

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of

SARAH WHITE,

Appellant(s)

vs.

DEPARTMENT OF BUILDING INSPECTION,

PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **25-035**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 5, 2025, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on August 21, 2025 to Amir Ravandoust, of an Alteration Permit (project provides a renovation; vertical & horizontal addition to an existing single family home; new detached garage will be provided) at 110 Alpine Terrace.

APPLICATION NO. 2024/09/09/0322

FOR HEARING ON October 29, 2025

Address of Appellant(s):

Address of Other Parties:

Sarah White, Appellant(s)
108 Alpine Terrace
San Francisco, CA 94117

Amir Ravandoust, Permit Holder(s)
c/o Michael Hennessey, Agent for Permit Holder(s)
Michael Hennessey Architecture
1501 Mariposa Street, Suite 308
San Francisco, CA 94017



Date Filed: September 5, 2025

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 25-035

I / We, **Sarah White**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2024/09/09/0322** by the **Department of Building Inspection** which was issued or became effective on: **August 21, 2025**, to: **Amir Ravandoust**, for the property located at: **110 Alpine Terrace**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 9, 2025, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, joseph.ospital@sfgov.org, aravandoust@outlook.com, michael@hennesseyarchitect.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 23, 2025, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, joseph.ospital@sfgov.org, sarah.white@mail.sit.edu

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

Hearing Date: **Wednesday, October 29, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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

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

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Sarah White, appellant

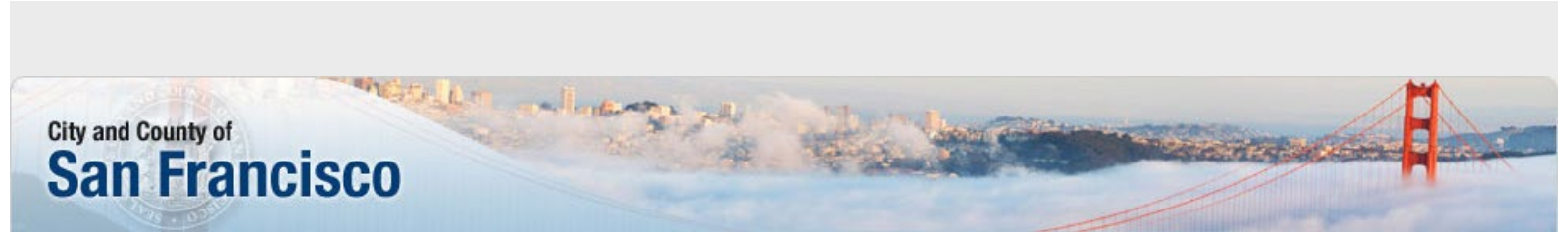
To Whom It May Concern,

My name is Sarah White, a resident of 108 Alpine Terrace, San Francisco, 94117. I would like to file an appeal on both permits at 110 Alpine Terrace. 108 Alpine Terrace is my childhood home, and I am doing everything in my power to hold onto the property despite rising costs after my parents passed away. My late father built the top story decades ago, and the place is very sentimental. I hold lifelong relations with my neighbors, and that is a huge part of what makes this corner of the city so special. I am very interested in working with my new neighbor Amir to come to a mutually agreed upon path forward that is based in deeply amicable relations. I spoke to both Amir and his architect Mike months ago, but was going through intense health issues at the time, so would love to revisit those conversations, as I did not have much capacity. My concerns are that the project will negatively impact the Airbnb business I run at my property which pays for the reassessed property taxes since the death of my parents. The noise and dust of construction will hugely impact the business. I know this because my neighbor on the other side of me just built a house from the ground up. While that was heartwrenching because it also took away sunlight and views (and caused many headaches with the noise and dust of construction for over a year), my late mother who was alive at the time was consulted by those neighbors the whole way through, and ultimately approved the final designs. I am hoping that my concerns for 110 Alpine Terrace can also be addressed in a similar fashion. Another concern is the privacy issue. I have many windows on the south side of my property, including bedrooms, living room, dining room, and kitchen. The main living area looks straight into the south side with a huge window, which in the latest design I saw would be looking across to the neighbor's primary bedroom. Another concern is that the project will take away so much sunlight, especially since the project is on my south side. A gutwrenching part of the proposed construction is that it will take away so many city and hill views from the house my dad built. I know that the city doesn't take that aspect into consideration, but I mention it here because it is something I would love for my new neighbor and his architect to hear and deeply consider in their designs. I am very concerned about the height of the proposed building, and can brainstorm ways to ensure that Amir has his dream home without taking away mine. Thank you for considering this appeal, and I look forward to moving forward with consideration for all involved,

Sarah White

(415)377-2553

sarah.white@mail.sit.edu



City and County of
San Francisco

[Home](#)



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 9/5/2025 1:31:35 PM

Application Number: 202409090322

Form Number: 3

Address(es): 2609 / 003 / 0 110 ALPINE TR

Description: PROJECT PROVIDES A RENOVATION, VERTICAL & HORIZONTAL ADDITION TO AN (E) SINGLE FAMILY. NEW DETACHED GARAGE WILL BE PROVIDED.

Cost: \$839,758.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/9/2024	TRIAGE	
10/31/2024	FILING	
10/31/2024	FILED	
8/21/2025	APPROVED	
8/21/2025	ISSUED	

Contact Details:

Contractor Details:

License Number: 852092

Name: ALEXANDER MARTIN

Company Name: A L MARTIN CONSTRUCTION

Address: PO BOX 13 * INVERNESS CA 94937-0000

Phone:

Addenda Details:

Description:
SITE.

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
PRE-BLDG		9/12/24	9/12/24			9/12/24	PANG DAVID	Issued Comments	ISSUED COMMENTS: 1) Show location of main house and separate garage on the plot plan of Form 1/2. 2) Complete SSPA form. This is >25% slope on most of the lot, no landslide, >50cy excavation of garage. 3) This SSPA Tier 1 project will require a geotechnical and geology report for the structural addendum.
PRE-BLDG	1	10/10/24	10/10/24			10/10/24	PANG DAVID	Issued Comments	ISSUED COMMENTS: 1) Complete SSPA form, >25% slope, no landslide, >50cy excavation for garage. Tier 1. 2) Submit Geology report due to Tier 1, SSPA.
PRE-BLDG	2	10/18/24	10/18/24			10/18/24	PANG DAVID	Approved	
PRE-MECH		9/13/24	9/13/24			9/13/24	SHAIKH MOHSIN	Not Applicable	9/13/24 MECH- N/A, site permit.

PRE-MECH-E		9/16/24	9/16/24			9/16/24	CHENG JASON	Not Applicable	
PERMIT-CTR		9/4/24	9/9/24			9/16/24	YAMAMURA WENDY	Issued Comments	09/16/2024: See completeness review letter for complete list of issued comments. Interagency completeness review
PERMIT-CTR	1	10/2/24	10/4/24			10/18/24	YAMAMURA WENDY	Approved	Interagency Completeness Review.
CPB		9/9/24	9/9/24			11/1/24	CHAN AMARIS	Administrative	11/01/24: EMAIL RECEIPT. READY FOR SESSION. AMARIS. 10/22/24: UPLOAD BB. PLAN SHARE WITH PA# 202409090322-S & PA# 202409090325-S. 37 PAGES. INVOICE SENT. AMARIS. 10/04/24: PLAN SHARE WITH PA# 202409090322-S & PA# 202409090325-S. 37 PAGES. STAGE 2 COMPLETE. PENDING COMPLETENESS CHECK. ALL QUESTION OR NEED ASSISTANCE IN SUBMITTING APPLICATION, PLEASE CONTACT: {SFplanreview@sfgov.org}. AC. 9/09/24: PROPOSE 3 STORIES. STAGE 2 INCOMPLETE. AC. 9/09/24: ONBASE. SITE. 37 PAGES. PLAN SHARE WITH PA# 202409090322-S & PA# 202409090325-S. STAGE 1 COMPLETE. AC.
CP-ZOC		11/1/24	11/1/24			11/1/24	TAYLOR MICHELLE	Approved	Approval of vertical and horizontal addition per NSR No. 2024066957 and PAL issued 8/27/24
BLDG		11/1/24	11/18/24			11/22/24	BENDEZU SEBASTIAN	Issued Comments	Code discussion in senior staff meeting
PAD-STR		11/1/24	12/4/24			12/4/24	CHAN JOSEPH	Issued Comments	12/04/24: Issued comment on SSPA form S-19
SFFD		11/1/24	11/5/24			11/5/24	WOO JASON	Issued Comments	Routed to CG on 11/01/24-TK. Comments posted on bluebeam session - jason.woo@sfgov.org 11/5/24
SFFD	5	7/16/25	7/16/25			7/16/25	WOO JASON	Administrative	line created by mistake - jason.woo@sfgov.org 7/16/25
DPW-BSM		11/1/24	11/14/24			11/14/24	DENNIS RASSENDYLL	Issued Comments	Provide the public right of way dimension and per CBC no new doors to swing into the right of way
SFPUC		11/1/24	11/1/24			11/1/24	ARRIOLA LAURA	Approved	EPR - Capacity Charge not applicable. Not enough additional fixtures/GPM. Signed off in Bluebeam - 11/1/2024
BLDG	1	1/21/25	1/31/25			2/3/25	BENDEZU SEBASTIAN	Issued Comments	2/3/25: Comments issued in "REV6" in Bluebeam session. Emailed architect. SB
PAD-STR	1	1/21/25	1/30/25			1/30/25	CHAN JOSEPH	Approved	01/30/25: Approval of limited review on SSPA
SFFD	1	1/21/25	1/29/25			1/29/25	WOO JASON	Issued Comments	rev6 rechecked and comment posted on bluebeam session - jason.woo@sfgov.org 1/29/25
DPW-BSM	1	1/21/25	1/27/25			1/27/25	DENNIS RASSENDYLL	Issued Comments	Curb cut dimension, existing or new gate clarification and public right of way dimension.
CP-ZOC	2	1/21/25	1/23/25			1/23/25	TAYLOR MICHELLE	Approved	Re-stamp Rev6: Approval of vertical and horizontal addition per NSR No. 2024066957 and PAL issued 8/27/24
SFPUC	2	1/21/25	1/24/25			1/24/25	ARRIOLA LAURA	Approved	EPR rev6 - Capacity Charge not applicable. Not enough additional fixtures/GPM. Signed off in Bluebeam - 1/24/2025
BLDG	2	2/26/25	2/28/25			2/28/25	BENDEZU SEBASTIAN	Issued Comments	2/28/25: Comments issued in REV7 in Bluebeam session. Emailed architect. SB 2/26/25: REV7 uploaded to Bluebeam for review. SB
SFFD	2	2/26/25	2/27/25			2/27/25	WOO JASON	Approved	Rev7 rechecked and approved for fire access only - jason.woo@sfgov.org 2/27/25
BLDG	3	3/24/25	3/26/25			3/27/25	BENDEZU SEBASTIAN	Approved	3/27/25: Stamped REV8 approved in Bluebeam session. Emailed architect. SB 3/24/25: REV7 uploaded to Bluebeam for review. SB
DPW-BSM	2	2/26/25	2/27/25			2/27/25	DENNIS RASSENDYLL	Issued Comments	Curb cut dimension, existing or new gate clarification and public right of way dimension.

DPW-BSM	3	3/24/25	4/2/25			4/2/25	DENNIS RASSENDYLL	Issued Comments	Curb cut dimension, existing or new gate clarification and public right of way dimension. (site/refer new curb cut/SI)
DPW-BSM	4	4/23/25	4/24/25			4/24/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule. Subject to all conditions of SFPW: 25IE-00161 25MSE-00050
CP-ZOC	2	2/26/25	3/4/25			3/4/25	TAYLOR MICHELLE	Approved	Approved Re-stamp Rev 7
PAD-STR	2	2/26/25	2/27/25			2/27/25	CHAN JOSEPH	Approved	Restamp Rev.7 set
SFPUC	2	2/26/25	3/5/25			3/5/25	ARRIOLA LAURA	Approved	EPR rev7 - Capacity Charge not applicable. Not enough additional fixtures/GPM. Signed off in Bluebeam - 3/5/2025
DPW-BUF		1/28/25	4/21/25			4/21/25	NAWBARY SUSAN	Approved-Stipulated	remove tree from plans no room for tree. one in-lieu fee \$2520
CP-ZOC	3	3/24/25	3/25/25			3/25/25	TAYLOR MICHELLE	Approved	Approve Re-stamp Rev 8
SFFD	3	3/24/25	3/27/25			3/27/25	WOO JASON	Approved	rev8 rechecked and approved for fire access - jason.woo@sfgov.org 3/27/25
PAD-STR	3	3/24/25	3/24/25			3/24/25	CHAN JOSEPH	Approved	03/24/25: Re-stamped Rev.8 set
SFPUC	3	3/24/25	3/26/25			4/22/25	ARRIOLA LAURA	Approved	EPR rev8 - Capacity Charge not applicable. Not enough additional fixtures/GPM. Signed off in Bluebeam - 3/26/2025
CP-ZOC	4	4/23/25	4/24/25			4/24/25	TAYLOR MICHELLE	Approved	EPR Rev 9
BLDG	4	4/23/25	4/25/25			4/25/25	BENDEZU SEBASTIAN	Approved	4/25/25: REV9 stamped approved in Bluebeam session. SB 4/23/25: REV9 uploaded to Bluebeam for review. SB
SFFD	4	4/23/25	4/28/25			4/28/25	WOO JASON	Approved	rev9 rechecked and approved for fire access only - jason.woo@sfgov.org 4/28/25
PAD-STR	4	4/23/25	6/3/25			6/3/25	CHAN JOSEPH	Approved	06/03/25: Re-stamp Rev.9 set
DPW-BUF	4	4/23/25	4/30/25			4/30/25	NAWBARY SUSAN	Approved-Stipulated	delete tree on addenda.
SFPUC	4	4/23/25	4/25/25			4/25/25	ARRIOLA LAURA	Approved	EPR rev9 - Capacity Charge not applicable. Not enough additional fixtures/GPM. Signed off in Bluebeam - 4/25/2025
CP-ZOC	4	7/14/25	7/14/25			7/14/25	TAYLOR MICHELLE	Approved	EPR Rev 10
CP-ZOC	4	7/15/25	7/16/25			7/16/25	TAYLOR MICHELLE	Approved	EPR REV 11
BLDG	4	7/14/25	7/16/25			7/16/25	BENDEZU SEBASTIAN	Approved	7/16/25: Re-stamped REV11 in Bluebeam session. Emailed architect. SB
PAD-STR	4	7/14/25	7/21/25			7/21/25	CHAN JOSEPH	Approved	Re-stamped Rev.11 set
SFFD	4	7/14/25	7/15/25			7/15/25	WOO JASON	Approved-Stipulated	rev10 rechecked and approved for fire access only - jason.woo@sfgov.org 7/15/25
SFFD	4	7/15/25	7/16/25			7/16/25	WOO JASON	Approved-Stipulated	rev11 approved for fire access only - jason.woo@sfgov.org 7/16/25
DPW-BSM	4	7/14/25	7/16/25			7/16/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule. Subject to all conditions of SFPW:25IE-00161 25MSE-00050
DPW-BUF	4	7/14/25	8/7/25			8/7/25	SULLIVAN CADHAN	Approved-Stipulated	remove tree in addenda. in lieu fee will be due. no space for tree with underground utilities
SFPUC	4	7/14/25	7/15/25			7/15/25	ARRIOLA LAURA	Approved	EPR rev11 - Capacity Charge not applicable. Not enough additional fixtures/GPM. Signed off in Bluebeam - 7/15/2025
									08/08/25 03:10 PM Invite sent to CPB to start issuance process; NL 8/7/2025: Applicant to update professional stamp date on all pages as it is expired. Please update in Bluebeam sessions and contact PPC at dbi.ppcrequest@sfgov.org; nl

PPC		11/1/24	11/1/24			8/8/25	LUA NATALIE	Administrative	8/7/2025: Invite sent to bldg supervisor to stamp AB sheet on page A0.6 (ok). Invite sent to BLDG to check revised cost on PTS for PA 202409090322 and to confirm SFUSD on PTS for PA # 202409090325 w/0325 S (ok);nl 7/15/25: Invite sent to plan examiners to review and stamp REV11 drawing w/0325 S; kw 7/14/25: Invite sent to plan examiners to review and stamp REV10 drawing w/0325 S; kw 6/3/25: The expiration date of the design professional of Sheet A0.3 Site Survey has expired. Please update in Bluebeam sessions and contact PPC at dbi.ppcrequest@sfgov.org; kw 6/3/25: Emailed DPW-BUF to stamp on the plan set; kw 4/23/2025: Invite sent to plan checkers to review and stamp REV9 drawing w/202409090325;nl
CPB		8/8/25	8/14/25			8/21/25	CHEUNG DEREK	Administrative	8/21/25: issued to applicant on bluebeam. -dc 8/19/25: issuance fee sent to owner. -dc 8/14/25: permit status report sent , request contractor statement, final declaration, gh, payor info from applicant. -dc 04/04/2025 SFUSD fees have been applied to issuance s.c 04/02/2025 SFUSD Fees sent for calculation not ready tO be issued. s.c

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

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

THE APPELLANT DID NOT SUBMIT A BRIEF

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

October 23rd 2025

City & County of San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103

RE: 110 Alpine Terrace – Response to Preliminary Statement for Appeal
Numbers 25-034 & 25-035
(SFDBI Permit Numbers 2024/09/09/0325 & 2024/09/09/0322)

Dear Board of Appeals,

Our architecture office represents Amir Ravandoust (the “Project Owner”), who owns the property located at 110 Alpine Terrace (the “Property”). The Project Owner proposes a renovation and a vertical & horizontal addition to an existing single-family house. (the “Project”).

The existing house is located towards the rear of the property, and the existing front façade is 38’ from the front property line. The proposed addition expands 10’- 8” towards the front yard, and 2’-4” above the highest point of the existing pitched roof. Additionally, a new two car garage is proposed at the street level.

This response letter addresses the appeal submitted by Ms. Sarah White (The Appellant), The neighbor to the north of the project, at 108 Alpine

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

Terrace. We have prepared this statement to summarize the project design, outline the engagement efforts with the Appellant to respond to her concerns, and to demonstrate that the project complies with the Planning Department's Residential Design Guidelines, thereby respecting the neighborhood context, including the Appellants property.

A. Description of the Proposed Project:

The project proposes a family sized residence, consistent with the neighborhood character, and the Residential Design Guidelines ("RDG"). A full set of approved project plans is attached as Exhibit A. Renderings of the Project are attached as Exhibit B.

The proposed basement level consists of a two-car garage, which is excavated into the site slope, and is located at the front property line. An entry stair that leads from the sidewalk to the main residence, has an accessibility lift, which will allow the Project Owner's elderly parents to access the home. The garage level is consistent with the garages at the neighboring properties at 108 & 112 Alpine Terrace, in conformance with the RDG.

The proposed first floor is 20'-7" above the garage floor level, and contains a living / dining / kitchen area, and two bedrooms towards the rear of the property. The Appellant's building is 5'-10" further in front of the proposed living room. The second floor contains a primary bedroom and bathroom. The Appellant's building is 9'-2" In front of the proposed primary bedroom

The Project's proposed roof line is 2'- 10" lower than the Appellant's roof line. The Project increases the habitable space from 1,184 sqft. to a modest 2,004

sqft. The proposed scale and massing of the Project is appropriate for this neighborhood, and the improvements to the property reflects Amir's commitment to creating a home where his family can make memories while respecting the surrounding community,

B. Appellants' Property Description

The neighboring property at 108 Alpine Terrace is a three-bedroom, two and a half bathroom, house with 2,200 square feet of building habitable space, across three floors, according to the Assessor department records. The property is currently operated as an Airbnb, helping to support the Appellant's property tax obligations. The use of a house as an Airbnb should not influence the approval of neighbor's Renovation/Addition project that meets the Planning Department's extensive residential design guidelines.

The neighboring house was originally built in 1907 and has undergone multiple modifications over the years, including a major expansion in 1984 and seven additional projects between 1984 and 2022, according to Building Department records. As it stands, the house is 2- 10" taller and 6'-0" closer to the street than the proposed project at 110 Alpine Terrace. Additionally, it has a prominent presence in the neighborhood. The large scale and presence on the streetscape have been enjoyed by Ms. White and her family for decades.

C. Correspondance with the Appellant:

From the outset, Amir and the project team have sought to engage with Ms. White to listen and respond to her concerns. Here are the steps taken so far:

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

- After missing the Planning Department's Pre-Application Meeting for the 311-notification process, Ms. White reached out via email.
- On **November 28, 2024**, We offered to deliver physical copies of the drawings and later met via Zoom. At that meeting, we agreed to meet again at her house, recognizing her limited capacity at the time due to health issues.
- On **January 16, 2025**, we met at Ms. White's house to understand the proposed project's relationship to her existing spaces. We reviewed renderings of the proposed project showing the building setbacks from the front & side property lines, clearly showing minimal impacts on existing views or daylight on the Appellant's home.
- On **January 30, 2025**, Amir met with Ms. White via Zoom to discuss her concerns.
- On **February 6, 2025**, Amir and the project team met with Ms. White again via Zoom, where she shared ideas for potential adjustments. Amir followed up via email to offer to lower the primary bedroom ceiling height by 6" as a reasonable accommodation. Ms. White responded positively to this adjustment.
- On **October 2, 2025**, Amir and the project team met with Ms. White via zoom, after receiving her Request for Appeal. Ms. White asked about the duration of construction and what hours the contractor will be on site. Amir provide that information to Ms. White in an email on October 3rd.

We have remained available and flexible to continue discussions with Ms. White, understanding that her earlier capacity to participate was limited due to health challenges. We have reduced the height of the proposed building per the Appellant's request and have worked with the planning department to design a responsible building massing, that is respectful of the existing context. These steps demonstrate the team's good-faith effort to listen, communicate, and collaborate throughout the permitting process.

D. Appellant's Arguments and Responses:

1. **Construction impacts:** Concerns about noise, dust, disruption, and temporary impacts. The Appellant mentions how this may interfere with her Airbnb operations and personal financial situation.

- **Response:** Temporary construction impacts are an unavoidable reality in an urban environment like San Francisco. The Project Owner and Contractor will strictly follow City protocols to minimize noise, dust, and disruption. These short-term inconveniences are consistent with standard construction practice and are balanced by the owner's right, like all property owners, including the Appellant's family in past project, to responsibly renovate and improve their home.

The Project Owner is intent on being a good neighbor during the construction process, but it is entirely unreasonable to deny a permit based on temporary impact on a neighboring Airbnb business.

2. Privacy Impacts: Worries that the project could create sightlines into the Appellant's property. Concern about the proximity of windows and loss of privacy.

- **Response:** Privacy is concern that has been carefully addressed. The project has been designed to maintain appropriate setbacks in relation to the side property lines and to avoid new direct sightlines into neighboring windows entirely. There are only two new openings facing the neighboring building to the north: One window (Window I) has a privacy glass, which only allows light through, and the other window (Window M), is located at a height and angle which blocks views into the Appellant's home. Our team has approached these decisions with sensitivity, respecting Ms. White's privacy and explaining this approach directly to her on the many conversations we've had. It should also be noted that the floor level of Ms. White's upper level is a couple of feet higher than the proposed upper level on the subject property, further reducing any meaningful impact on Ms. White's property.

3. Sunlight / Views Impacts: Claims the addition will reduce sunlight into the Appellant's home & notes that her views will be affected.

- **Response:** The project is fully compliant with the Planning Department's RDG's and Code requirements, meeting appropriate height and setbacks from the side property line. The primary bedroom has already been reduced by 6" to minimize

impacts on natural daylight. Furthermore, the project is significantly below of the total height that the planning code allows in this zoning district.

Finally, the Appellants' property currently enjoys vast views of the city from the main living dining room kitchen area. As stated on her Airbnb page "Stretching 180 degrees", none of which are being affected by the Project.

4. **General Neighborhood / Fairness Concerns:** Suggests that the project could change the character of the block.

- **Response:** The Project Owner has dedicated significant care, time, and resources to designing a project for his family. Just as Sarah's parents did in the 1980s, he hopes to create lifelong memories and become an integral part of this special corner of the city, as Sarah so thoughtfully described in her appeal. Amir values the neighborhood and its history and approaches this project with the same respect and consideration that has guided past generations of homeowners here, including the Appellant's family. Importantly, the project was carefully shaped in accordance with the Residential Design Guidelines (RDG), which emphasize compatibility with neighborhood character, sensitive massing, and the protection of light, air, and privacy. The design reflects those principles by maintaining appropriate setbacks, aligning with neighboring garages, stepping back the massing to reduce impacts, and

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

incorporating mitigation measures to address privacy concerns. In addition, no other neighbors have raised objections to the project. This appeal reflects the concerns of a single homeowner, while the broader community has either expressed support or has remained neutral

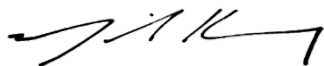
E. Appeal Response Conclusions:

Throughout this process, Amir has consistently engaged with Ms. White in good faith. Multiple meetings, renderings, and explanations have been provided to help her understand the project's design and constraints.

This project has been thoughtfully designed to comply with Planning and Building Department requirements while respecting the context of the neighborhood. Amir has invested significant care, time, and resources to create a responsible project, showing his desire to be a good neighbor.

We respectfully request that the committee deny this appeal and allow the project to proceed per the approved permit drawings.

Best Regards,

A handwritten signature in black ink, appearing to read 'MH' or similar initials, followed by a horizontal line.

