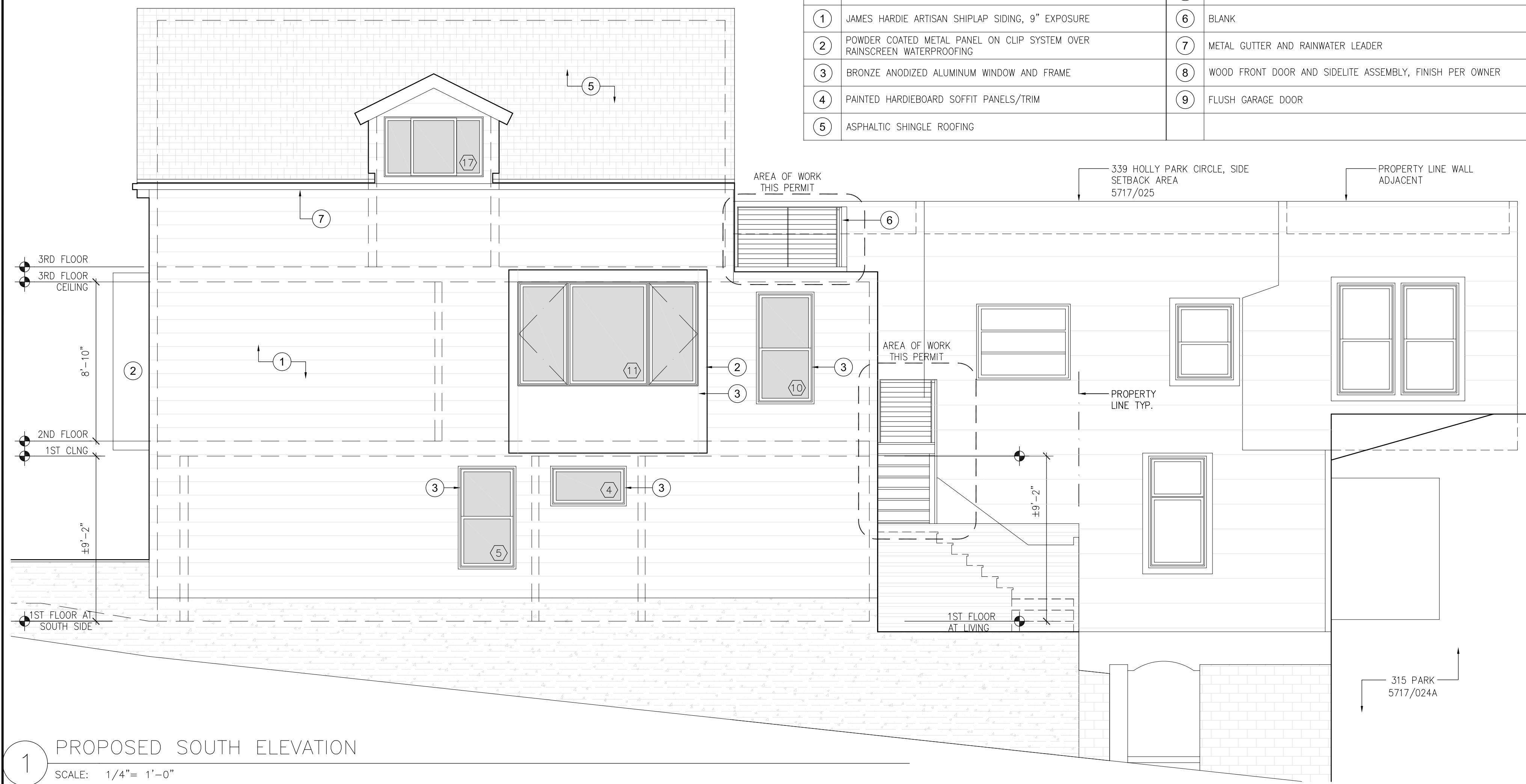
OWNER: SEAN LUNDY 345 HOLLY PARK CIRCLE SAN FRANCISCO, CA 94110 PHONE: 415.299.7912 SEAN.LUNDY@GMAIL.COM	
ISSUE: ISSUED FOR VARIANCE	DATE: 08.20.2019
CONSULTANT	
APPROVAL	
<div>LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2019 STATE OF CALIFORNIA</div>	DRAWN: TK CHECKED: TK SCALE: 1/4"=1'-0"
EXISTING ELEVATIONS	
A3.0	



