



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 13, 2012

Date: September 6, 2012
Case No.: **2011.1050DD**
Project Address: **2807 CLAY STREET**
Permit Application: 201102049665
Zoning: RH-3 [Residential House, Three-Family]
40-X Height and Bulk District
Block/Lot: 1003/036
Project Sponsor: Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
Staff Contact: Aaron Starr – (415) 588-6362
aaron.starr@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to extend the existing first and second floors of the two-story, two-unit building approximately 29' into the rear yard; construct a 1-story vertical addition that will be set back 23.5' from the front bay window and extend to the new rear wall of the first and second floors; and add a stair penthouse and roof deck. The proposal also includes a new bay window at the east side of the building and interior alterations. The front façade will not be altered.

SITE DESCRIPTION AND PRESENT USE

The subject property is 127.5' deep by 25' wide and contains a two-story, two-unit building constructed in 1885 in the Victorian Stick style. The existing building covers approximate 50% of the lot. The subject lot's eastern side property line abuts the rear property lines of lots that front onto Scott Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the city's Pacific Height's neighborhood half a block from Alta Plaza Park. The immediate area is primarily residential with single-family and multifamily residential buildings. The zoning consists of mainly RH-2 and RH-3 Districts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	7/18/2011-8/31/2011*	8/30/2011	August 16, 2012	350 days**

* The 311 noticing period was extended for 15 days because information was missing from the plans that were sent out with the notice.

** The Project Sponsor asked that the DR hearing be delayed indefinitely in order to try and resolve the DR Requestor's issues.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 6, 2012	August 6, 2012	10 days
Mailed Notice	10 days	August 6, 2012	August 6, 2012	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	2	-
Other neighbors on the block or directly across the street	-	23	-
Neighborhood groups	-	-	-

Staff received an Email from the DR Requestor's representative, Joe Butler, after the submission deadline that included a petition with 23 signatures, mainly from residents on Clay Street.

DR REQUESTORS

Denis Casey and Victoria Stein
743 Green Street
SF, CA 94113

Mr. Casey and Ms. Stein are the property owners of the three-story-over-garage, multi-unit apartment building directly to the west of the subject property.

George Von Liphart
2151 Scott Street
SF, CA 94115

Mr. Liphart's rear yard abuts the subject property's east side property line. Mr. Liphart's building is a two-story-over-garage, single-family house.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated August 30, 2011

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated August 6, 2012

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

- The project is consistent with neighborhood character; the vertical addition is substantially set back from the front façade, the project preserves the front façade, the proposed project is shorter in height and depth than the adjacent building to the west and shorter in height than the buildings to the east.
- Mr. Liphart's property is already separated from the midblock open space by the building to the west of the subject property.
- The proposed roof deck does not create an unusual privacy impact to interior living spaces. Additionally, the stair penthouse has been minimized per the Residential Design Guidelines.
- The proposed project matches 75% of the adjacent 6-foot deep, 31-foot long light well, as is typically required.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