Michael Hennessey, AIA

Cc: Amir Ravandoust, Owner

Attachments: Exhibit A: Approved permit Drawings

Exhibit B: Project Diagrams and Site Photos

110 ALPINE ADDITION/RENOVATION

SITE PERMIT SET - REV.10 - 04/15/23



202409090322-S &
202409090325-S



NOTICE OF SPECIAL RESTRICTIONS
202409090322-S RECORDED 18/27/24



REVIEWED FOR
FIRE ACCESS
ONLY



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PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

A0.0



GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT				NEW CONSTRUCTION						ALTERATIONS + ADDITIONS						PROJECT INFO	
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended. Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.							LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON-RESIDENTIAL	OTHER NON-RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS	110 ALPINE ADDITION/RENOVATION PROJECT NAME 2800993 BLOCKLOT 110 ALPINE TERRACE SAN FRANCISCO, CA 94117 ADDRESS				
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	1-3 Floors	4+ Floors	A,B,E,I,M 25,000 sq. ft. or greater	F,H,L,S,U A,B,E,I,M less than 25,000 sq. ft.	R 25,000 sq. ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq. ft. or greater	A,B,I,M 25,000 sq. ft. or greater	A,B,E,F,H,I,L,M,S,U more than 1,000 sq. ft. or \$200,000								
	Required LEED or GPR Certification Level	SFGB 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1, 5.104.4.5	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) CERTIFIED	LEED SILVER (50+) CERTIFIED	LEED GOLD (60+) CERTIFIED	N/A	LEED GOLD (60+) CERTIFIED	N/A	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED			R-3 PRIMARY OCCUPANCY					
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGB 4.104.4, 105.4.5, 104.4.5, 105.4.5	Enter any applicable adjustments to LEED or GPR point requirements in box at right.				N/A		N/A						2.567 SQFT GROSS BUILDING AREA					
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1.5, 4.504.4.1.6, SFGB 4.103.2.2, 5.103.1.5, 5.103.2.2 & 5.103.2.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (85% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6			DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)					
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, 4.3.303.3, SFGB 4.103.1.2, SF Housing Code ch.12A, SF Building Code ch.13A	Meet flushflow requirements for toilets (1.28gpf), urinals (0.125gpf), showers/baths (1.5gpm), lavatories (1.2gpm private, 0.5gpm public/common), kitchen faucets (1.8gpm), wash fountains (1.8gpm), metering faucets (0.2gpc), food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	*	*	LEED WEc2 (2 pts)	*	*	*	*	*	*			10.41.23					
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings > 40,000 sq. ft. must calculate a water budget. New buildings >250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.shwater.org for details.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A								
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.9	New construction projects with aggregated landscape area >500 sq. ft. or existing projects with modified landscape area >1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculating ETAF 1.55 for residential, 45 for non-residential or less or by prescriptive compliance for projects with <2,500 sq. ft. of landscape area. See www.shwater.org for details.	*	*	*	*	*	*	*	*	*								
	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings > 50,000 sq. ft. AND each individual residential dwelling unit.	*	*	*	*	N/A	N/A	*	*	*								
ENERGY	ENERGY EFFICIENCY	CAL Title 24 Part 6, SFGB 4.201.1, 5.201.1.1	Application for Permit Jan 2 through Feb 16, 2020: Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details. Application for permit Feb 17, 2020 or after: All-Electric buildings of any occupancy comply with all provisions of Title 24 2019. New low-rise residential with natural gas: Demonstrate Total Energy Design Rating <14. New buildings with natural gas of any occupancies excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.	*	*	*	*	N/A	N/A	*	*	*								
	BETTER ROOFS	SFGB 4.201.1, 5.201.1.2, 12A 103.10, 105.101/4, 5.103.10/8	New non-residential buildings >2,000 square feet and < 10 floors, and new residential buildings of 24 and <10 floors, must design 15% of roof as Solar Ready, applying Title 24 rules install photovoltaics or solar hot water systems in solar hot water systems with existing Department approval, projects subject to SFPUUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of 33 floors must install photovoltaics.	*	<10 floors	N/A	N/A	N/A	N/A	N/A	N/A	N/A								
	RENEWABLE ENERGY	SFGB 5.201.1.3	New commercial buildings > 11 floors must Generate >1% of annual energy cost on-site with renewables (LEEDv4 EAc5). OR Reduce energy use an additional >10% compared to Title 24 Part 6 2019. OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EAc7).	N/A	N/A	*	*	N/A	N/A	N/A	N/A	N/A								
	COMMISSIONING (C4)	CALGreen 5.410.2 - 5.410.4.5.1	For projects >10,000 sq. ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	N/A	N/A	LEED EAc1 opt. 1	*	N/A	N/A	*	*	*								
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1.2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1.2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	*	*	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	*	*	if >10 stalls added								
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	N/A	N/A	*	*	N/A	N/A	*	*	if >10 stalls added								
	WIRING FOR EV CHARGERS	SFGB 4.106.4, 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide 240V or 240V to EV chargers at 20% of spaces. Install 240A 208 or 240V branch circuits to >10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SF-GB 4.106.4 or SF-GB 5.106.5.3 for details. Installation of chargers is not required.	*	*	*	*	applicable for permit application January 2018 or after	N/A	applicable for permit application January 2018 or after	N/A	N/A								
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 105A.3.3, CALGreen 5.410.1, 148-08	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	*	*	*	*	*	*	*	*	*								
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGB 4.103.2.3, 5.103.2.3.1, CALGreen 5.410.1, 148-08, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.stbbs.org for details.	>65% diversion	>75% diversion	>75% diversion	>65% diversion	>65% diversion	>65% diversion	>65% diversion	>65% diversion	>75% diversion								
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	*	*	N/A	N/A	*	*	N/A	N/A	N/A								
	HVAC DESIGN	CALGreen 4.907.2	HVAC shall be designed to ACCA Manual J, D, and S.	*	*	N/A	N/A	*	*	N/A	N/A	N/A								
	REFRIGERANT MANAGEMENT	CALGreen 5.506.1	Use no halons or CFCs in HVAC.	N/A	N/A	*	*	N/A	N/A	*	*	*								
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	N/A	N/A	*	*	N/A	N/A	*	*	*								
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	*	*	*	*	*	*	*	*	*								
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.16F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	*	*	*	*	*	*	*	*	*								
	SHADE TREES	CALGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	N/A	N/A	*	*	N/A	N/A	N/A	N/A	N/A								
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing 25,000 sq. ft. in combined or separate sewer areas, or replacing <2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUUC Stormwater Management Requirements. See www.shwater.org for details.	*	*	*	*	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope								
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.148	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUUC Best Management Practices. See www.shwater.org for details.	if disturbing >5,000 sq. ft.	if disturbing >5,000 sq. ft.	if disturbing >5,000 sq. ft.	if disturbing >5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope								
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1.3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exterior walls near highways/airports; STC-45 exterior if 65db Lq at any time; STC-49 interior walls/floorings between tenants). New residential projects: interior noise due to exterior sources shall not exceed 45dB.	*	*	*	*	N/A	N/A	*	*	*								
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1.3, 4.5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.	*	*	*	*	N/A	N/A	*	*	*								
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	*	*	if applicable	N/A	N/A	N/A	N/A								
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGB 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	N/A	N/A	LEED EQc3	N/A	N/A	N/A	N/A	N/A	N/A								
RESIDENTIAL	ELECTRIC READY	Title 24 2019 105.0(1), SFGB 4.103.1.4, 103.2.2	For each gas water heater serving an individual dwelling unit, include a dedicated 120v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "GAS". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.	*	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A								
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	*	*	N/A	N/A	if applicable	if applicable	N/A	N/A	N/A								
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	*	*	N/A	N/A	*	*	N/A	N/A	N/A								
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	*	*	N/A	N/A	*	*	N/A	N/A	N/A								
	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	*	*	N/A	N/A	*	*	N/A	N/A	N/A								
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	*	*	N/A	N/A	*	*	N/A	N/A	N/A								
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >60%. (Humidistat may be separate component).	*	*	N/A	N/A	*	*	N/A	N/A	N/A								

MICHAEL HENNESSEY ARCHITECTURE

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

CONSULTANT:

110 ALPINE TERRACE, SAN FRANCISCO, CA

STAMP



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:
GREEN BUILDING
SUBMITTAL FORM

SHEET NUMBER:

A0.2



1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T.415.512.1559 WWW.HENNESSEYARCHITECT.COM

GENERAL NOTES

- (1) ALL DISTANCES (RECORD) - MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY SHOVING, CALL U.S.A. (1-800-485-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) EXISTING CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTIES ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO REMOVE ANY ROADS WHICH MAY VIOLATE HEREON.
- (6) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF AMR RAYANDOUST AND THEIR ARCHITECTS/FORWARD, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINTS VISIBLE FROM THE GROUND.
- (8) RECORD OF SURVEY IN PROGRESS AND UNDER CITY AND COUNTY REVIEW, SHOWING BOUNDARY AND IS UNDER CITY AND COUNTY REVIEW.
- (9) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND AND IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (10) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THE SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUAS-PUBLIC AND GS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

BASIS OF ELEVATION

FOUND 1.0" (10MM) STEEL ANCHOR PIN IN CONCRETE SIDEWALK ON SOUTHWESTERLY CORNER OF ROSE & HENRY. 7' SOUTHERLY OF SOUTHERLY FACE OF CURB OF HENRY. 4.5' WESTERLY FROM CENTERLINE OF HANDCAP RAMP CROSSING HENRY. 10.5' NORTHWESTERLY FROM CENTERLINE OF CORNER LIGHT POLE. CDSF BM 11029

ELEVATION = 152.53

BASIS OF SURVEY

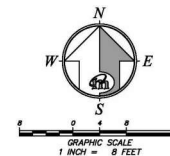
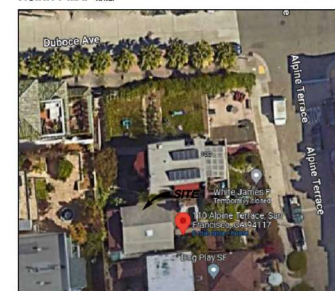
CHICAGO TITLE COMPANY PRELIMINARY REPORT ORDER NO. 7660-365220553-JL 1929 MARKET ST., SAN FRANCISCO, CA 94103. DATED APRIL 20, 2022. (TEL: 415-325-2275; FAX: 415-865-2886)

MAP REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE BOUNDARY ANALYSIS AND FIELD SURVEY OF THE SUBJECT PROPERTY. THEY ARE CITED HEREIN FOR CLARITY AND TO PERPETUATE THE FACT THAT THEY WERE CONSIDERED. MAP REFERENCES ULTIMATELY UTILIZED IN THE CONCLUSION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS []

- [A] GRANT DEED RECORDED JUNE 8, 2022 DOCUMENT NO. 2022057475
- [B] MAP OF SPENCE'S SUBDIVISION OF BLOCKS A, B, & D PARK HILL HOMESTEAD ASSOCIATION SURVEYED RECORDED NOV. 16, 1999 IN BOOK E PAGE 016
- [C] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP OF ROOSEVELT WAY (PARTIALLY STREET TO SEVENTEENTH STREET) N-5-13
- [D] HISTORIC BLOCK DIAGRAM PARK HILL HOMESTEAD #2 "A" 2609A AND 2609B
- [E] "PARCEL MAP OF 170-172 ALPINE TERRACE," FILED JULY 2ND 1981, BOOK 20 OF PARCEL MAPS AT PAGES 200-171, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [F] "PARCEL MAP OF 156-158 ALPINE TERRACE," FILED SEPTEMBER 18TH 1981, BOOK 37 OF PARCEL MAPS PAGES 81-85, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [G] "MAP OF 178-180 ALPINE TERRACE," FILED SEPTEMBER 1ST 1983, BOOK 41 OF CONDOMINIUM MAPS AT PAGES 43-45, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [H] "MAP OF 154-156 ALPINE TERRACE," FILED SEPTEMBER 10TH 1983, BOOK 41 OF CONDOMINIUM MAPS AT PAGES 75-77, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [I] "MAP OF 1070-1072-1074 14TH STREET," FILED FEBRUARY 2ND 1986, BOOK 58 OF CONDOMINIUM MAPS AT PAGES 123-125, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [J] "PARCEL MAP OF 75-77 BUCHA WETA TERRACE," FILED FEBRUARY 10TH 2004, BOOK 85 OF CONDOMINIUM MAPS PAGES 75-73, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [K] "PARCEL MAP 2738" DOCUMENT 2007-1403867-00, FILED APRIL 24TH 2007 IN REEL 1413 BASE 0341, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO
- [L] CERTIFICATE OF COMPLIANCE DCC-2005-1983658-00 REEL 1800 IMAGE 0699 RECORDED MAY 31, 2005 IN THE CITY AND COUNTY OF SAN FRANCISCO
- [M] CERTIFICATE OF COMPLIANCE DCC-2005-1984319-00 REEL 1801 IMAGE 0337 RECORDED JUNE 1, 2005 IN THE CITY AND COUNTY OF SAN FRANCISCO

VICINITY MAP R.T.S.



LEGEND

- AC ASPHALT
- BWC BACK OF CURB
- BWP BACK OF WALL
- BLD BUILDING
- CL CENTERLINE
- CLR CLEAR
- CD CLEANOUT
- CONC CONCRETE
- COR CORNER
- COP DRIVEWAY
- EC EDGE OF CONCRETE
- EP ELIMINATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOODLINE
- GB GRADE BREAK
- IB INVERT
- INV INVERT
- MAN MANHOLE
- POC POINT ON CURVE
- POI POINT ON LINE
- SW SIDEWALK
- TF TOP FACE OF CURB
- TRM TYPICAL
- UNK UNKNOWN
- VALT VALT
- PLS PROPERTY LINE
- CL CENTERLINE
- EL EASEMENT LINE
- FL FLOODLINE
- FE FENCE
- TE TIE
- ADJ ADJACENT LINE



7/3/2025

SITE SURVEY

110 ALPINE TERRACE
SAN FRANCISCO, CA

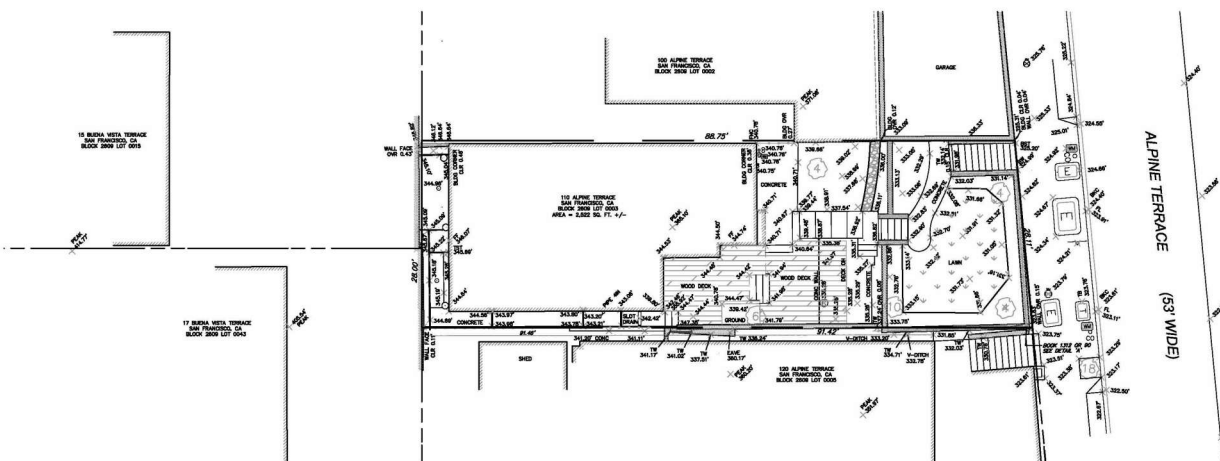
SAN FRANCISCO COUNTY JUNE CALIFORNIA 2025



MERIDIAN SURVEYING ENGINEERING, INC.
2008 VAN NESS AVENUE 777 GRAND AVENUE, #202
SAN FRANCISCO, CA 94109 SAN RAFAEL, CA 94901
(415) 440-4131 (415) 456-5450

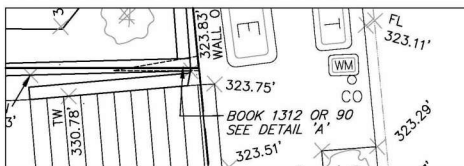
SURVEY NO.	2772-28	PROJECT NO.	2025
DRAWN BY	JT	INTERPRETATION	06/12/2025
APPROVED	STG	SHEET	1 OF 1
FILE NAME	2025		
SURVEY DATE	06/12/25		

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DETAIL "A" NOT TO SCALE

SUBSURFACE EASEMENT FOR ROADWAY AND UTILITY PURPOSES



MICHAEL HENNESSEY ARCHITECTURE
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

PRE-APPLICATION PLAN REVIEW MEETING NOTES
08.07.23

Subject: **Items reviewed with DBI**
Project: **110 Alpine Terrace**
Prepared by: Michael Hennessey
Meeting Time: August 4th at 10:00am

Participants: Michael Hennessey (MH) - MHA
michaelhennesseyarchitect.com

Joaquin Tagle (JT) - MHA
joaquin@hennesseyarchitect.com

Stephen Kwok (SK) - SFDBI
stephen.kwok@sfgov.org

Project Information:

- Type of Construction: Existing = V-B / New = V-B
- Number of Stories: Existing = 2 / New = 3
- Occupancy Group: Existing = R-3 / New = R-3
- Fire sprinkler system:
 - New fire sprinkler system throughout.
 - NFPA 13R and CBC 903.3.1.2 compliant.
 - Design/build.
 - Submitted under separate permit.
- Scope of work: Provide renovation, vertical addition, and horizontal addition to existing single-family residence. New garage to be provided.

List of Items Reviewed During Meeting:

Item 1 - Existing Bedroom Window at Property Line:
At Bedroom 207, an existing non-fire rated window is located along the side property line. Given the proximity of this window along the side property line, is an operable skylight allowed to provide the required light & air for the bedroom (CBC Sec. 1200.1 & 1202.5)? Also, is it possible to replace the existing window with a 45-minute fire-rated window along the property line (SFDBI AB-009)?

MICHAEL HENNESSEY ARCHITECTURE
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

Project Response:

An exterior glazed skylight opening is an acceptable method to obtain natural light for the bedroom per CBC 1204.1. Where an operable skylight is also used to provide natural ventilation per CBC 1202.5, the net clear openable area must also comply with CBC 1202.5.1. Where the new skylight is located within 5 feet of the exterior property line wall, the exterior wall will need to be provided with a parapet per CBC 705.11. The parapet will need to be located along the skylight opening and extend at least 5 feet beyond each end of the opening. The existing property line window could be altered and would require compliance with SFDBI Administrative Bulletin (AB)-609. The window requirements include a fixed type fire rated opening and must maintain at least a 6-foot distance from adjacent buildings. Compliance will be determined during permit review.

Initials:


Stephen Kwok - SFDBI

Item 2 - Exiting from Existing Bedroom:

C.B.C. Sec. 1031.1 requires that sleeping rooms be equipped with emergency escape and rescue opening (EERO) that "open directly into a public way or to a yard or court that opens to a public way". Given that the existing EERO is located on the side property line, we propose that a second means of egress be provided from the existing bedroom to the rear yard.

The San Francisco Information Sheet EG-02 notes that "the escape criteria of the EERO may be accomplished where the EERO open into a yard with a minimum of 2' depth." The existing rear yard of the subject property is 4'-0" deep, therefore we propose an exterior exit passageway that leads from the rear yard to the side yard and then onto the front yard. See attached Sheet A2.2. To achieve this exterior exit passageway, we propose to increase the fire rating of the exterior walls of the house along the passageway to a 2-hour fire rating. In addition, a NFPA 13 fire sprinkler system is being provided instead of a NFPA 13R sprinkler system. Is this exterior exit passageway acceptable for the existing from the existing bedroom?

Project Response:

Where the existing bedroom is provided with an emergency escape and rescue opening with a door to the rear yard, this opening can be used for compliance with CBC 1031.4 for the existing bedroom. As the existing rear yard has access to the public way through the side yard that is open to the sky, SFDBI Information Sheet EG-02 would not be needed and the 25-foot rear yard requirement would not apply for compliance with CBC 1031.2. The existing side yard access that connects the rear yard to the public way shall be maintained and the existing width shall not be reduced where the existing width is less than 36-inches wide.

Initials:


Stephen Kwok - SFDBI

MICHAEL HENNESSEY ARCHITECTURE
1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107 T:415.512.1559

Item 3 - Exiting from New Bedroom

Similar to the existing bedroom noted above in Item 2, a second means of egress is proposed from the new Bedroom 206 leading to the 4'-0" wide rear yard. Is it possible to use the exterior exit passageway as described in Item 2 above as a second means of egress for this new bedroom?

Project Response:

Where a new bedroom facing the rear yard is created, similar to the existing rear bedroom, emergency escape and rescue access to the public way can be through the existing side yard for compliance with CBC 1031.2.

Initials:


Stephen Kwok - SFDBI

Cc:

- Attendees
- Amir Ravandoust - Owner

Attachments:

- 2208-Alpine-Exiting-071723.pdf

REMOVED BY:



Stephen Kwok, DBI

AUG 17 2023

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:

110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:

SITE PERMIT SET -
REV.10

DATE:

04/15/23

JOB:

2208

REVISIONS:

No.	DESCRIPTION	DATE
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SHEET TITLE:

PRE-APPLICATION MEETING
NOTES

SHEET NUMBER:

A0.4





Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 110 Alpine Terrace, San Francisco, CA APPLICATION NO. 2024.0909.03226 ADDENDUM NO. _____
OWNER NAME Amir Ravandoust OWNER PHONE NO. (415) 810 8507

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	YES	NO
	☐	☒	☐	☐
	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA.		YES	NO
	☐	☒	☐	☐
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA.		YES	NO	
☐		☒	☐	☐
SHORING		YES	NO	
☐		☒	☐	☐
UNDERPINNING		YES	NO	
☐		☒	☐	☐
2: AVERAGE SLOPE OF PROPERTY		GRADING, INCLUDING EXCAVATION OR FILL OF OVER 50 CUBIC YARDS OF EARTH MATERIAL.		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4:1 (25%) GRADE.		YES	NO	
☐		☒	☐	☐
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)		CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY.		
YES		NO	YES	NO
☒		☐	☐	☐
RETAINING WALL:		YES	NO	
☐		☐	☐	☐
OTHERS:		YES	NO	
☐		☐	☐	☐

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Michale Hennessey
Engineer/Architect of Record
415.512.1559 Telephone Michael@hennesseyarchitect.com Email
Signature 10/02/24 Date



Permit Services Division
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Phone (628) 652-3600 - www.sfdbi.org

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☒ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFCB Section 105A.6.

Tier assigned by: Joseph Chan Phone: (628) _____
DBI Plan Review Engineer

Comment: The site permit is tentatively assigned to SSPA Tier 1 which may be heightened to Tier II or III upon findings in geologic report. According to SSPA's Tier 1 category, Section E requires the mandatory submission of geotechnical and geologic reports as outlined in Section E. Both reports must be signed by a geologist or CEG and the geotechnical engineer of record. On September 17, 2024, the Pre-Plan Check granted a deferment for the geologic report until the first addendum. On December 5, 2024, the PRS manager granted a one-time exception for the deferment.

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
SLOPE AND SEISMIC
HAZARD MITIGATION
CHECKLIST

SHEET NUMBER:

A0.5



ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED _____ [Note: This form shall be recorded as part of the permanent construction records of the property]

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

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

Permit Application # 20240909322Property Address: 110 Alpine Terrace, San Francisco, CA 94117Block and Lot: 2829 003 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3Describe Use of Building: Single Family Residence

Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 301.2; the undersigned requests modification of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

SEE RESPONSES BELOW

Proposed Modification or Alternate

SEE RESPONSES BELOW

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

SEE RESPONSES BELOW

Requested by: PROJECT SPONSOR

ARCHITECT/ENGINEER

Print Name: _____

Michael Hennessey

Signature: _____

[PROFESSIONAL STAMP HERE]

Telephone: _____

415.512.1559



PLAN REVIEWER COMMENTS:

RECOMMENDATIONS:

[signed off/dated by:]



Approve

Approve with conditions

Disapprove

Plan Reviewer:

Division Manager:

for Director of Bldg. Inspection

for Fire Marshal:



CONDITIONS OF APPROVAL or OTHER COMMENTS

Regular Code Requirement (specify Code and Sections):

SECTION 1031 - EMERGENCY ESCAPE AND RESCUE.

1031.2 Where required.

In addition to the means of egress required by this chapter, emergency escape and rescue openings (EEROs) shall be provided in Group R occupancies:

- Basements and sleeping rooms below the fourth story above grade plane shall have at least one emergency escape and rescue opening in accordance with this section.
- Where basements contain one or more sleeping rooms, an EERO shall be required in each sleeping room but shall not be required in adjoining areas of the basement.
- Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Proposed Modification or Alternate:

The proposed modification involves EEROs that lead to an egress path connecting to a courtyard located above a garage. The proposed courtyard opens directly into the public right of way, satisfying access requirements indirectly.

Case-by-Case Basis of Request

The proposed bedrooms are located at the rear of the site in an existing portion of the house. Due to existing conditions, it is not feasible to provide openings that lead directly into the public right of way for bedrooms 206 and 207.

As an alternative, the proposed solution routes the EEROs through the side of the house to a proposed courtyard above the garage. This courtyard provides direct access to the public right of way, thereby fulfilling the intent of the code while accommodating the constraints of the site.

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COMPROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:

SITE PERMIT SET -
REV.10DATE:
04/15/23JOB:
2208

REVISIONS:

No. DESCRIPTION DATE

SHEET TITLE:

AB-005

SHEET NUMBER:

A0.6





Street-Use and Mapping
T 415.271.2000 | 49 South Van Ness Ave., 3rd Floor, San Francisco, CA 94103

APPLICATION FOR MINOR SIDEWALK ENCROACHMENT PERMIT

BSM PERMIT#
For Official Use Only

SITE INFORMATION

Site Address: 110 Alpine Terrace Building Permit #: 2024090322
Cross Street: Duboce ave Block: 2609 Lot: 003

PROJECT DESCRIPTION

List each encroachment and purpose:
Encroachment outwinging at entry gate. The purpose of the outwinging gate is to avoid a conflict with the minimum dimensions for the stair landing, and to allow for an incline elevator to be located at the entry. Additionally, side steel frames around the garage door encroaches into the public right of way by 4 1/2"

APPLICANT INFORMATION

NOTE: If you are not applying as the property owner, you MUST complete the Certificate of Authorized Agent section at the end of this form in order for Public Works to begin reviewing your application.

☐ Owner ☒ Agent of Owner

Applicant/Authorized Agent Name: Michael Hennessey Company Name: Michael Hennessey Architecture
Address: 1501 Mariposa Street, Suite 308
City: San Francisco State: CA Zip: 94107
Phone: 415.512.1559 E-Mail: michael@hennesseyarchitect.com

REQUIRED APPLICANT INFORMATION

☐ Individual Applicant: Driver's License or State ID Number _____
☒ Business Applicant: San Francisco Business Account Number 0443946
☒ State License Number _____ ☒ Architect ☐ Engineer ☐ Contractor

PROPERTY OWNER INFORMATION (Leave blank if applicant is property owner)

Owner Name: Amir Ravandoust Phone: 415.810.8507 Email: aravandoust@outlook.com
Address: 80 E 10th St Apt 4E
City: New York State: NY Zip: 10003

NOTE: Invoice for annual encroachment assessment fees per Public Works Code, Article 2.1, Section 723, if applicable, shall be sent to the address listed above.

