BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
MAX DAME, BETH BARMACK & SANJAY KAIRAM,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **26-048**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on August 24, 2026, 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 17, 2026 to Joseph Chao, of an Alteration Permit (Revisions to 201908068086-S1 & 202508213586: horizontal expansion at ground floor to include a bedroom and playroom; new ground floor deck and stairs to garden below; new deck above ground floor horizontal expansion for second floor; new stairs from second floor deck to ground floor deck below; new crawl space storage beneath horizontal ground floor addition) at 15 Park Hill Avenue.

APPLICATION NO. 2025/12/30/3034

FOR HEARING ON November 4, 2026

Address of Appellant(s):	Address of Other Parties:
Max Dame, Beth Barmack & Sanjay Kairam, Appellant(s) 261 Buena Vista Avenue East San Francisco, CA 94117	Joseph Chao, Permit Holder(s) 15 Park Hill Avenue San Francisco, CA 94117

Date Filed: August 24, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-048

I / We, **Max Dame, Beth Barmack and Sanjay Kairam**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2025/12/30/3034** by the **Department of Building Inspection** which was issued or became effective on: **August 17, 2026**, to: **Joseph Chao,** for the property located at: **15 Park Hill Avenue**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **September 24, 2026**, **(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, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org and 15parkhillave@gmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 8, 2026**, **(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 doubled-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, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org mfdame@gmail.com, bethbarmack@gmail.com, and sanjay.kairam@gmail.com

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

Hearing Date: **Wednesday, October 14, 2026, 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: Max Dame, appellant

PRELIMINARY STATEMENT OF APPEAL

Permit 202512303034; 15 Park Hill Avenue; Issued August 17, 2026

Appellants: Beth Barmack, owner of 259 Buena Vista Avenue East; Sanjay Kairam and Max Dame, owners of 261 Buena Vista Avenue East

We jointly appeal the newly issued permit. Our principal concern at this stage is the newly approved second-floor deck and associated exterior stairs.

The plans place an approximately 390-square-foot occupied deck on top of that addition. It projects approximately 15'-7" beyond the existing rear wall and extends essentially to the north property line adjoining the rear yards of 259 and 261 Buena Vista Avenue East, with no meaningful side buffer. The exterior stairs are also located in this area. This creates a large elevated outdoor-use area immediately along our shared rear-yard boundary. Its size, elevation and proximity would materially increase overlooking, noise and activity, reducing privacy in the adjoining yards and rear-facing rooms and substantially changing the openness of the rear-yard environment.

San Francisco Planning guidance recommends at least a 3-foot setback for elevated decks and encourages 5 feet where neighboring privacy or light may be affected. We respectfully request that the Board review the impacts of the permit on the adjoining properties and condition it as appropriate, including a 5-foot setback of the usable second-floor deck from the north property line where feasible, with at least 3 feet as a minimum, together with necessary adjustment of the exterior stairs and guard configuration. This preliminary statement identifies our principal concern; we reserve the right to supplement our grounds and supporting evidence in the briefing permitted before the hearing.

Permit Details Report

Report Date:	**8/24/2026 8:47:36 AM**
Application Number:	202512303034
Form Number:	3
Address(es):	2608 / 048 / 0 15 PARK HILL AV
Description:	REV 201908068086-S1 & 202508213586:HORIZONTAL EXPANDING AT G/F TO INCLUDE A BEDROOM AND PLAY ROOM. NEW G/F DECK AND STAIRS TO GARDEN BELOW. AND NEW DECK ABOVE G/F HORIZONTAL EXPANSION FOR FLOOR 2.NEW STAIRS FROM FLOOR 2 DECK TO G/F DECK BELOW. NEW CRAWL SPACE STORAGE BENEATH HORIZONTAL G/F ADDITION.
Cost:	$162,997.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/30/2025	TRIAGE	2/6/2026
2/6/2026	FILING	
2/6/2026	FILED	
8/17/2026	APPROVED	
8/17/2026	ISSUED	

Contact Details:

Contractor Details:

License Number:	896978
Name:	JOHN RICHARD FOX
Company Name:	NORTH BAY CONSTRUCTION
Address:	1120 COLE ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:
FULL PERMIT

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
PERMIT-CTR		12/19/25	12/31/25			1/8/26	JACKSON AMIRA	Issued Comments	Interagency Completeness Review.01/08/2026 See completeness review letter for complete list of issued comments
PERMIT-CTR	1	1/13/26	1/14/26			2/9/26	JACKSON AMIRA	Approved	Interagency Completeness Review
CPB		2/6/26	2/6/26			2/6/26	VICTORIO CHRISTOPHER	Administrative	02/06/2026: Filing Feee received during in-office visit; to PPC, CV 01/27/2026: Pre-Plan Check complete, Invoice sent, CV 01/14/2026: Resubmission, to Pre-Plan Check, CV
CP-ZOC		2/6/26	2/11/26			2/11/26	GORDON-JONCKHEER ELIZABETH	Approved	Per PAL 2026-000065PRL issued 1/5/2026
CP-ZOC	1	4/23/26	7/2/26			7/2/26	GORDON-JONCKHEER ELIZABETH	Approved	Per PAL 2026-000065PRL issued 1/5/2026
CP-ZOC	3	7/31/26	8/4/26			8/4/26	GORDON-JONCKHEER ELIZABETH	Approved	Retamp per PAL
BLDG		2/6/26	3/23/26			3/25/26	BENDEZU SEBASTIAN	Issued Comments	3/25/26: Comments issued in Bluebeam session. Architect does not use Bluebeam. PDF of plans with embedded comments emailed to architect. SB
BLDG	1	4/23/26	4/29/26			5/5/26	BENDEZU SEBASTIAN	Issued Comments	5/7/26: Teams meeting with architect. SB 5/5/26: REV1 (Labeled REV2 in Bluebeam) review complete. Comments issued in Bluebeam session. Architect does not use Bluebeam. PDF of plans with embedded comments emailed to architect. SB 4/24/26: REV1 (REV2 in Bluebeam session)

									uploaded to Bluebeam for review. SB
BLDG	2	7/1/26	7/8/26			7/9/26	BENDEZU SEBASTIAN	Issued Comments	7/9/26: Comments issued in Bluebeam session. Emailed architect. SB 7/1/26: REV3 uploaded to Bluebeam for review. SB
BLDG	3	7/31/26	8/4/26			8/4/26	BENDEZU SEBASTIAN	Approved	8/4/26: Stamped REV4 approved in Bluebeam session. Emailed architect and project sponsor. SB
PAD-STR		2/6/26	3/25/26			3/26/26	CHAN PHILIP	Issued Comments	3/26/26: PAD-STR comments in Bluebeam. <202512303034_DWGS.pdf>
PAD-STR	1	4/23/26	4/30/26			5/1/26	CHAN PHILIP	Approved	PAD-STR Backcheck complete. <102-BLDG DWGS - REV2 2025.1230.3034.pdf> Acceptable.
PAD-STR	2	7/1/26	7/9/26			7/9/26	CHAN PHILIP	Issued Comments	REV3 need STR sheet in final plan set
PAD-STR	3	7/31/26	8/4/26			8/4/26	CHAN PHILIP	Approved	Approved/Restamp <104-BLDG DWGS - REV4 2025.1230.3034.pdf>
MECH		2/6/26	3/24/26			3/24/26	TAN (PETER) JIA JIAN	Issued Comments	Issued comments to 202512303034_DWGS.pdf in Blue Beam Session 605-388-458. Awaiting for the applicant's response. peter.j.tan@sfgov.org
MECH	1	4/23/26	4/27/26			4/27/26	TAN (PETER) JIA JIAN	Issued Comments	Issued comments to 102-BLDG DWGS - REV2 2025.1230.3034.pdf in Blue Beam Session 605-388-458. Awaiting for the applicant's response. peter.j.tan@sfgov.org
MECH	2	7/1/26	7/7/26			7/7/26	TAN (PETER) JIA JIAN	Issued Comments	Issued comments to 103-BLDG DWGS - REV3 2025.1230.3034.pdf in Blue Beam Session 605-388-458. Awaiting for the applicant's response. peter.j.tan@sfgov.org
MECH	3	7/31/26	8/4/26			8/4/26	TAN (PETER) JIA JIAN	Approved	Approved 104-BLDG DWGS - REV4 2025.1230.3034.pdf
SFFD		2/6/26	2/11/26			2/11/26	MARSULLO EDWIN	Issued Comments	Routed to CDP @HQ on 02/09/26;tk. Not approved, comments issued in Bluebeam.
SFFD	2	5/6/26	5/6/26			5/6/26	MARSULLO EDWIN	Administrative	Extra line, disrefard
SFFD	1	4/23/26	5/6/26			5/6/26	MARSULLO EDWIN	Approved	Approved in Bluebeam, no inspection required.
SFFD	2	7/1/26	7/6/26			7/6/26	MARSULLO EDWIN	Issued Comments	Not approved, comments issued in Bluebeam.
SFFD	3	7/31/26	8/3/26			8/6/26	MARSULLO EDWIN	Approved	Approved in Bluebeam, no inspection required.
DPW-BSM		2/6/26	2/12/26			2/12/26	DENNIS RASSENDYLL	Approved	PW sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: # 22CN-00045
DPW-BSM	1	4/23/26	4/27/26			4/27/26	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / PublicWorksInspections@sfdpw.org to schedule. Subject to all conditions of SFPW: 22CN-00045
DPW-BSM	2	7/1/26	7/9/26			7/9/26	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / PublicWorksInspections@sfdpw.org to schedule. Subject to all conditions of SFPW: 22CN-00045
DPW-BSM	3	7/31/26	8/3/26			8/3/26	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / PublicWorksInspections@sfdpw.org to schedule. Subject to all conditions of SFPW: 22CN-00045
SFPUC		2/6/26	2/18/26			2/18/26	IMSON GRACE	Approved	02/18/2026 - APPROVED EPR. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter.
SFPUC	1	4/23/26	5/1/26			5/1/26	IMSON GRACE	Approved	05/01/2026 - APPROVED EPR Restamp. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter.
SFPUC	2	7/1/26	7/9/26			7/9/26	IMSON GRACE	Approved	07/09/2026 -- APPROVED EPR Restamp2 on Drwg.#3. Capacity

									Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter.
SFPUC	3	7/31/26	8/10/26			8/10/26	IMSON GRACE	Approved	08/10/2026 - APPROVED EPR Restamp3 on Drwg.#4. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter.
PPC		2/6/26	2/6/26			8/10/26	WU TIFFANY	Administrative	08/10/26 04:05 PM Invite sent to CPB to start issuance process; TW 8/10/26: Emailed SFFD plan reviewer to match the approval date on PTS with the approval date on the drawing. QC OK. TW 7/31/26: Invite sent to plan reviewers to review and stamp REV4 drawings; kw 7/1/2026: Invite sent to plan reviewers to review and stamp REV3 drawing; HP 4/23/26: Invite sent to plan reviewers to review and stamp REV2 drawings; kw 2/6/2026: Invite sent to applicant to join BB session; HP 2/6/2026: Bluebeam session created, invite sent to CP-ZOC, BLDG, PAD-STR, MECH, SFFD, DPW-BSM, & SFPUC to start electronic plan review; HP
CPB		8/10/26	8/13/26			8/17/26	VICTORIO CHRISTOPHER	Administrative	08/17/2026: Issued. Blue Beam links sent via email. Job Card issued to property owner with in-office payment & visit, CV 08/17/2026: Documents received; Invoice Sent, CV 08/13/2026: Documents request sent via e-mail, CV

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			IB1	CF2R-ENV-01-E - FENESTRATION INSTALLATION	
0			IB3	CF2R-ENV-03-E - INSULATION INSTALLATION	
0			IB57	CF2R-MCH-01-E - SPACE CONDITIONING SYSTEMS DUCTS AND FANS	
0			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			VB64	CF3R-MCH-33-H HERS - VARIABLE CAPACITY HEAT PUMP COMPLIANCE CREDIT	
0			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
0			IB70	CF2R-MCH-33-H HERS - VARIABLE CAPACITY HEAT PUMP COMPLIANCE CREDIT	

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.

City and County of San Francisco © 2026

THE APPELLANT(S) DID NOT SUBMIT A BRIEF

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Permit Holder's Brief for Appeal No. 26-048

Subject Property: 15 Park Hill Avenue

Site Permit No.: 2025/12/30/3034

Appellants' Properties: 259 and 261 Buena Vista Avenue East

Concern Regarding Overlooking, Noise, Activity, and Privacy

The proposed rooftop deck is located above a horizontal rear addition to the existing structure (**EXHIBIT A**). The roof of the new addition is approximately 7 feet above the top of the appellants' existing rear-yard fence, which measures 9 feet 2 inches in height above the floor of our rear yard (**EXHIBIT B**). A 42-inch-high, fire-rated parapet will run along the property line and serve as the deck guardrail. This barrier is intended to provide additional separation between the properties and help mitigate direct views **(EXHIBIT C).**

The proposed design incorporates a 3-foot setback for the usable deck area along the north and south property lines through the placement of planters and landscaping (**EXHIBIT D**). The proposed approach was discussed with the Planning Department and Zoning Administrator Corey Teague, as reflected in the email correspondence provided in **EXHIBIT E**. We believe this approach provides a reasonable means of addressing privacy concerns while avoiding more extensive modifications to the approved design.

The appellants have requested that the setback be created by installing guardrails 3 to 5 feet from the north property line. We explored this alternative with our architect and

structural engineer. Based on their assessment, relocating the guardrail would require significant design modifications to accommodate its attachment to the roof joists under the porcelain-tile pedestal flooring system. It could also compromise the roof's waterproofing membrane and increase the risk of water intrusion into the structure below. The proposed planter approach offers an alternative means of defining the usable deck area without introducing these additional structural and waterproofing complications.

The current permit represents a substantial reduction in scope from the project approved under the original PA# 2019-0806-8086 Site Permit. That approval included a fourth-story vertical addition with a rooftop deck, front and rear horizontal additions to the existing first through third floors, an interior remodel, and the addition of a second dwelling unit (**EXHIBIT F**). The original plans also included a substantially larger vertical addition, a fourth-floor deck, and multiple large windows that would have provided views toward the appellants' yard and home.

We deliberately reduced the project to the current, substantially smaller addition with a single deck above it. We also eliminated all new north-facing windows that would have provided direct views toward the appellants' properties. These changes reflect our effort to minimize potential impacts on neighboring properties and protect the appellants' privacy (**EXHIBIT G**).

We understand the appellants' concerns about potential noise and activity. Our intended use of the deck is primarily as an outdoor space for our two young daughters to play while we supervise them from the living room, rather than as a space for parties or large

gatherings. We have sought to address the appellants' concerns through the physical design of the deck, including the proposed setback treatment, parapet, and reduction in project scope.

Changing the Openness of the Rear-Yard Environment

The proposal is also consistent with the Residential Design Guidelines regarding impacts on light. These impacts should be evaluated in the context of the proposed design and the substantially larger project previously approved.

The proposed 42-inch-high parapet is located along the appellant's rear property line, while the appellant's building is oriented perpendicular to our property. The separation between the parapet and the appellant's building, together with the configuration of the two properties, supports our position that the proposed design will not result in a significant additional impact on light (**EXHIBIT H and EXHIBIT I**).

The appellants have also requested that we consider an alternative configuration consisting of a 30-inch-high solid parapet topped by a 12-inch open railing. We understand this request; however, we prefer to retain the proposed 42-inch-high parapet, which serves as the deck guardrail. The alternative would require additional labor and materials, as well as revisions to the architectural plans, resulting in significant additional cost. Given this is not something Planning would require to meet the Residential Design Guidelines, we believe retaining the current design is reasonable.

Location of the Exterior Stairs

The exterior stairs connecting the upper deck to the lower deck are located adjacent to the appellants' eastern neighbor's property line at 253 Buena Vista Avenue East. The stairs are positioned alongside the existing garden shed/building structure on that property, which sits along the property line. As shown in **EXHIBIT J**, this configuration places the stairs alongside the neighboring structure rather than in an open area directly overlooking the appellants' yard. Given this configuration, we believe the stairs are unlikely to create a significant additional privacy concern for the appellants.

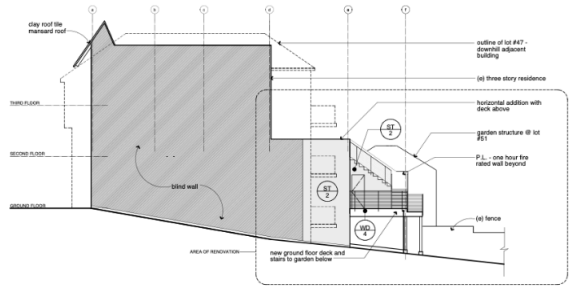
Request for Denial of Appeal

We recognize the appellants' concerns regarding privacy, noise, and the openness of their rear yard. However, the proposed design should be evaluated as a whole, taking into account the substantial reduction in project scope, the elimination of north-facing windows, the proposed parapet, the 3-foot setback treatment using planters and landscaping, and the configuration of the exterior stairs.