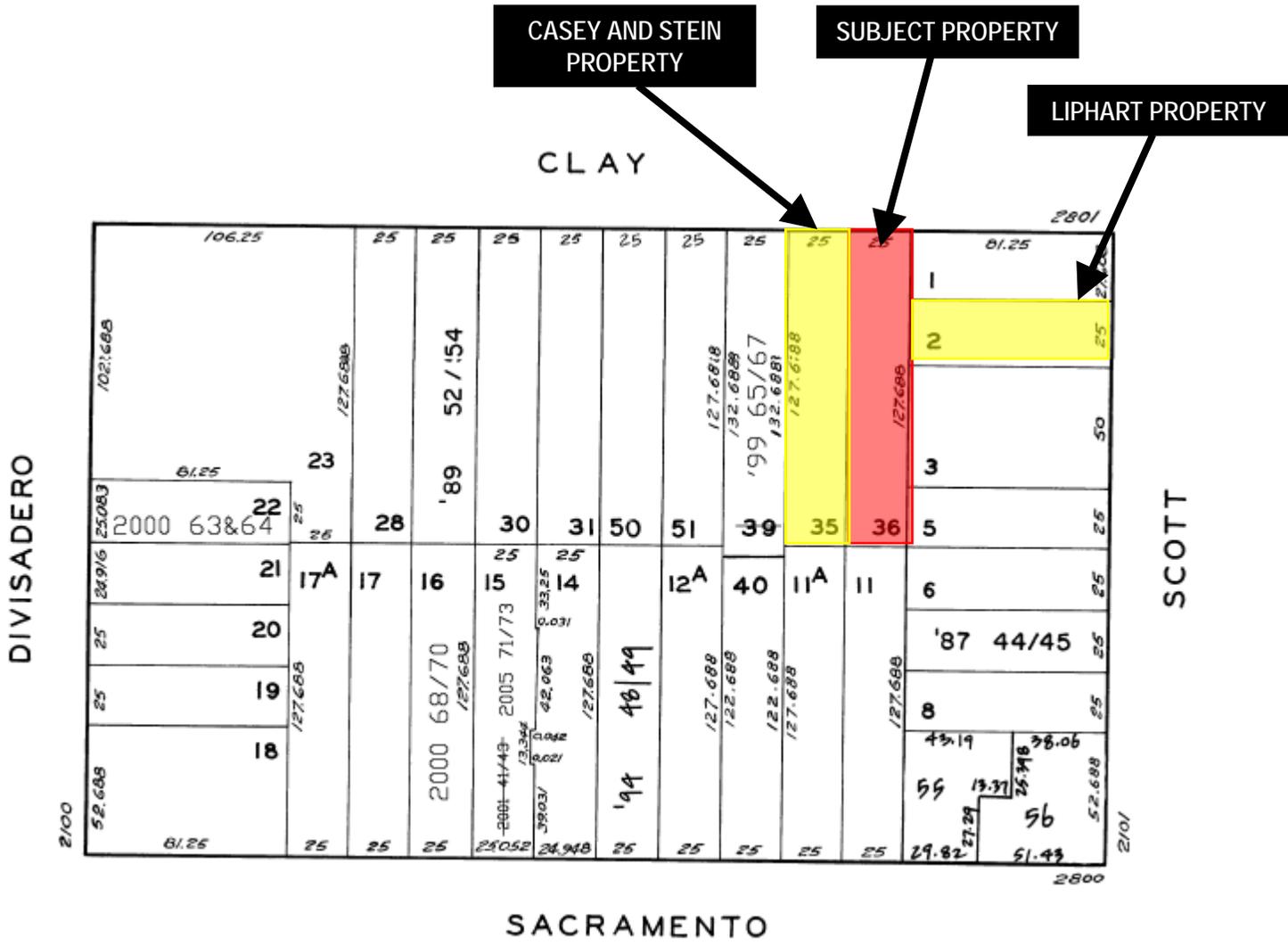
RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

Block Book Sanborn and Zoning Maps
Aerial Photographs
Section 311 Notice
DR Applications
Additional letter from DR Applicant dated September 4, 2012
Response to DR Application dated August 30, 2012
Reduced Plans and Context Photographs