SAN FRANCISCO PUBLIC WORKS PERMIT DATE 03/28/2025 PAGE 1 OF 4

SITE ADDRESS: 110 Alpine Terrace

BSM PERMIT#
For Official Use Only

To the best of my knowledge, the foregoing is true and I/we agree to comply with all conditions and requirements noted on this application.

Michael Hennessey
Print Name Signature of Owner(s) or Record of Authorized Agent of Owner(s) of Record Date 02/25/2025

MINOR SIDEWALK ENCROACHMENT PERMIT INFORMATION

The Director of Public Works may grant permission, revocable at his/her will, to an owner of property abutting any court, alley or street to install and maintain minor encroachments such as ramped driveway, retaining walls, steps or stairways and other minor structures in the sidewalk fronting such property where such encroachments are desirable or convenient in conjunction with the owner's use and enjoyment of his property or required for the safety, convenience and comfort of the public using the sidewalk.

Such encroachments shall not occupy more than 10 percent of the area of the sidewalk fronting the property nor more than 25 percent of the width of the sidewalk, unless the Director of Public Works determines that such restrictions are not applicable due to the nature of the encroachment. The Director may require further restrictions or modifications and he/she may stipulate such conditions as he/she deems necessary. No advertisement shall be permitted on the encroachments.

PERMIT REQUIREMENTS

Once the Minor Sidewalk Encroachment Permit is issued, the permittee is required to notarize and record the permit at the Recorder's Office located at Room 180, City Hall. There will be fees required for notary and recording and they are collected not by Public Works.

In accordance to Public Works Code Section 723.2, the encroachment may be subject to annual assessment. Initial assessment is due at permit issuance. Subsequent assessment will be billed to the current property owner annually.

For warped driveway ramps and all other severe sidewalk warping designs, a minimum of three (3) profiles and three (3) cross-sections drawings are required at locations described as followed. Cross-sections should note and indicate existing and proposed grades.

F-F at Curb Line A-A at Right Edge of Driveway or entry area
E-E at Beginning of Warped Driveway Ramp or outer edge of level landing B-B at Left Edge of Driveway or entry area
D-D at Property Line C-C at Center of Driveway or entry area

Planter boxes or guard rails are required at a minimum height of 2'6" at all warped driveways.

Note all elevations of grade breaks and percent slope between grade breaks. Indicate by dashed lines and notes any guard-rails, planter boxes, retaining walls, steps, ramps or walks in front of or behind cross-section.

For level landing, accessible entrance upgrade or entrances to public place compliance to Accessible Business Entrance program, plans shall be prepared in accordance to Public Works Order No.200.405.

SAN FRANCISCO PUBLIC WORKS PERMIT DATE 03/28/2025 PAGE 2 OF 4

SITE ADDRESS: 110 Alpine Terrace

BSM PERMIT#
For Official Use Only

SUBMITTAL CHECKLIST

Applicant to provide the following documentation along with a completed application:

- ☒ Application Fee (see Fee Schedule). Additional fees such as annual assessment may be required at permit issuance.
- ☒ Authorized agent form (if applicant is not property owner)
- ☒ A fully dimensioned plan indicating property lines and all encroachments. Note that additional plan(s) or civil plan(s) may be required for encroachments related to sidewalk warping for driveways, level landings or compliance with the Accessible Business Entrance (ABE) Program.
- ☐ Notification package (for new encroachment): A 150-foot radius map, a list of all current property owners within the 150-foot radius, two (2) set of preprinted mailing labels and postage stamps. BSM will provide the envelopes and prepare the notification letters once the proposed encroachment(s) have been tentatively approved.
- NOTE:** For those encroachments that result from filing MAPPING ACTIONS (condominium map, parcel map, etc.) and that have been part of the existing structure (s) for an extended period of time; i.e., since building/structure was constructed, San Francisco Public Works may waive the requirement for 150-foot radius Property Owner Notification. All other requirements note on this application shall apply.
- ☒ Photographs of the neighborhood encroachment pattern on either side of the subject property. (see sheet A6/9)

EMAIL
Electronic copies (PDF) of the application materials may be sent to: BSMPermitDivision@sf.gov



Permits
T 415.271.2000 | 49 South Van Ness Ave., 3rd Floor, San Francisco, CA 94103

CERTIFICATION OF AUTHORIZED AGENT

110 Alpine Terrace, San Francisco 2609 003 94117
(Project Address) (Block) (Lot) (Zip Code)

Public Works Permit Number (s) 25MSE-00050

Building Permit Application (BPA) Number 2024090325 2024090322

I/We, Amir Ravandoust, hereby certify for the purpose of completing and submitting an application for streets/sidewalk-use permit(s) with San Francisco Public Works and for the completion of any form related to the San Francisco Public Works Code and/or to any City and County Ordinances and regulations, or State Codes, I/we are authorizing Michael Hennessey to sign all documents connected with this application(s) or permit(s).
(Name of Agent(s) - Print)

I/We also acknowledge that certain permits for encroachments within the public right of way incur annual assessment fees and will be recorded against property title for life of encroachment.

415.512.1559
(Authorized Agent Signature) (Phone Number)

C31229 03/28/2025
(CA Contractor/Driver's or SF Business License number) (Date)

415.275
(Property Owner Signature) (Phone Number) (Date)

SAN FRANCISCO PUBLIC WORKS PERMIT DATE 03/28/2025 PAGE 3 OF 7

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:

04/15/23

JOB:
2208

REVISIONS:

No. DESCRIPTION DATE

SHEET TITLE:
APPLICATION FOR MINOR
SIDEWALK ENCROACHMENT
PERMIT

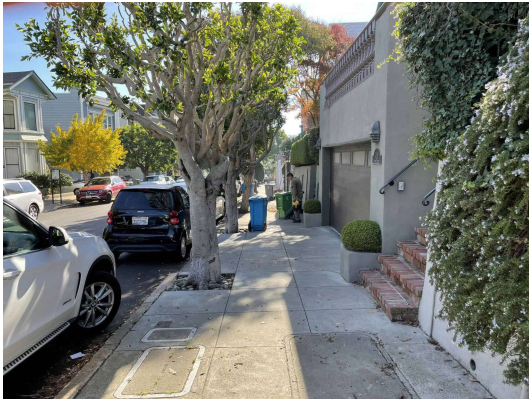
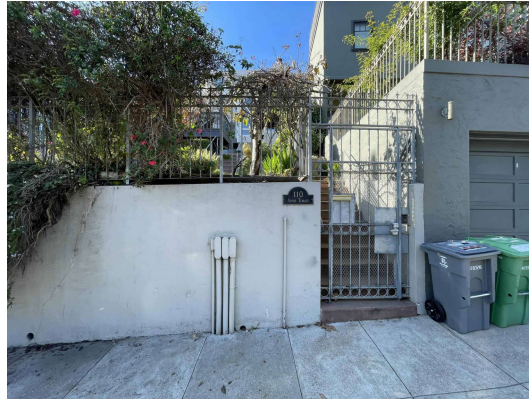
SHEET NUMBER:

A0.8

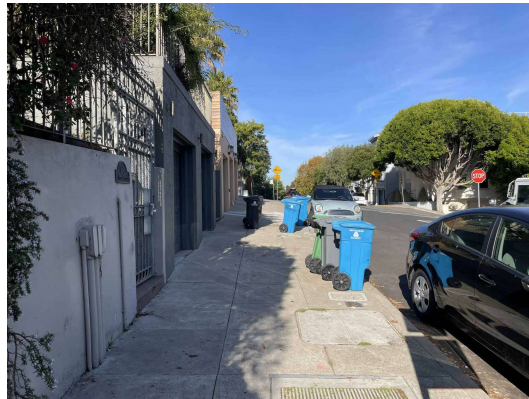




EXISTING CONDITIONS: FRONT FACADE AT 110 ALPINE TERRACE (SUBJECT PROPERTY)
NO EXISTING ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY.



EXISTING CONDITIONS: FRONT FACADE AT 120 ALPINE TERRACE (SOUTH NEIGHBOR PROPERTY)
ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY AT ENTRY STAIRS AND PLANTERS.



EXISTING CONDITIONS: FRONT FACADE AT 100 ALPINE TERRACE (NORTH NEIGHBOR PROPERTY)
NO ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY.



DETAIL OF ENCROACHMENT AT 100 ALPINE TERRACE.

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
**110 ALPINE
ADDITION/RENOVATION**

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
**SITE PERMIT SET -
REV.10**

DATE:
04/15/23

JOB:
2208

REVISIONS:

No.	DESCRIPTION	DATE
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SHEET TITLE:
**PRW ENCROACHMENT -
SUPPORTING IMAGES**

SHEET NUMBER:

A0.9





Permits
T: 415.271.2000 | 49 South Van Ness Ave., 3rd Floor, San Francisco, CA 94103

APPLICATION FOR STREET IMPROVEMENT PERMIT

BLDG. PERMIT APPLICATION # 202409090322 & 202409090325 PUBLIC WORKS PERMIT For Official Use Only

SITE INFORMATION

Site Address: 110 Alpine Terrace
Cross Street: Duboce ave Block: 2609 Lot: 003
Owner Name: Amir Ravandoust
Phone: 415.810.8507 E-Mail: aravandoust@outlook.com

APPLICANT/AUTHORIZED AGENT INFORMATION

NOTE: If you are not applying as the property owner, you MUST complete the Certificate of Authorized Agent section at the end of this form for Public Works to begin reviewing your application.
Name: Michael Hennessey Company Name: Michael Hennessey architecture
Address: 1501 Mariposa St, Suite 308 City: San Francisco State: CA Zip: 94107
Phone: 415.512.1559 E-Mail: michael@hennesseyarchitect.com

REQUIRED APPLICANT INFORMATION

☐ Individual Applicant: Driver's License or State ID Number
☒ Business Applicant: San Francisco Business Account Number: 0443946
☒ State License Number ☒ Architect ☐ Engineer ☐ Contractor

PROJECT INFORMATION

Brief Description of Proposed Work:
A new garage will be provided; therefore, a curb cut will be necessary. The sidewalk will be reconfigured to allow for the new curb cut. Existing utility service boxes will be relocated.

SAN FRANCISCO PUBLIC WORKS REVISION DATE 03/28/2025 PAGE 1 OF 7

SITE ADDRESS: 110 Alpine Terrace, San Francisco
☐ If applicable, show both existing (E) and proposed (N) spot elevations at the corners of all encroachments and changes in elevation. This includes but is not limited to the edges of landscaping features, stairs, walkways, landings, transformer vaults, driveways and curb cut.
☐ If applicable, dimension existing (E) and new (N) encroachments, such as lawn/planting strips, planter boxes, landscaping, steps, walkways, or ramps in the sidewalk. (See Minor Encroachment Permit).
☐ If applicable, show existing and proposed curb ramps. For all center lots, (2) curb ramp evaluation and possibly reconstruction will be required per Public Works Order No. 188355. (See resource page for weblink to the order)
☐ Show limits of work with hatch pattern and/or call out, including work in the street due to reconstruction of the curb and/or gutter and from new/upgraded utility work.
☐ Denote type of curb, 1. Standard curb, 2. Combined curb and concrete gutter, 3. Combined curb and parking strip or 4. Other existing non-conforming condition, be specific.
☐ Provide a minimum of three photos of the sidewalk to show the existing conditions and/or encroachments. See Sample.pdf.

Certification:

■ I/we understand that we are responsible for the accuracy and inclusion of this information with the Street Improvement application and associated plan set(s) and that inaccurate, incomplete, or erroneous information may require resubmittal or redesign of the plans/project.

■ I/we understand that the project may have additional infrastructure review by other City Agencies such as San Francisco Municipal Transportation Agency (SFMTA) San Francisco Public Utilities Commission (SFPUC) / Bureau of Light, Heat and Power Public Works/Bureau of Engineering - Hydraulics Section and Mechanical Engineering Section. Further understand that the project may be subject to additional fee documents, reports and other information as required by these agencies.

■ I/we have prepared the Street Improvement Permit plans in accordance with the requirements and instructions set forth here and in compliance with Federal, State and Local law as stipulated by San Francisco Public Works Code.

■ I/we have prepared this material in good faith and to the best of our ability.

■ I/we certify that we have reviewed our plans for all errors and omissions prior to submitting to the Department of Public Works for review.

Michael Hennessey 02/28/2025
PRINT NAME (Designer of Record) Date

SIGNATURE (Designer of Record)

SAN FRANCISCO PUBLIC WORKS REVISION DATE 03/28/2025 PAGE 1 OF 7

SITE ADDRESS: 110 Alpine Terrace, San Francisco

PUBLIC WORKS PERMIT For Official Use Only

Please complete the following only if this is an in-kind, voluntary repair not required by a building permit:
Street Space required? ☐ YES ☐ NO If yes, how many parking spaces? _____

Excavation Total SF: Asphalt _____ Concrete _____
Proposed Start Date: _____ End Date: _____

Days of Operation: M ☐ T ☐ W ☐ TH ☐ F ☐ SA ☐ SU ☐
Hours: _____ AM ☐ PM ☐ to _____ AM ☐ PM ☐

ADDITIONAL APPLICATION REQUIREMENTS

- ☐ Non-Refundable Fee (See Fee Schedule). Invoice for application fee will be emailed to permit applicant after filing. Additional fee may be required at permit issuance.
- ☐ Excavation Bond or Performance and Material/Labor Bonds (to be submitted at permit issuance)
- ☐ Permit Plans (in pdf format) conforming to the Street Improvement Plans - Minimum Standards for Design Review checklist. See sample plan [here](#).
- ☐ Architectural plans, landscape plans and other approval documents may be required upon request.
- ☐ A completed and signed Street Improvement Plans - Minimum Standards for Design Review checklist.
- ☐ A completed and signed Certified agent form if application is submitted by authorized agent, design professional or contractor.

Michael Hennessey 03/27/2025
Print Name Signature of Applicant/Authorized Agent Date



Permits
T: 415.271.2000 | 49 South Van Ness Ave., 3rd Floor, San Francisco, CA 94103

CERTIFICATION OF AUTHORIZED AGENT

110 Alpine Terrace, San Francisco 2609 003 94117
[Project Address] [Block] [Lot] [Zip Code]

Public Works Permit Number (S) 25MSE-00050
Building Permit Application (BPA) Number 202409090325 202409090322

I/We Amir Ravandoust hereby certify for the purpose of

[Name of Property Owner(s) - Print]

completing and submitting an application for streetside/side-use permit(s) with San Francisco

Public Works and for the completion of any form related to the San Francisco Public Works

Code and/or to any City and County Ordinances and regulations, or State Codes, I/we are

authorizing

Michael Hennessey to sign all documents.

[Name of Agent(s) - Print]

connected with this application(s) or permit(s).

I/We also acknowledge that certain permits for encroachments within the public right of way

incure annual assessment fees and will be recorded against property title for fee of encroachment.

415.512.1559

[Authorized Agent Signature] [Phone Number]

C31229 03/28/2025

[CA Contractor/Driver's or SF Business License number] [Date]

[Property Owner Signature] [Phone Number] [Date]

415.810.8507

[Signature] [Phone Number] [Date]

SAN FRANCISCO PUBLIC WORKS REVISION DATE 03/28/2025 PAGE 1 OF 7

SITE ADDRESS: 110 Alpine Terrace, San Francisco

PUBLIC WORKS PERMIT For Official Use Only

EMAIL: Electronic copies (PDF) of the application materials may be sent to: BSMPermitDivisions@sf.gov

Further information regarding street improvement permits, contact the San Francisco Public Works at (415) 271-2000.

SITE ADDRESS: 110 Alpine Terrace, San Francisco

PUBLIC WORKS PERMIT For Official Use Only

STREET IMPROVEMENT PLANS - MINIMUM STANDARDS FOR DESIGN REVIEW

☒ Each sheet should have the designer(s) name, address, contact email, phone number and wet signature for final approved set. (Stamp is REQUIRED for structural drawings)

☒ List the project address, including BLOCK and LOT number, and referenced building permit number (if available) on each sheet.

☒ List Building Permit Numbers: 202409090322 & 202409090325

☒ Show North Arrow

☒ Drawings submitted digitally are preferred to be scaled with no less than 1/8"=1' or 1"=10' and if applicable, enlarged detail for curb ramp details shall be no less than 3/4"=1' or 1"=5'.

☒ Show location of front property line and dimension the legislated sidewalk with which is measured by starting from the face of curb and going towards the property. (See resource page for legislated sidewalk lookup.)

☒ Show both existing and adjacent parcel lots as well as the front and side property lines

☒ Show both existing (E) and proposed (N) spot elevations for every 25 feet, along both edges of driveway and at each grade break denoted along the back of walk denoted as (BW) for the entire width of the lot and at least 15 feet into the adjacent lots.

☒ Show both existing (E) and proposed (N) ground finished floor spot elevations as (FF) at each entrance threshold and garage.

☒ For each spot elevations shown at back of walk (BW), also provide both existing (E) and proposed (N) elevations at the corresponding top of curb denoted as (TC) and at the corresponding flow line denoted as (FL).

☒ Spot elevations shall be in positive decimal feet units.

☐ The back of walk, top of curb, and flow line elevations shall be in the same line.

☒ Provide both existing (E) and new (N) slope percentages in between each spot elevation(s) with the arrow symbol pointing in the direction of downward drainage.

☒ Dimension existing and/or new curb cut(s). Ensure curb cut wings are oriented correctly (See SFPW Standard Plan) and also indicate the required 1-inch lip and 18" wings within the curb cut.

☒ Show locations of all utility facilities (above ground and below ground) including Sewer, Water, PG&E, Phone, AWS, box lids and lines. For new sewer or water service line, show the size of the pipe. (As available).

SAN FRANCISCO PUBLIC WORKS REVISION DATE 03/28/2025 PAGE 1 OF 7

SAN FRANCISCO PUBLIC WORKS REVISION DATE 03/28/2025 PAGE 1 OF 7

RESOURCES

Street Improvement Permit Information Brochure -

<https://www.sfpublishworks.org/sites/default/files/Street%20Improvement.pdf>

Standard Specifications and Plans - <https://www.sfpublishworks.org/services/standards-specifications-and-plans>

Guideline on Curb Ramp Evaluation - https://www.sfpublishworks.org/sites/default/files/S190_KC%20C%20RampOrder%28184350%29.pdf

Legislated sidewalk Lookup - <https://dm.sfdaw.org/divisionkeymap/>

SAN FRANCISCO PUBLIC WORKS REVISION DATE 03/28/2025 PAGE 1 OF 7

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
SIDEWALK IMPROVEMENT
PERMIT

SHEET NUMBER:

A0.10





Permits
T 415.512.1559 | 49 South Van Ness Ave. 3rd Floor, San Francisco, CA 94133

APPLICATION FOR DRIVEWAY/CURB CUT

PUBLIC WORKS PERMIT
For Official Use Only

Pursuant to Article 15, Section 715, 716, 717, & 718 of the Public Works Code and requirement No. 14 of Public Works Order No. 62,850, a permit is required to occupy a portion of public right of way for the purpose of installing an auto runway.

SITE INFORMATION

Site Address: 110 Alpine Terrace
Cross Street: Duboce ave Block: 2609 Lot: 003

APPLICANT INFORMATION

NOTE: If you are not applying as the property owner, you MUST complete the Certificate of Authorized Agent section at the end of this form in order for Public Works to begin reviewing your application.

☐ Owner ☒ Agent of Owner Applicant/Authorized Agent Name: Michael Hennessey
Company Name: Michael Hennessey Architecture Address: 1501 Mariposa St, Suite 308
City: San Francisco State: CA Zip: 94130
Phone: 4155 121 559 E-Mail: michael@hennesseyarchitect.com

REQUIRED APPLICANT INFORMATION

☐ Individual Applicant: Driver's License or State ID Number
☒ Business Applicant: San Francisco Business Account Number: 0443946
☒ State License Number ☒ Architect ☐ Engineer ☐ Contractor

PROPERTY OWNER INFORMATION (Leave blank if applicant is property owner)

Owner Name: Amir Ravandoust
Phone: 415 810 8507 Email: aravandoust@outlook.com

Property owner mailing address for annual assessment fee invoice statements
(Assessment fee is applicable to new or modified driveway only. It is based on square footage of driveway area, per Public Works Code Article 2.1 and Sec. 718 of Article 15)

Address: 80 E 10th St, Apt 4E
City: New York State: NY Zip: 10003

SAN FRANCISCO PUBLIC WORKS REVISION DATE: 03-05-2025 PAGE 1 OF 3

SITE ADDRESS: 110 Alpine Terrace

PUBLIC WORKS PERMIT
For Official Use Only

PROJECT INFORMATION

Description and Purpose of the new/modified driveway or existing override driveway. List the requested driveway/curb information in the table below.

	Street	Driveway Width	New Driveway or Existing?
1	110 Alpine Terrace	12'-6"	new
2			
3			



Michael Hennessey
Print Name
Signature of Owner/Authorized Agent(s)
04/02/2025
Date

INSTRUCTIONS FOR OBTAINING A DRIVEWAY/CURB CUT PERMIT

- Include a completely dimensioned site plan showing the subject property and any immediately adjacent lot. Show the sidewalk fronting these properties, any existing driveways and the location(s) of the proposed driveway(s).
- The applicant shall be responsible for submitting any fees, documents, reports and other information to the various City agencies as required.
- A Street Improvement Permit is required for the construction of the new/modified driveway or reconstruction of existing driveways. The street improvement permit shall be applied for at:



EMAIL
Electronic copies (PDF) of the application materials may be sent to: 85MPermitDivision@sfdpw.org

- New, relocated, and override (<30 ft) driveway cuts may be subject to an annual assessment fee per Section 716 of the Public Works Code.
- Further information, contact the Public Works Permits at (628) 271-2000.
- Once the San Francisco Public Works tentatively approves the permit, the applicant is responsible for having it notated and recorded and for all fees associated with that process. After the permit is notated, it shall be recorded with the Recorder's Office located at City Hall, Room 190. For more information, please visit [Recording a Document | CCSF Office of Assessor-Recorder](#).

SAN FRANCISCO PUBLIC WORKS REVISION DATE: 03-05-2025 PAGE 1 OF 3



Permits
T 415.512.1559 | 49 South Van Ness Ave. 3rd Floor, San Francisco, CA 94133

CERTIFICATION OF AUTHORIZED AGENT

110 Alpine Terrace, San Francisco 2609 003 94117
[Project Address] [Block] [Lot] [Zip Code]

Public Works Permit Number (s) 25MSE-00050

Building Permit Application (BPA) Number 202409090325 202409090322

Amir Ravandoust
I/We, [Name of Property Owner(s) - Print], hereby certify for the purpose of completing and submitting an application for street/sidewalk-use permit(s) with San Francisco Public Works and for the completion of any form related to the San Francisco Public Works Code and/or to any City and County Ordinances and regulations, or State Codes, I/we are authorizing Michael Hennessey to sign all documents.

[Name of Agent(s) - Print]
connected with this application(s) or permit(s).

I/We also acknowledge that certain permits for encroachments within the public right of way incur annual assessment fees and will be recorded against property title for life of encroachment.

[Authorized Agent Signature] 415.512.1559
[Phone Number]

C31229 03/28/2025
[CA Contractor/Driver's or SF Business License number] [Date]

[Property Owner Signature] [Phone Number] 415.512.1559
[Date]

SAN FRANCISCO PUBLIC WORKS REVISION DATE: 03-05-2025 PAGE 1 OF 3

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
APPLICATION FOR
DRIVEWAY / CURBCUT

SHEET NUMBER:

A0.11
San Francisco
Dept. of Building Inspection
Revised: 03/21/2025



Street Use and Mapping
49 South Van Ness Ave
Suite 300
San Francisco, CA 94103
Phone: (415) 271-2000
dpw@sf.gov
facebook.com/sfpdpublicworks
twitter.com/sfpdpublicworks

CONDITIONAL BUILDING PERMIT APPLICATION RELEASE LETTER

San Francisco Public Works/BSM
49 South Van Ness Avenue, Suite 300
San Francisco, CA 94103
Date: 03/27/2023
Re: 110 Alpine Terrace, San Francisco, CA (Location/Property)
BPA application: 202400000102 / 202400000103 /
Street Improvement Permit: 202400000102 - 202400000103
Minor (if applicable): -

Dear DPWBSM,
I, Aravandoust, understand that this written agreement is between DPW/BSM and all parties associated with this process. By requesting this conditional release of Building Permit Application (BPA), I, Aravandoust, understand that there is a risk involved, i.e., if for some reason this property cannot be occupied due to the fact that permits for this property have not been approved by DPW/BSM, I, Aravandoust, shall not get a temporary and/or final sign off on my building permit. In the event, any permit(s) are denied, I, Aravandoust, agree to re-design the project without the benefit of the encroachment and the reconstruction of public right of way per City Standards, holding the City harmless from any action that may be taken against this property.

I, Aravandoust, will, in addition, provide any necessary documentation with the required information in a timely manner as directed by the plan checker. If these items are not submitted by the date specified by DPW/BSM, the permit(s) for this property will be placed on "inactive" status. The change of status will occur automatically. An additional processing fee will be charged; in addition, a follow up letter regarding the failure of submittal of the required documentation shall be required in order to reactivate the permit(s).

We are requesting you to authorize the release of the BPA on a conditional basis set forth above.