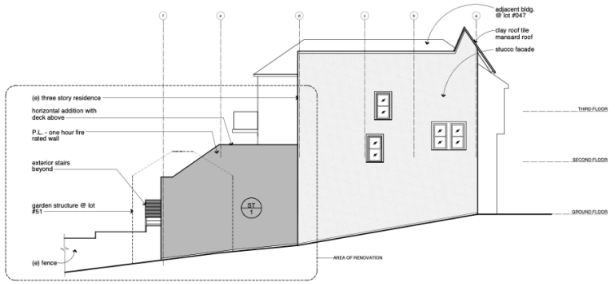
The appellants have requested a greater setback from the north property line, including a 5-foot setback where feasible. We respectfully submit that the proposed 3-foot setback treatment, together with the other privacy measures incorporated into the design, provides a reasonable response to the concerns raised. We ask that the Board consider the proposed design, the site-specific conditions, and the City correspondence provided in the exhibits when evaluating the requested additional restrictions.

For these reasons, we respectfully request that the appeal be denied and that we be allowed to proceed with revising the current permit to incorporate the proposed 3-foot setback treatment through planters and landscaping, as shown in the plans. We believe this approach represents a reasonable balance between the appellants' privacy concerns, the applicable design guidelines, and our family's need for a functional outdoor space.

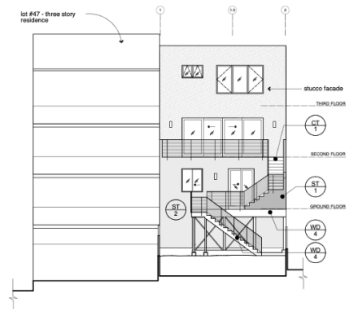
EXHIBIT A



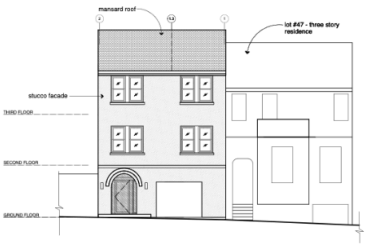
3 PROPOSED SOUTH ELEVATION 1/8" = 1'-0"



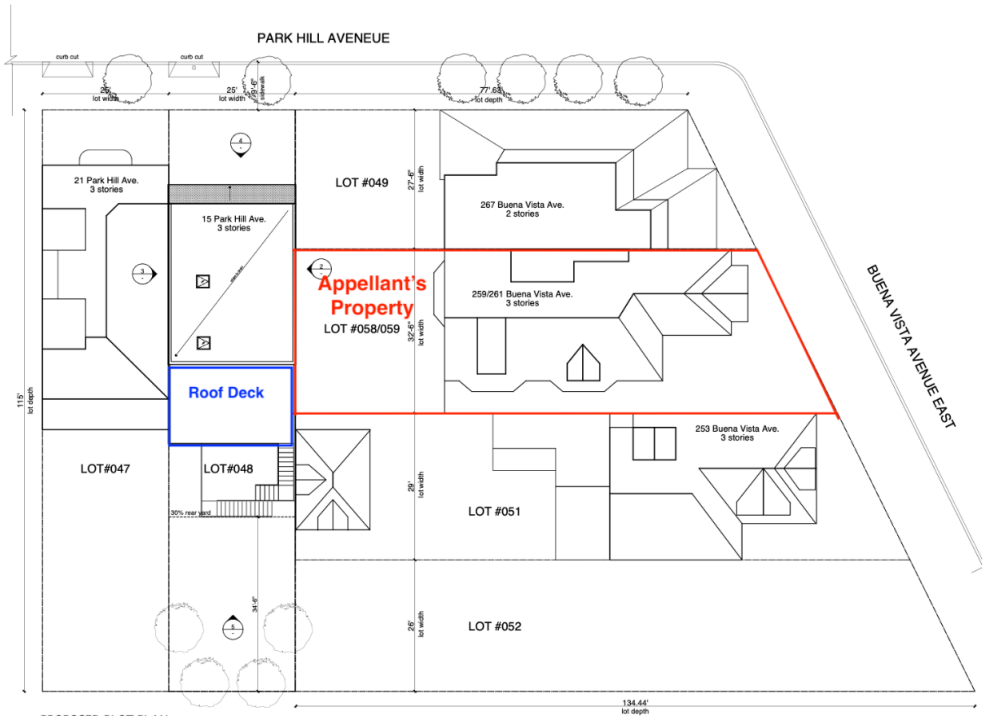
2 PROPOSED NORTH ELEVATION 1/8" = 1'-0"



5 PROPOSED EAST ELEV. (rear facade) 1/8" = 1'-0"



4 PROPOSED WEST ELEV. (front facade)
no change to front facade 1/8" = 1'-0"



1 PROPOSED PLOT PLAN 1/8" = 1'-0"

mostert
ARCHITECTURE
1516 GUERRERO ST.
SAN FRANCISCO, CALIFORNIA 94110
phone: 415-606-0321

CHAO/AKAZAWA RESIDENCE

15 PARK HILL AVENUE
SAN FRANCISCO, CA. 94117

PERMIT 12.17.2025

N

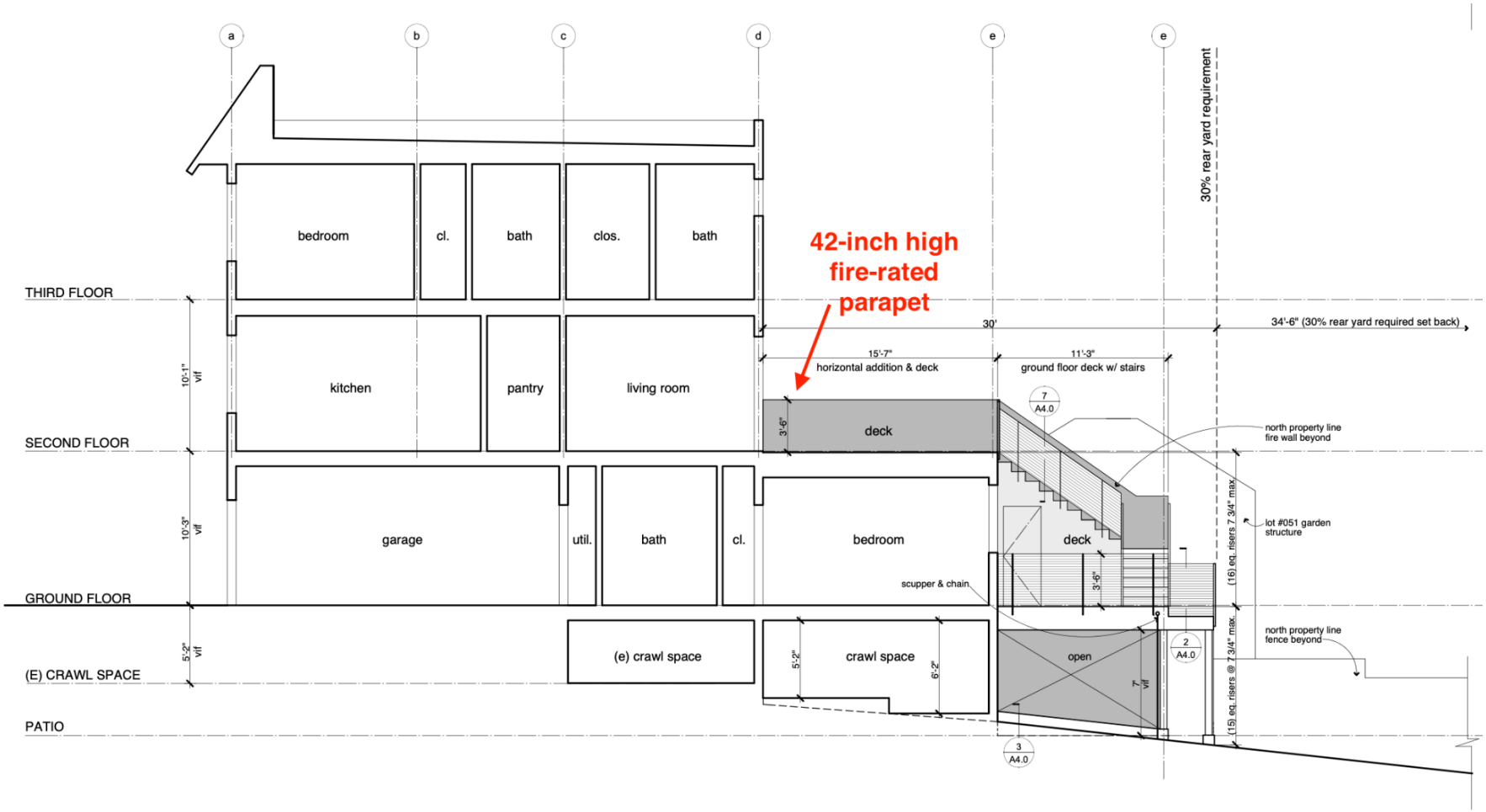
A0.2 SCALE: AS INDICATED

PROPOSED PLOT PLAN
PROPOSED EXT. ELEVATIONS

EXHIBIT B


42” fire rated parapet
7’ roof of addition height above the fence
9’2” height of fence above grade of backyard

EXHIBIT C



2 PROPOSED EAST/WEST SECTION LOOKING NORTH

1/4" = 1'-0"

EXHIBIT D

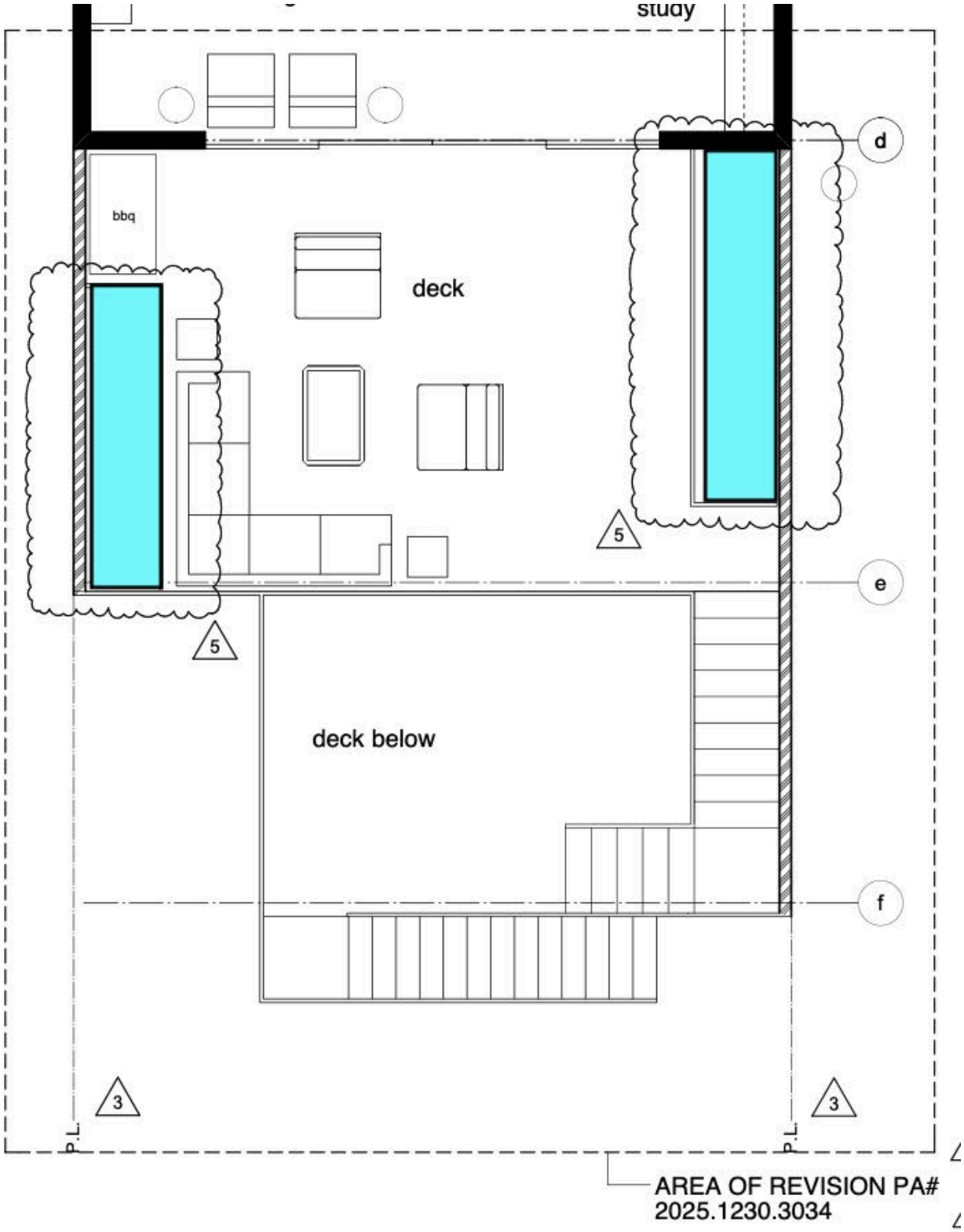

study
d
bbq
deck
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deck below
f
3
3
P.L.
P.L.
AREA OF REVISION PA#
2025.1230.3034

EXHIBIT E

Gmail Joseph Chao <15parkhillave@gmail.com>

15 Park Hill Avenue – Revised Deck Proposal

Teague, Corey (CPC) <corey.teague@sfgov.org> Tue, Oct 20, 2026 at 4:50 PM
To: Maximilian Dame <mfdame@gmail.com>
Cc: "bethbarmack@gmail.com" <bethbarmack@gmail.com>, "sanjay.kairam@gmail.com" <sanjay.kairam@gmail.com>, "15parkhillave@gmail.com" <15parkhillave@gmail.com>

Beth, Sanjay & Max,

Thanks for reaching out, and I hope an agreement can be reached to resolve this issue. To answer your question directly, Planning reviewed the updated proposal for a solid 42-inch parapet wall on the property line and the 3-foot deck setback through a planter box, and determined the proposal is consistent with the Residential Design Guidelines. The 3 to 5-foot setback guidance for new decks is intended to address potential issues of privacy and noise, and that would be achieved in this proposal through the 3-foot wide planter.

The proposal is also consistent with the RDGs with respect to impacts to light, especially considering the previously approved project was much larger and more impactful in that regard. The original project also included a new roof deck that included a property line parapet and landscaped setback. In this case, the proposed 42-inch parapet is not considered to be a light issue, especially considering the distance between the proposed deck and the adjacent homes. While Planning is fine with a 30-inch parapet with a 12-inch open railing, that is not something Planning will require in this case to meet the RDGs.

I hope that helps to answer your questions. Please let me know if you have any other questions. Thanks.