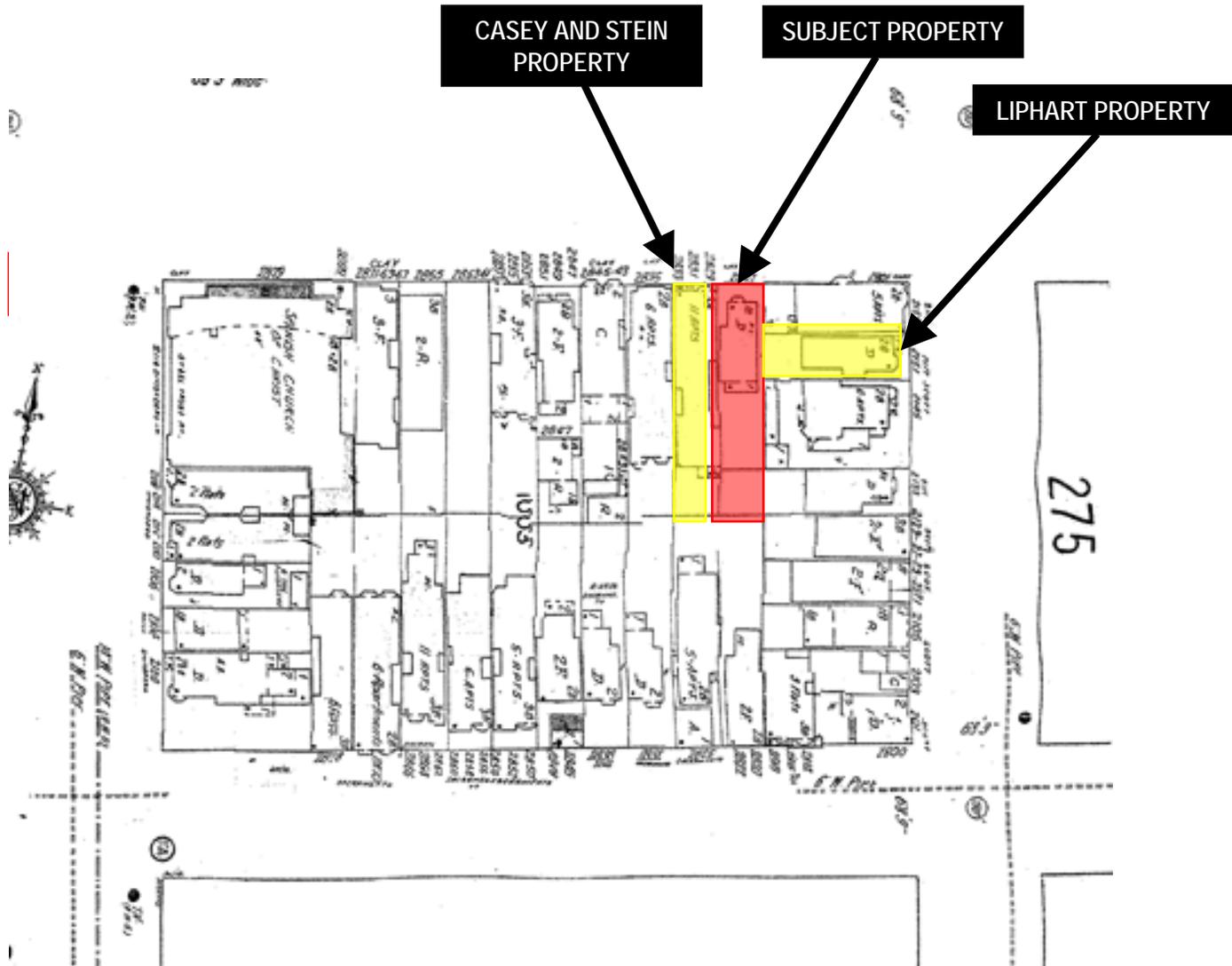
AS: G:\DOCUMENTS\Discretionary Review\2807 Clay Street\Abbreviated Analysis.doc

Parcel Map



Discretionary Review Hearing
 Case Number 20101.1050DD
 Neighbor Initiated DR
 2807 Clay Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Aerial Photo