Please do not hesitate to call me if you have any questions.
Phone Number: 415.810.8507 or E-Mail: aravandoust@outlook.com

Sincerely,

(Signature of Applicant)

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION
110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:



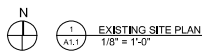
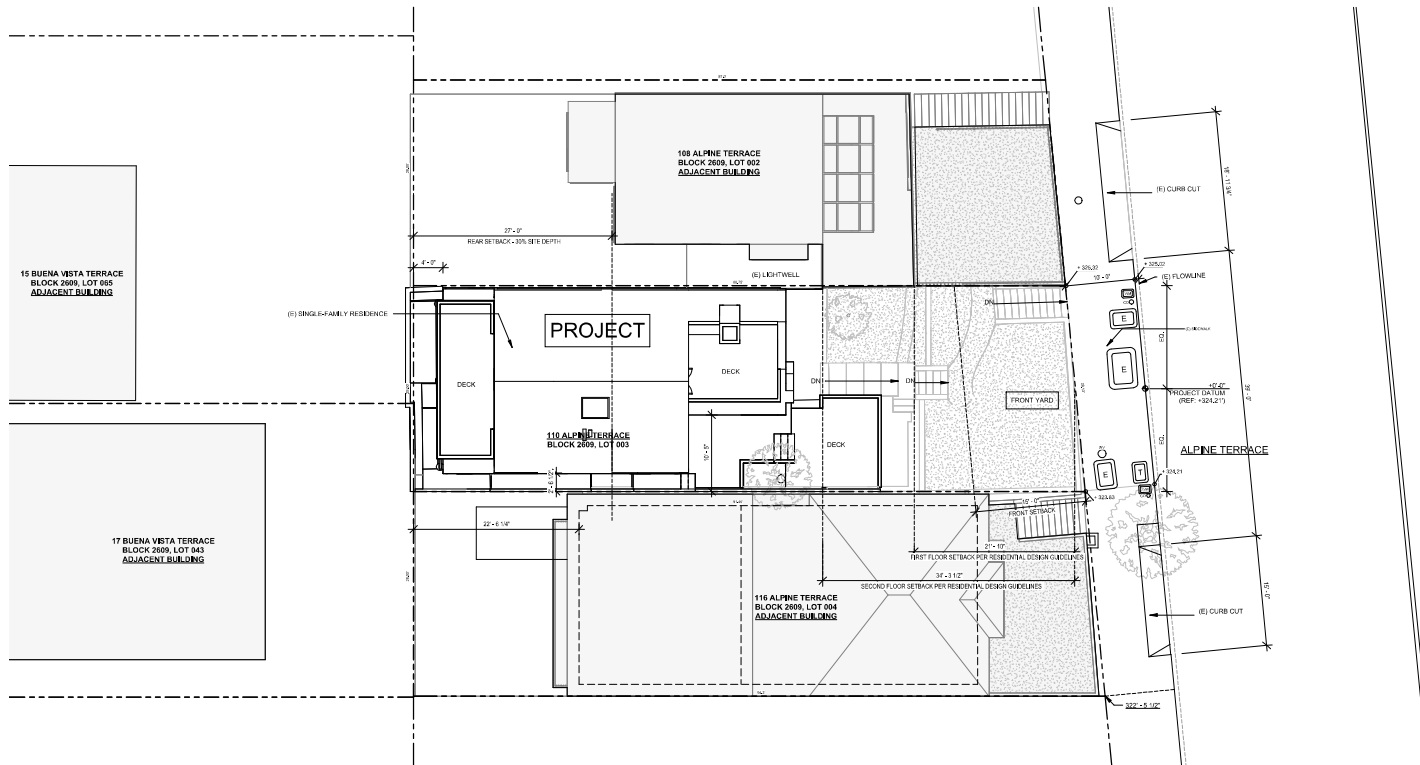
ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23
JOB:
2208

REVISIONS:		
No.	DESCRIPTION	DATE

SHEET TITLE:
CONDITIONAL BUILDING
APPLICATION RELEASE
LETTER

SHEET NUMBER:
A0.12
San Francisco
Dept. of Building Inspection
Revised: 06/21/2022



MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
**110 ALPINE
ADDITION/RENOVATION**

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
**SITE PERMIT SET -
REV.10**

DATE:
04/15/23

JOB:
2208

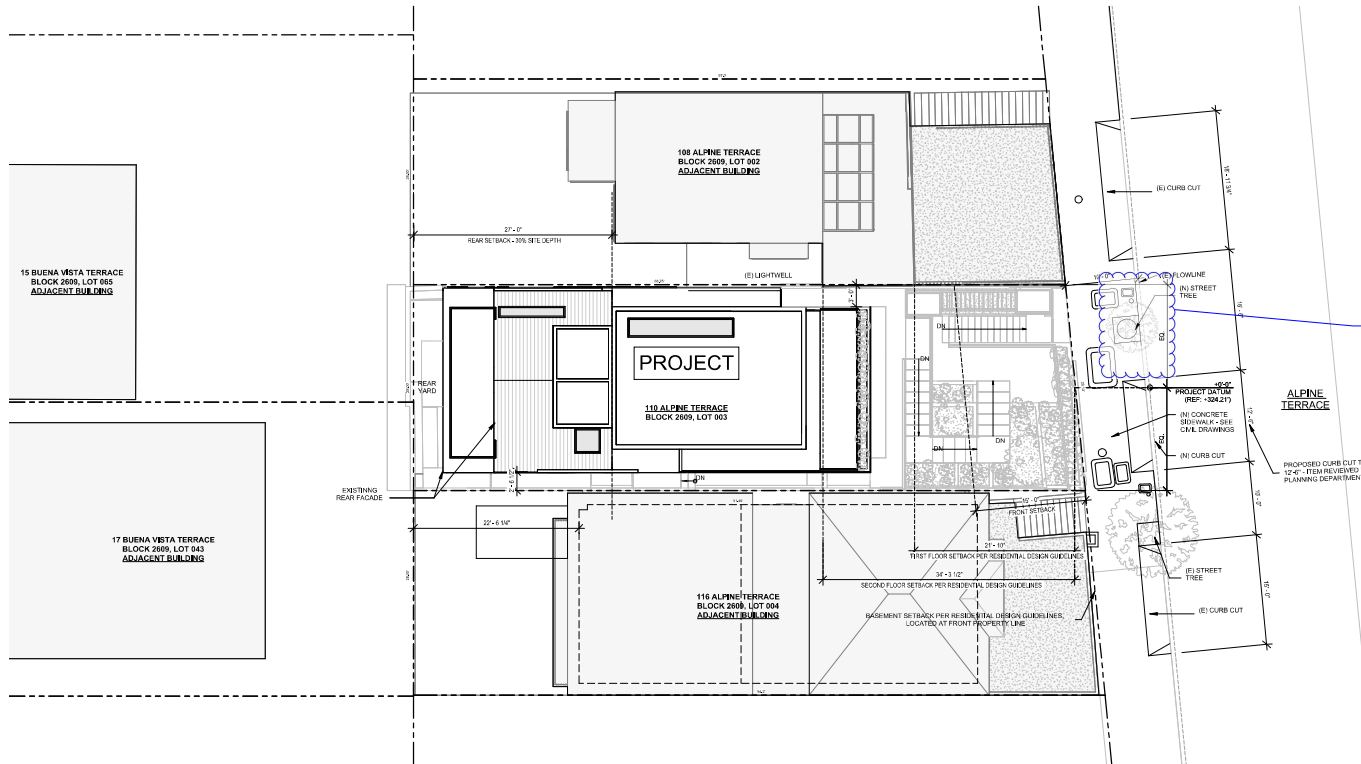
REVISIONS:	
No.	DESCRIPTION

SHEET TITLE:
EXISTING SITE PLAN

SHEET NUMBER:

A1.1





N
1
A1.2
PROPOSED SITE PLAN
1/8" = 1'-0"

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

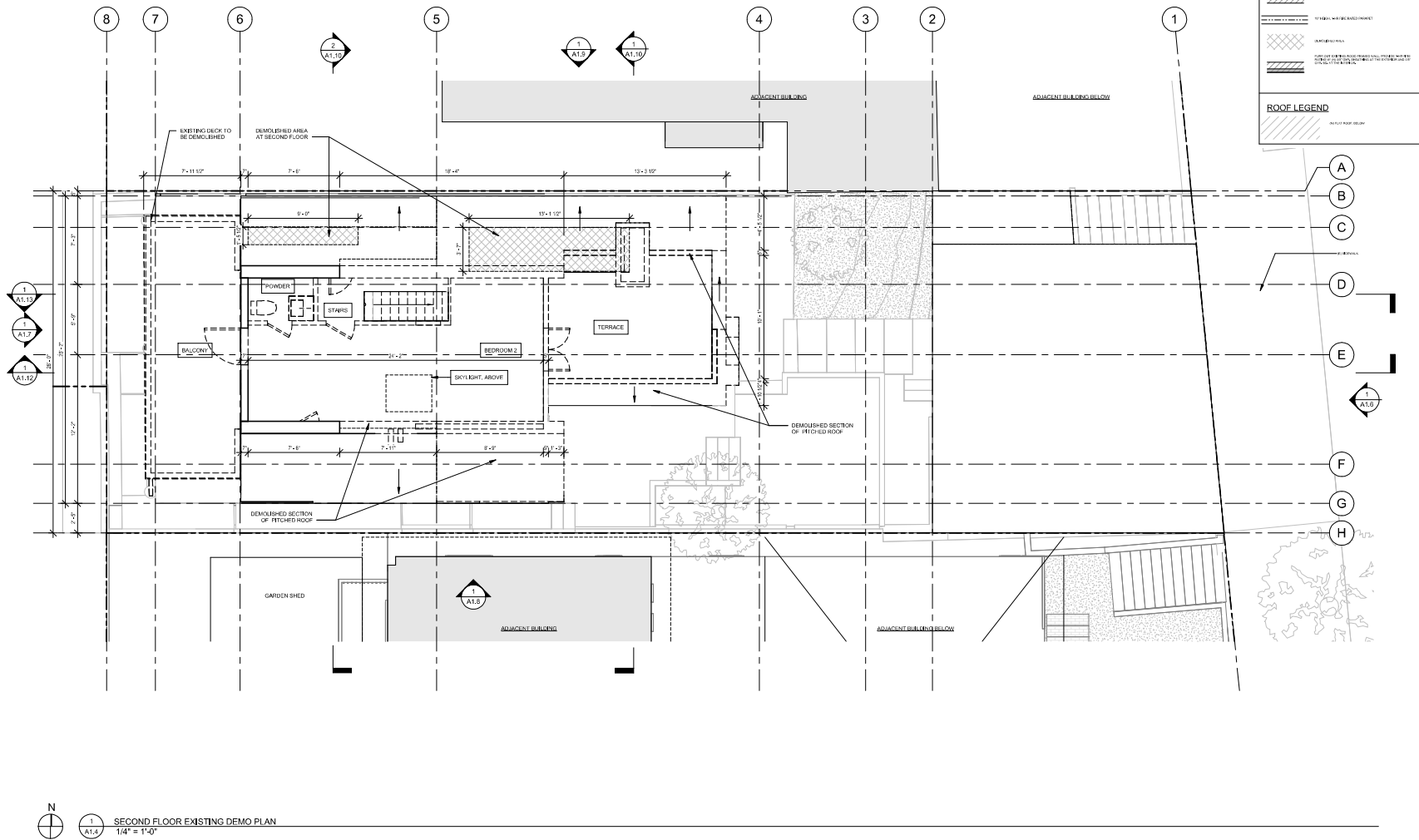
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:

A1.2





MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
**110 ALPINE
ADDITION/RENOVATION**

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
**SITE PERMIT SET -
REV.10**

DATE:

04/15/23

JOB:
2208

REVISIONS:

No.	DESCRIPTION	DATE

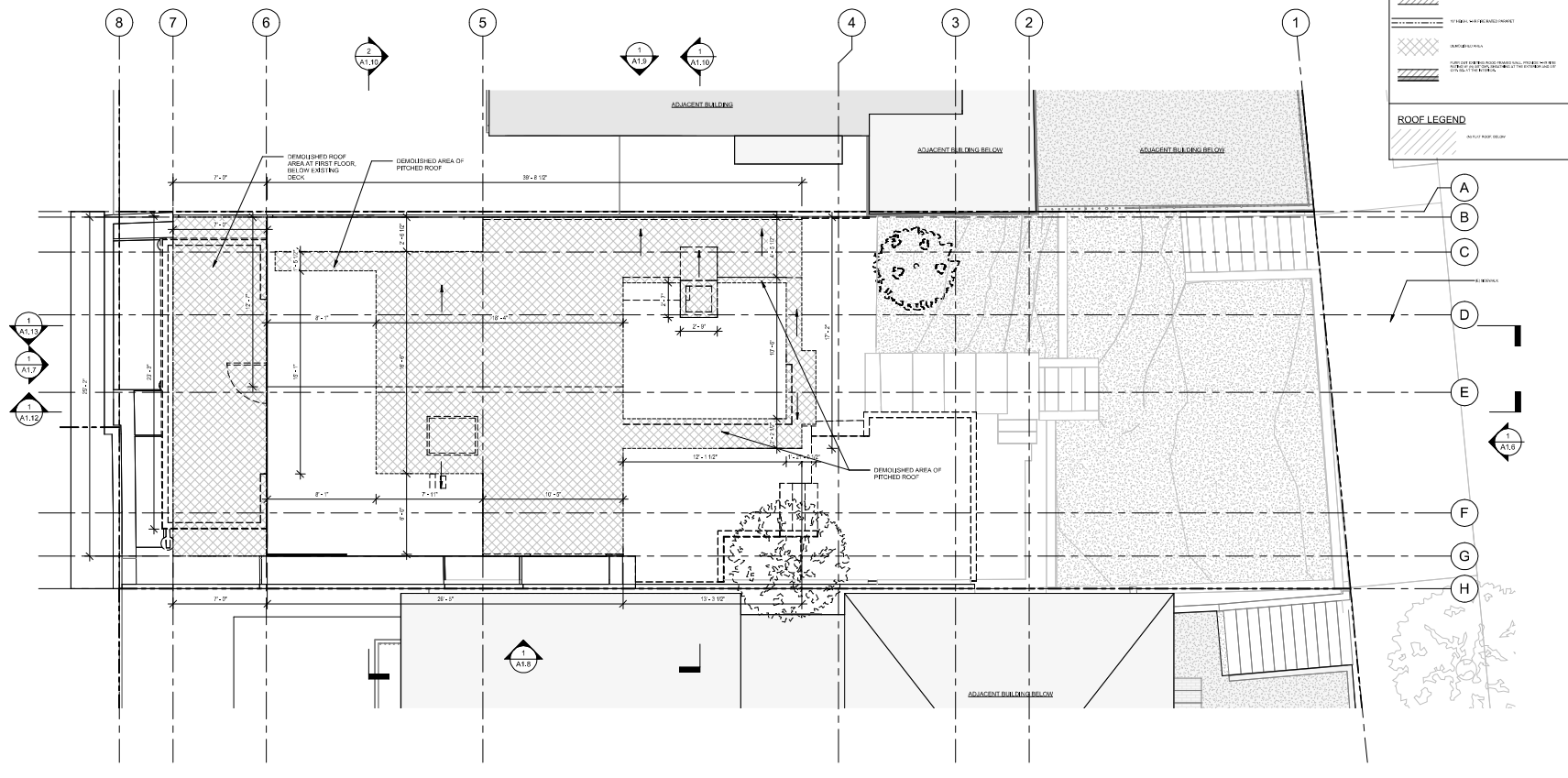
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SECOND FLOOR DEMO PLAN

SHEET NUMBER:

A1.4





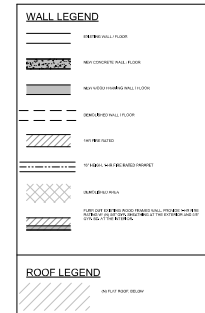
WALL LEGEND

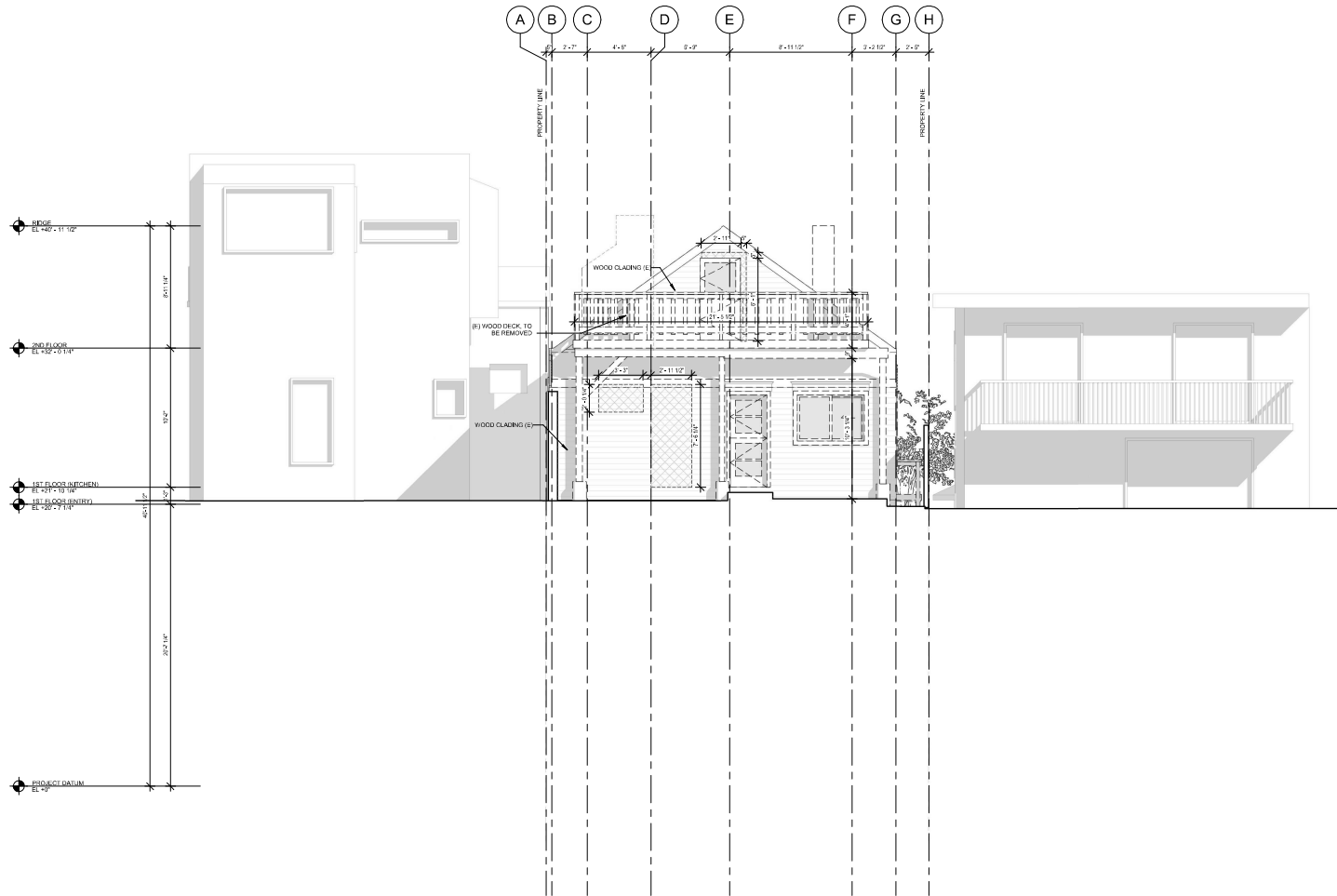
- EXISTING WALL FLOOR
- NEW CONCRETE WALL FLOOR
- NEW EXISTING WALL FLOOR
- DEMOLISHED WALL FLOOR
- EXISTING ROOF
- NEW ROOF WITH DEMOLISHED ROOF
- DEMOLISHED ROOF
- EXISTING ROOF WITH DEMOLISHED ROOF
- DEMOLISHED ROOF WITH DEMOLISHED ROOF

ROOF LEGEND

- EXISTING ROOF BELOW

N
 1
 A1.5
 ROOF EXISTING DEMO PLAN
 1/4" = 1'-0"





WALL LEGEND	
	EXISTING WALL FLOOR
	NEW CONCRETE WALL FLOOR
	NEW WOOD CLADDING WALL FLOOR
	EXISTING WALL FLOOR
	NEW WOOD DECK
	NEW WOOD DECK TO BE REMOVED
	EXISTING WALL
	NEW WOOD DECK TO BE REMOVED
	NEW WOOD DECK TO BE REMOVED
ROOF LEGEND	
	EXISTING ROOF DECK

1
A1.7
EXISTING WEST ELEVATION
1/4" = 1'-0"

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

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ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

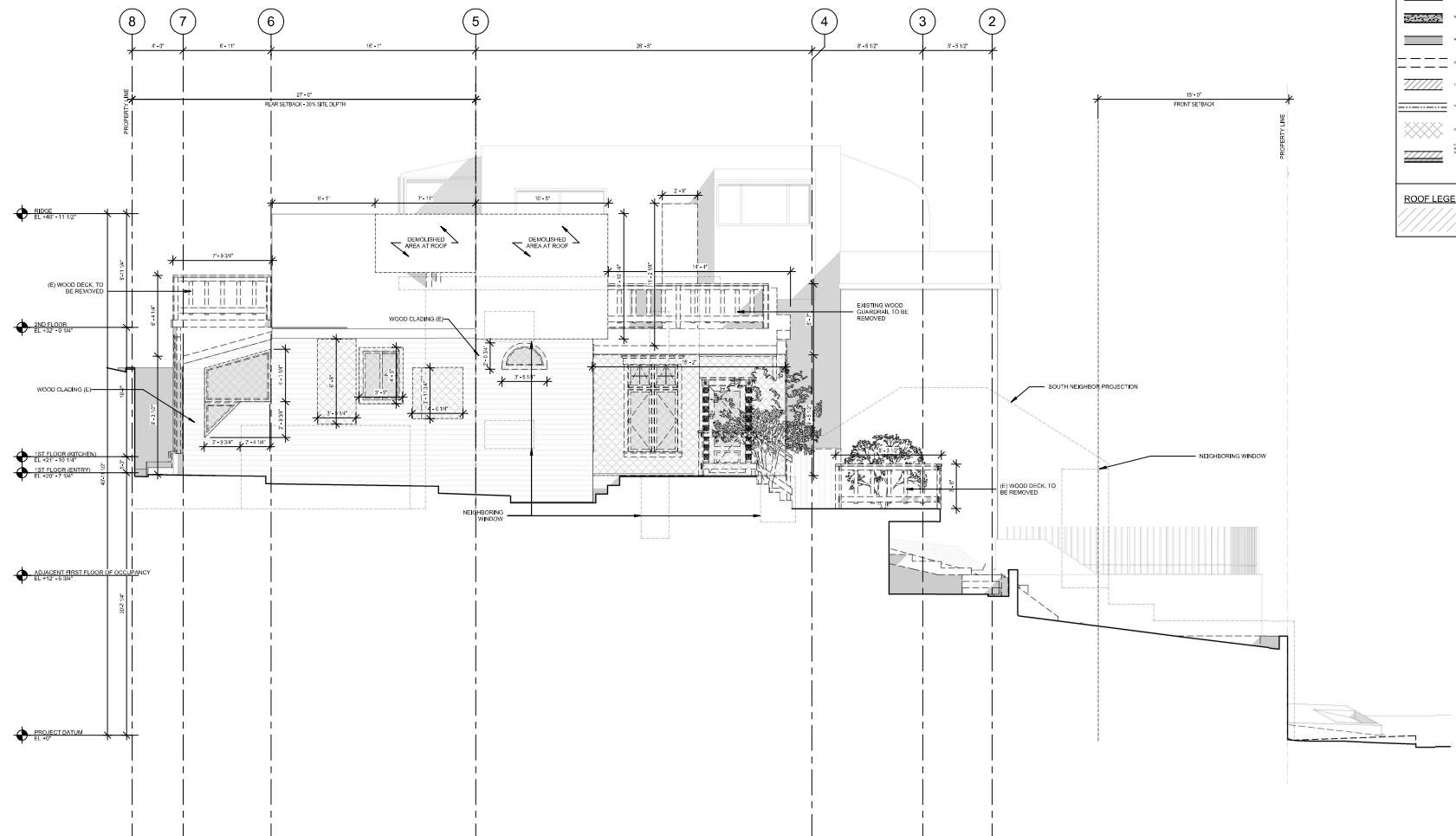
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
EXISTING REAR ELEVATION
(WEST)

SHEET NUMBER:

A1.7





WALL LEGEND

- EXISTING WALL FLOOR
- NEW CONCRETE WALL FLOOR
- NEW CLADDING WALL FLOOR
- DEMOLISHED WALL FLOOR
- EXISTING ROOF
- NEW ROOF WITH DEMOLISHED ROOF
- DEMOLISHED ROOF
- EXISTING ROOF
- NEW ROOF WITH DEMOLISHED ROOF

ROOF LEGEND

- EXISTING ROOF
- NEW ROOF WITH DEMOLISHED ROOF

1
A1.8
EXISTING SOUTH ELEVATION
1/4" = 1'-0"

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
**110 ALPINE
ADDITION/RENOVATION**

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:



ISSUE:
**SITE PERMIT SET -
REV.10**

DATE:
04/15/23

JOB:
2208

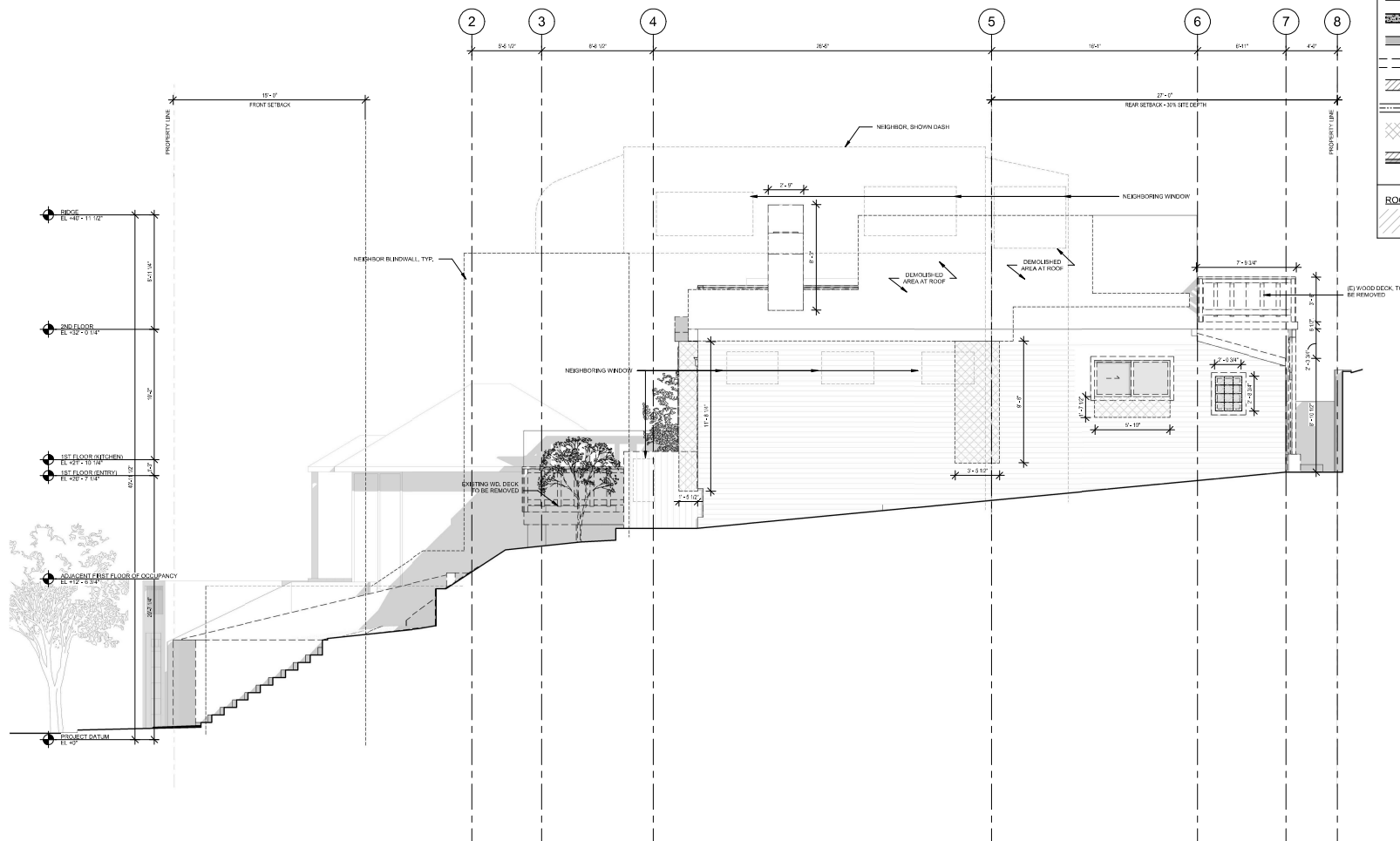
REVISIONS:		
No.	DESCRIPTION	DATE

SHEET TITLE:
**EXISTING SIDE ELEVATION
(SOUTH)**

SHEET NUMBER:

A1.8





1
A1.9
EXISTING NORTH ELEVATION
1/4" = 1'-0"

MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET SUITE 308 SAN FRANCISCO CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
110 ALPINE
ADDITION/RENOVATION

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
SITE PERMIT SET -
REV.10

DATE:
04/15/23

JOB:
2208

REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
EXISTING SIDE ELEVATION
(NORTH)

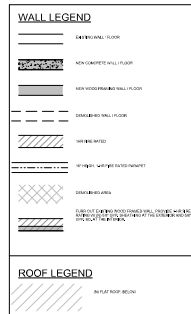
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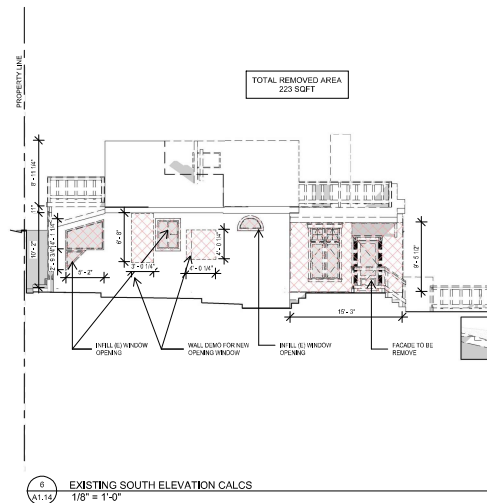
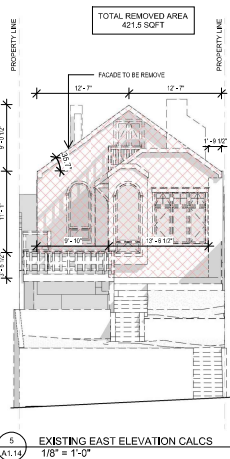
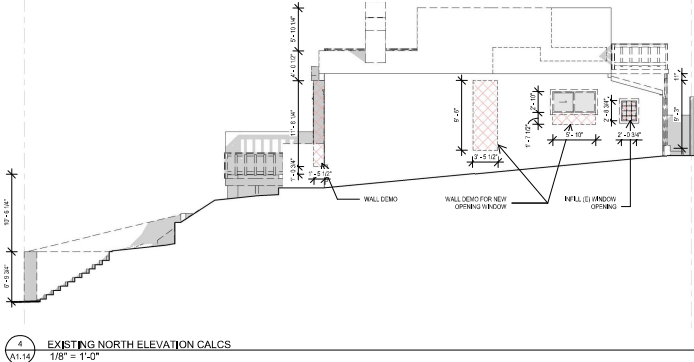
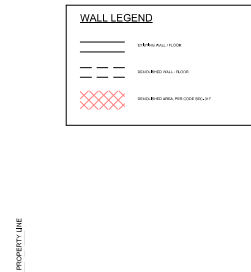
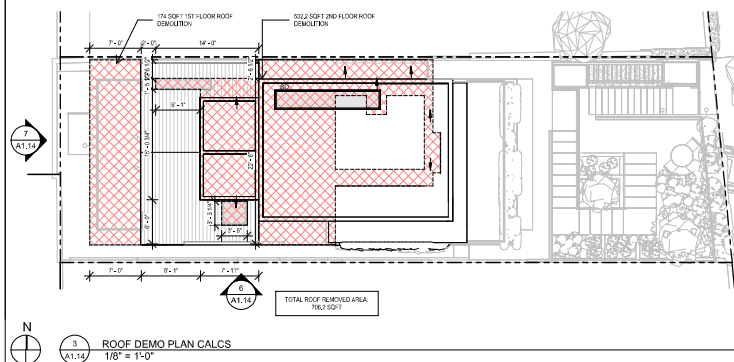
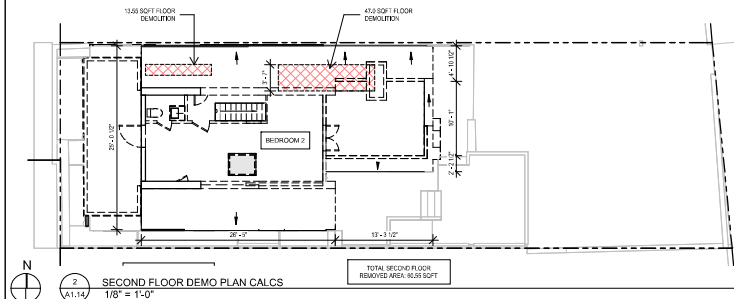
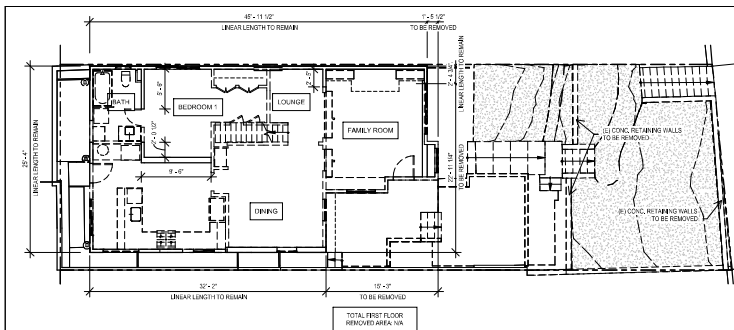




A1.10  San Francisco
Dept. of Building Inspection
Issued - 08/21/2025



110 ALPINE TERRACE, SAN FRANCISCO, CA



02/16/24 736 E. CHARLESTON RD.
Demo Calcs - 2A Approved Method

Demolition Calculations
Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %
Example: 1,033 sf / 3,455 sf = 29.9 %

Planning Code Section 317
Please revise elements listed below for your project.

317(b)(2)(B):

Elevation	(E) LF	Removed	% Removed	Max Permitted	Meet Code?
East (Front) Façade	25.2	22.9	91.3 %	91.3 %	YES
West (Rear) Façade	25.2	0.0	0.0 %	0.0 %	NO
Total	50.4	22.9	45.5 %	50.0 %	YES

AND

317(b)(2)(C):

Elevation	(E) LF	Removed	% Removed	Max Permitted	Meet Code?
East (Front) Façade	25.17	22.92	91.3 %	91.3 %	YES
West (Rear) Façade	25.2	0	0.0 %	0.0 %	NO
North	47.5	1.5	3.2 %	3.2 %	YES
South	47.4	15.25	32.2 %	32.2 %	YES
Total	145.3	39.7	27.3 %	65.0 %	YES

317(b)(2)(D):

Vertical Elements	(E) SF	Removed	% Removed	Max Permitted	Meet Code?
East (Front) Façade	445.1	421.5	94.7 %	94.7 %	YES
West (Rear) Façade	390.9	0	0.0 %	0.0 %	NO
North	583.6	65	11.1 %	11.1 %	YES
South	540.2	223	41.3 %	41.3 %	YES
Total	1959.8	779.7	39.5 %	50.0 %	YES

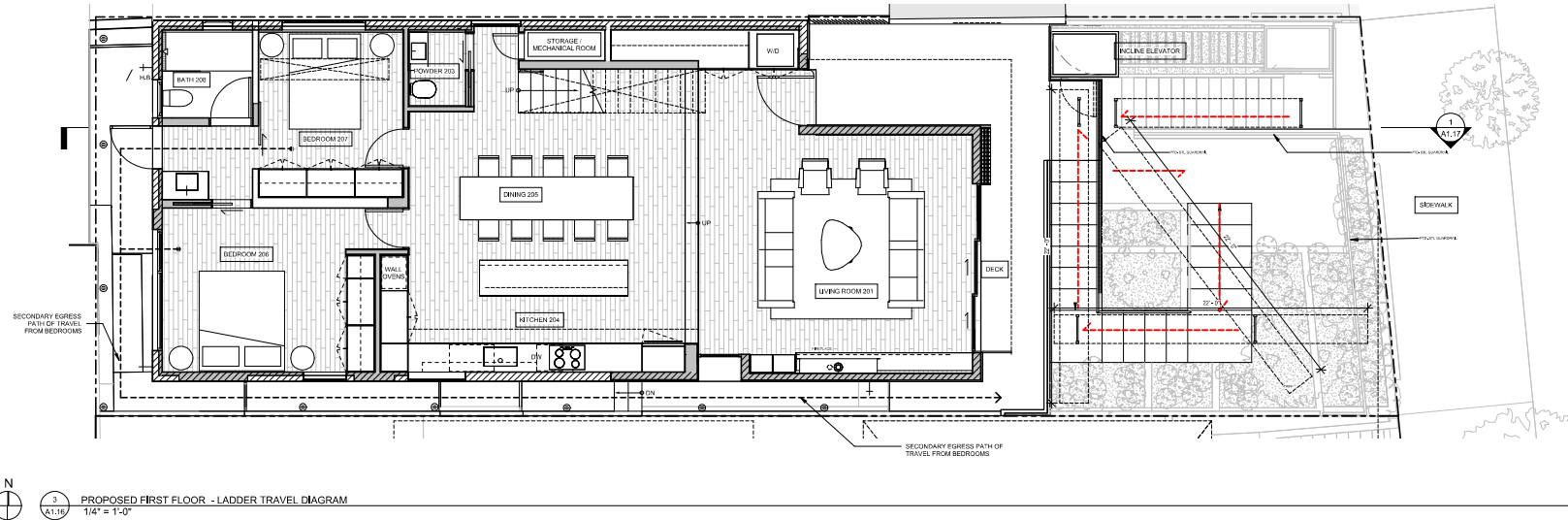
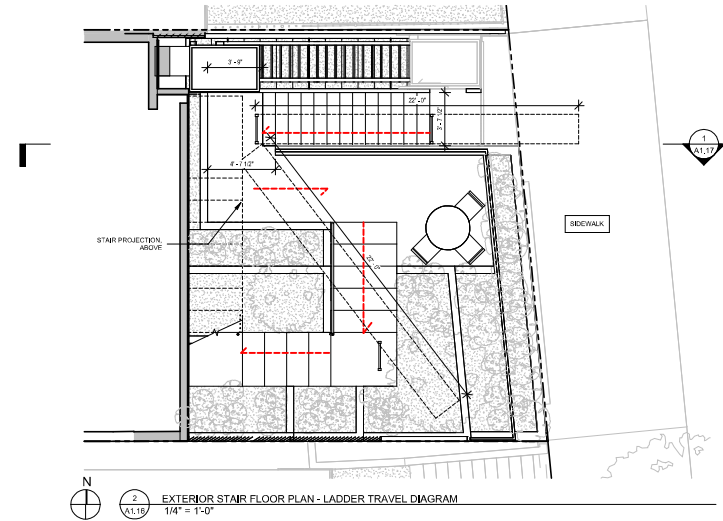
AND

Horizontal Elements	(E) SF	Removed	% Removed	Max Permitted	Meet Code?
1st Floor	N/A	N/A	N/A %	N/A %	YES
2nd Floor	896.7	60.55	6.7 %	6.7 %	YES
Roof	1074.9	706.2	65.7 %	65.7 %	YES
Total	1973.6	766.75	38.9 %	50.0 %	YES

* Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."
 * Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."
 * To use Section 317(b)(2)(D) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



A1.15  San Francisco
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MICHAEL HENNESSEY ARCHITECTURE

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PROJECT TITLE:
**110 ALPINE
ADDITION/RENOVATION**

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
**SITE PERMIT SET -
REV.10**

DATE:

04/15/23

JOB:
2208

REVISIONS:

No.	DESCRIPTION	DATE

SHEET TITLE:

LADDER TRAVEL DIAGRAM

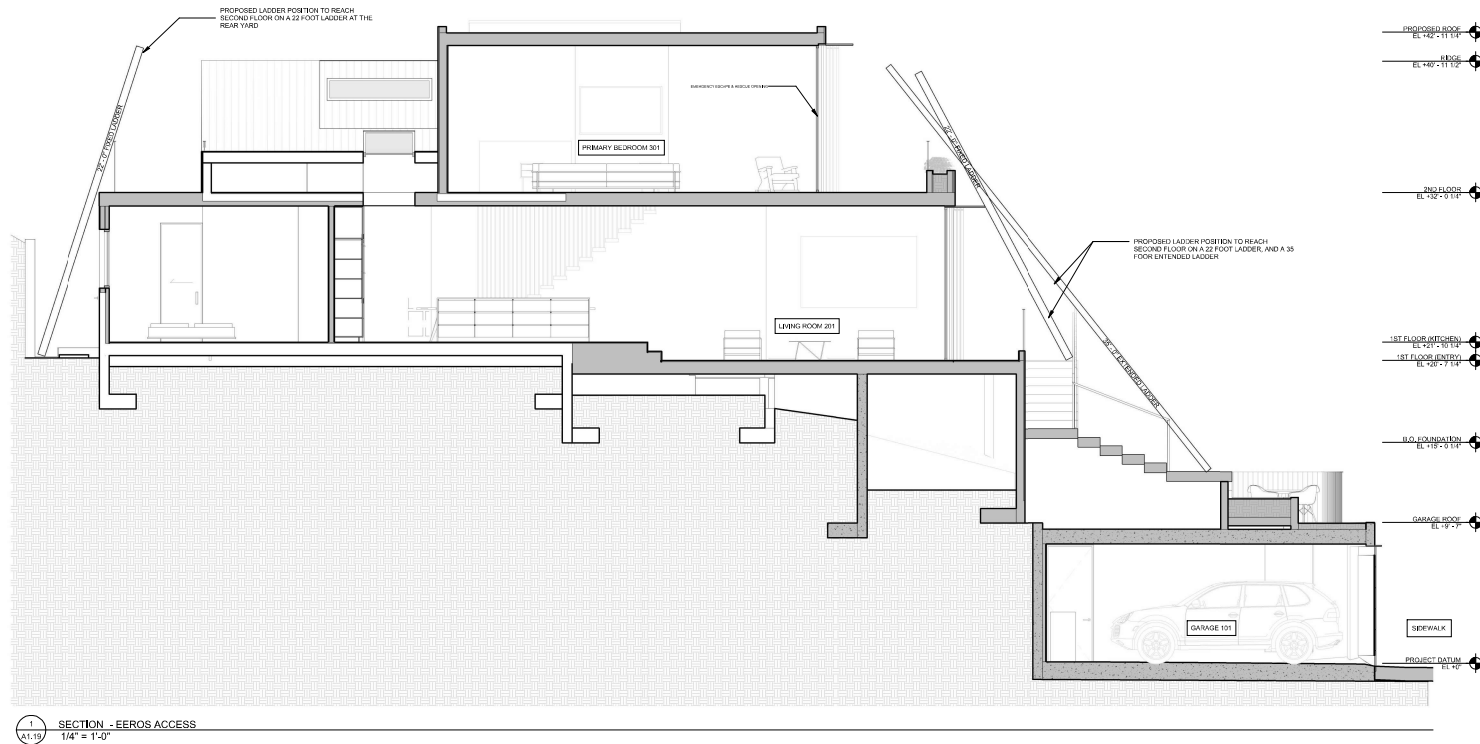
SHEET NUMBER:

A1.16





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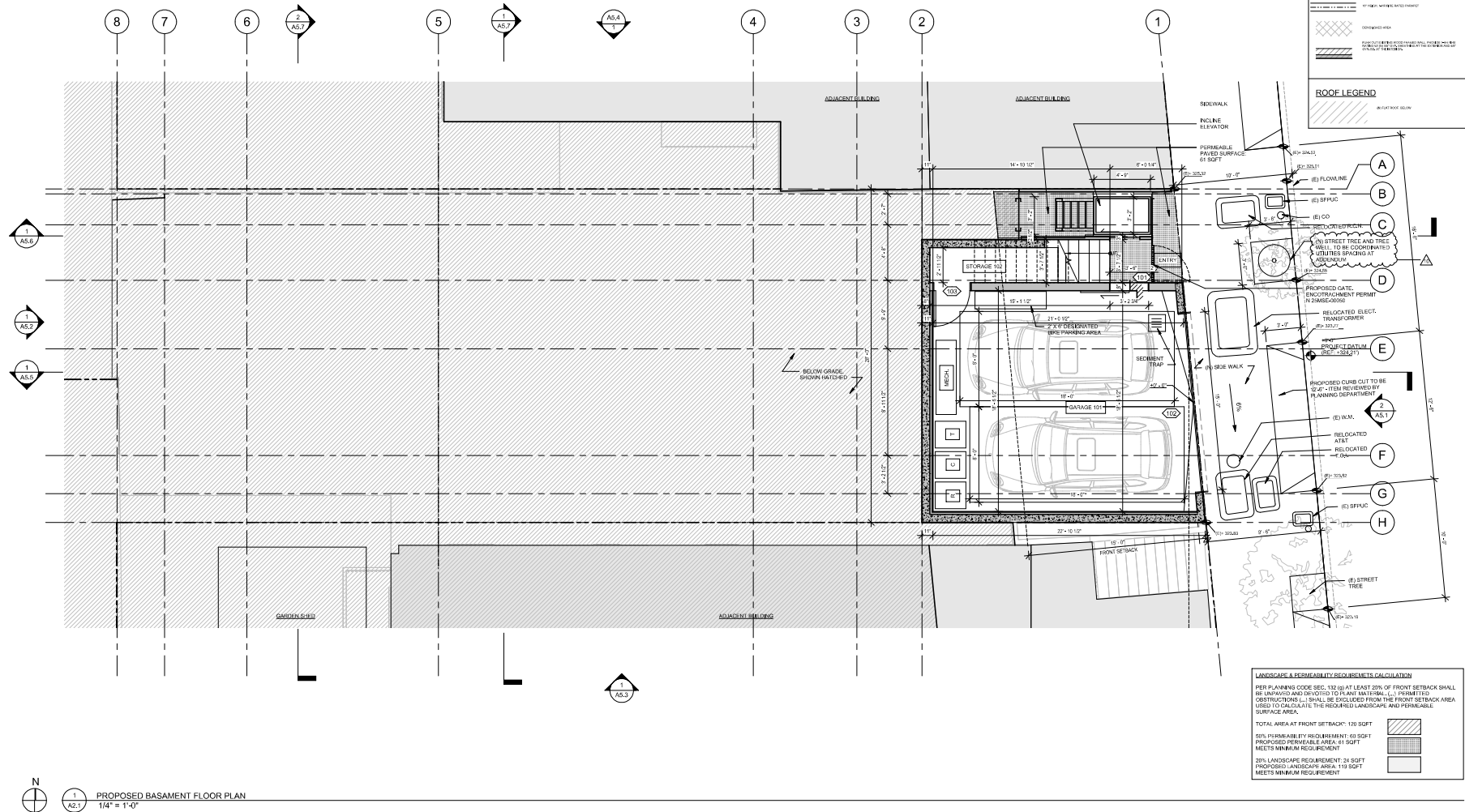
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
**LADDER POSITION DIAGRAM
- SECTION**

SHEET NUMBER:

A1.19





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No.	DESCRIPTION	DATE
10	REV.10	07.15.25

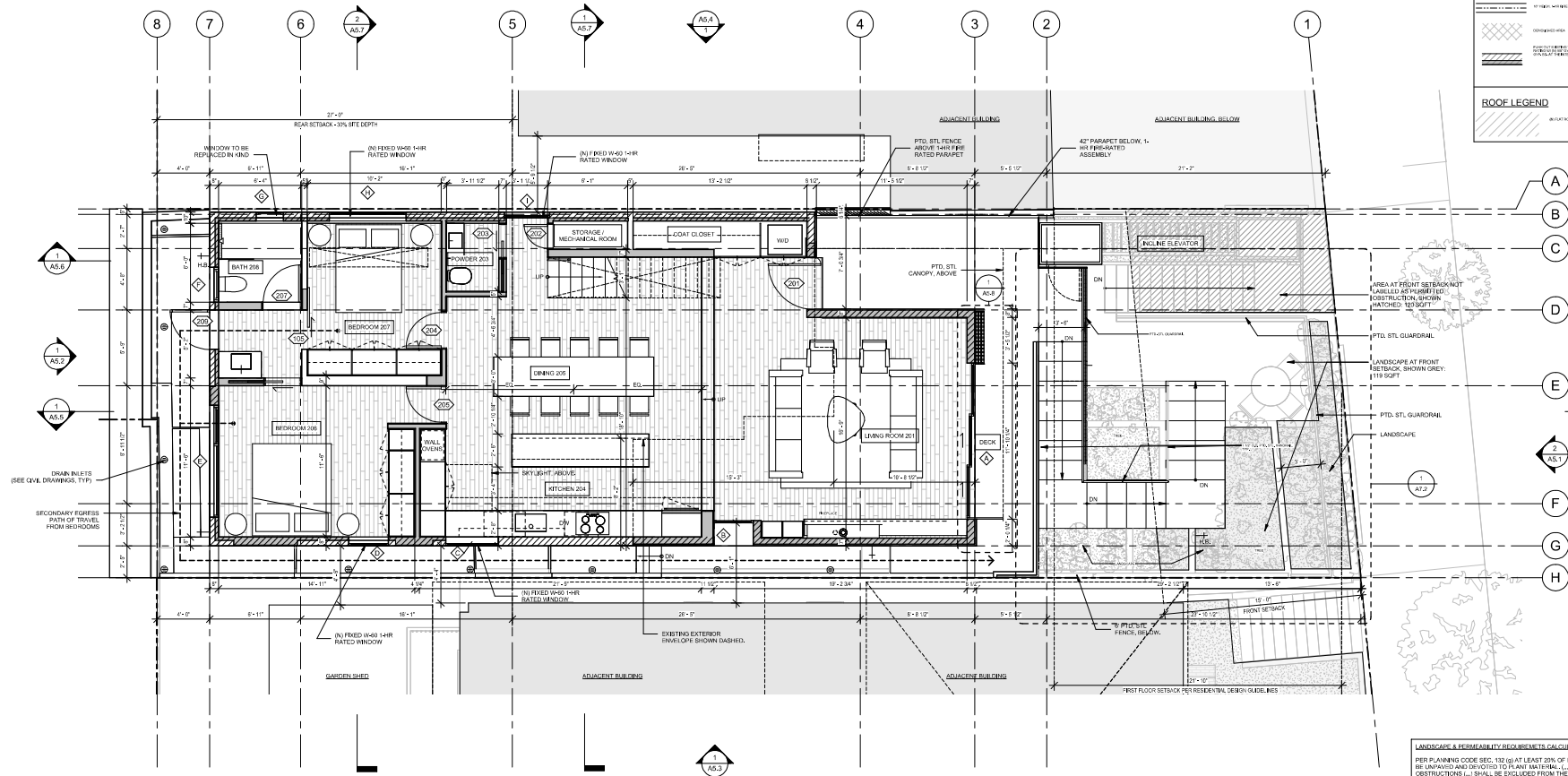
SHEET TITLE:
**PROPOSED BASEMENT
FLOOR PLAN**

SHEET NUMBER:

A2.1



N
1
A2.2
PROPOSED FIRST FLOOR
1/4" = 1'-0"



LANDSCAPE & PERMEABILITY REQUIREMENTS CALCULATION		
PER PLANNING CODE SEC. 132 (g) AT LEAST 20% OF FRONT SETBACK SHALL BE UNPAVED AND DEDICATED TO PLANT MATERIAL (L) PERMITTED OBSTRUCTIONS (L) SHALL BE EXCLUDED FROM THE FRONT SETBACK AREA USED TO CALCULATE THE REQUIRED LANDSCAPE AND PERMEABLE SURFACE AREA.		
TOTAL AREA AT FRONT SETBACK: 120 SQFT		
50% PERMEABILITY REQUIREMENT: 60 SQFT		
PROPOSED PERMEABLE AREA: 61 SQFT		
MEETS MINIMUM REQUIREMENT		
20% LANDSCAPE REQUIREMENT: 24 SQFT		
PROPOSED LANDSCAPE AREA: 118 SQFT		
MEETS MINIMUM REQUIREMENT		