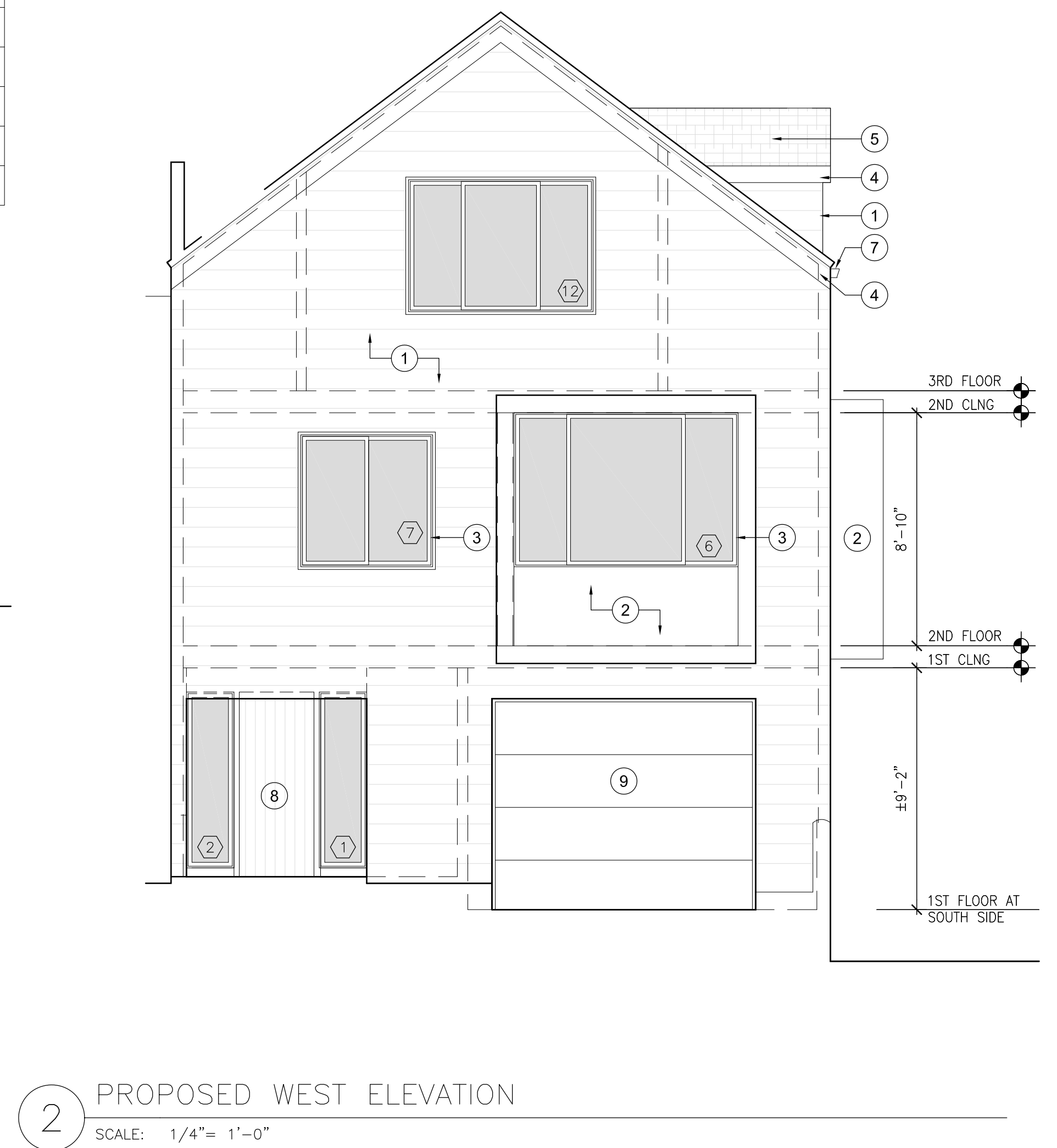
3 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