Corey A. Teague, AICP

Zoning Administrator

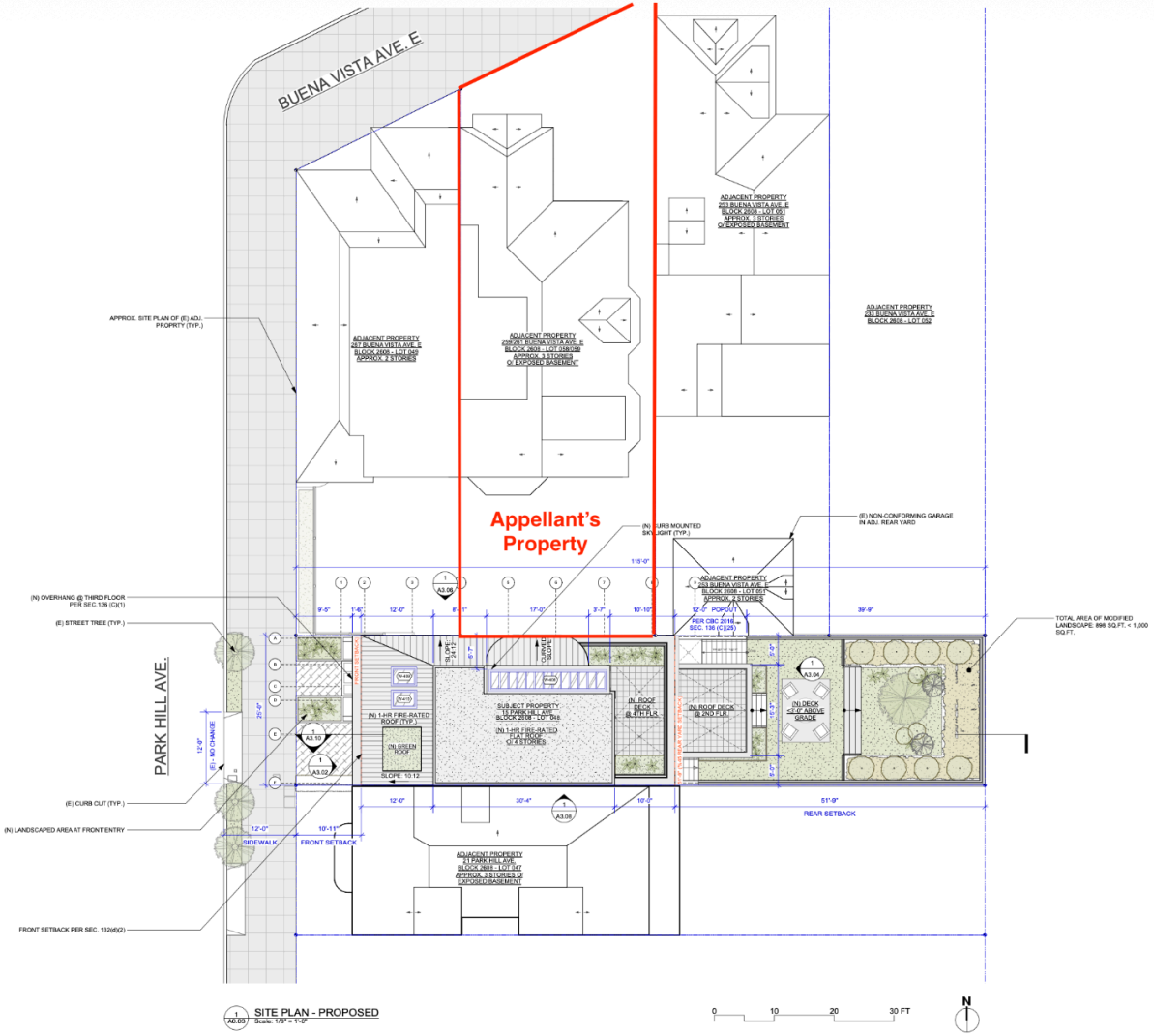
San Francisco Planning

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

Direct: 628-652-7328 | sfplanning.org

San Francisco Property Information Map

EXHIBIT F



JOHN LUM ARCHITECTURE
2261 MARKET STREET #4544 SAN FRANCISCO, CA 94114
TEL 415.558.9559 FAX 415.558.9554

NOT FOR CONSTRUCTION

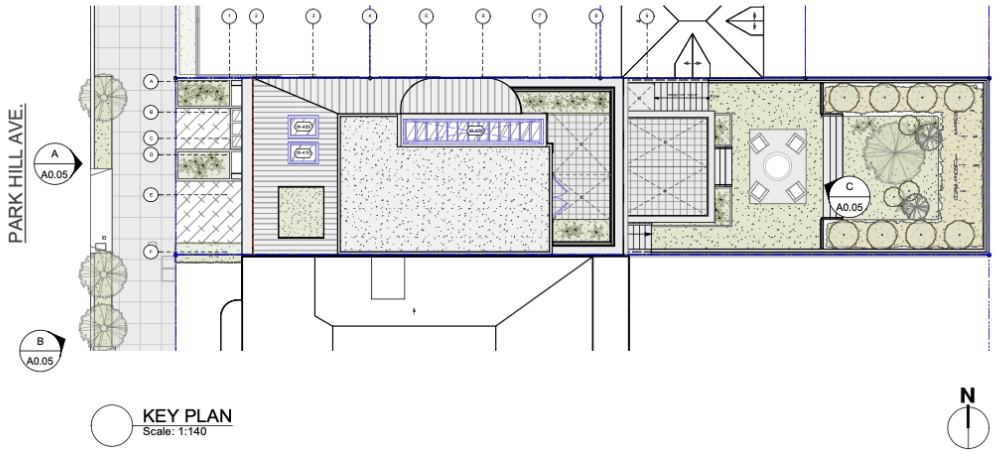
15 Park Hill Ave.
San Francisco, CA 94117

sheet

date	issues / revisions	by
04.23.19	Pre-App meeting	mb
08.06.19	site permit	mb
03.09.20	site permit rev.1	mb
06.23.20	site permit rev.2	mb

SITE PLAN

A0.03





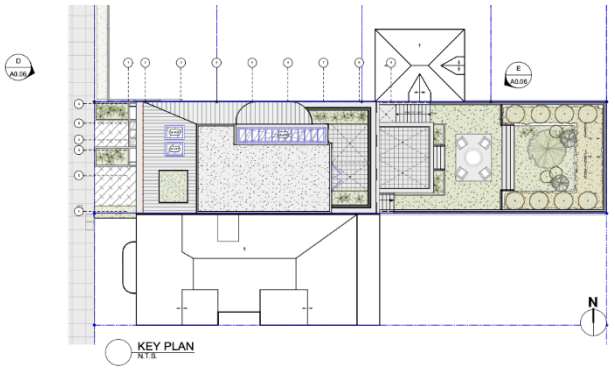
VIEW C - PROPOSED REAR VIEW LOOKING NORTH-WEST



VIEW D - PROPOSED STREET VIEW LOOKING SOUTH-EAST



VIEW D - EXISTING STREET VIEW LOOKING SOUTH-EAST





VIEW E - PROPOSED BIRD'S EYE VIEW LOOKING SOUTH-WEST

JOHN LUM ARCHITECTURE
584 CASTRO STREET, #301 SAN FRANCISCO, C
TEL 415.558.9550 FAX 415.558.9554

NOT FOR CONSTRUCTION

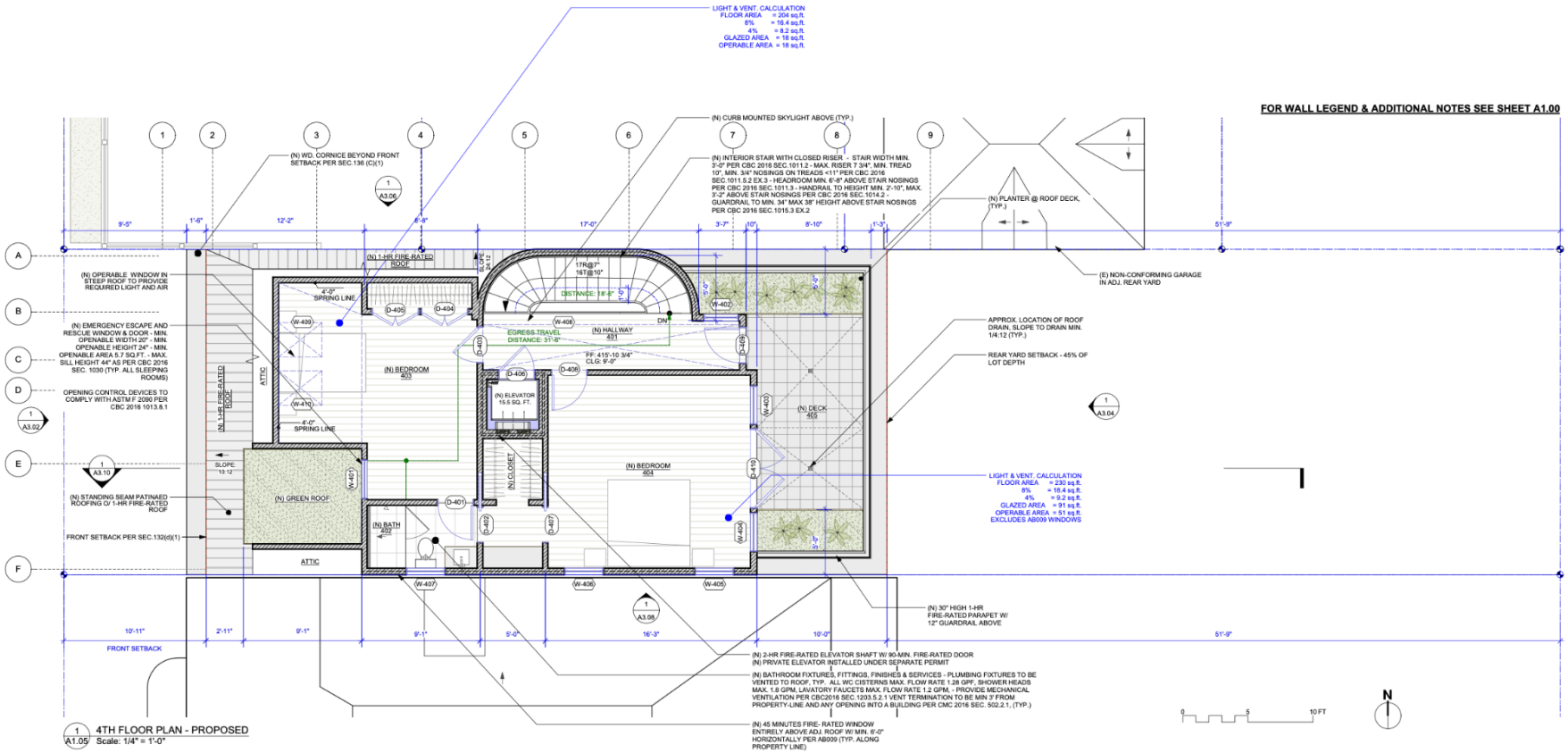
15 Pink Hill Ave.
San Francisco, CA 94117

client

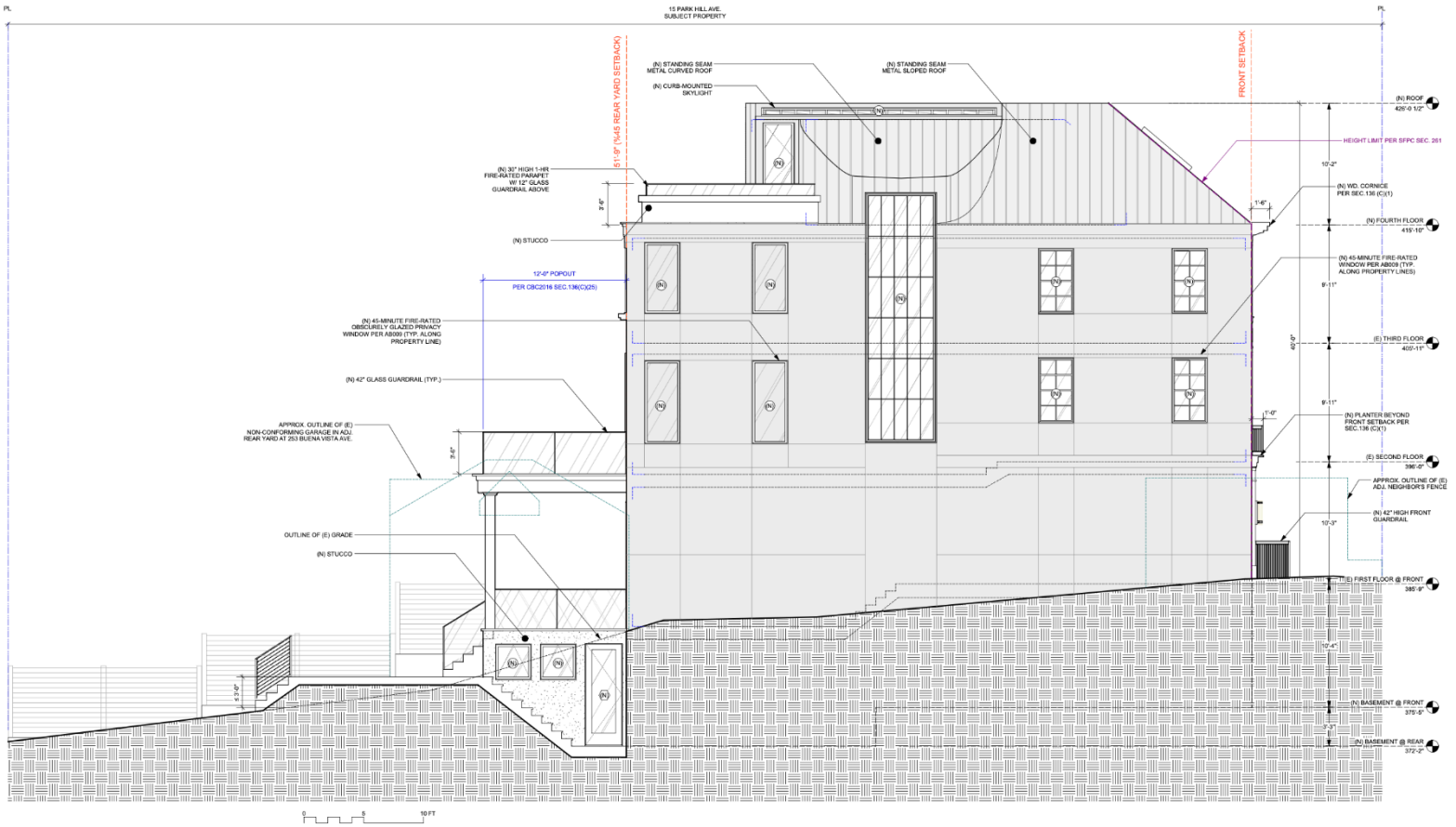
date	issues / revisions	by
04.23.19	Pre- App meeting	mb
08.06.19	site permit	mb
03.09.20	site permit rev.1	mb
06.23.20	site permit rev.2	mb

PERSPECTIVES

A0.06



1 A1.05 4TH FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415.558.9850 FAX 415.558.0284

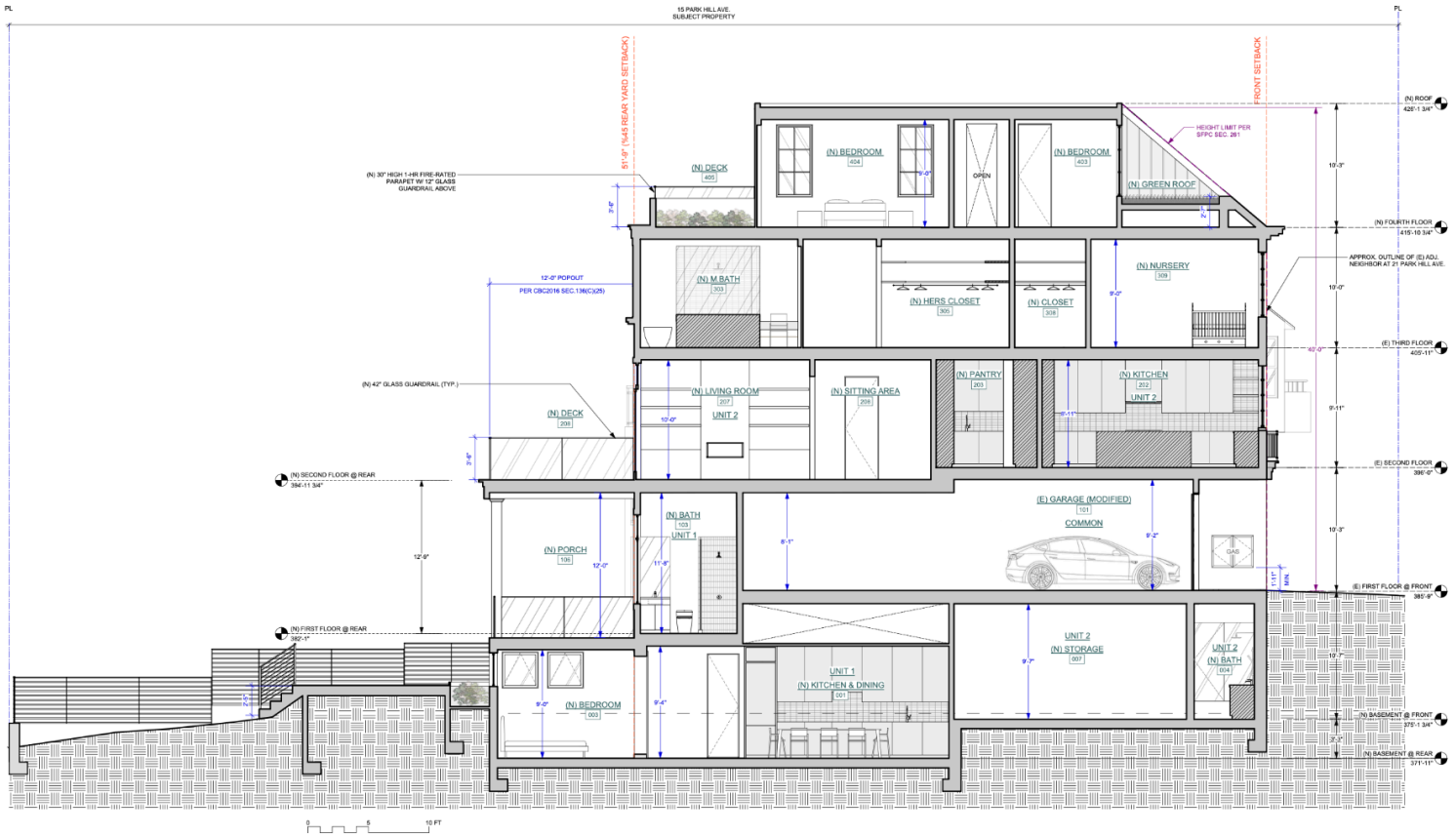
15 Park Hill Ave.
San Francisco, CA 94117

client

date	issues / revisions	by
04.23.19	Pre- App meeting	mb
08.06.19	site permit	mb
03.09.20	site permit rev.1	mb
06.23.20	site permit rev.2	mb