CASEY AND STEIN
PROPERTY

SUBJECT PROPERTY

LIPHART PROPERTY



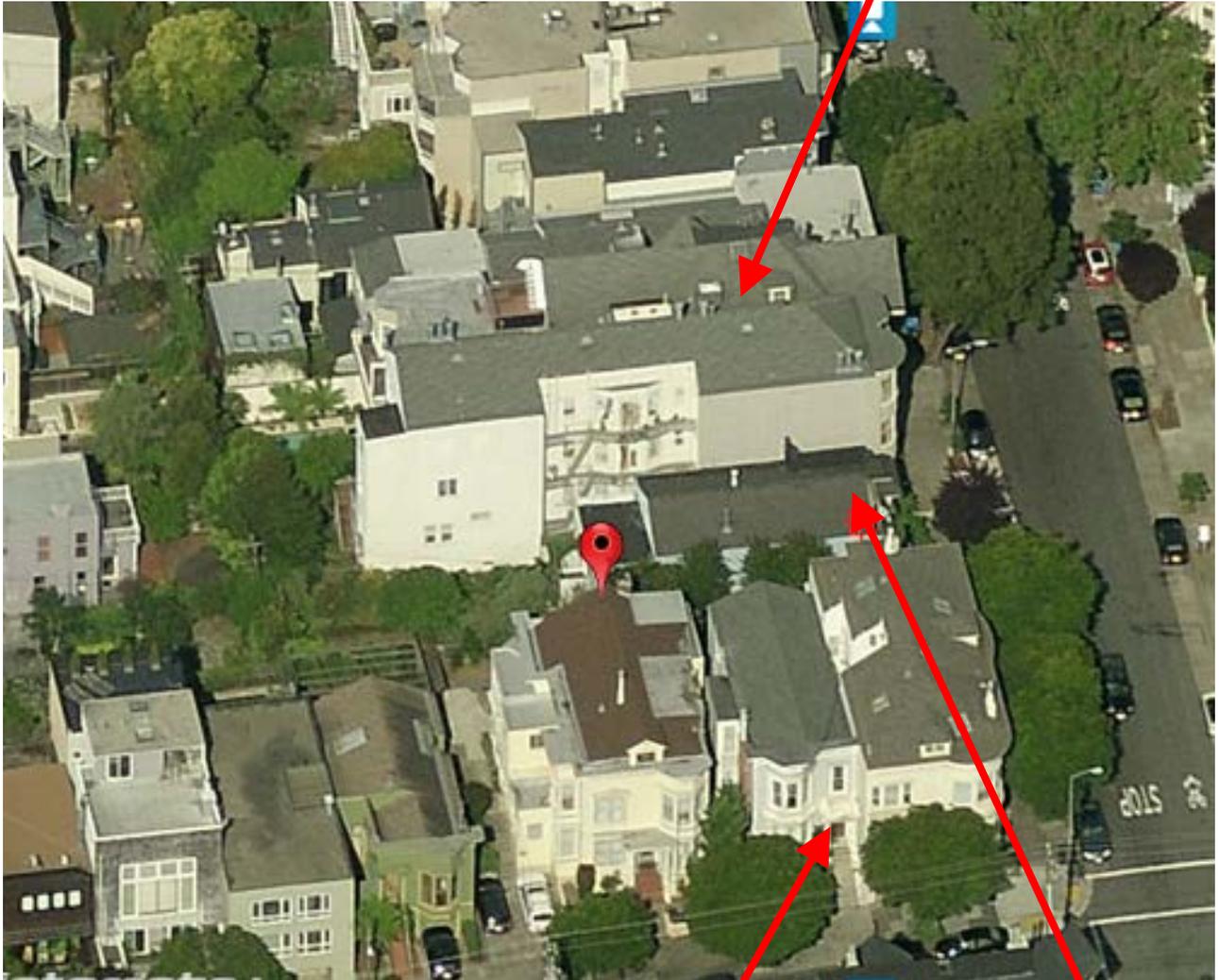
Aerial Photo



Discretionary Review Hearing
Case Number 20101.1050DD
Neighbor Initiated DR
2807 Clay Street