MATERIAL FINISH SCHEDULE:	
KEY #	MATERIAL DESCRIPTION
1	JAMES HARDIE ARTISAN SHIPLAP SIDING, 9" EXPOSURE
2	POWDER COATED METAL PANEL ON CLIP SYSTEM OVER RAINSCREEN WATERPROOFING
3	BRONZE ANODIZED ALUMINUM WINDOW AND FRAME
4	PAINTED HARDIEBOARD SOFFIT PANELS/TRIM
5	ASPHALTIC SHINGLE ROOFING
6	BLANK
7	METAL GUTTER AND RAINWATER LEADER
8	WOOD FRONT DOOR AND SIDELITE ASSEMBLY, FINISH PER OWNER
9	FLUSH GARAGE DOOR

TROY KASHANIPOUR ARCHITECTURE2325 3RD STREET SUITE 401, SF, CA 94107, PHONE/FAX 415.431.0869

345 HOLLY PARK CIRCLE

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PHONE: 415.299.7912  
SEAN.LUNDY@GMAIL.COM

ISSUE:  
ISSUED FOR VARIANCE

DATE:  
08.20.2019

CONSULTANT

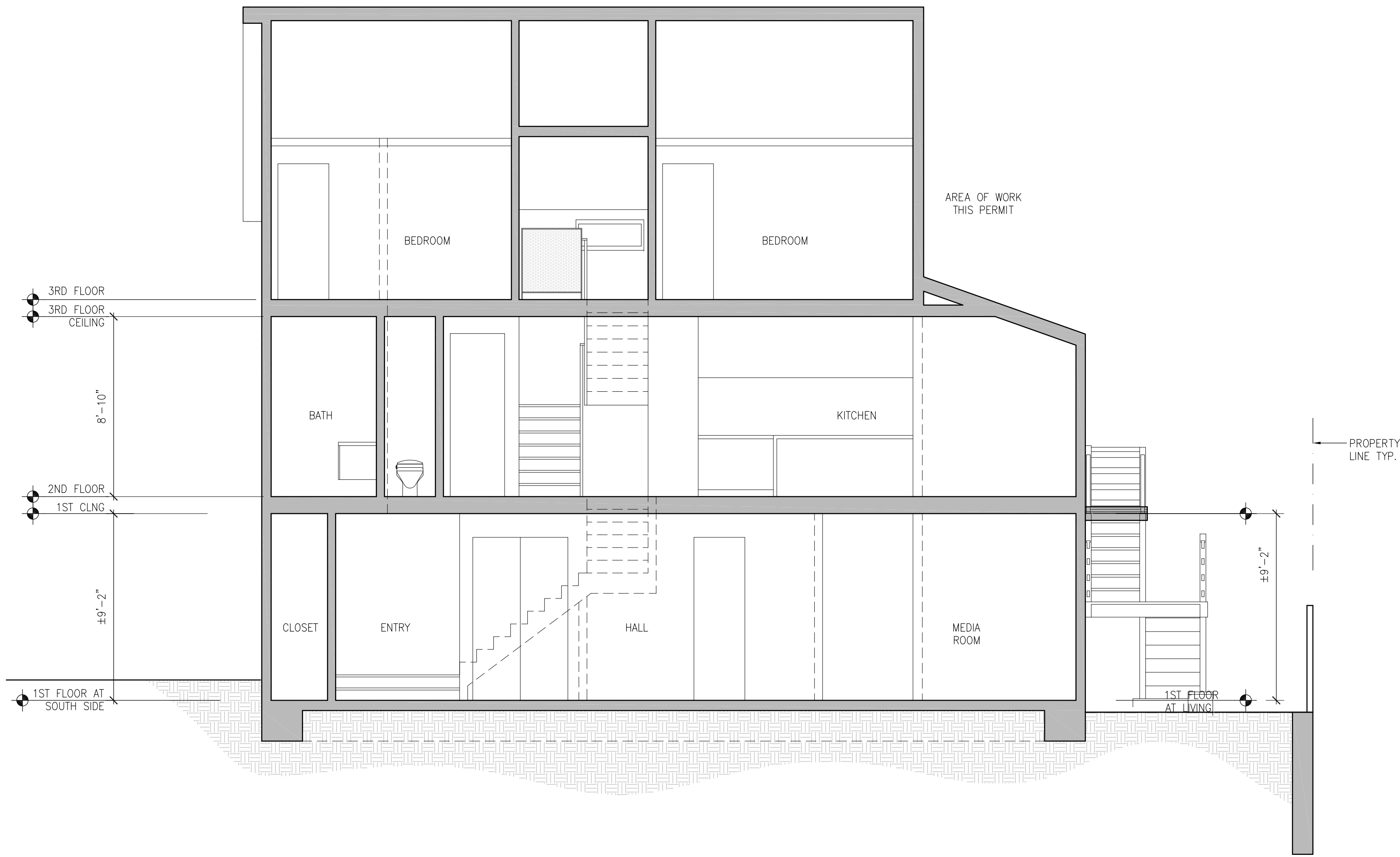
APPROVAL