EXTERIOR ELEVATION

A3.06



JOHN LUM ARCHITECTURE
334 HAYES STREET SAN FRANCISCO
TEL 415.558.9550 FAX 415.558.9554

15 Park Hill Ave
San Francisco, CA 94131

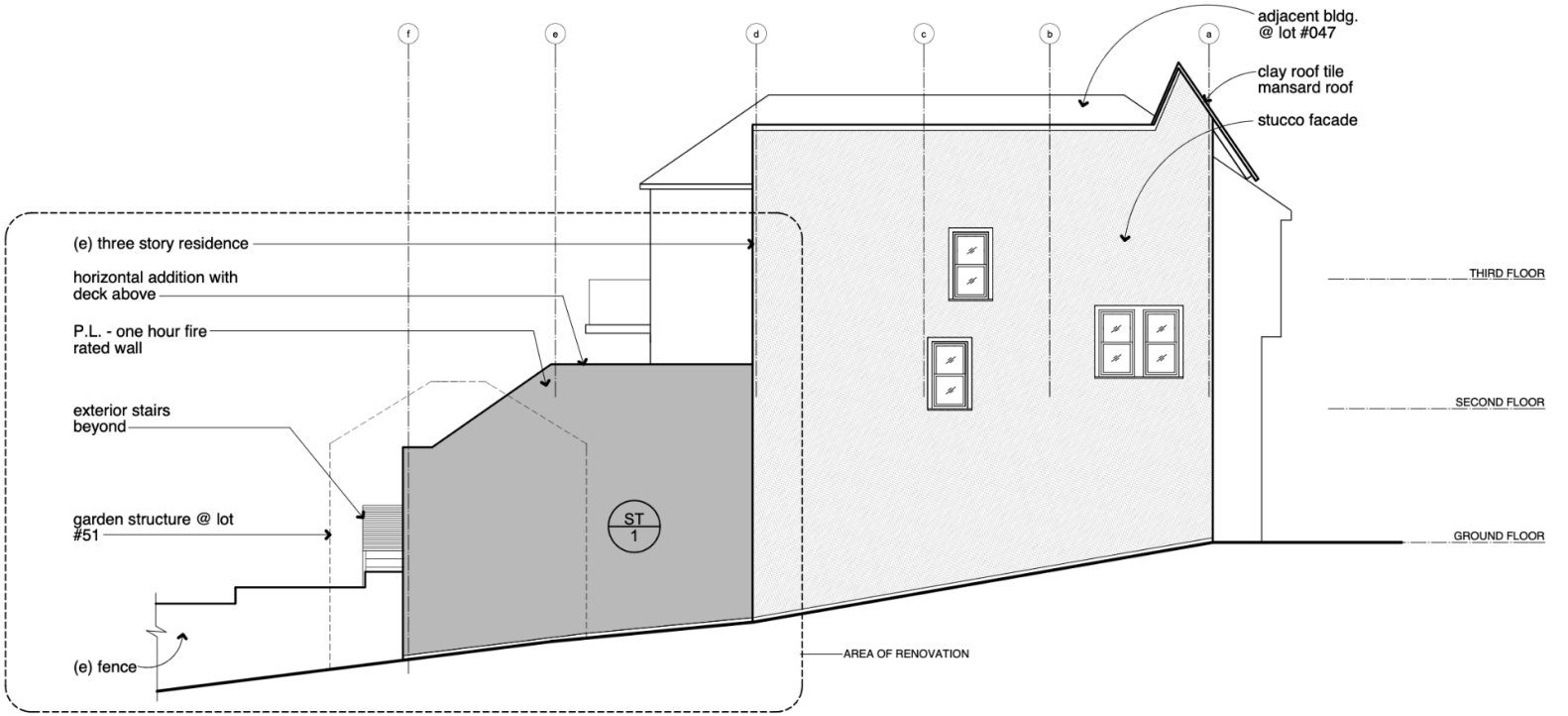
client

date	issues / revisions	by
04.23.19	Pre- App meeting	mb
08.06.19	site permit	mb
03.09.20	site permit rev.1	mb
06.23.20	site permit rev.2	mb

BUILDING SECTION

A3.10

EXHIBIT G



2 PROPOSED NORTH ELEVATION

1/8" = 1'-0"

EXHIBIT H

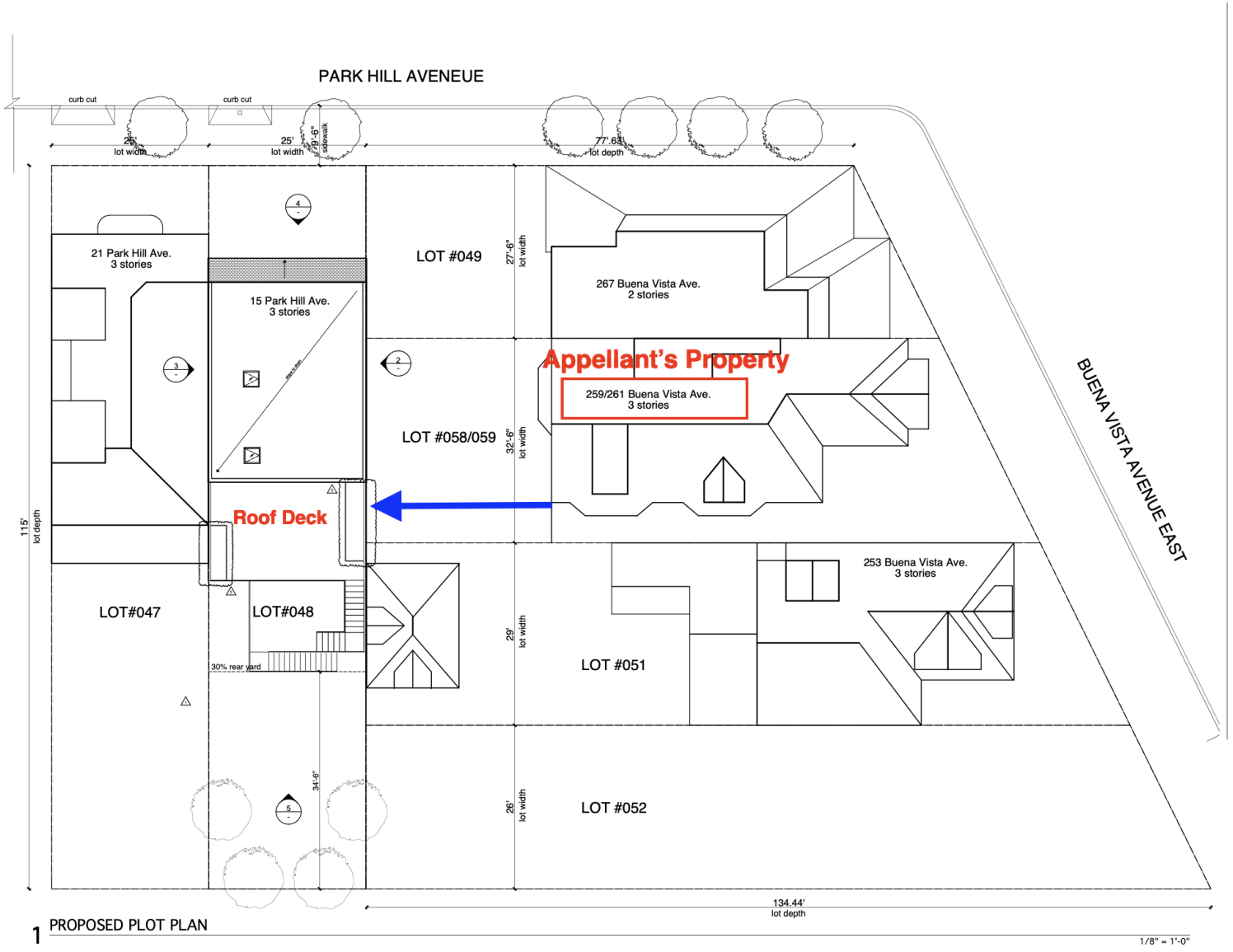
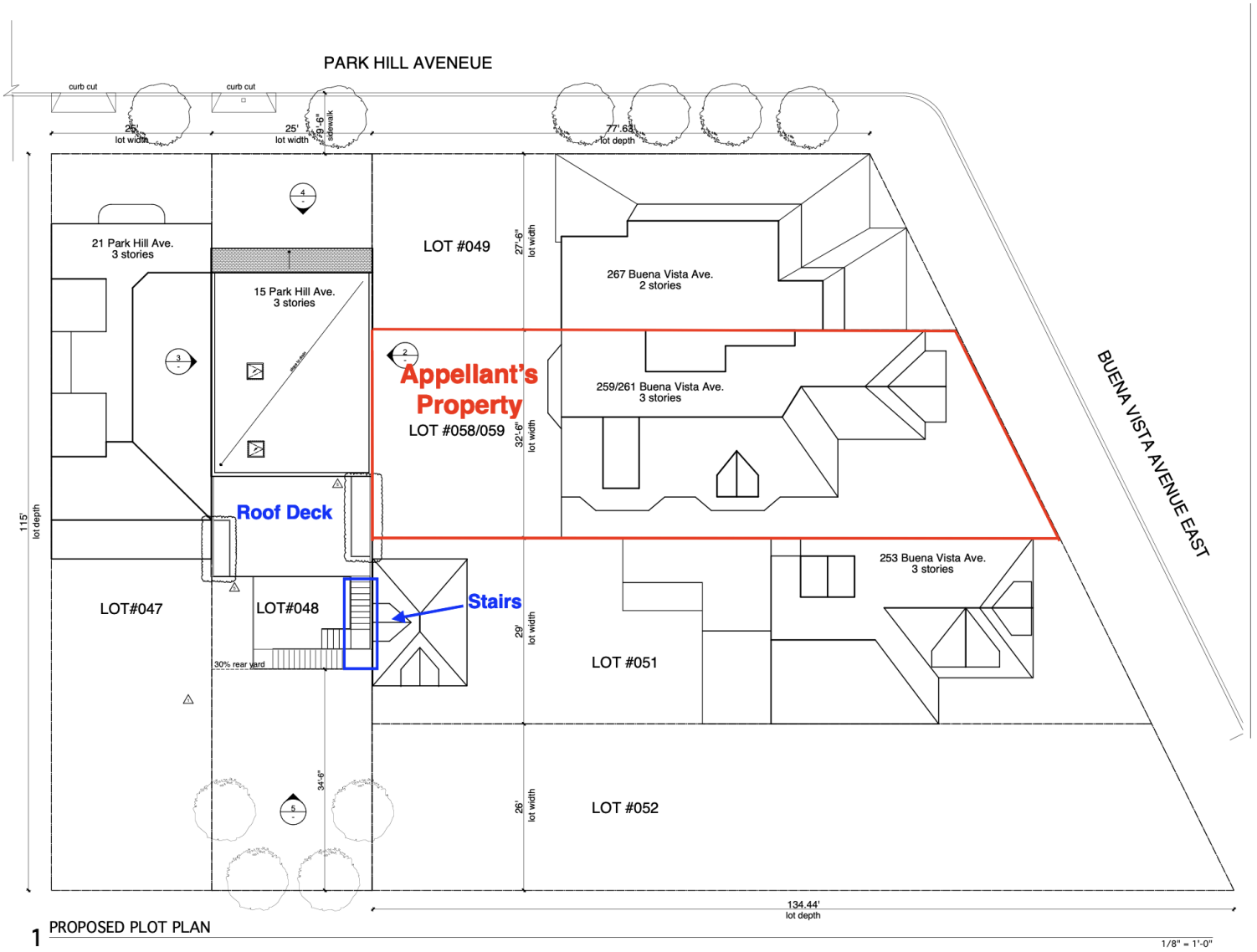

PARK HILL AVENEUE
curb cut
curb cut
25'
lot width
25'
lot width
0'-6"
sidewalk
77'.68
lot depth
21 Park Hill Ave.
3 stories
15 Park Hill Ave.
3 stories
LOT #049
27'-6"
lot width
267 Buena Vista Ave.
2 stories
Appellant's Property
259/261 Buena Vista Ave.
3 stories
LOT #058/059
32'-6"
lot width
BUENA VISTA AVENUE EAST
Roof Deck
115'
lot depth
253 Buena Vista Ave.
3 stories
LOT#047
LOT#048
30% rear yard
29'
lot width
LOT #051
34'-6"
26'
lot width
LOT #052
134.44'
lot depth
1
PROPOSED PLOT PLAN
1/8" = 1'-0"

EXHIBIT I



EXHIBIT J



1 PROPOSED PLOT PLAN

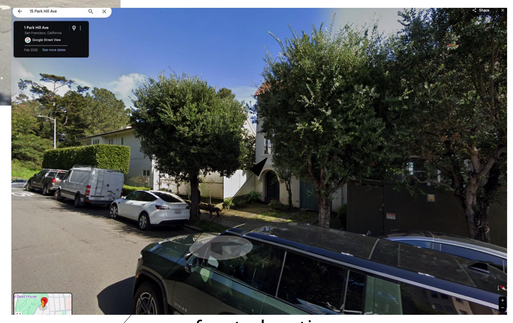
1/8" = 1'-0"

SITE PHOTOS



15 Park Hill Ave.

street view



front elevation

15 Park Hill Avenue



overhead satellite

SHEET INDEX

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A0.2 PROPOSED PLOT PLAN &PROPOSED EXTERIOR ELEVATIONS
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A1.1 CONSTRUCTION FLOOR PLANS & DOOR AND WINDOW SCHEDULE
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A1.3 AB-005, ATTACHMENT A, EG-02
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EN.6 TITLE 24 (PHASE 2)
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S4.3 WOOD FRAMING DETAILS
S4.4 WOOD FRAMING DETAILS

SQUARE FOOTAGE TABLE

(e) garden crawl space	338	proposed garden crawl space	728
(e) ground floor square footage	719	prop. ground floor square footage	1,108
(e) second floor square footaage	827	proposed second floor square footage	827
(e) third floor square footage	858	proposed third floor square footage	858
		proposed ground floor deck	158
		proposed second floor deck	390
		proposed garden patio beneath ground fl. deck	203
existing gross square footage (excluding bicycle parking, utilities & crawl space	2,404	proposed gross square footage (excluding bicycle parking, utilities & crawl space)	2,793
		TOTAL additional interior living space	389

1

GENERAL NOTES

1. The Contract Documents consist of the agreement between the Owner and the Contractor, Conditions of the Contract (General, Supplementary, and Other Conditions), Drawings, Specifications, Addenda, and Modifications issued prior to or after execution of the Contract and other documents listed in the agreement.

2. The Contract Documents are instruments of service and shall remain the property of the Architect, whether the project for which they are prepared is executed or not.

3. The Work shall conform with the requirements of the California Building Code (CBC), 2021 Edition, and all other requirements of the governing agencies having jurisdiction over the Work.

4. "Building Owner" shall mean the legal owner.

5. "Contractor" shall mean General Contractor or its subcontractors, as applicable.

6. "Furnish" shall mean supply only; for others to install.

7. "Install" shall mean supplied by others; to be installed by Contractor.

8. "Provide" shall mean furnish and install, complete and in place.

9. "Similar" shall mean comparable characteristics for condition(s) noted. Contractor shall verify dimensions, orientation, and variation from the referenced condition.

10. "Typical" shall mean identical for conditions noted.

11. "Offsite" shall mean outside the property boundary of the Project parcel or site.

12. "Site" shall mean the entire area within the parcel boundary/property line(s).

13. "Site Work" shall mean all work up to a distance five (5) feet from the face of the building, unless otherwise noted or provided in the Contract.

14. Do not scale Drawings; dimensions govern. Verify dimensions given with field conditions. If discrepancies are discovered between field conditions and Drawings or between individual Drawings, contact the Architect for resolution before proceeding. Discrepancies between Drawings and Specifications shall likewise be brought to the Architect's attention for resolution.

15. Horizontal dimensions indicated are to/from finished face of construction, unless otherwise noted (UON).

16. Vertical dimensions are from top of floor slab, except where noted to be from above finished floor (AFF).

17. Dimensions are not adjustable without approval of the Architect unless noted "±."

18. Properly cut and fit components for alteration of existing work and installations of new work. Patch disturbed areas to match adjacent materials and finishes.

19. Patch and repair all fireproofing and fire safing damaged or removed during performance of the Work. Fireproof new penetrations required by the Work.

20. Coordinate and provide appropriate structural backing and reinforcing in partitions behind all wall-mounted items and above ceiling for ceiling-mounted/hung items as required.

21. General Contractor shall inspect existing as-built conditions at the Project site and shall review as-built documents and compare each in terms of the other to determine if discrepancies exist.

22. General Contractor shall be responsible for checking Contract Documents, field conditions, and dimensions for accuracy and confirming that work is as shown before proceeding with construction. Clarifications regarding any conflicts shall be achieved prior to related work being started.

23. General Contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing, and sprinkler equipment (to include all piping, ductwork, and conduit) and that all required clearances for installation and maintenance of above equipment are provided. Elements to be exposed to view shall be determined by or reviewed with Architect prior to construction or fabrication.

24. General Contractor is responsible for and shall provide protection for all existing finishes, surfaces and equipment to remain.

25. Automatic fire sprinkler system design-build drawings and/or shop drawings, layouts, submitals, and composite coordination drawings shall be submitted to the Architect as soon as possible after award of the Contract for Construction, allowing a minimum of ten (10) working days for review. No fabrication or construction shall proceed until the review/approval of these drawings. General Contractor shall allow sufficient time for review, coordination, and resubmittal, if necessary, of the design-build Subcontractors' documents to ensure satisfactory design and engineering coordination.

26. All glass and glazing used in this Project shall conform to the requirements of 2019 CBC, Chapter 24, and all federal regulations.

27. Contractor shall follow manufacturers' recommended specifications and installation procedures. If these are contrary to the Contract Documents, Contractor shall notify Architect in writing immediately to resolve discrepancies before proceedlng.

28. Contractor shall exercise extreme care and precaution during construction of the Work to minimize disturbances or disruption to adjacent structures, property, occupants, and public thoroughfares, etc. Contractor shall take all necessary and prudent precautions to protect building occupants from construction procedures and work and be responsible for the safety of all building occupants.