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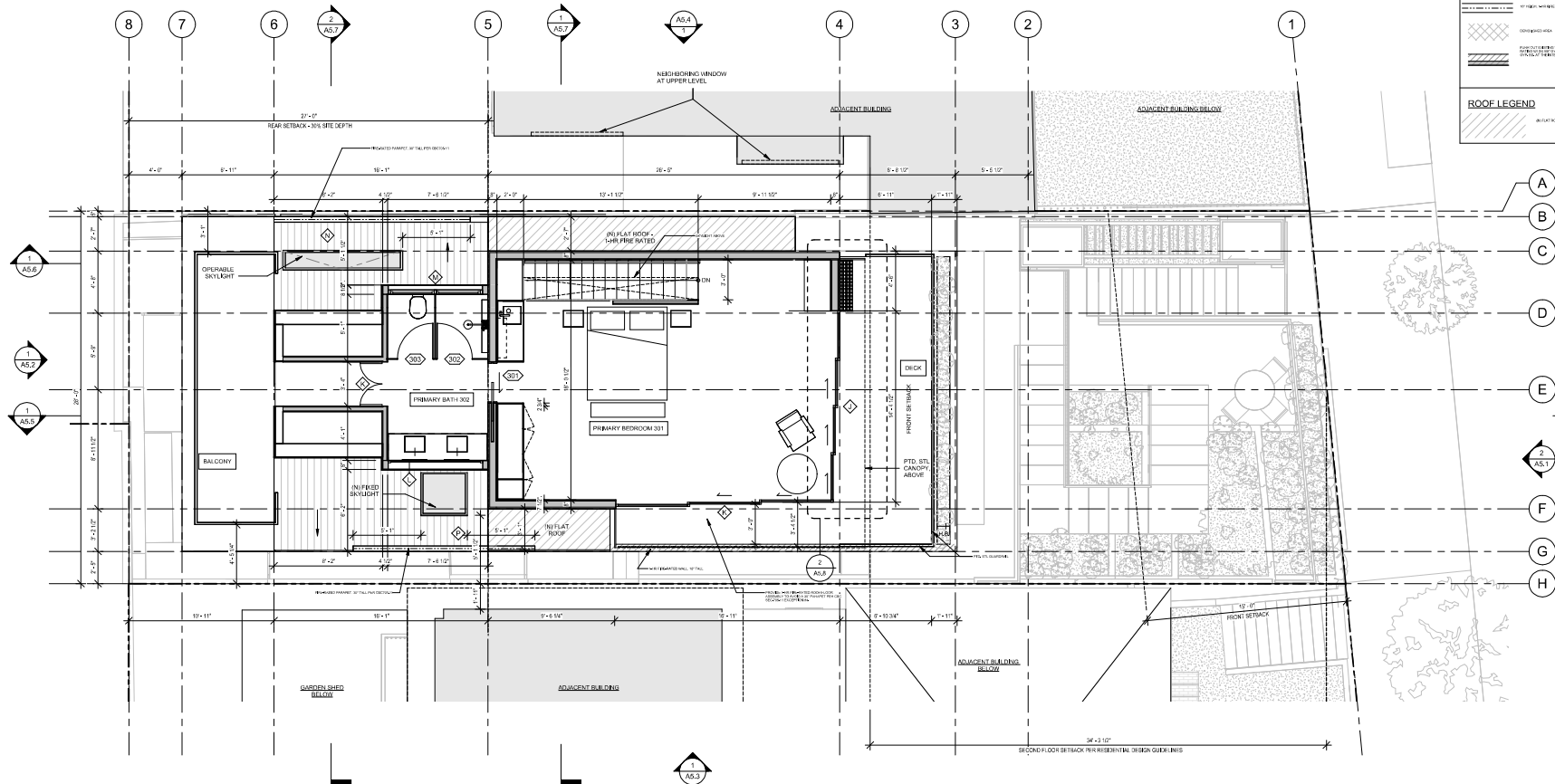
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
PROPOSED FIRST FLOOR
PLAN

SHEET NUMBER:

A2.2





N
1
A2.3
PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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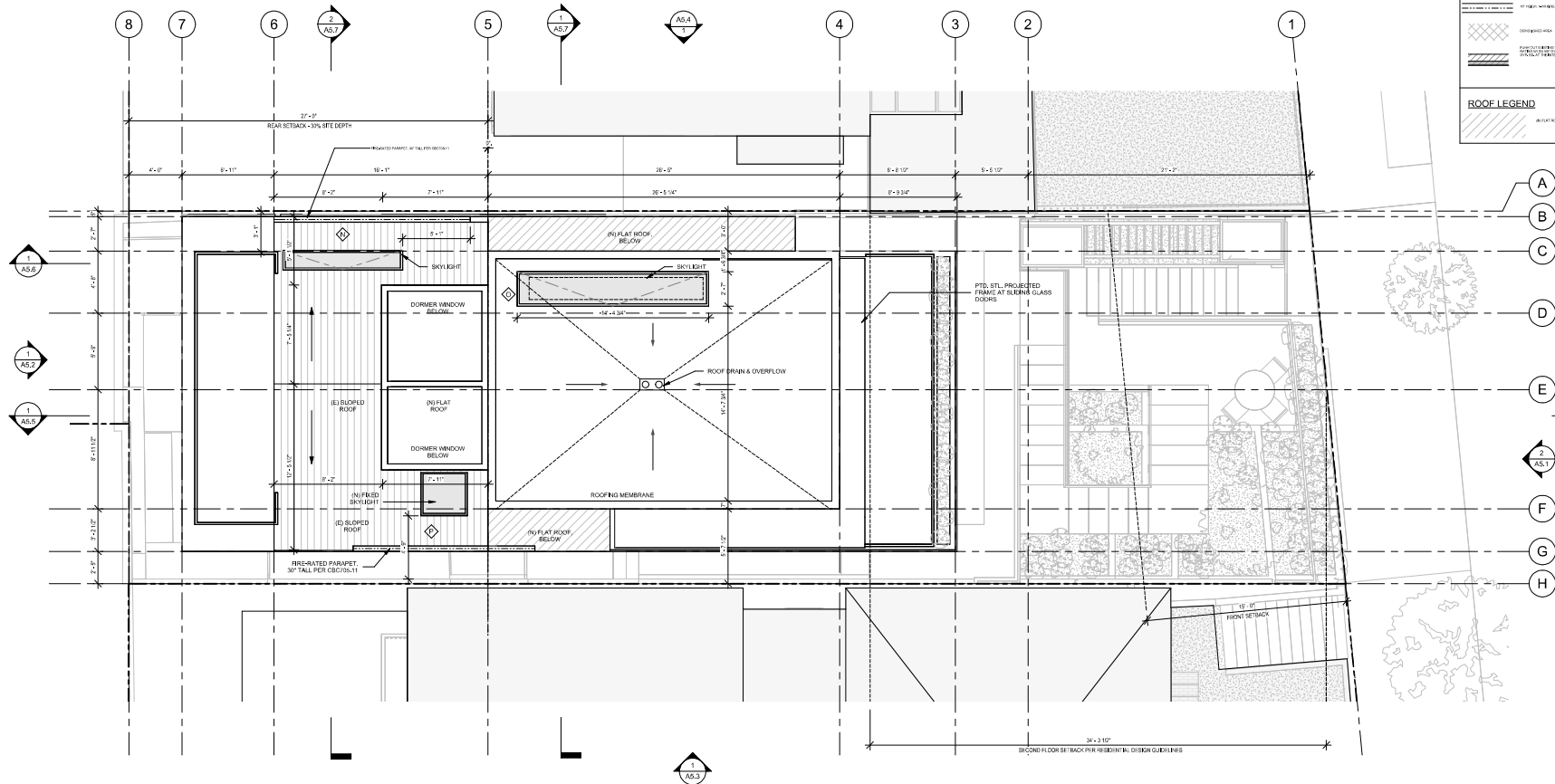
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
PROPOSED SECOND FLOOR
PLAN

SHEET NUMBER:

A2.3





WALL LEGEND	
	EXTERIOR WALL FLOOR
	NEW CONCRETE WALL FLOOR
	NEW WOOD FRAMING WALL FLOOR
	CONCRETE WALL FLOOR
	EXTERIOR MASONRY
	EXTERIOR MASONRY WITH INSULATION
	EXTERIOR MASONRY WITH INSULATION AND WATERPROOFING
ROOF LEGEND	
	FLAT ROOF SLOPE

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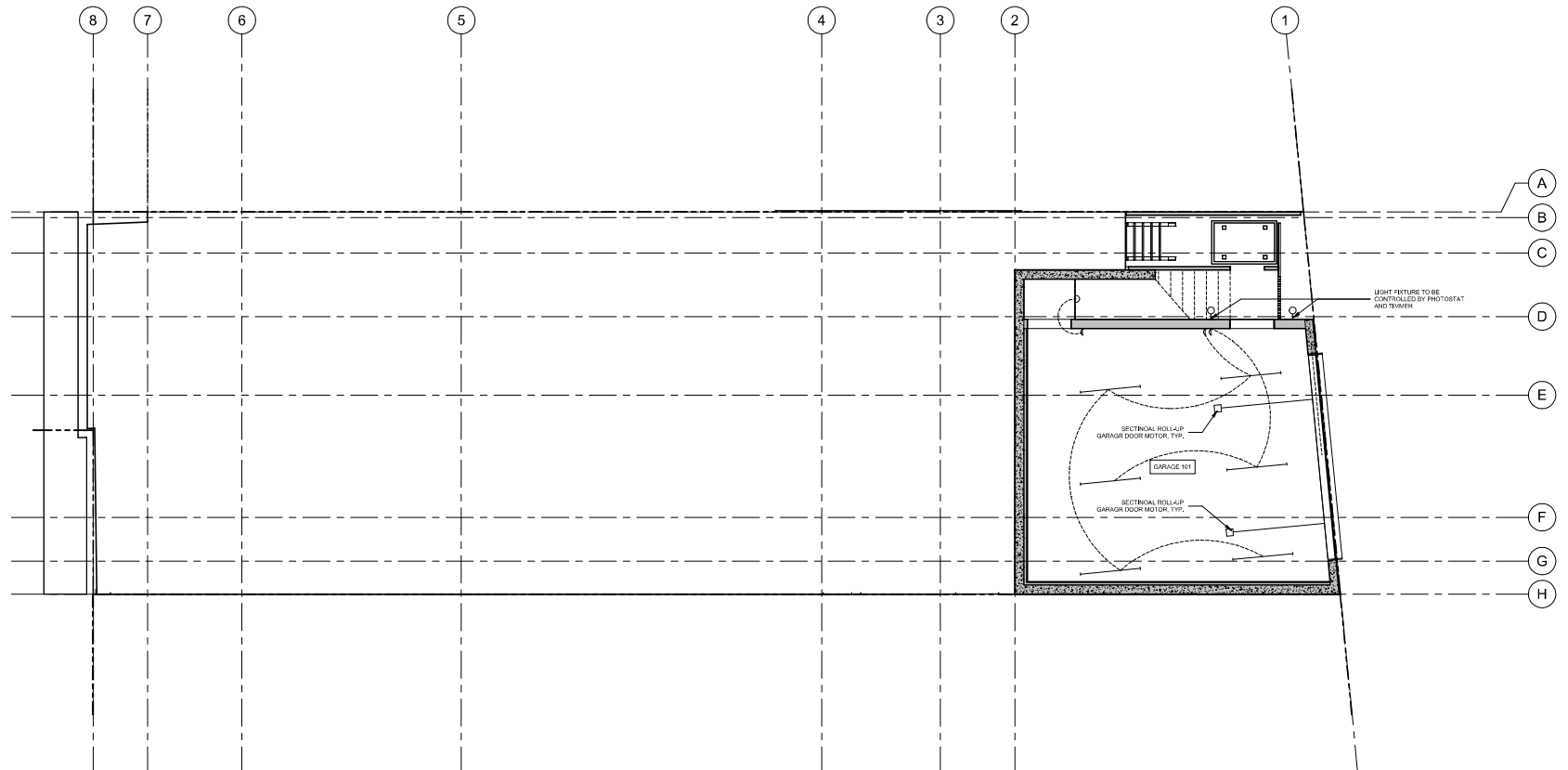
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
PROPOSED ROOF PLAN

SHEET NUMBER:

A2.4





BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"

WALL LEGEND	CEILING LEGEND	CEILING LEGEND	CEILING LEGEND
WOOD PANELING	REFLECTED CEILING PANEL	CEILING FLOOR FINISH	CEILING FLOOR FINISH
CONCRETE	REFLECTED CEILING PANEL	CEILING FLOOR FINISH	CEILING FLOOR FINISH
MAINTENANCE WALL FINISH	CEILING FLOOR FINISH	CEILING FLOOR FINISH	CEILING FLOOR FINISH
MAINTENANCE WALL FINISH	CEILING FLOOR FINISH	CEILING FLOOR FINISH	CEILING FLOOR FINISH

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No. DESCRIPTION DATE

SHEET TITLE:
**BASEMENT REFLECTED
CEILING PLAN**

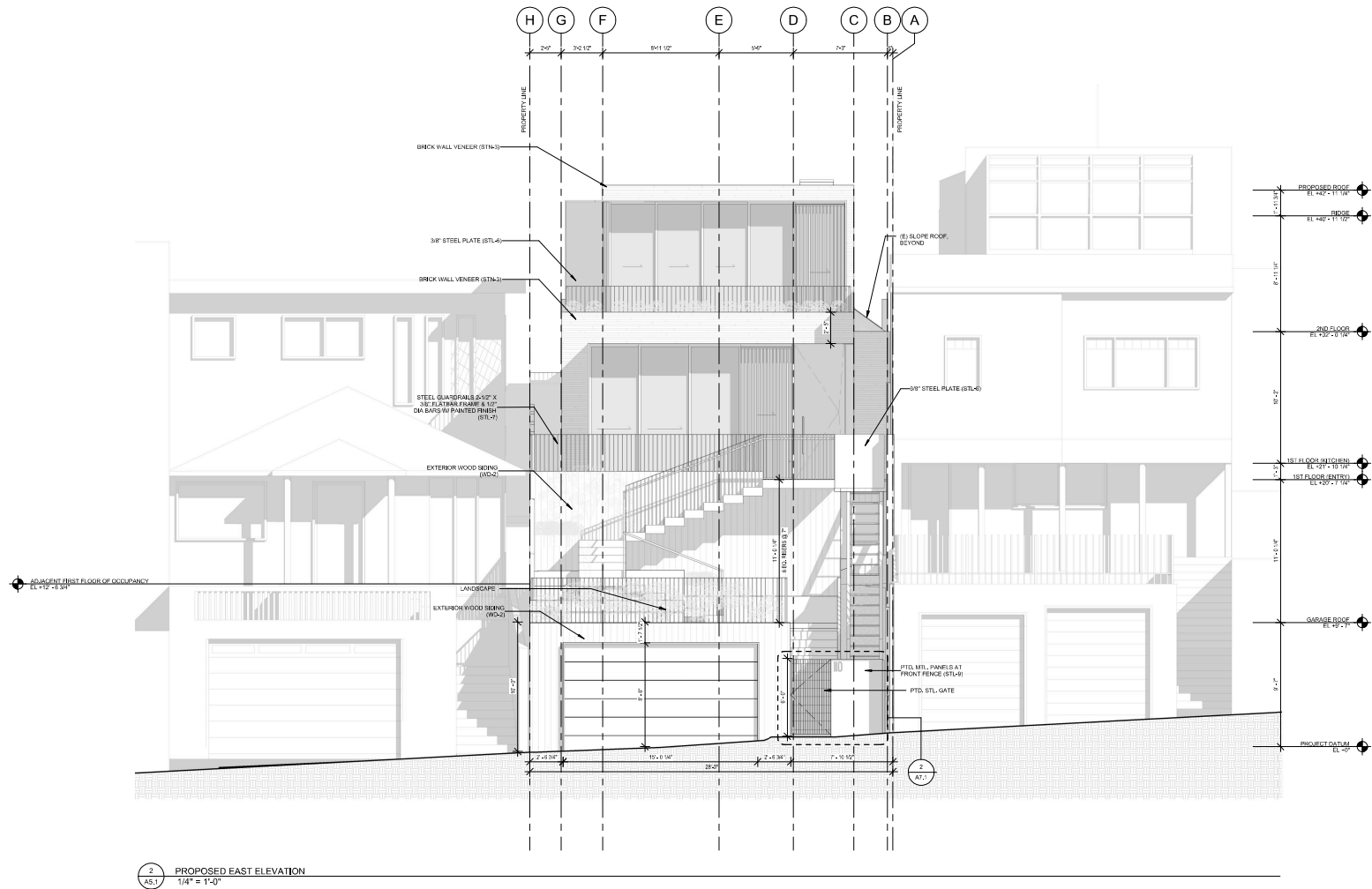
SHEET NUMBER:

A3.1





San Francisco
Dept. of Building Inspection
Issued - 08/21/2025



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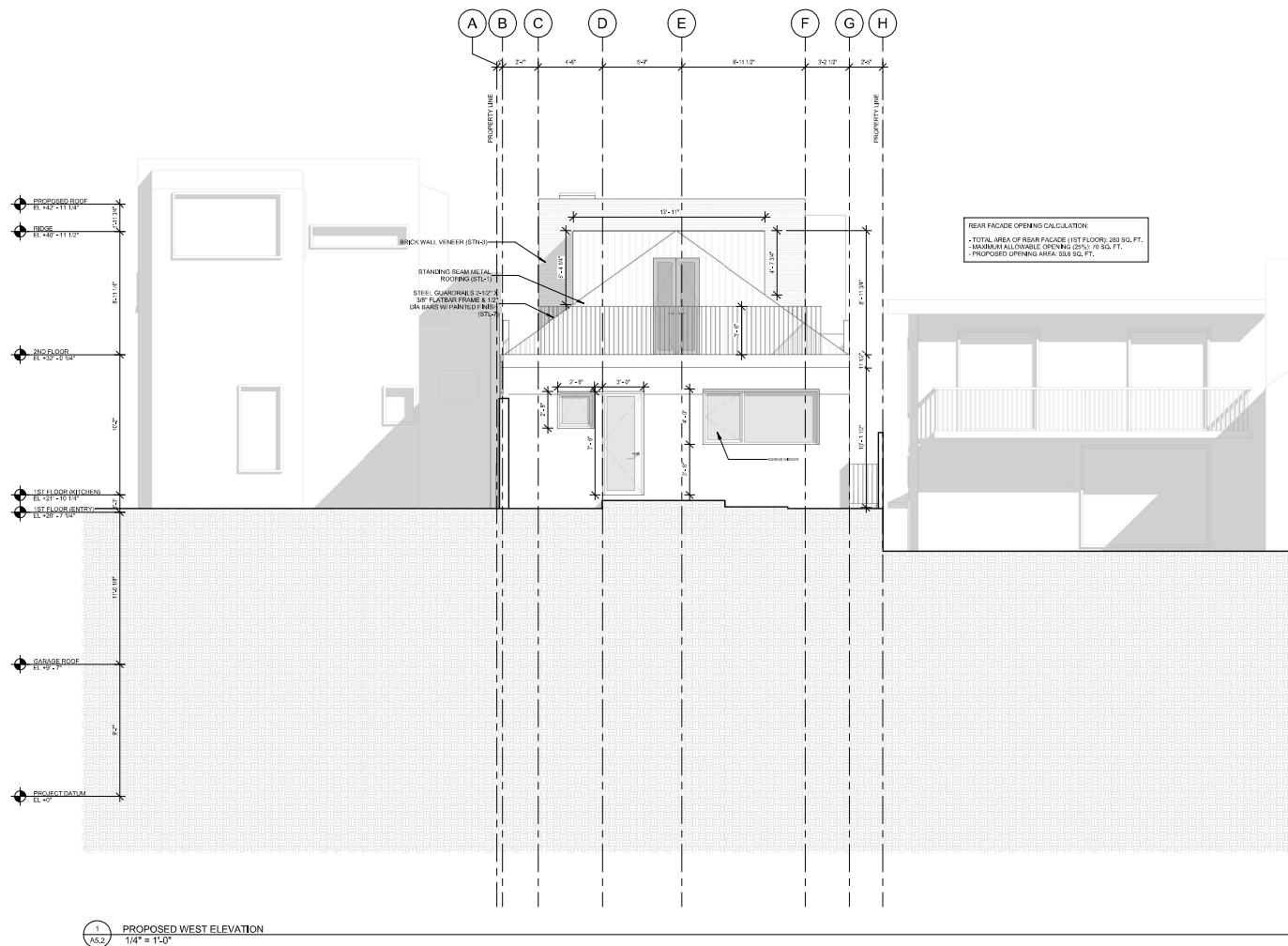
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
**PROPOSED FRONT
ELEVATION (EAST)**

SHEET NUMBER:

A5.1





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STAMP:



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REV.10**

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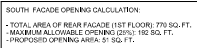
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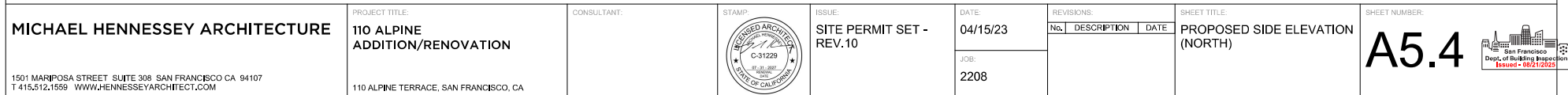
SHEET TITLE:
**PROPOSED REAR
ELEVATIONS WEST**

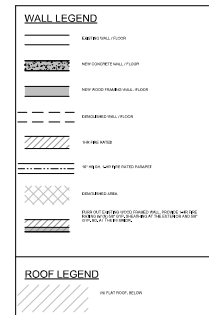
SHEET NUMBER:

A5.2

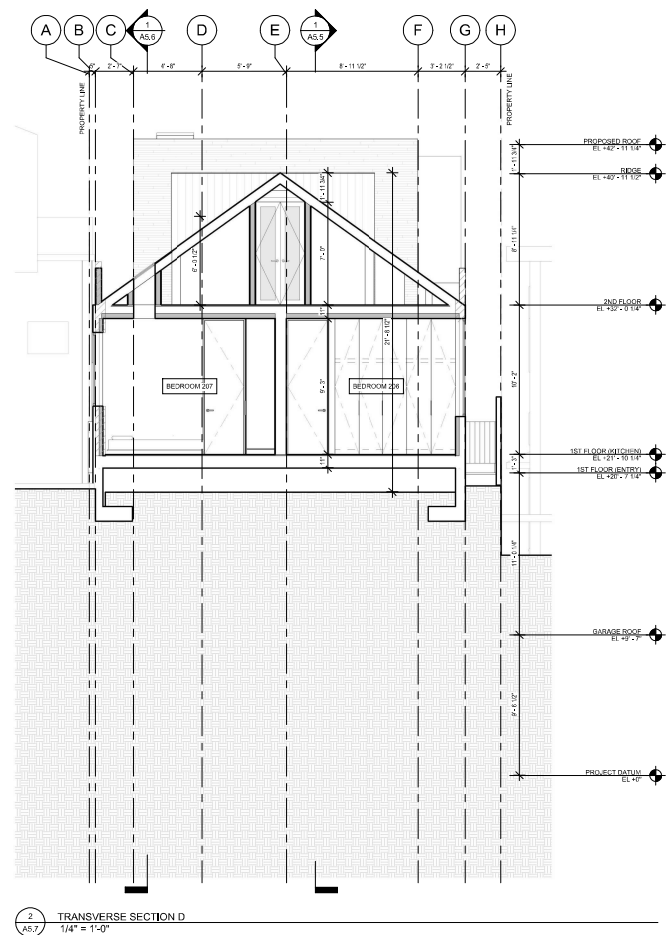
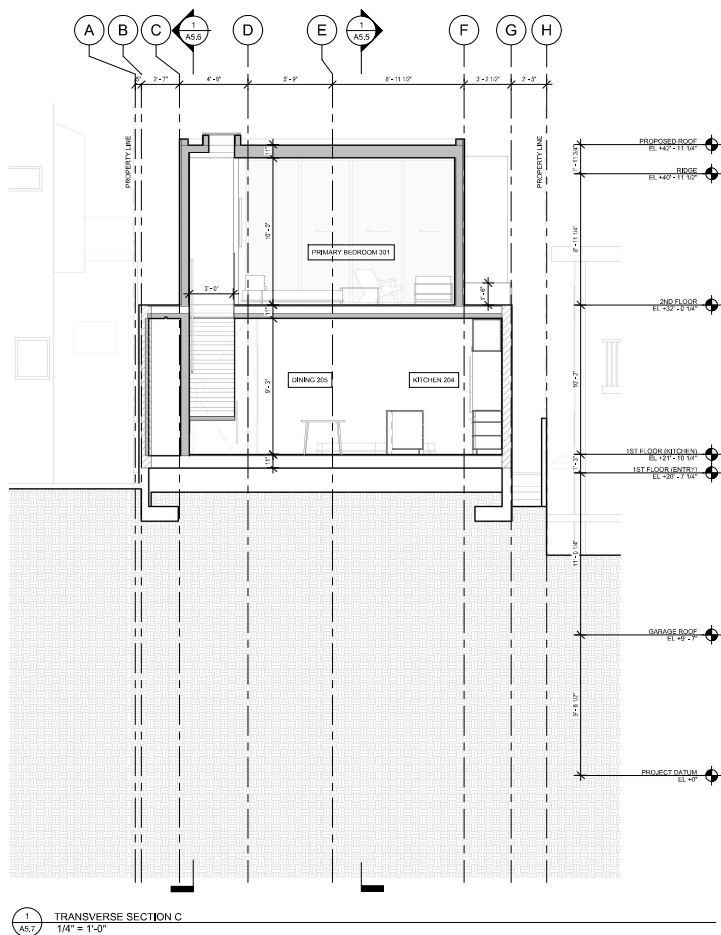








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WALL LEGEND	
	1/4" WALL FLOOR
	NEW CONCRETE WALL FLOOR
	NEW POURED FLOOR WALL FLOOR
	EXISTING WALL FLOOR
	1/4" WALL BASE
	1/4" WALL BASE (NEW CONCRETE)
	EXISTING BASE
	EXISTING BASE (NEW CONCRETE)
ROOF LEGEND	
	NEW ROOF FLOOR

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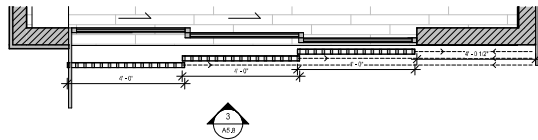
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
PROPOSED SECTION C - D