LICENSED ARCHITECT  
TROY KASHANIPOUR  
C 27646  
REN. 6/30/2019  
STATE OF CALIFORNIA

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

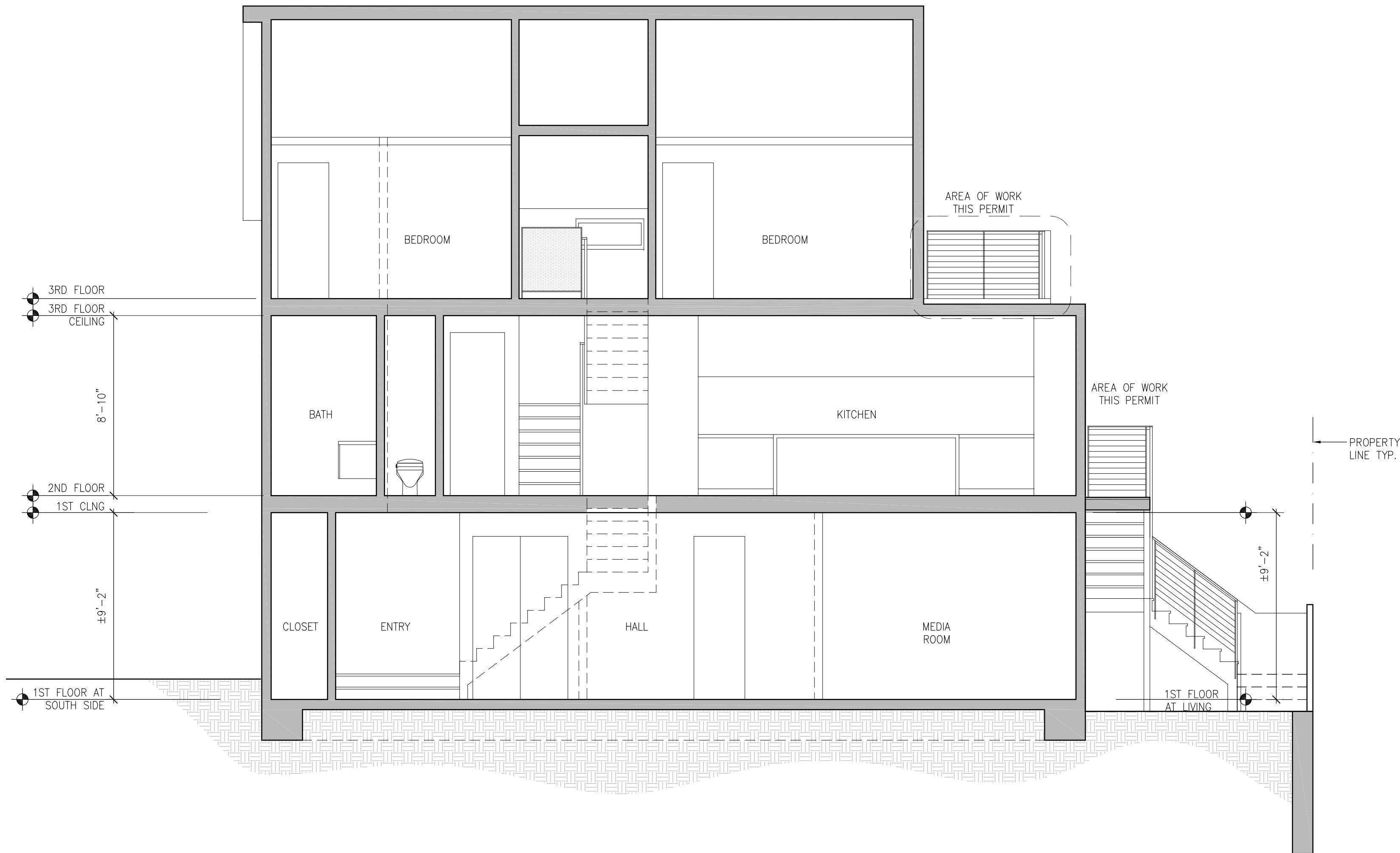
PROPOSED ELEVATIONS

A3.1



3 EXISTING EAST-WEST BUILDING SECTION

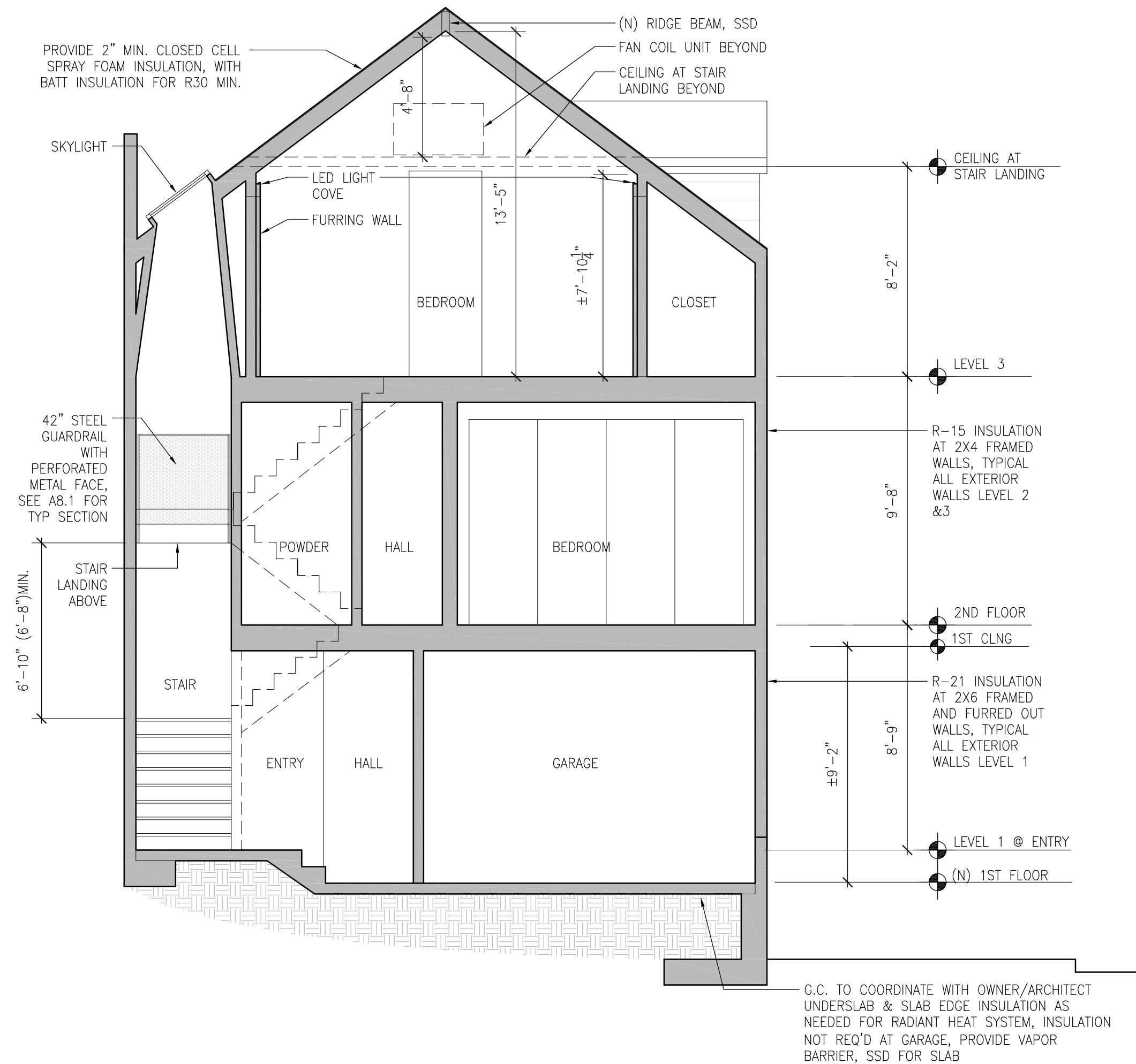
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST-WEST BUILDING SECTION