29. (Not Used)

30. (Not Used)

31. In the event of conflict between data shown on Drawings and data shown on the Specifications, the Specifications shall govern.

32. Only new items of recent manufacture, of standard quality, free from defects, will be permitted on the Work. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the Contractor from the responsibility for quality and character of items used nor from any other obligation imposed on him by the Contract.

33. The finished work shall be firm, well anchored, in true alignment, plumb, and level without waves, distortions, holes, marks, cracks, stains, or discoloration. Joints shall be close fitting, neat, and well scribed. The finish work shall not have exposed, unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction, and shrinkage as necessary to prevent cracks, buckling, and warping due to temperature and humidity conditions.

34. Attachments, connections, or fastenings of any nature shall be properly and permanently secured in conformance with best practice, and the Contractor is responsible for improving them according to these conditions.

35. The Contractor is responsible for verifying the dimensions and elevations at the site. The Contractor and Subcontractors shall coordinate the layout and exact locations of all partitions, doors, electrical/telephone outlets, light switches, and thermostats with the Architect in the field before proceeding with construction.

36. No work defective in construction or quality or deficient in any requirements of Drawings and Specifications will be acceptable in consequence of Owner's or Architect's failure to discover or to point out defects or deficiencies during construction, nor will presence of inspectors on work site relieve Contractor from responsibility for securing quality and progress of work as required by Contract. Defective work revealed within time required by guarantees shall be replaced by work conforming with intent of Contract. No payment, whether partial or final, shall be construed as an acceptance of defective work or improper materials.

37. Materials and workmanship specified by reference to number, symbol, or title of such specification as commercial standards, Federal Specifications, trade association standards, or other similar standard shall comply with requirements in latest edition or revision thereof and with any amendment or supplement thereto in effect on date of origin of this Project's Contract Documents. Such standard, except as modified herein, shall have full force and effect as though printed in Contract Documents.

38. Contractor shall waive common practice and common usage as construction criteria wherever details and Contract Documents or governing codes, ordinances, etc., require greater quantity or better quality than common practice or common usage would require.

39. Contractor shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable, Contractor shall notify Architect immediately to allow Architect a reasonable amount of time to select a suitable substitute.

40. If at any time before commencement of work or during progress thereof Contractor's methods, equipment, or appliances are inefficient or inappropriate for securing quality of work or rate of progress intended by contract Documents, Owner may order Contractor to improve their quality or increase their efficiency. Such order will not relieve Contractor or his sureties from their obligations to secure quality of work and rate of progress specified in Contract.

41. With reference to reflected ceilings, Contractor shall coordinate with all trades involved and prepare composite shop drawings to ensure locations and clearances for fixtures, ducts, ceilings, sprinkler heads, grilles, etc., necessary to maintain the specified finish ceiling height above the finish floor as noted on the Drawings. Clarify conflicts and locations with the Architect before proceeding.

42. Architect, acting as Owner's designated agent for design of this Project, will exercise sole authority for determining conformance of materials, equipment, and systems with the intent of the design. Review and acceptance of all items proposed by Contractor for incorporation into this Work will be by Architect. This function of the Architect will apply both to the Contract as initially signed and to changes to the Contract by modification during progress of work.

43. References to makes, brands, models, etc., is to establish type and quality desired. Substitution of acceptable equals will not be permitted, unless specifically noted otherwise or when made according to procedures for substitutions.

44. (OMIT)

DIRECTORY

ARCHITECT:
KAMALA MOSTERT
MOSTERT ARCHITECTURE
1515 GUERRERO STREET
SAN FRANCISCO, CA. 94110
CELL: 415-606-0321

OWNER:
JOSEPH CHAO/STACY AKAZAWA
15 PARK HILL AVENUE
SAN FRANCISCO, CA. 94117
CELL: 415-305-7742

ENGINEER:
SHAUN MOYNAHAN
SEMCO ENGINEERING
322 CORTLAND AVE.
SAN FRANCISCO, CA. 94110
TELE: 415-553-8810

GENERAL CONTRACTOR:
tbd

GOVERNING CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDILNG CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 SAN FRANCISCO BUILDING CODE
2022 SAN FRANCISCO EXISTING BUILDING CODE
2022 SAN FRANCISCO HOUSING CODE
2022 SAN FRANCISCO GREEN BUILDING CODE
2022 SAN FRANCISCO ELECTRICAL CODE
2022 SAN FRANCISCO MECHANICAL CODE
2022 SAN FRANCISCO PLUMBING CODE

(e) bldg. data:	(proposed) bldg. data:
BLOCK NUMBER: 2608	BLOCK NUMBER: 2608
LOT NUMBER: 048	LOT NUMBER: 048
ZONING: RH2	ZONING: RH2
OCCUPANCY: R3	OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB	TYPE OF CONSTRUCTION: VB
STORIES: 3	STORIES: 3
BASEMENTS: 0	BASEMENTS: 0
USE: SINGLE FAMILY HOUSE	USE: SINGLE FAMILY HOUSE
SPRINKLERS: no	SPRINKLERS: no

SPECIAL USE DISTRICT:
CENTRAL NEIGHBORHOODS LARGE RESIDENCE

SCOPE OF WORK:

REVISION TO APPLICATION #2019.0806.8086
PA# 2025.1230.3035 is additional scope of work for PA #2025.0821.3586)

Renovate the existing first floor:
Shrink the garage & utilities space
Capture a family room, and bathroom at the street entry level
Remove the tradesmen access door, exterior corridor and exterior stair to the second floor.
Additional scope of work: Horizontal expansion at the rear for a new play room and bedroom.
New deck and stairs to garden patio below. 1

Renovate the existing second floor:
Remove the existing wood fireplace, renovate the existing bathroom, kitchen and pantry.
Demo the existing exterior stair and hall; enclose and capture space for kitchen/pantry.
Additional scope of work: Extend a new deck over the horizontal expansion below at the first level.
New stairs to connect to the first floor deck below. 1

Renovate the existing third floor:
Provide for a walk in closet and private bathroom for a master bedroom suite.
Demo the existing light well and enclose and enlarge the existing bathroom.
Locate laundry in a hall closet. No additional scope of work. 1

New garage door, entry door,windows and skylights as drawn to replace existing at every level.

2

SITE MAP

Volume 19 — *PARK HILL HD. ASSN. BLK. B-E FLINT TRACT BLK. 7* — Block 2608

SHEET 1 OF 2



mostert
ARCHITECTURE
1515 GUERRERO ST.
SAN FRANCISCO, CALIFORNIA 94110
phone: 415-606-0321

CHAO/AKAZAWA RESIDENCE

15 PARK HILL AVENUE
SAN FRANCISCO, CA. 94117

5	REVISION	10.29.2026
4	ADDENDUM	07.22.2026
3	ADDENDUM	06.30.2026
2	ADDENDUM	04.14.2026
1	PERMIT	12.17.2025
	PERMIT	08.21.2025

REGISTERED ARCHITECT KAMALA MOSTERT C 26896 EXP. 1/31/27 STATE OF CALIFORNIA

A0.0 SCALE: AS INDICATED

GENERAL NOTES
DIRECTORY/SHEET INDEX
SITE PLAN
PHOTOS

CONSTRUCTION LEGEND

NOTES:

1. ALL NEW SHEET ROCK LEVEL 4 SMOOTH

2. ALL EXISTING WALLS AND CLGS.: MUD FOR SMOOTH LEVEL 4 FINISH.

3. SEE INTERIOR DESIGN PACKAGE FOR CLARIFICATION OF ALL FIXTURE LOCATIONS. REVIEW WITH ARCHITECT PRIOR TO CLOSE UP.

4. SEE INTERIOR DESIGN PACKAGE FOR ACCESSORY LOCATIONS. USE 2X12 BLOCKING FOR ALL ACCESSORIES AND MILLWORK.

5. PROVIDE INSULATION AT MAX. R VALUE AT ALL EXTERIOR WALLS AND CEILINGS AND INTERIOR WALLS FOR ACOUST. PRIVACY.

- exist. wall to remain
- new wall - 5/8" type 'x' sheet rock each side of wood studs - see detail 1/A4.0
- new 1 hr. fire rated wall: 5/8" type 'x' sheet rock each side of studs with fire sealant at all seams See Details 1/A4.0 & 3/A4.0 (3)
- (e) property line fence - wood posts and wood planks
- exist. wall to be demolished
- BEDROOM room name

- (5) A1.0 drwg. # sheet #
- (a) window type
- (1) door type
- align
- object above: millwork, ceiling, or rod
- (e) indicates existing to remain

(1) Any existing rated walls that are opened up must be closed and sealed to maintain their fire rating - See details 2/A4.0 & 3/A4.0

(2) 1 hr. fire rated ceiling assembly required - See details 4/A4.0 & 5/A4.0

DOOR & WINDOW SCHEDULE

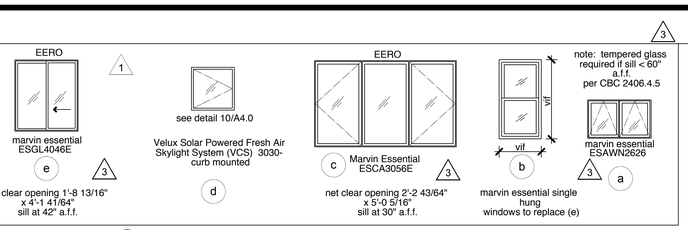
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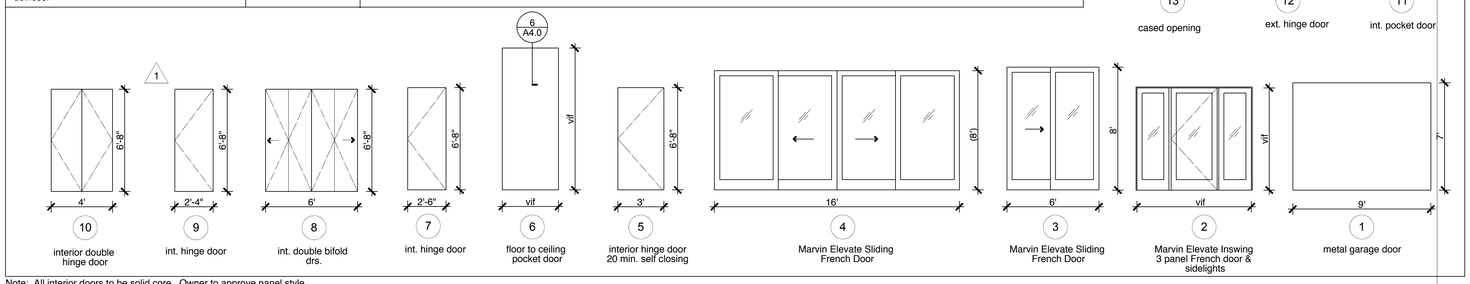
1. All doors & windows with glazing less than 18" a.f.f. to have tempered glass.
2. All windows within 24" of a door to have tempered glass.
3. All skylights to be clear tempered, laminated and insulated glass.
4. All windows to be low E, argon gas and insulated glazing.
5. Owner to approve interior and exterior hardware
6. All glazing to be min. U value of .30
7. Owner to approve interior and exterior color
8. Child safety requires that any window with a sill height less than 24" a.f.f. and 72" above grade, must have fall prevention devices. These devices can include window guards or opening control devices.

NOTES:

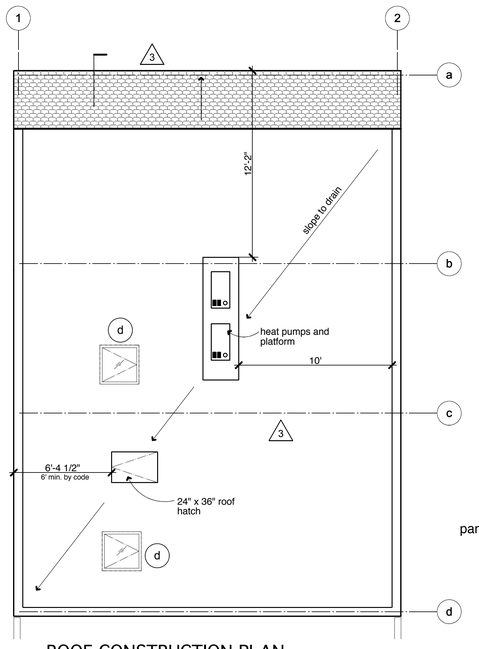
1. Minimum dimensions for escape & rescue windows shall be net clear opening height of 24" and net clear opening width of 20".

2. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44" from finish floor. per SFBC 1030.2

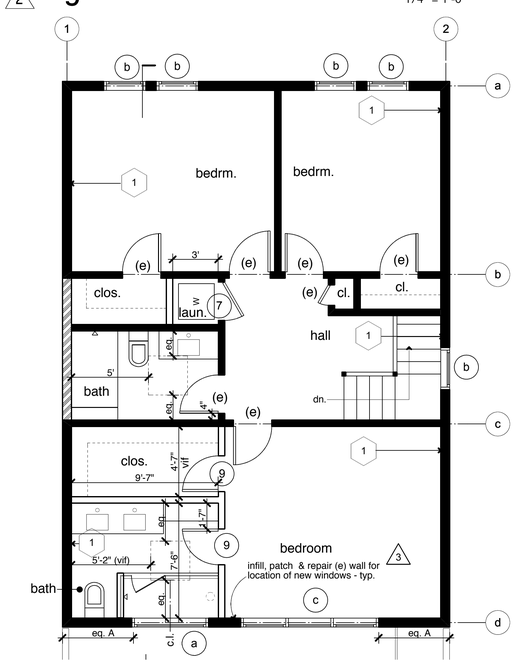




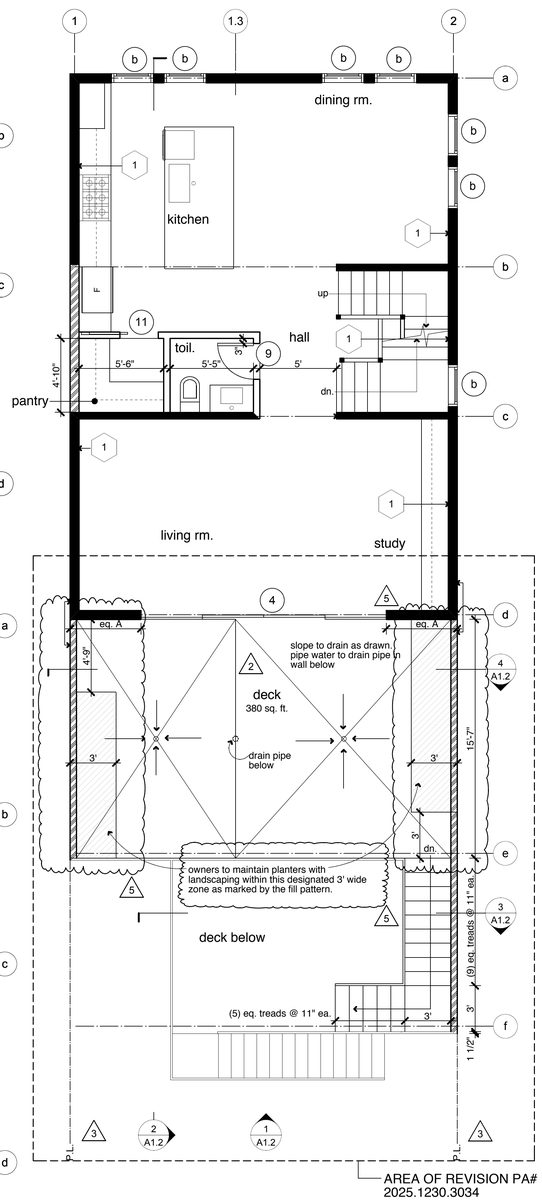
Note: All interior doors to be solid core. Owner to approve panel style, hardware and hinges