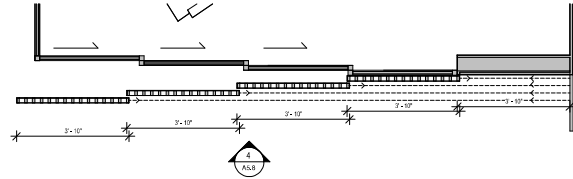
SHEET NUMBER:

A5.7

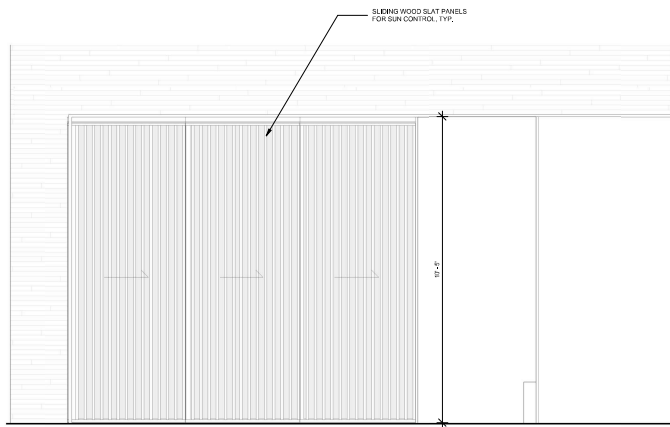




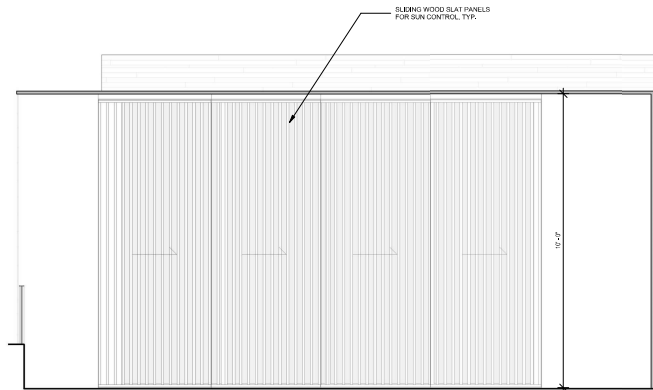
1 PROPOSED FIRST FLOOR PLAN - SHADING SYSTEM
1/2" = 1'-0"



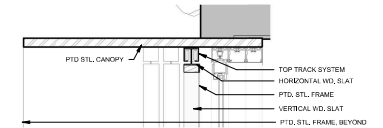
2 PROPOSED SECOND FLOOR PLAN - SHADING SYSTEM
1/2" = 1'-0"



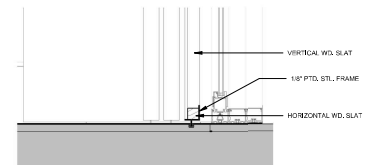
3 SHADE 1ST FLOOR
1/2" = 1'-0"



4 SHADE 2ND FLOOR
1/2" = 1'-0"



5 SECTION DETAIL-TYP. WD. SUNSHADE-HEAD
1 1/2" = 1'-0"



6 SECTION DETAIL-TYP. WD. SUNSHADE-SILL
1 1/2" = 1'-0"

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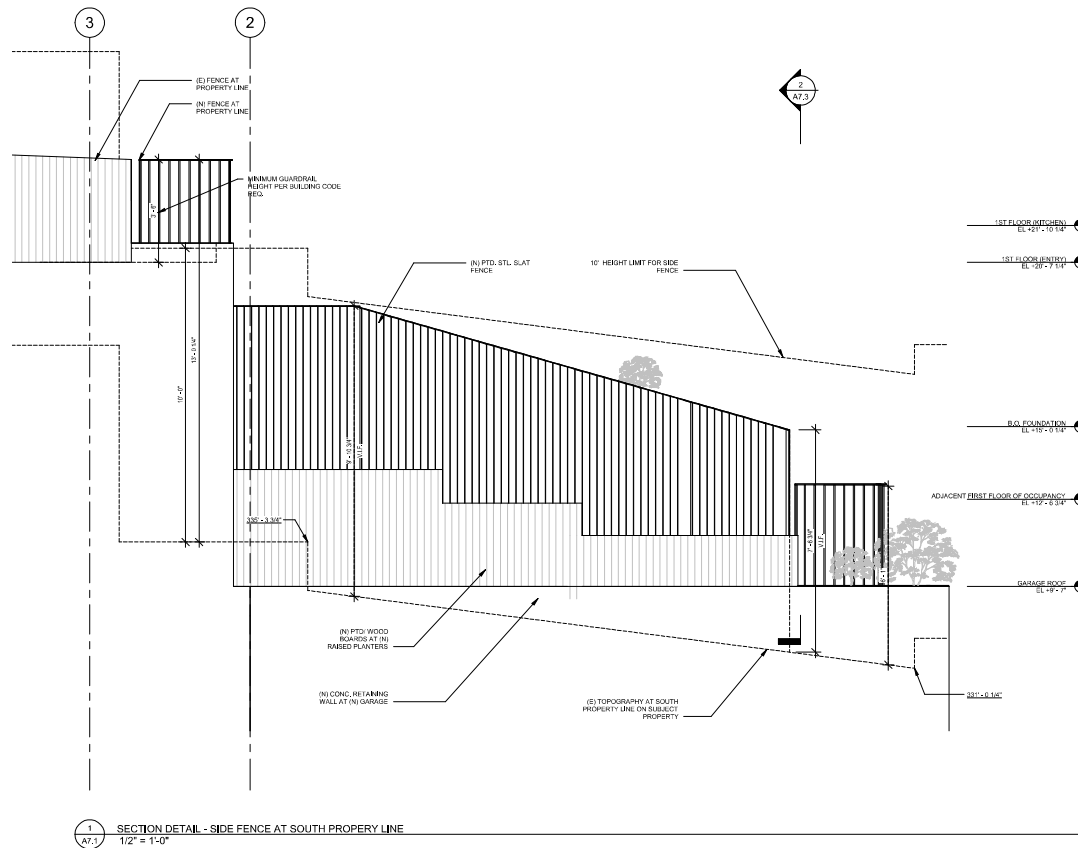
No.	DESCRIPTION	DATE

SHEET TITLE:
EXTERIOR WOOD SCREENS
AT FRONT FACADE

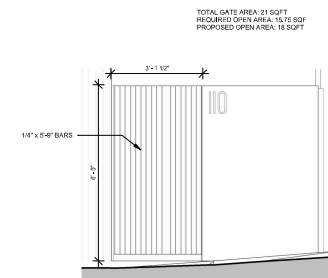
SHEET NUMBER:

A5.8





1 SECTION DETAIL - SIDE FENCE AT SOUTH PROPERTY LINE
1/2" = 1'-0"



2 ENTRY GATE - ELEVATION DETAIL
1/2" = 1'-0"

TOTAL GATE AREA: 21 SQFT
REQUIRED OPEN AREA: 15.75 SQFT
PROPOSED OPEN AREA: 18 SQFT

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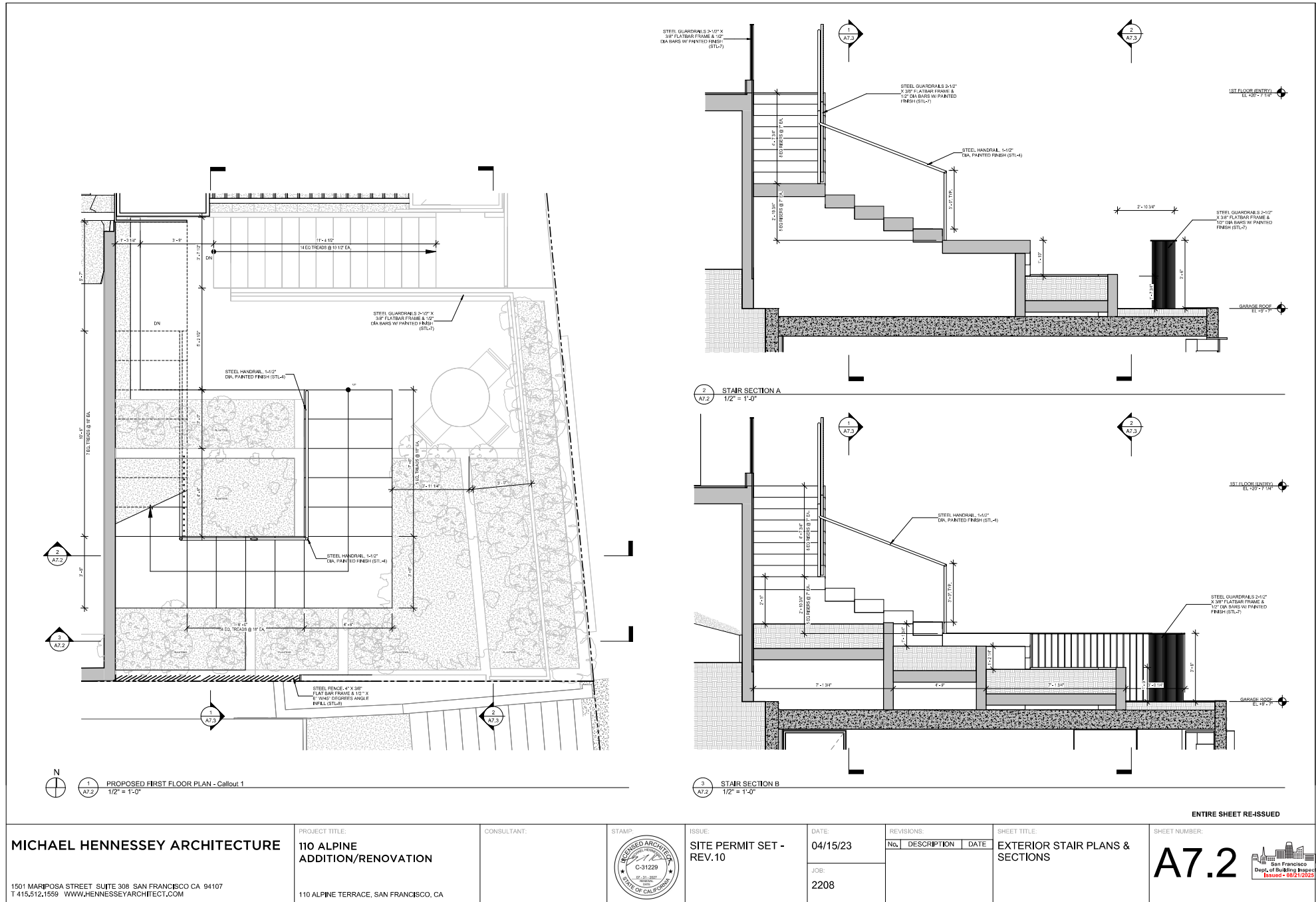
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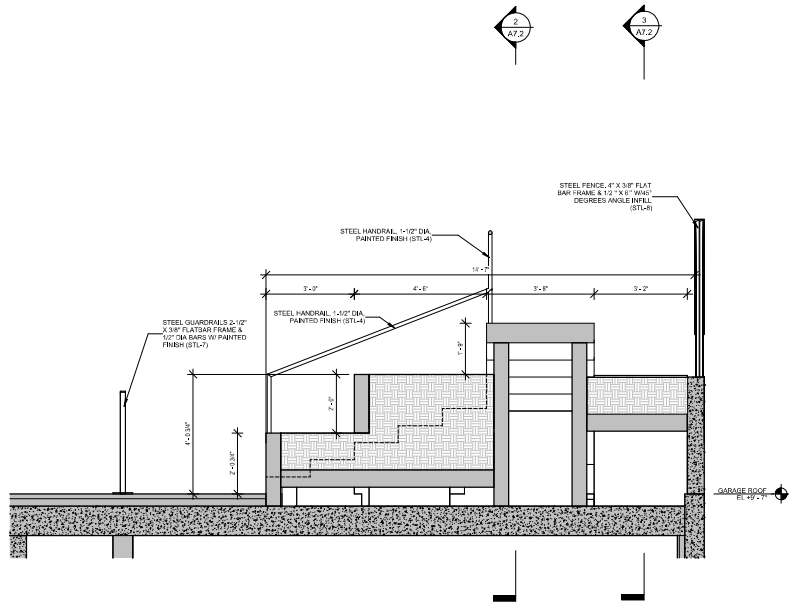
SHEET TITLE:
EXTERIOR ELEVATION
DETAILS

SHEET NUMBER:

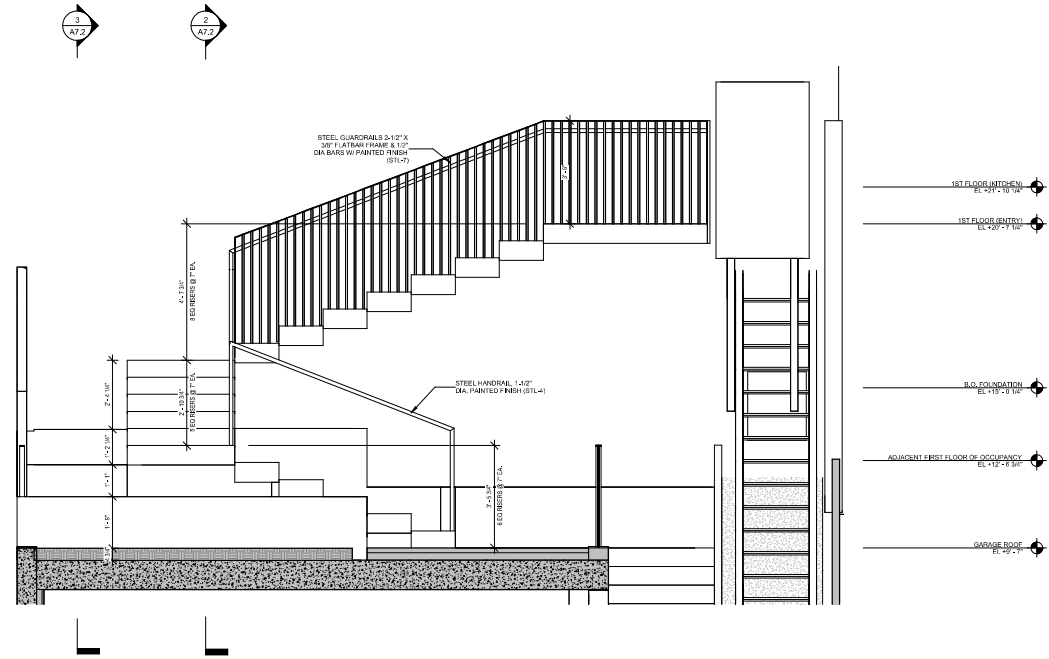
A7.1







1
A7.3
STAIR SECTION D
1/2" = 1'-0"



2
A7.3
STAIR SECTION C
1/2" = 1'-0"

- 1ST FLOOR FINISH
EL. +21' - 10 1/4"
- 1ST FLOOR FINISH
EL. +21' - 10"
- S.O. FOUNDATION
EL. +11' - 10"
- ADJACENT FIRST FLOOR OF OCCUPANCY
EL. +12' - 0 3/4"
- GRADE GROUND
EL. +21' - 0"

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REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
EXTERIOR STAIR PLANS &
SECTIONS - 02

SHEET NUMBER:

A7.3



ENTIRE SHEET RE-ISSUED

FINISH SCHEDULE

ROOM	TAG	FLOOR MAT'L	BASE MAT'L	WALLS				CEILING		REMARKS	Level
				NORTH	EAST	SOUTH	WEST	MAT'L, FIN, HT, AFF			
Room	104								0"		Not Placed
GARAGE STORAGE	101	CONC-1		GWB-1	GWB-1	GWB-1	PTD. GYP. BD.	8" - 9 1/2"		PROJECT DATUM	
	102							7" - 9"		PROJECT DATUM	
LIVING ROOM	201	WD-6		GWB-1	GWB-2	CONC-6	-	10" - 6"		1ST FLOOR (ENTRY)	
POWDER	203	WD-6		GWB-1	GWB-1	GWB-1	WD-4	9" - 2"		1ST FLOOR (ENTRY)	
KITCHEN	204	WD-4	-	-	WD-4	WD-4	WD-4	9" - 2"		1ST FLOOR (ENTRY)	
DINING	205	WD-6		GWB-1	-	-	WD-4	9" - 2"		1ST FLOOR (ENTRY)	
BEDROOM	206	WD-6		GWB-1	WD-4	GWB-1	GWB-1	9" - 2"		1ST FLOOR (ENTRY)	
BEDROOM	207	WD-6		GWB-1	GWB-1	WD-4	GWB-1	10" - 6"		1ST FLOOR (ENTRY)	
BATH	208	WD-6/1 TILE-1		TILE-2	GWB-1	GWB-1	TILE-2 / GWB-1	7" - 11"		1ST FLOOR (ENTRY)	
Room	103							7" - 9"		2ND FLOOR	
PRIMARY BEDROOM	301	CONC-6		GWB-1	GWB-1	GWB-1	WD-4	10" - 6"		2ND FLOOR	
PRIMARY BATH	302	CONC-6		TILE-2	TILE-2	TILE-2	TILE-2	7" - 9"		2ND FLOOR	

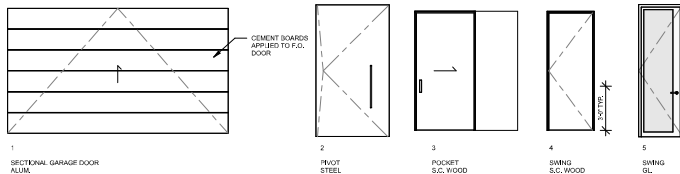
DOOR SCHEDULE

DOOR #	LABEL	FIN. OPNG. DIM.		TYPE	MATERIAL			DETAILS			HRDWR. GROUP	SCREEN	REMARKS
		WIDTH	HEIGHT		MAT'L	FINISH	THICK	HEAD	JAMB	SILL			
101	3	3'-2"	7'-4"	SWING	S.C. WD.	PTD	1 3/4"						
102	1	15'-0"	6'-6"	SECTIONAL	S.C. WD.	PTD. CEMENT BOARD	1 3/4"						
103	4	3'-0"	6'-0"	SWING	S.C. WD.		1 3/4"						
202	4	1'-9 1/2"	6'-0"	SWING	S.C. WD.	PTD	1 3/4"						
208	3	2'-2"	6'-0"	POCKET	S.C. WD.	PTD	1 3/4"						
201	2	3'-11 3/4"	10'-0"	SWING	MHA-STL-3	MHA-STL-3	1 1/2"						
203	3	2'-0"	9'-1 3/4"	POCKET	S.C. WD.	PTD	1 3/4"						
204	4	2'-6"	9'-1 1/2"	SWING	S.C. WD.	VENEER	1 3/4"						
205	4	2'-6"	9'-1 1/2"	SWING	S.C. WD.	VENEER	1 3/4"						
207	4	2'-10"	6'-0"	SWING	S.C. WD.	PTD	1 3/4"						
208	5	2'-6"	6'-6"	SWING	GLASS	-	1 3/4"						
209	5	3'-0"	7'-6"	SWING	S.C. WD.	PTD	2"						
301	3	2'-10 3/4"	6'-11"	POCKET	S.C. WD.	-	1 3/4"						
302	8	2'-6"	7'-10"	SWING	GLASS	-	1/2"	-	-	-			
303	6	2'-6"	7'-10"	SWING	GLASS	-	1/2"	-	-	-			

FINISH LEGEND

CODE	MATERIAL	FINISH
ALU-01	ALUMINUM WINDOW	BLOMBERG 450 & LA CANTINA SERIES
ALU-02	ALUMINUM SLATS	3/8 THICKNESS WPAINTE FINISH.
CONC-1	CONCRETE SLAB	SEE STRUCTURAL DRAWINGS
CONC-2	CONCRETE SLAB OVER PTD. STL CORRUGATED	SEE STRUCTURAL DRAWINGS
CONC-3	CONCRETE SHORING WALL	SEE SHORING ENGINEERING. DRAWINGS
CONC-4	CONCRETE PAVERS	24" x 48" CONCRETE PAVERS ON PEDESTAL SYSTEM. PRODUCT TBD
CONC-5	CONCRETE VENEER	REGUL 1/37 B NIB TYPE J
CP-1	CEMENT PLASTER	INTEGRAL COLOR CEMENT PLASTER W/ STEEL TROWEL FINISH
GL-1	INSULATED GLASS UNIT	CLEAR, INSULATED, GLASS W/ LOW-E COATING
GL-2	OBSCURE INSULATED GLASS UNIT	OBSCURE INSULATED GLASS UNIT W/ LOW-E COATING
GL-3	SKYLIGHT INSULATED GLASS UNIT	OBSCURE, INSULATED, LAMINATED, GLASS W/ LOW-E COATING.
GL-4	45 MIN. FIRE RATED OBSCURE INSULATED GLASS UNIT	PRODUCT TBD
GL-5	45 MIN. FIRE RATED CLEAR INSULATED GLASS UNIT	PRODUCT TBD
GL-6	MIRROR GLASS	1 1/4" MONOLITHIC MIRROR GLASS, POLISHED EDGE.
GWB-1	PT. GYPSUM BOARD	LEVEL 5 FINISH. PAINTED WHITE
GWB-2	PT. GYPSUM BOARD PAINTED GREY	LEVEL 5 FINISH. PAINTED GREY
MTL-1	ALUMINUM PANEL	20 GAUGE. PAINTED
MTL-3	ALUMINUM PANEL	20 GAUGE. PAINTED
STL-1	STANDING SEAM METAL ROOFING	PRODUCT TBD
STL-2	STAINLESS STEEL JAKOB WEBNET SLEEVELESS	STAINLESS STEEL
STL-3	PTD. MTL. PANELS AT 2:0 SECTIONAL GARAGE DOORS	PAINTED FINISH
STL-4	STEEL HANDRAIL, 1-1/2" DIA. PAINTED FINISH	COLD ROLLED WITH PAINTED FINISH
STL-6	3/8" STEEL PLATE	PATINA FINISH AT INTERIOR. PAINTED FINISH AT EXTERIORS
STL-7	STEEL GUARDSAILS 2-1/2" X 3/8" FLATBAR FRAME & 1/2" X 6" W48S DEGREES ANGLE INFILL	PAINTED AT EXTERIOR
STL-8	STEEL FENCE, 4" X 3/8" FLAT BAR FRAME & 1/2" X 6" W48S DEGREES ANGLE INFILL	PAINTED FINISH AT EXTERIORS
STL-9	PTD. MTL. PANELS AT FRONT FENCE	PAINTED FINISH
STN-1	CARRARA STONE SLAB	3/4" THICKNESS - FINISH: HONED
STN-2	DEKTON STONE SLAB	3/4" THICKNESS, COLOR TBD
STN-3	BRICK WALL VENEER	PRODUCT: CORTALIA TERRA DIAGWIRE CT1091 B
TLE-2	CHAMP TLE WALL	SMALL FORMAT WALL TLE PRODUCT: HEATH CERAMICS, 2"X6", COLOR: TBD.
WD-1	EXTERIOR WOOD SCREENS	THERMACOPIED 1X3 ACCOYA W/ STAINED FINISH
WD-2	EXTERIOR WOOD BEING	THERMACOPIED 1X6 ACCOYA W/ STAINED FINISH
WD-3	PAINTED WOOD CABINETRY	OPALQUE CONVERSION VARNISH OVER MEDIATE II CORES
WD-4	VENEER CABINETRY	WHITE WALNUT FOREST PRODUCTS PUREBOND CLASSIC CORE WITH NAP.
WD-5	WOOD STAIR TREADS ON STEEL STRUCTURE. OPEN RISER	3/4 OAK BOARDS, EUROPEAN WHITE OAK, RPT SAWN W/ CLEAR FINISH OVER STEEL SUPPORT
WD-6	WOOD FLOORING	3/8" X 7" ENGINEERED WDG. FLOORING, WHITE OAK, MANUFACTURER: RESAWN TIMBER, MATTERHORN
WD-7	WOOD CEILING BOARDS	3/4 X 2" WOOD BOARDS, MANUFACTURER: RESAWN TIMBER, SNOHOMSH

DOOR TYPES



MICHAEL HENNESSEY ARCHITECTURE

1501 MARIPOSA STREET, SUITE 308, SAN FRANCISCO, CA 94107
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:
**110 ALPINE
ADDITION/RENOVATION**

110 ALPINE TERRACE, SAN FRANCISCO, CA

CONSULTANT:

STAMP:



ISSUE:
**SITE PERMIT SET -
REV.10**

DATE:
04/15/23

JOB:
2208

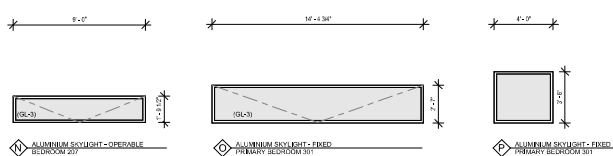
REVISIONS:
No. DESCRIPTION DATE

SHEET TITLE:
**DOOR AND FINISH
SCHEDULE**

SHEET NUMBER:

A11.1

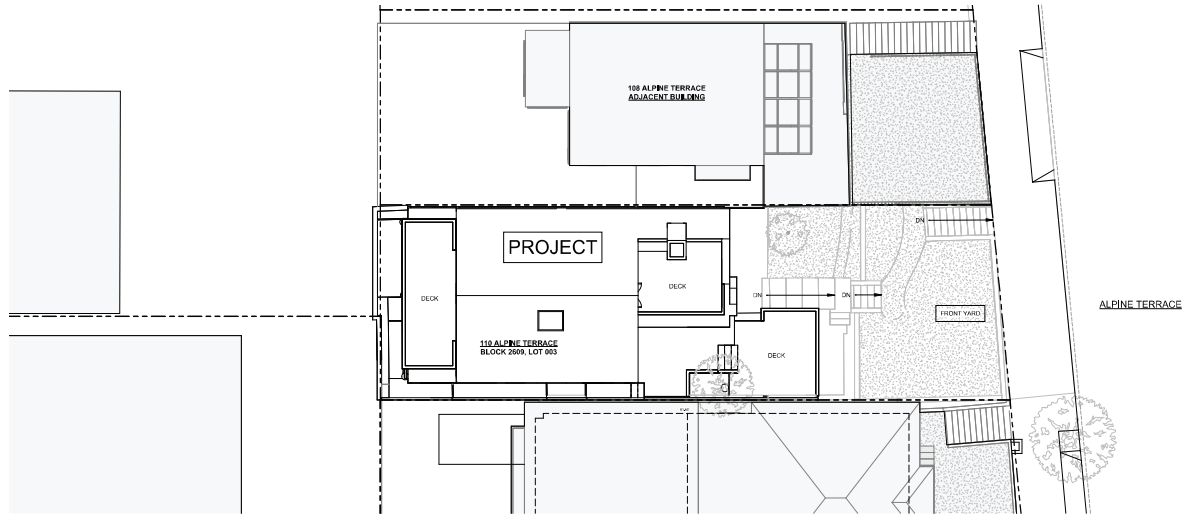




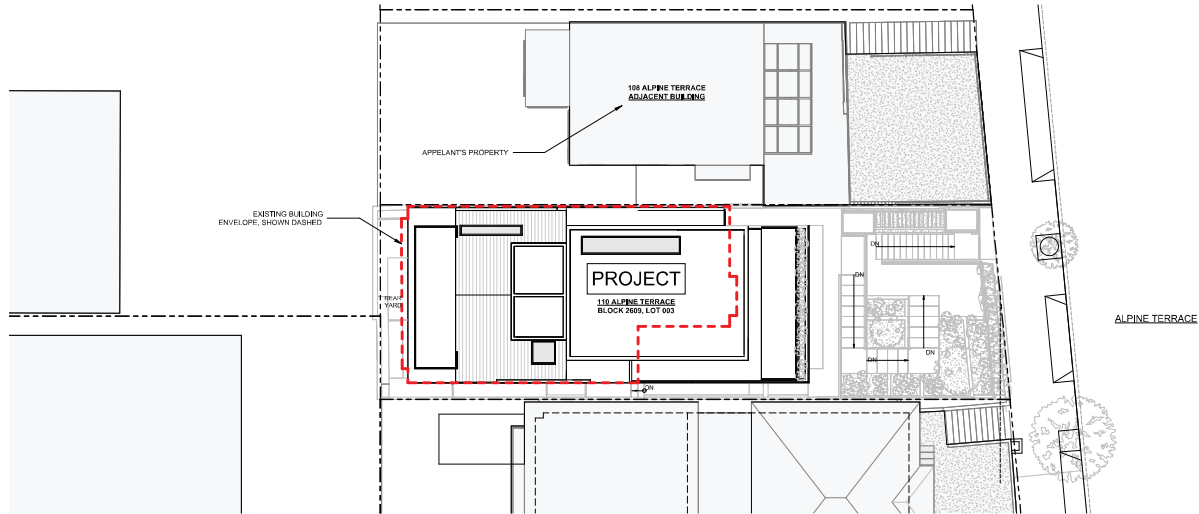
A11.2  San Francisco
Dept. of Building Inspection
Issued - 08/21/2025

110 ALPINE TERRACE

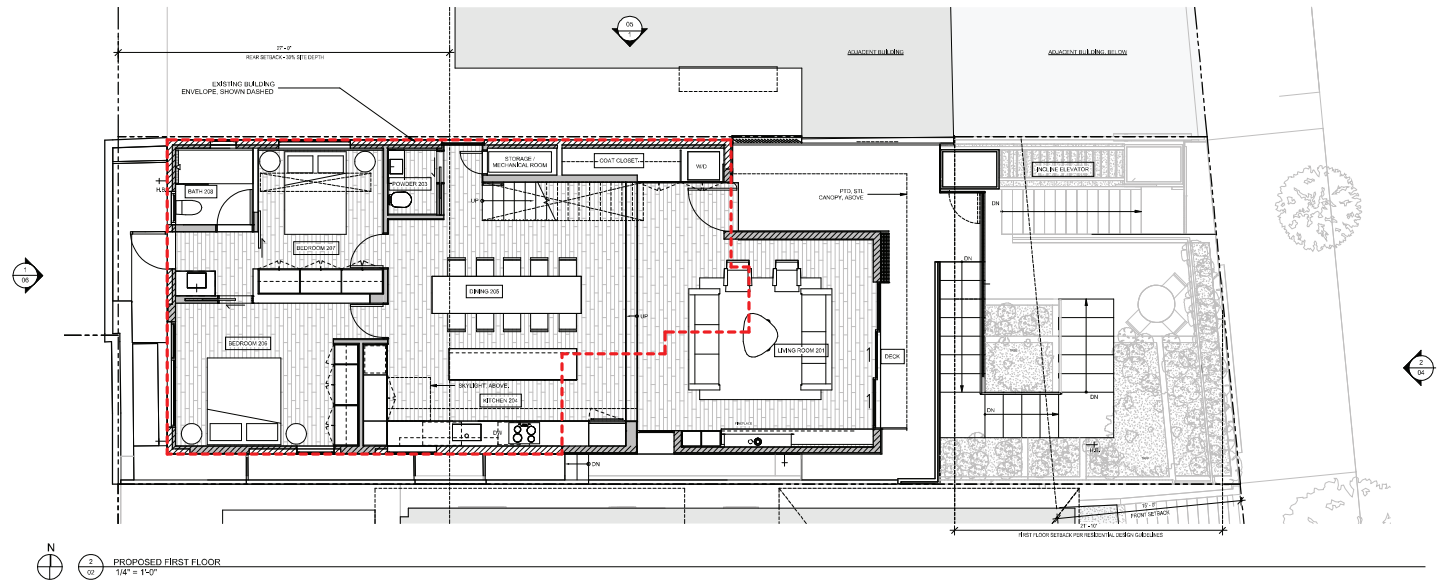
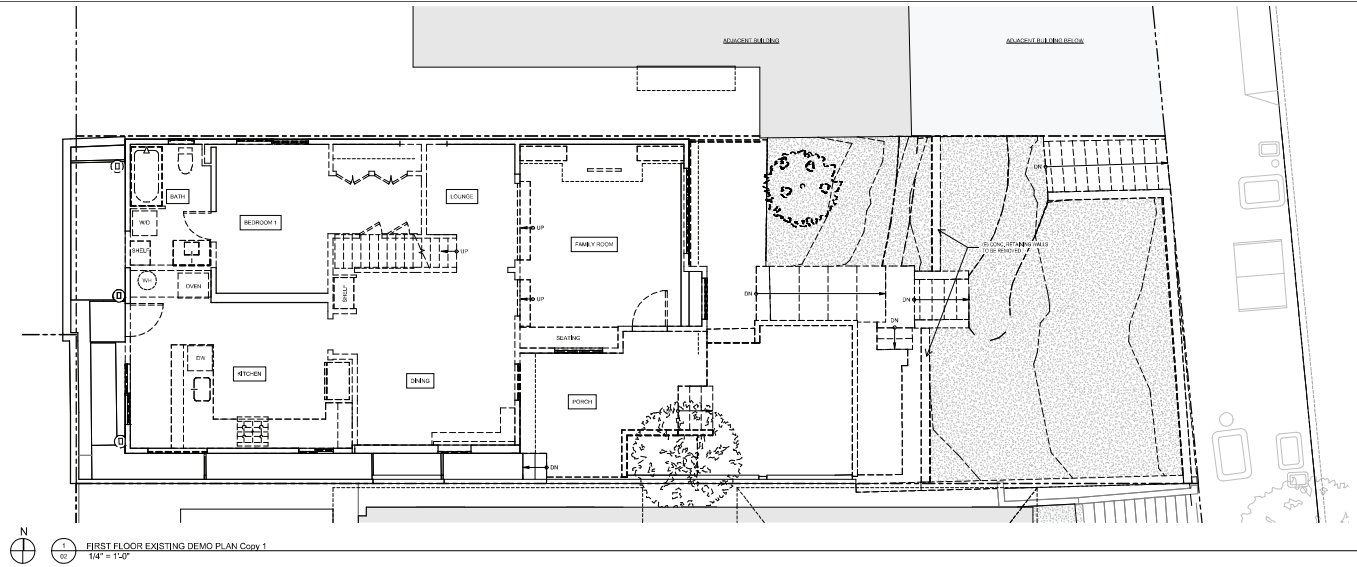
PERMIT APPEAL HEARING



1
01
EXISTING SITE PLAN
1/8" = 1'-0"

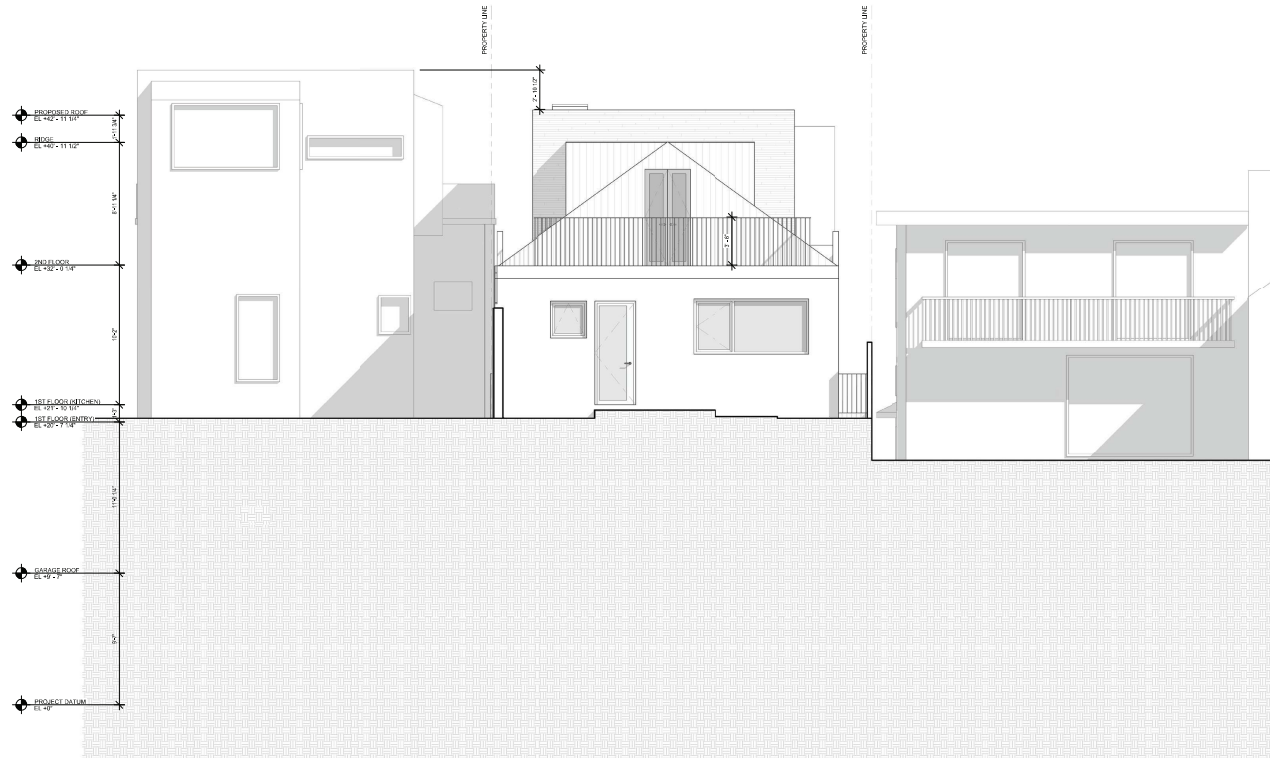


2
01
PROPOSED SITE PLAN
1/8" = 1'-0"

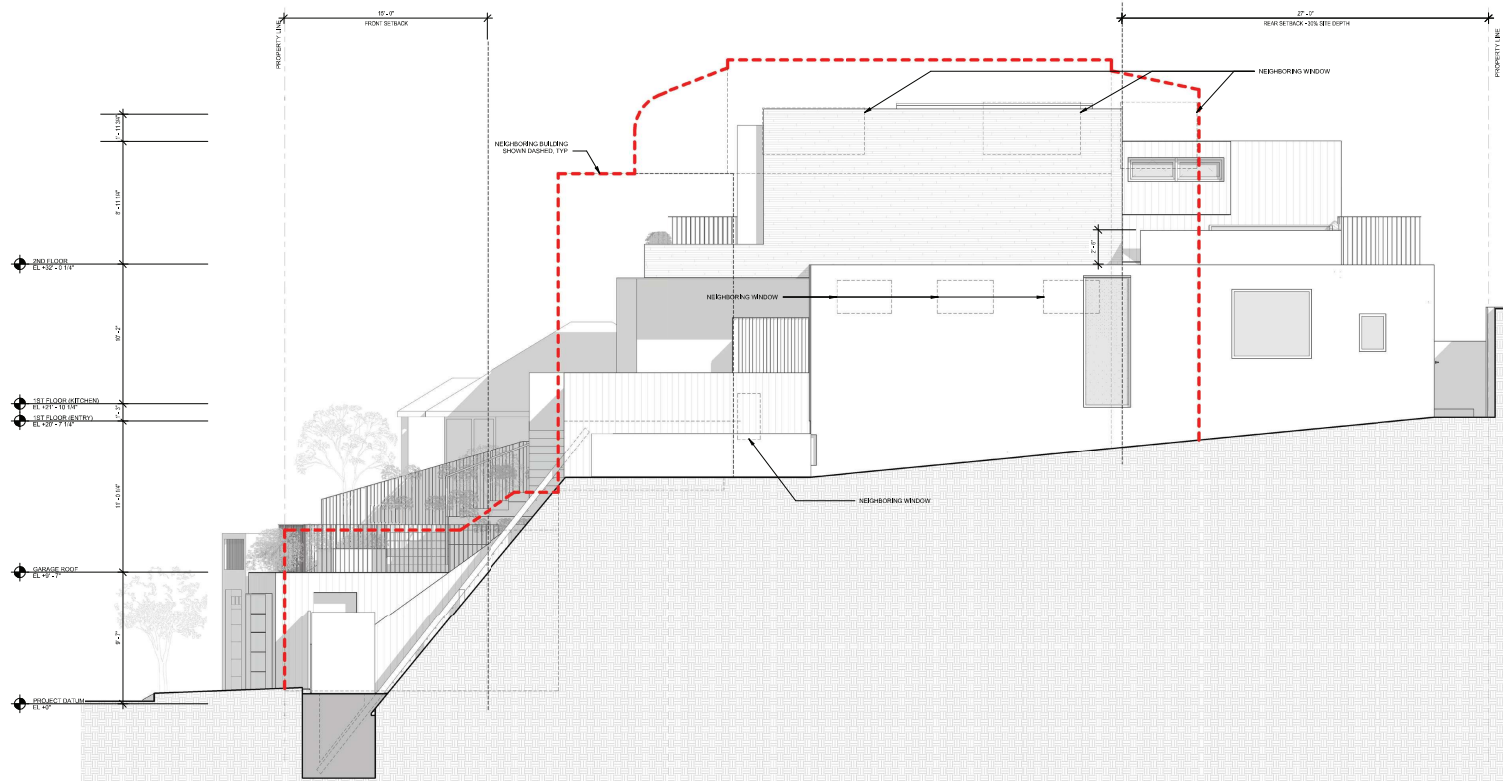




PROPOSED EAST ELEVATION
1/4" = 1'-0"



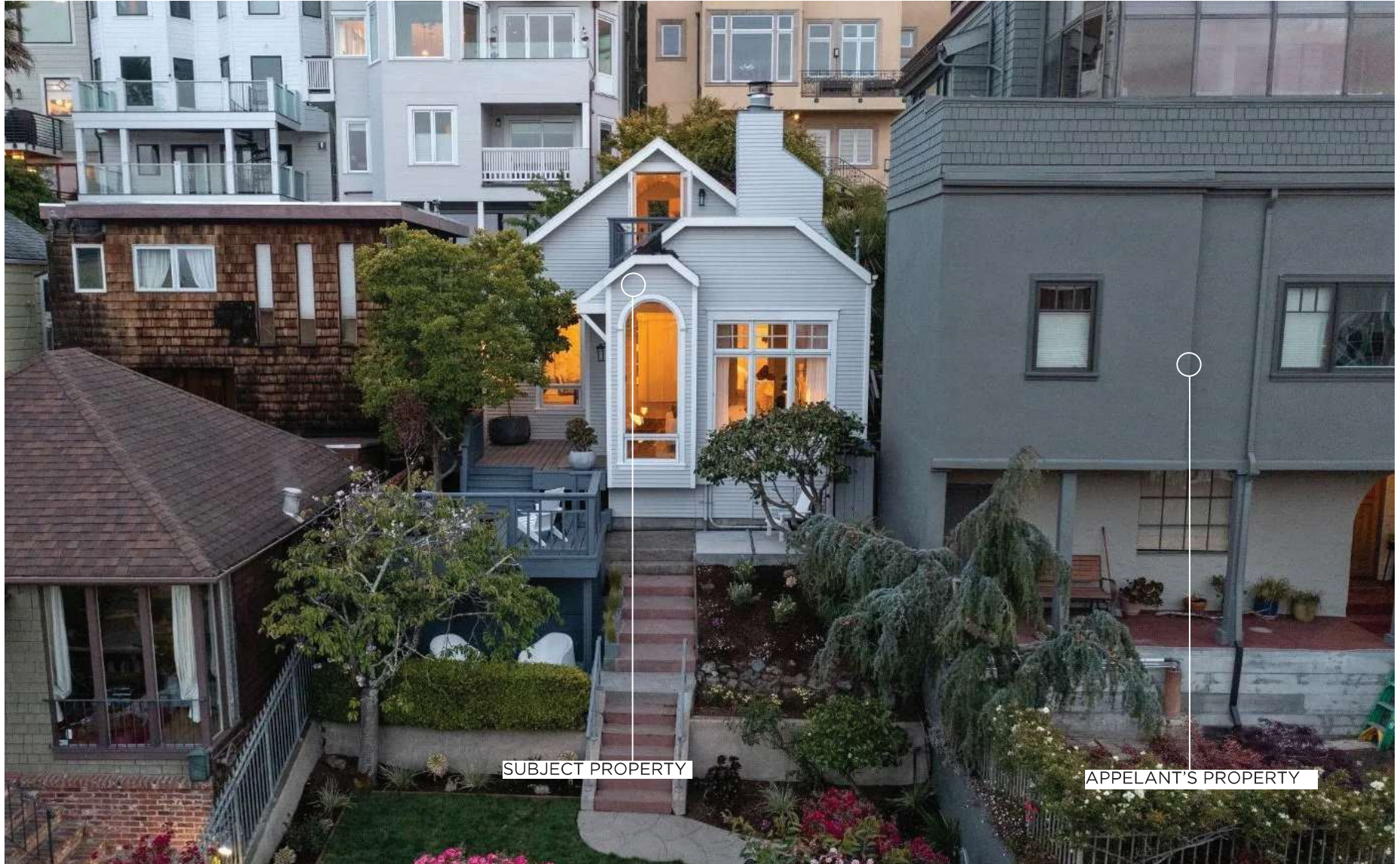
1
08 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



SUBJECT PROPERTY - AERIAL VIEW



SUBJECT PROPERTY

APPELLANT'S PROPERTY

SUBJECT PROPERTY - AERIAL VIEW



NEIGHBORING PROPERTY AS SEEN FROM 110 ALPINE



BRIEF SUBMITTED BY THE PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: October 29, 2025

October 23, 2025

Appeal Nos.: 25-034 and 35
Project Address: 110 Alpine Terrace
Block/Lot: 2609/003
Zoning District: RH-2 (Residential-House, Two-Family)
Central Neighborhoods Large Residence Special Use District
Family and Senior Housing Opportunity Special Use District
Height District: 40-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Introduction

The scope of Building Permit (BP) No. 202409090322 is a “A RENOVATION, VERTICAL & HORIZONTAL ADDITION TO AN (E) SINGLE FAMILY.” The scope of BP No. 202409090325 is to “ERECT 1 STORY, TYPE V-B, DETACH GARAGE.” The following information is provided regarding the Planning Department’s review and approval of these permits.

Background

The overall project covered by the two subject permits was first filed with the Planning Department in December 2023. The project required a rear yard variance and neighborhood notice

pursuant to Planning Code Section 311. The neighborhood notice occurred May-June 2024 and no request for Discretionary Review was filed.

The variance hearing was held on May 22, 2024. Opposition to the project was received from three different neighbors, including the appellant, and the Zoning Administrator stated that the proposed dormers must be shifted further away from the rear property line for the variance to be granted. Revised plans were submitted to the Planning Department on June 7, 2024, and the variance approval letter was issued on July 22, 2024 (Exhibit 1). The approved variance was not appealed.

The variance approval letter provides the rationale for the project approval, and so that information is not repeated in this brief. As the Appellant stated in their filing, private views are not protected by the Planning Code or the Residential Design Guidelines. Nor is the potential quality of using a property for Short Term Rentals (e.g., AirBnB, etc.). Additionally, the project was not found to create any substantive impacts on light, air, or privacy.

Conclusion

The subject permits under appeal will implement a project that received a rear yard variance and Planning Department approval without any request for Discretionary Review or appeal to the Board of Appeals. The Planning Department respectfully requests that the Board deny the appeals and uphold the permits.

cc: Sarah White (Appellant)
Amir Ravandoust (Permit Holder)
Joe Ospital (Department of Building Inspection)

Enclosures: Exhibit A – Variance Approval Letter dated July 22, 2024

EXHIBIT A



VARIANCE DECISION

Date: July 22, 2024
Case No.: 2023-011080VAR
Project Address: 110 ALPINE TER
Block/Lots: 2609 / 003
Zoning: RH-2 (RESIDENTIAL- HOUSE, TWO FAMILY)
Central Neighborhoods CNLR SUD
Family & Senior Housing Opportunity SUD
Height/Bulk: 40-X Height and Bulk District
Applicant: Michael Hennessey
1501 Mariposa Street
San Francisco, CA 94107
Owner: Amir Ravandoust
80 E. 10th Street, Apt. 4E
New York, NY 10003
Staff Contact: Michelle Taylor – 628-652-7352
Michelle.Taylor@sfgov.org

Description of Variance – Rear Yard Variance Sought:

The proposal is to construct a vertical and horizontal addition to an existing single-family building that is developed at the rear of the subject lot. The scope of work will include raising an existing shed roof, replacing an existing deck, and constructing two dormer windows at the rear portion of the existing building.

Planning Code Section 134 requires properties in the RH-2 Zoning District to maintain a rear yard equivalent to 30 percent of the total lot depth at grade level and at each succeeding story of the building. The subject lot, with a depth of approximately 91 feet from Alpine Terrace, has a required rear yard of 27 feet. The proposed shed roof, rear deck, and dormer windows will occur entirely within the required rear yard. Therefore, a rear yard variance is required.

Procedural Background:

1. The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on Variance Application No. 2023-011080VAR on May 22, 2024.
3. Planning Code Section 311 notification was mailed on May 22, 2024, and expired on June 21, 2024. No

requests for Discretionary Review were filed during the notification period.

4. Revised plans were submitted on June 7, 2024, that shifted the proposed dormers further away from the rear of the lot.

Decision:

GRANTED, in general conformity with the revised plans on file with this application, shown as EXHIBIT A, to raise an existing shed roof, replace an existing deck, and construct two dormer windows on an existing building in the required rear yard of the single-family building, subject to the following conditions:

1. The authorization and rights vested by virtue of this decision letter **shall be deemed void and cancelled** if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when 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.
2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

Findings:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The subject building, constructed circa 1907, is located at the rear portion of a steeply upsloping lot and

is an existing noncomplying structure. The rear of the existing building has a steep gable roof that creates a circumstance where there is limited head height at the second story. Additionally, the existing elevated rear deck is located above a shed roofed pop-out at the first floor. Finally, the adjacent building to the north is substantially taller than the subject building.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. The circumstances described above result in a circumstance where the rear yard requirement represents a practical difficulty towards making minor improvements to the existing building, which has multiple constraints. There is limited ability to improve or repair the portion of the existing building that encroaches into the required rear yard. And the severe slope makes expansions to the front of the building physically challenging, along with the impacts such an addition would have to building entry and interior layout. These circumstances were not created by or attributed to the applicant or the owner of the property.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. Granting this variance will allow the subject property to improve and replace existing elements to establish reasonable head heights of the existing residence and maintain access to a rear deck for the existing dwelling unit, which is in a constrained position. The proposed work would modify existing features and will not otherwise impact any surrounding properties or mid-block open space, which is a substantial property right possessed by other properties in the same class of district.

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. Granting the variance will improve the livability of the subject property and will not be materially detrimental to the public welfare or materially injurious to the neighboring properties. The scope of work will include modest modifications to existing features and will not materially detrimental to the public welfare to neighboring properties.
- B. The Planning Department determined the project to be consistent with the Residential Design Guidelines and no request for Discretionary Review was filed for the associated building permit. While

some opposition was submitted by several neighbors, the project was also revised to shift the proposed dormers further from the rear.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.
1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal will preserve the existing dwelling unit on the property and conforms to the Residential Design Guidelines.
 3. The proposed project will have no effect on the City's supply of affordable housing.
 4. The proposed project does not adversely affect neighborhood parking or public transit.
 5. The project will have no effect on the City's industrial and service sectors.
 6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
 7. The project will have no effect on the City's landmarks or historic buildings.
 8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is used, all specifications and conditions of the variance authorization become immediately operative.

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.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit www.sfgov.org/bdappeal.

Very truly yours,



Corey A. Teague, AICP
Zoning Administrator

This is not a permit to commence any work or change occupancy. Permits from appropriate departments must be secured before work is started or occupancy is changed.

BRIEF SUBMITTED BY RESPONDENT DEPARTMENT DBI



Board of Appeals Brief

Hearing Date: October 29, 2025

October 29, 2025

Appeal #: 25-035
Permit: 2024-0909-0325
Project Address: 110 Alpine Terrace
Block/Lot: 2609/003
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546
Joseph.ospital@sfgov.org

Permit description:

The Permit before the Board this evening is Permit Application 2024-0909-0325. This permit application was submitted to erect a one story, type V-B detached garage.

This project was reviewed, and signed off by SFDDBI, SF Planning and all other required City agencies. The Department of Building Inspection believes that this project complies with all Building Code requirements, and was properly reviewed and approved.

Conclusion: This project complies with all applicable Building Code requirements, DBI contends the permit was properly reviewed and approved and therefore the permit be upheld and the appeal denied.

Joseph Ospital, Senior Building Inspector.

**City and County of San Francisco
Department of Building Inspection**



**Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director**

**Building Inspection Division
49 South Van Ness Avenue, Suite 400– San Francisco CA 94103
(628) 652-3450 – sfdbi.org**