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

WINDOWS & EXTERIOR DOORS: WINDOWS NOTED AS EXISTING INSTALLED PER PERMIT #2019-0806-8029									
NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
12	W	(E)	BLOMBERG	EXISTING WOOD FRAME PICTURE WINDOW	18" x 90" V.I.F	0,0	INSULATED DOUBLE GLAZED		
3	E	(E)	BLOMBERG	EXISTING 3 PANE SLIDING GLASS DOORS	144" x 96"	0,0,X	INSULATED DOUBLE GLAZED		
4	S	(E)	BLOMBERG	EXISTING FIXED WINDOW	60" x 24"	0	INSULATED DOUBLE GLAZED		
5	S	(E)	BLOMBERG	EXISTING DOUBLE HUNG WINDOW	36" x 66"	X	INSULATED DOUBLE GLAZED		
6	W	(E)	BLOMBERG	EXISTING 3 PANE SLIDER	102" x 70"	X,0,X	INSULATED DOUBLE GLAZED		
7	W	(E)	BLOMBERG	EXISTING SLIDER	60" x 54"	X	INSULATED DOUBLE GLAZED		
89	E	(E)	BLOMBERG	EXISTING SLIDING GLASS DOORS	84" x 84"	X	INSULATED DOUBLE GLAZED		
10	S	(E)	BLOMBERG	EXISTING DOUBLE HUNG WINDOW	36" x 72"	X	INSULATED DOUBLE GLAZED		
11	S	(E)	BLOMBERG	EXISTING PICTURE AND CASEMENT WINDOWS MULLED INTO ONE FRAME	OPENING: 120" x 68" CASEMENT: 32" x 68"	X,0,X	INSULATED DOUBLE GLAZED		
12	W	(E)	BLOMBERG	EXISTING 3 PANE SLIDER	OPENING: 84" x 60" CASEMENT: 28" x 60"	X,0,X	INSULATED DOUBLE GLAZED		
13	N	(E)	BLOMBERG	EXISTING FIXED WINDOW	40" x 18"	0	INSULATED DOUBLE GLAZED		
1418	E	(N)	BLOMBERG	PICTURE WINDOW	18" x 92"	0	INSULATED DOUBLE GLAZED		
15	E	(N)	BLOMBERG	SLIDING GLASS DOORS	84" x 92"	X	INSULATED DOUBLE GLAZED		
17	S	(E)	BLOMBERG	EXISTING 3 PANE SLIDER	66" x 40"	X,0,X	INSULATED DOUBLE GLAZED		
1819	ROOF	(E)	VELUX	EXISTING CURB MOUNTED SKYLIGHT FCM2270	INSIDE CURB: 22.5" x 70.5"	0	INSULATED DOUBLE GLAZED		
20	ROOF	(E)	VELUX	EXISTING CURB MOUNTED SKYLIGHT FCM2230	INSIDE CURB: 22.5" x 30.5"	0	INSULATED DOUBLE GLAZED		
<div>NOTES: 1. WINDOW &amp; EXTERIOR DOOR SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR 2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER 3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS. 4. INSTALLATION/FLASHING: SEE DETAIL 16/A8.0 FOR TYPICAL FLASHING INSTALLATION. 5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406</div> <div>6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION. 7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT. 8. INTERIOR FINISH: PAINT GRADE WOOD, EXTERIOR COLOR TO BE SELECTED BY OWNER FROM MFGR'S STANDARD 9. OPENING CONTROL DEVICE PER ASTM F2090-10 STANDARD</div>									



2 PROPOSED NORTH-SOUTH BUILDING SECTION

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

OWNER:  
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ISSUE: DATE:  
ISSUED FOR PERMIT 09.02.2019

CONSULTANT

APPROVAL



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

BUILDING SECTIONS

A3.2

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

345 HOLLY PARK CIRCLE