5 ROOF CONSTRUCTION PLAN 1/4" = 1'-0"

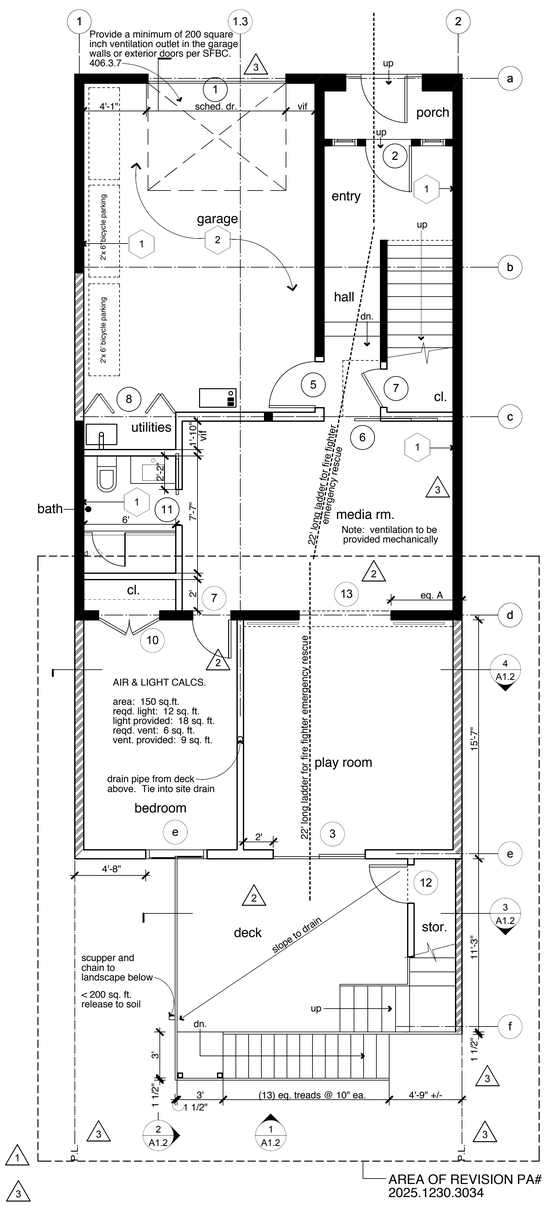


4 THIRD FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"



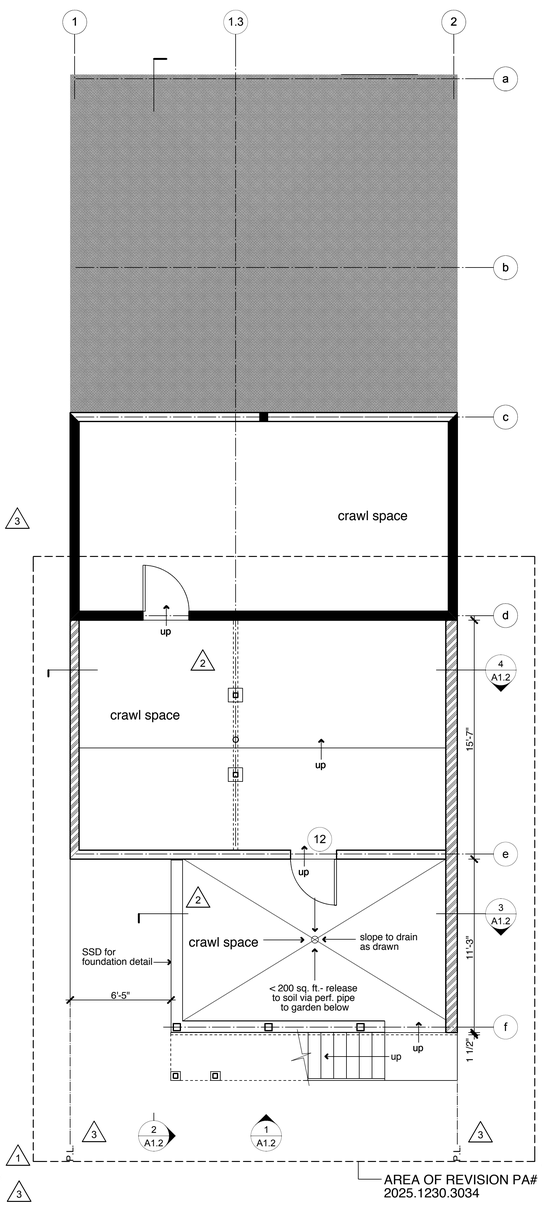
AREA OF REVISION PA# 2025.1230.3034

3 SECOND FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"



AREA OF REVISION PA# 2025.1230.3034

2 FIRST FLOOR CONSTRUCTION PLAN 1/4" = 1'-0"



AREA OF REVISION PA# 2025.1230.3034

1 GARDEN CRAWL SPACE CONST. PLAN 1/4" = 1'-0"

mostert ARCHITECTURE
1515 GUERRERO ST.
SAN FRANCISCO, CALIFORNIA 94110
phone: 415-606-0321

CHAO/AKAZAWA RESIDENCE

15 PARK HILL AVENUE
SAN FRANCISCO, CA. 94117

5	REVISION	10.29.2026
3	ADDENDUM	06.30.2026
2	ADDENDUM	04.14.2026
1	PERMIT	12.17.2025
	PERMIT	08.21.2025

REGISTERED ARCHITECT KAMALA MOSTERT C 26898 exp. 1/31/27 STATE OF CALIFORNIA

N

A1.1 SCALE: AS INDICATED

CONSTRUCTION FLOOR PLANS

RCP LEGEND

F1 - LED clg. mounted light
owner to furnish; contractor to install

F2 - LED clg. mounted light
owner to furnish; contractor to install

F3 - LED wall mounted sconce
owner to furnish; contractor to install

F4 - LED pendant light
owner to furnish; contractor to install

F5 - LED wall mounted sconce
owner to furnish; contractor to install

F6 - LED wall mounted sconce
owner to furnish; contractor to install

F7 - LED exterior wall mounted sconce
owner to furnish; contractor to install

F8 - recessed 3" LED directional light
owner to furnish; contractor to install

F9 - recessed 3" LED light
owner to furnish; contractor to install

F10 - recessed 3" wet location
approved LED light with frost lens.
owner to furnish; contractor to install

F11 - LED pendant light
owner to furnish; contractor to install

F12 - LED pendant light
owner to furnish;
contractor to install

F13 - LED clg. mtd. light
contractor to provide

F14 - LED pendant light
owner to furnish; contractor to install

F15 - LED under cab. tape light. contractor to provide

9'-0" clg. height a.f.f.

SD smoke detector hardwired with battery backup

d carbon monoxide/smoke detector hardwired with battery backup

Ceiling Fan/light. Contractor to provide; owner to approve

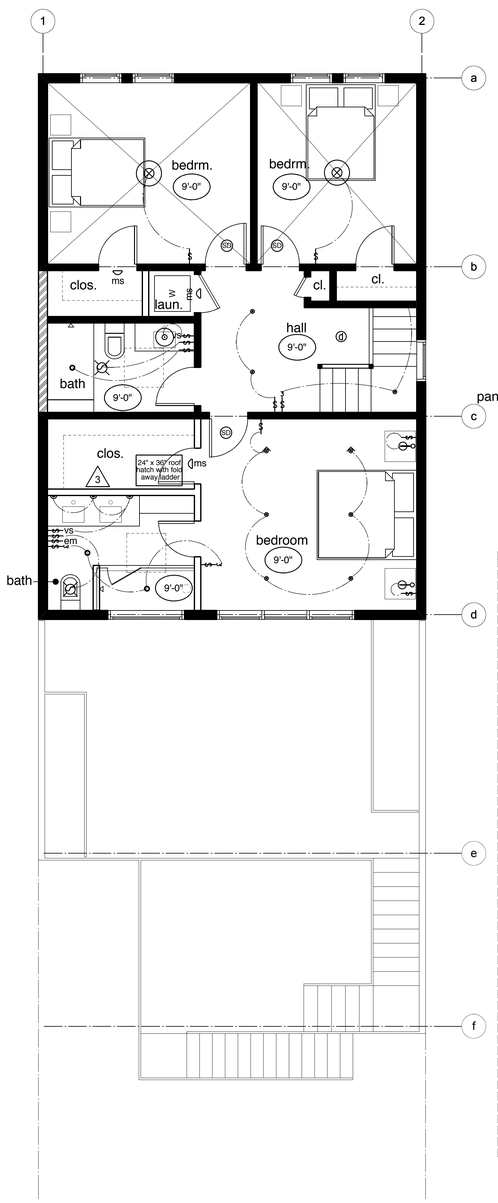
Ceiling Fan. Contractor to provide; owner to approve

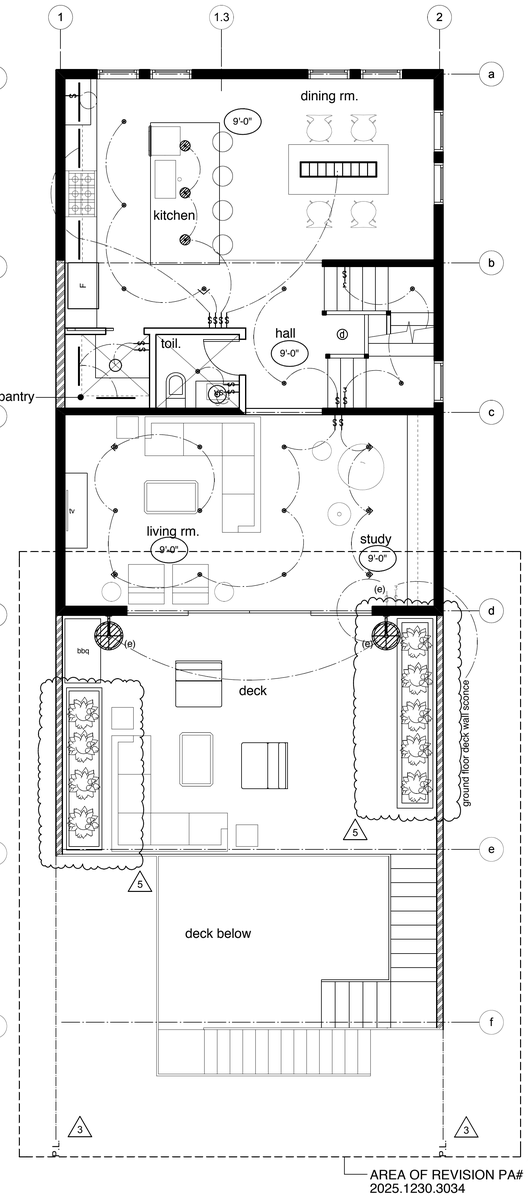
Lutron Claro screwless white wall plate. Lutron white DIVA dimmer switch. Gang switches as drawn. Mount to match (e) height.

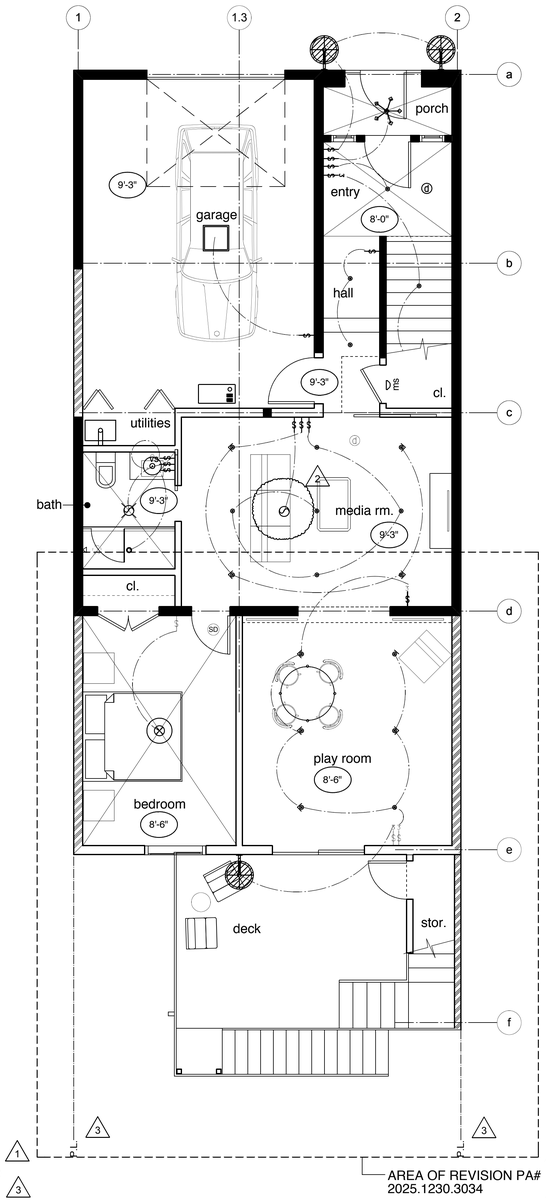
3 vs ms '3' indicates 3 way. 'vs' indicates vacancy sensor with dimmer. 'ms' indicates motion sensor with dimmer.

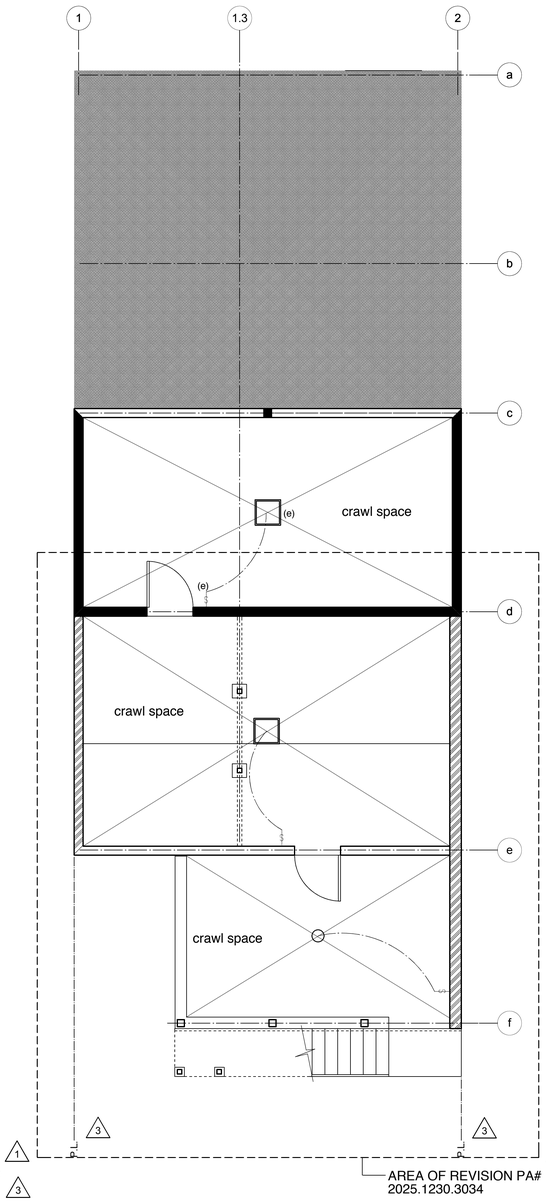
Note:
1. Locate in the field with architect all wall sconces.
2. Locate in the field with architect all pendant lights a.f.f.
3. Locate in the field all recessed lights with architect.
4. Recessed luminaires in insulated ceilings must be approved for zero clearance insulaton cover (IC) and must be certified air tight.
5. Vacancy sensor switch required in bathrooms, laundry room and garage & utility rooms.
6. All lighting must be high efficacy with a dimming switch in all other areas
7. Per title 24, all exterior lights to have an on/off switch and motion sensors to automatically turn off when no motion is detected.
8. Per title 24, all exterior lights must have one of the following three methods to automatically turn off the lights during the daytime: photocontrol, astronomical time clock, or an energy managment control system to keep lights on all day.

LIFE SAFETY NOTES:
1. Approved smoke alarms,hardwired with battery back up, to be located in each bedroom and outside sleeping areas on each level.
2. Approved carbon monoxide alarms,hardwired with battery back up, to be located immediately outside sleeping areas on each level.
3. Any gas appliances located in a garage to have a min. 18" platform per CMC - 305.









AREA OF REVISION PA# 2025.1230.3034

AREA OF REVISION PA# 2025.1230.3034

AREA OF REVISION PA# 2025.1230.3034

4 THIRD FLOOR R.C.P. 1/4" = 1'-0"

3 SECOND FLOOR R.C.P. 1/4" = 1'-0"

2 FIRST FLOOR R.C.P. 1/4" = 1'-0"

1 GARDEN CRAWL SPACE R.C.P. 1/4" = 1'-0"

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phone: 415-606-0321

CHAO/AKAZAWA RESIDENCE

15 PARK HILL AVENUE
SAN FRANCISCO, CA. 94117

5	REVISION	10.29.2026
3	ADDENDUM	06.30.2026
2	ADDENDUM	04.14.2026
1	PERMIT	12.17.2025
	PERMIT	08.21.2025

REGISTERED ARCHITECT KAMALA MOSTERI C 26896 exp. 1/31/27 STATE OF CALIFORNIA

N

A2.0 SCALE: AS INDICATED

REFLECTED CEILING PLANS

RECEPTACLE LEGEND

	Duplex Outlet - Lutron Designer white screwless wall plate - mount to match (e) aff uon.
240	Duplex 240 volt Outlet - Lutron Designer white screwless wall plate - mount to match (e) aff uon.
gfi - 40"	Ground Fault Interrupt Duplex Outlet Lutron designer white screwless wall plate - mount at centerline 40" aff
gfi - wp	Ground Fault Interrupt Waterproof Duplex Outlet Lutron designer white screwless wall plate
	data line for wifi router
	door bell - contractor to provide; owner to approve
	counter top garbage disposal button. Owner to furnish; contractor to install
T	thermostat; contractor to provide & owner to approve - mount to match (e) switches
TV	television cable
1	new electrical heating mat to be installed beneath new ceramic tile floor. Locate switch on wall - see RCP

Notes:

1. All new receptacles installed in dwelling are required to be tamper-resistant type when installed on 125 Volt, 14 and 20 AMP circuits, as per NEC 406.11

2. Arc-fault circuit interrupters (AF0) are required for the protection of all branch circuits that supply 120 volts, 15 and 20 AMP outlets as per NEC 210.12(8). Code requires combination type, not branch/feeder type to be used on all new circuit installations.

3. All new 125 volt, 15 and 20 amp receptacles in a garage to be GFCI protected as per NEC. 210.8 (A) (2) and (5).

4. Kitchen to be provided with (2) 20 AMP small appliance circuits.

5. Kitchen receptacles at countertops to be installed such that no point along the wall is more than 24" from a receptacle.

6. Kitchen garbage disposal and dishwasher must each be on a dedicated circuit.

7. Each kitchen appliance to receive a dedicated circuit.

8. See millwork/fixture plan for appliance/fixture schedule. Confirm required voltage for each appliance.

9. Provide 120 volt 20 amp circuit to laundry.

10. Elec. Subcontractor to locate outlets as required by code.

11. All outlets that serve bathrooms, kitchen countertops, garage, laundry and outdoors to have ground fault interruption.

12. All outlets that serve outdoors to be waterproof.

13. See elevations for clarification of receptacle locations

MECHANICAL NOTES

1. Gas vent terminations shall meet the requirements of CMC 802.6 & SFMC 802.6.2.
Through wall vent termination per SFMC 802.8

2. Combusion air shall meet the requirements of CMC Chapter 7.

3. Domestic range hood vents shall meet the requirements of CMC 504.3 and comply with CMC table 403.7.

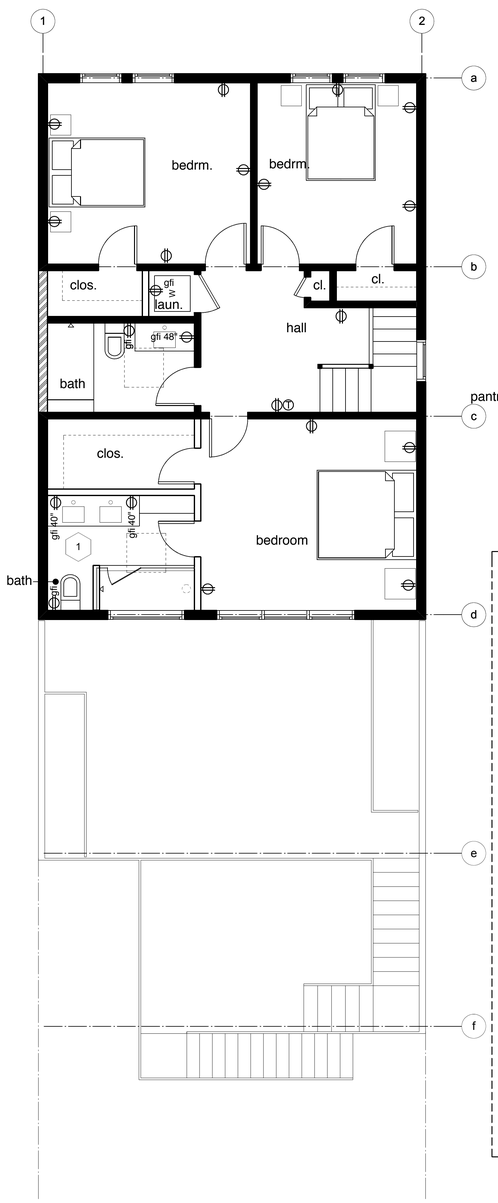
4. All interior spaces intended for human occupancy shall be provided with space heating per CBC 1204.1.

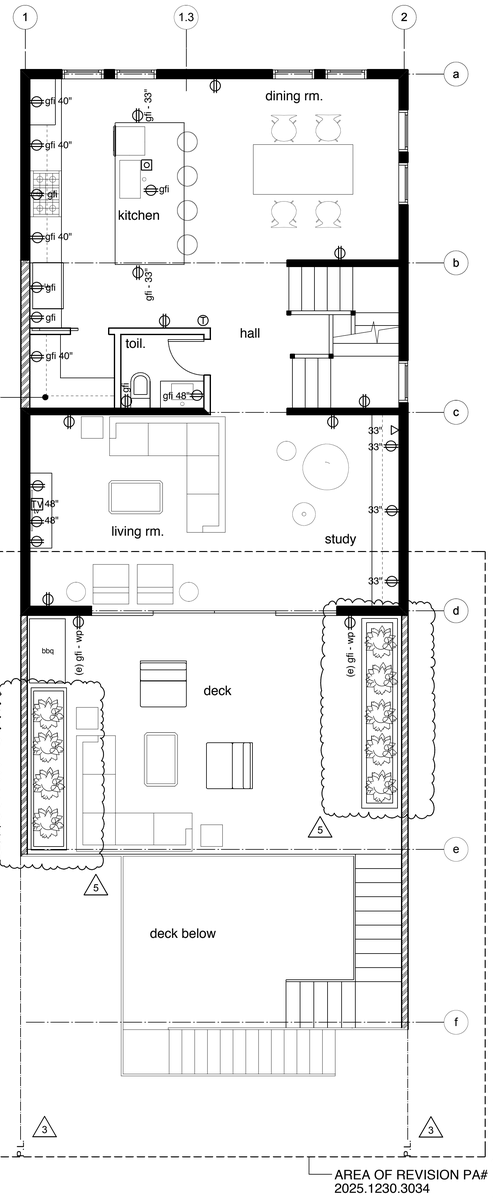
5. Clothes dryer exhaust shall be a minimum 4 inches, terminate to the outside of the building, shall be
equipped with a back-draft damper and meet the requirements of CMC 504.4.
Provide 100 sq. inch minimum make up air opening for domestic dryers.

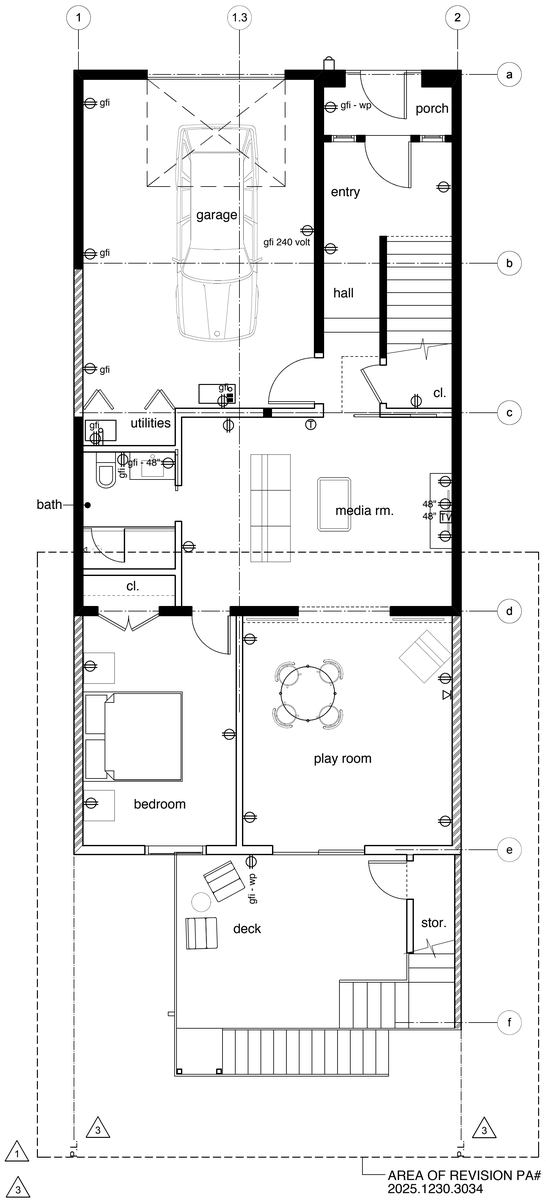
6. Direct vent appliances per CMC 802.2.4 (per manufacturer's installation instructions) and SFMC 802.2.4.

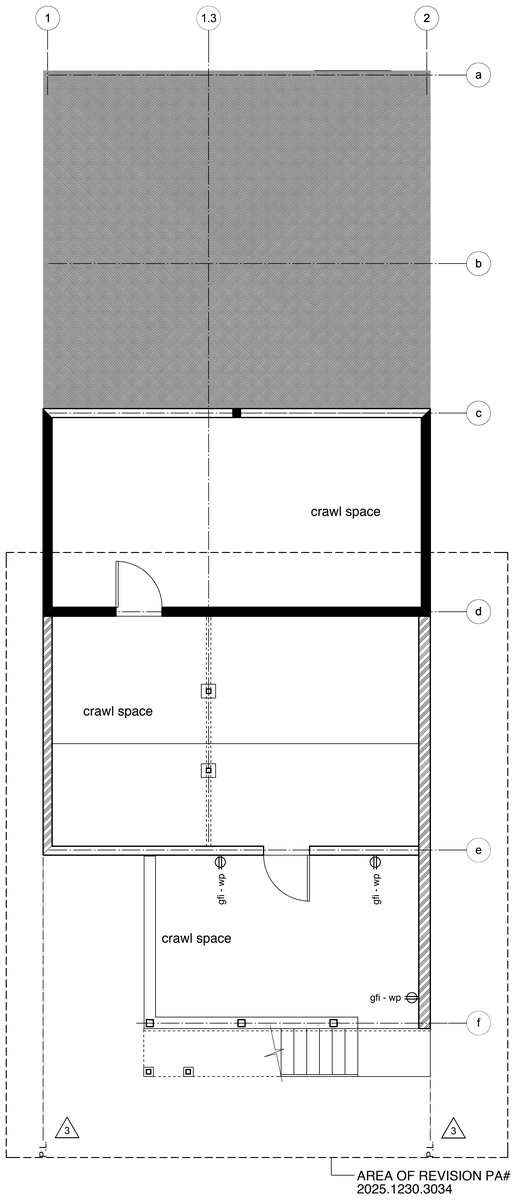
7. Lighting per CEC 150.0 (k) and CEC Table 150.0 - A.

8. Provide a minimum of 200 square inch ventilation outlet in the garage walls or exterior doors per SFBC. 406.3.7









AREA OF REVISION PA# 2025.1230.3034

AREA OF REVISION PA# 2025.1230.3034

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2 4 THIRD FLOOR RECEPTACLE PLAN 1/4" = 1'-0"

3 SECOND FLOOR RECEPTACLE PLAN 1/4" = 1'-0"

2 FIRST FLOOR RECEPTACLE PLAN 1/4" = 1'-0"

1 GARDEN CRAWL SPACE RECEPTACLE PLAN 1/4" = 1'-0"

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5	REVISION	10.29.2026
2	ADDENDUM	04.14.2026
1	PERMIT	12.17.2025

REGISTERED ARCHITECT KAMALA MOSTERI C 26896 exp. 1/31/27 STATE OF CALIFORNIA

N

1 A2.1 SCALE: AS INDICATED

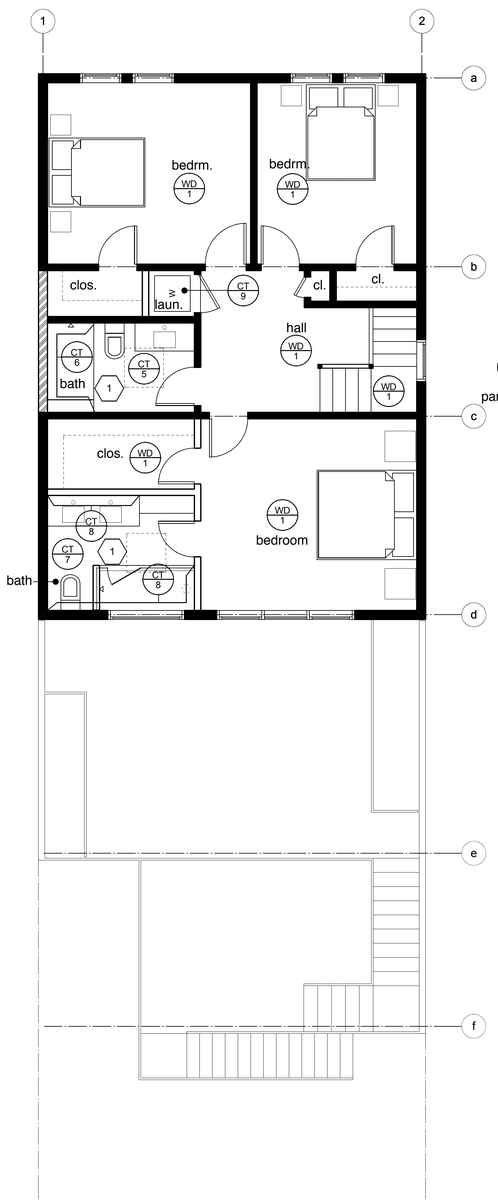
RECEPTACLE PLANS
MECHANICAL NOTES

FINISH LEGEND

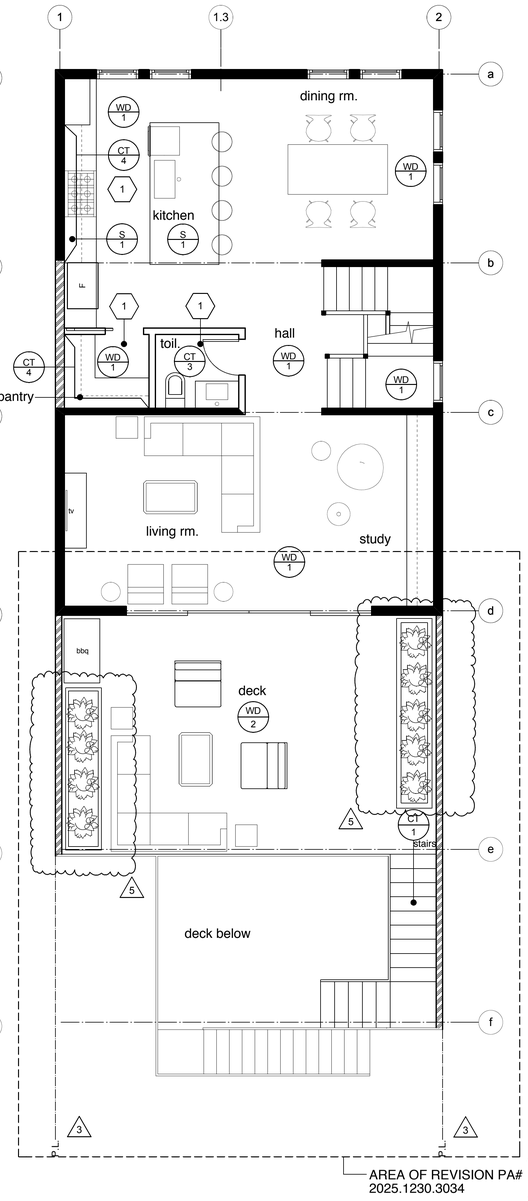
WD 1	existing wood floor to be sanded and stained. Owner to approve color In areas where needed provide new wood flooring to match
WD 2	exterior wood deck and stairs - contractor to provide; owner to approve
CC 1	existing concrete slab. Patch and repair as requried
S 1	stone counter. owner to furnish; contractor to install.
CT 1-10	Ceramic Tile - owner to furnish; contractor to install
P 1-9	Non VOC eggshell paint - walls only. Colors tbd
P 10	Non VOC flat paint - ceilings only. Color tbd
P 11	Non VOC semi-gloss paint - baseboards, trims & stair guardrail only. Color tbd
1	see interior designer package for all interior dimensions, details and information regarding finish selections

Notes:

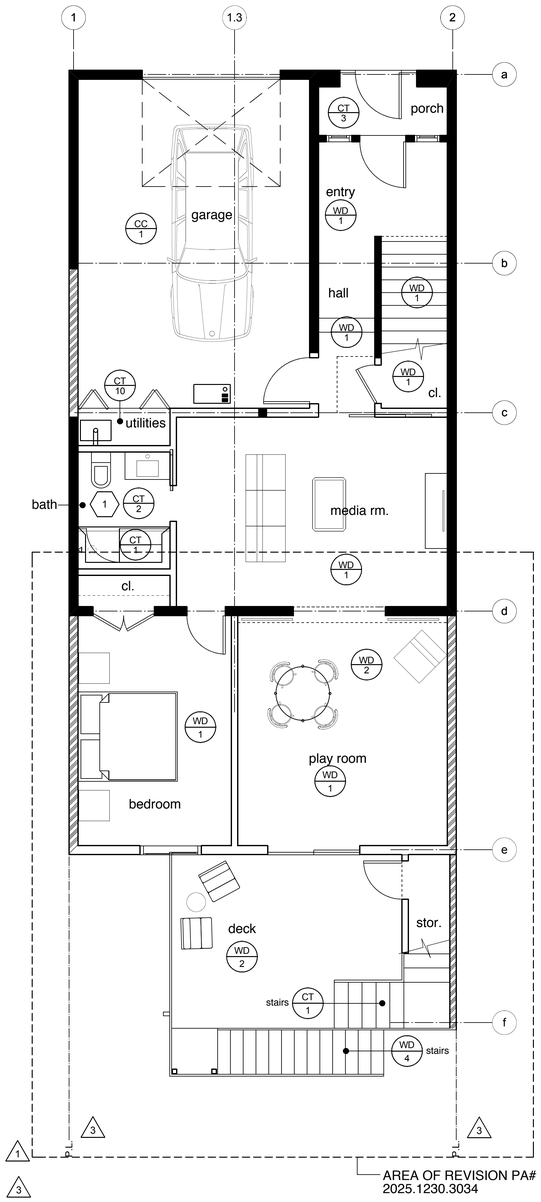
1. Contractor to brush out (3) colors for each paint spec. for the owner
2. Contractor to provide all new trims and baseboards to match existing; owner and architect to approve
3. See elevations for clarifications of vertical finishes
4. Owner to contract directly with stone fabricator for stone material, templating and fabrication; contractor to provide plywood substrate, steel supports and coordinate installation



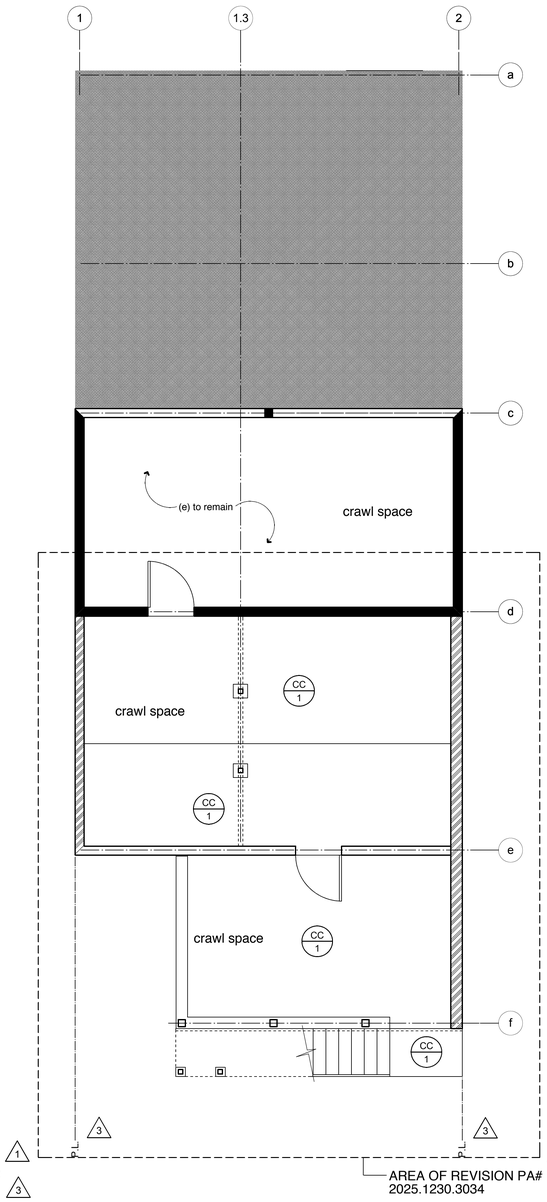
4 THIRD FLOOR FINISH PLAN 1/4" = 1'-0"



3 SECOND FLOOR FINISH PLAN 1/4" = 1'-0"



2 FIRST FLOOR FINISH PLAN 1/4" = 1'-0"



1 GARDEN CRAWL SPACE FINISH PLAN 1/4" = 1'-0"

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REGISTERED ARCHITECT KAMALA MOSTERT C 26896 exp. 1/31/27 STATE OF CALIFORNIA

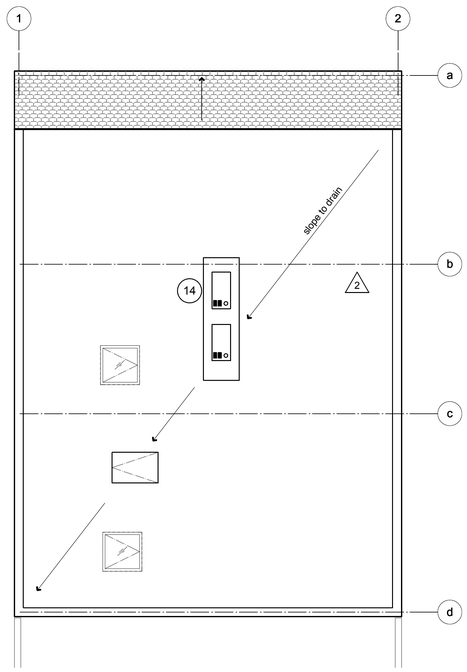
N

A3.0 SCALE: AS INDICATED

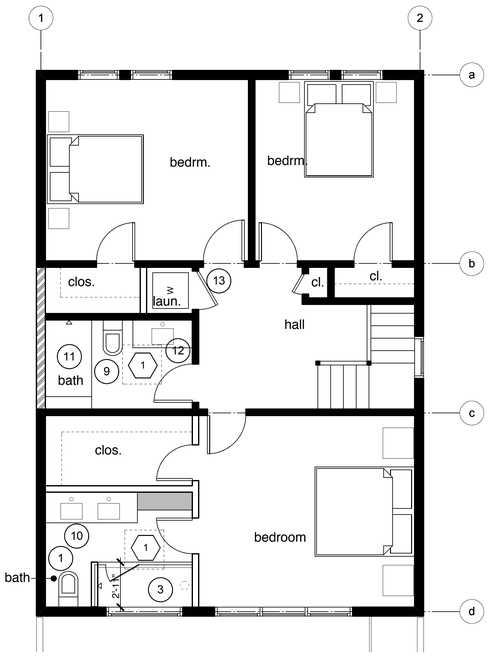
FINISH PLANS

FIXTURE LEGEND

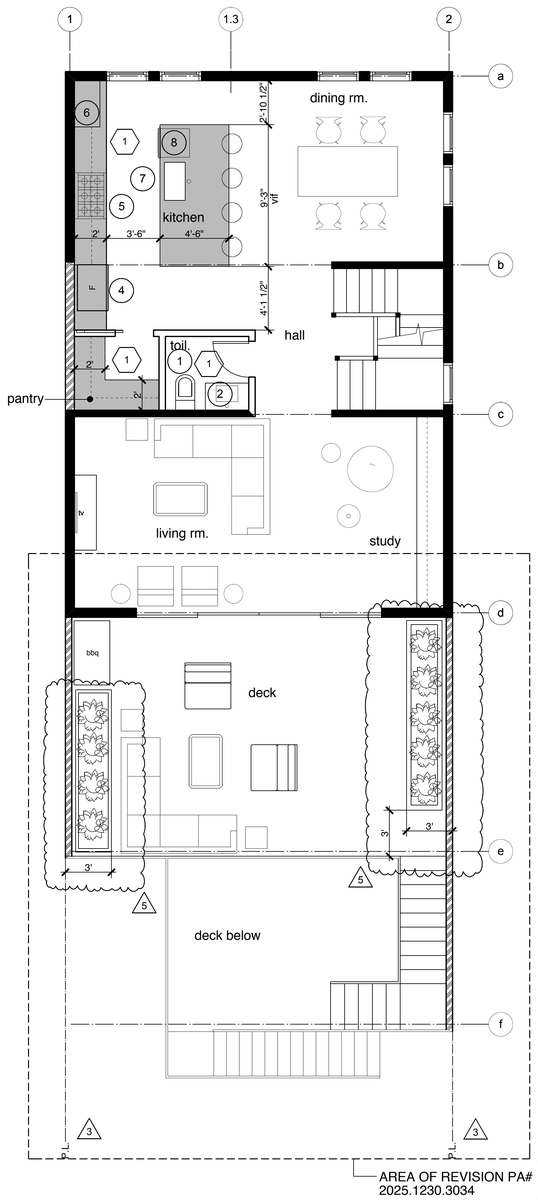
1 floor mount toilet - owner to furnish; contractor to install	8 dishwasher - owner to furnish; contractor to install	fill indicates area of millwork - owner to contract direclty with millworker. Contractor to install	NOTES:
2 vanity (sink & faucet) - owner to furnish; contractor to install	9 not used	1 see interior designer package for all interior dimensions, details and information regarding fixtures and accessories	1. Owner to furnish all appliances, equipment, fixtures & accessories UON. Contractor to install per specifications.
3 shower - owner to furnish; contractor to install	10 72" double vanity (sinks & faucets) - owner to furnish; contractor to install		2. See elevations for clarification of fixture locations. Confirm location of all fixtures and appliances with architect prior to close up.
4 refrigerator/freezer - owner to furnish; contractor to install	11 shower/tub/hand held shower - owner to furnish; contractor to install		3. See elevations for clarification of all accessory locations. Contractor to install 2x12 blocking for all accessories. Contractor to install in the field with architect and owner.
5 oven/range - owner to furnish; contractor to install	12 46" vanity (sink & faucet) - owner to furnish; contractor to install		
6 microwave - owner to furnish; contractor to install	13 water heater - contractor to provide; owner to approve		
7 kitchen sink, faucet, garbage disposal, dw air gap, soap dispenser - owner to furnish; contractor to install	14 ducted air source heat pumps to be located on the roof; indoor air handler furnace to be located as drawn in the garage - contractor to provide; owner to approve		



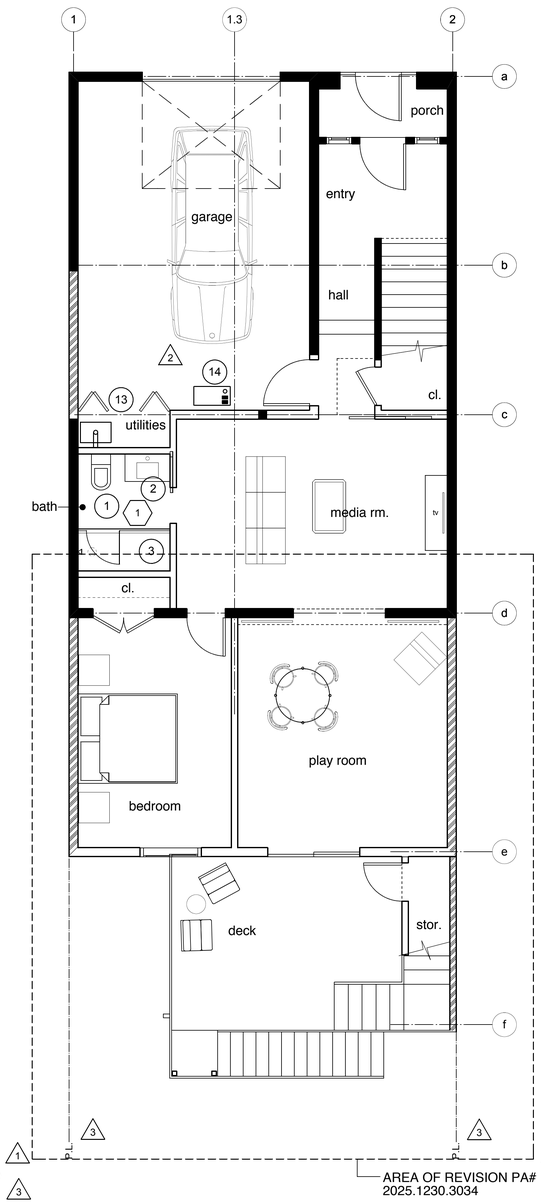
5 ROOF FIXTURE PLAN 1/4" = 1'-0"



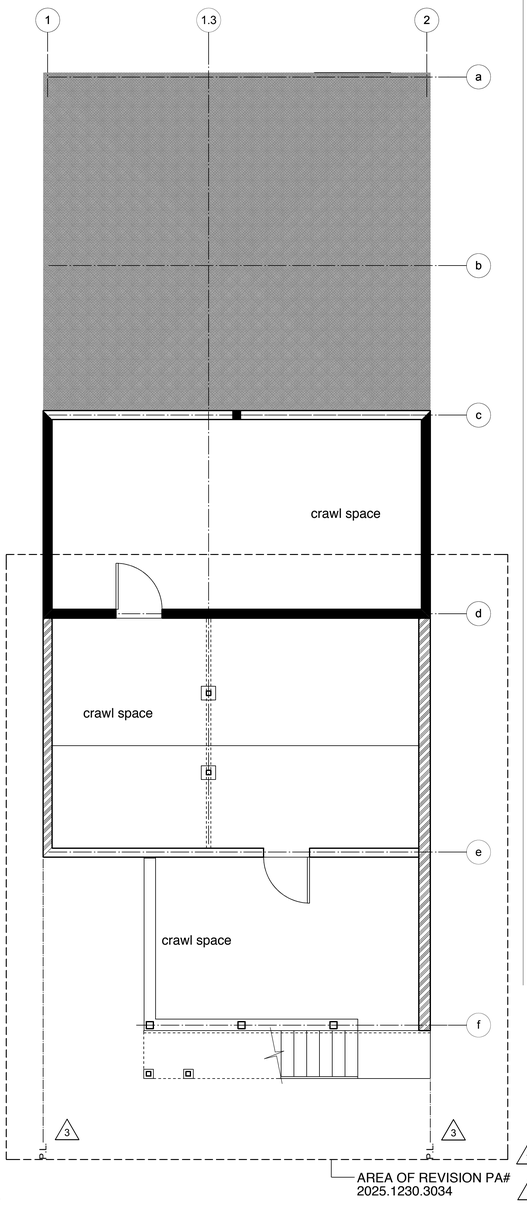
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5	REVISION	10.29.2026
2	ADDENDUM	04.14.2026

REGISTERED ARCHITECT KAMALA MOSTERI C 26856 exp. 1/31/27 STATE OF CALIFORNIA

N

A3.1 SCALE: AS INDICATED

FIXTURE/MILLWORK PLANS

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

BOARD OF APPEALS BRIEF

HEARING DATE: November 4, 2026

October 29, 2026

Appeal No.:	26-048
Project Address:	15 Park Hill Avenue
Block/Lot:	2608/048
Zoning District:	RH-2 (Residential-House, Two Family) Family and Senior Housing Opportunity SUD Central Neighborhoods Large Residence SUD
Height/Bulk:	40//40-R-4
Staff Contact:	Corey A. Teague, AICP, Zoning Administrator – (628) 652-7328 corey.teague@sfgov.org

Background & Analysis

The subject building permit (No. 202512303034) was approved by the Planning Department on August 4, 2026, and was issued on August 17th for the following scope of work: "REV 201908068086-S1 & 202508213586:HORIZONTAL EXPANDING AT G/F TO INCLUDE A BEDROOM AND PLAY ROOM. NEW G/F DECK AND STAIRS TO GARDEN BELOW. AND NEW DECK ABOVE G/F HORIZONTAL EXPANSION FOR FLOOR 2.NEW STAIRS FROM FLOOR 2 DECK TO G/F DECK BELOW. NEW CRAWL SPACE STORAGE BENEATH HORIZONTAL G/F ADDITION."

As noted, this permit proposes to revise the scope of previous permits that authorized a much larger addition to the existing single-family building. The new design is smaller in scale and proposes a new rear deck on the roof of the expanded first floor, which would be the full width of the lot. Unfortunately, while the original project included the appropriate side setbacks for its proposed roof

deck, Planning failed to require side setbacks for this proposed deck, which is inconsistent with the Residential Design Guidelines and the Department's deck handout.

Based on significant coordination between the permit holder, Appellants, Planning, and DBI, there is agreement on a revised design the provides a 3-foot side setback of the northern portion of the deck that will be achieved through the installation of a permanent landscaping fixture. The majority of the proposed deck faces an adjacent blind wall along the southern property line, but the proposed revision will also include a 3-foot setback for the portion that extends beyond such wall.

Conclusion

The subject permit was approved by Planning without requiring the rear deck setbacks necessary to be consistent with the Residential Design Guidelines and the Department's deck handout. Therefore, the Department recommends that the Board grant the appeal and approve the permit as proposed, which includes the necessary side setbacks.

cc: Joseph Chao (Permit Holder)
Max Dame Appellant)
Beth Barmack (Appellant)
Sanjay Kairam (Appellant)
Carey McElroy (Department of Building Inspection)

BRIEF SUBMITTED BY DBI

Board of Appeals Brief

Hearing Date: November 4, 2026

October 22, 2026

RE: Appeal No: 26-048
Permit No: 2025-1230-3034
Subject Property: 15 Park Hill Ave.
Block / Lot: 2608 / 048
DBI contact: Carey McElroy, Senior Building Inspector.
628-652-3779 carey.mcelroy@sfgov.org

Permit Description and Background:

The permit before the board is PA# 2026-0814-6639 with the Scope of Work as follows:

Revision to PA# 2019-0806-8086-S1 & 2025-0821-3586: Horizontal expanding at ground floor to include a bedroom and playroom. New ground floor deck and stairs to garden below. And new deck above ground floor horizontal expansion for floor 2. New stairs from floor 2 deck to ground floor deck below. New crawl space storage beneath horizontal ground floor addition.

The permit under appeal is a revision to the Final Addendum of Site Permit # 2019-0806-808 and to a subsequent revision to the approved addendum (PA# 2025-0821-3586).

The 2019 Site Permit proposed a 4th story vertical addition, front and rear horizontal additions to the existing 1st -3rd floors, interior remodel of the existing residence, and the addition of a 2nd dwelling unit.

PA# 2025-0821-3586 was a revision to the original Site Permit to remove the vertical and horizontal additions and additional dwelling unit from the scope of work and limited the scope of work to an interior remodel of the existing single-family residence within the existing footprint of the building.

The permit under appeal before the Board further revised the scope of work for the project to include a horizontal addition to the ground floor at the rear of the building, with a new rear deck and stairway down to the garden and included the addition of a roof top deck above the proposed rear addition, which is the impetus of the Appeal.

The plans and permit application were approved by DBI Building and Structural Plan reviewers after four rounds of comments and corrections, and the permit was issued on 8/17/2026.

Conclusion:

The Department of Building Inspection believes the approved plans fully comply with all San Francisco and California Building Code requirements, and therefore recommends the appeal be denied.

Carey McElroy
Senior Building Inspector
Department of Building Inspection.

cc. Corey Teague, (Zoning Administrator)

Andrew Perry, (CPC)

Julie Lamarre, (Executive Director B.O.A)

Max Dame (Appellant)

Beth Barmack (Appellant)

Sanjay Kairam (Appellant)

Joseph Chao (Permit Holder)