Aerial Photo

CASEY AND STEIN
PROPERTY



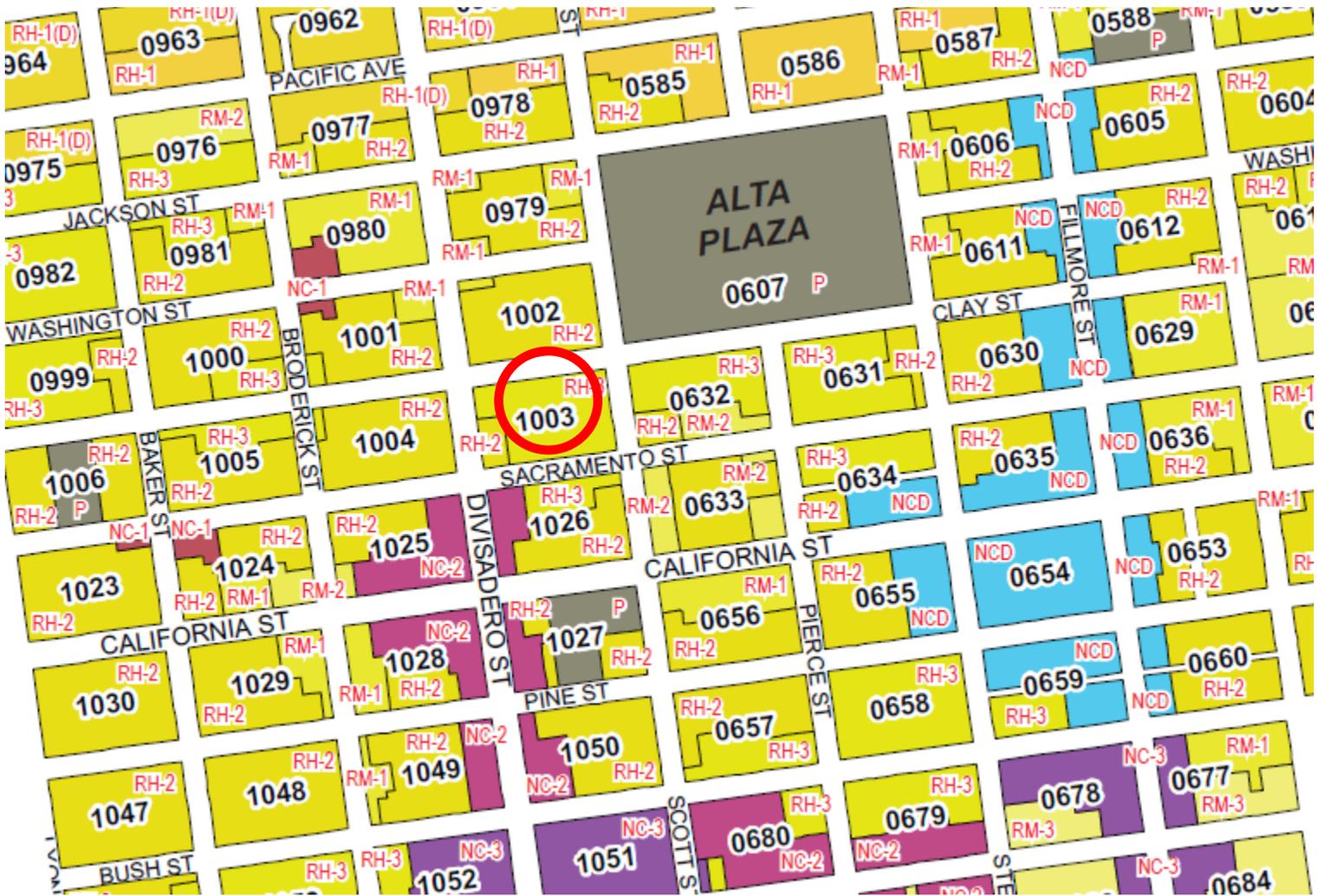
LIPHART PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 20101.1050DD
Neighbor Initiated DR
2807 Clay Street

Zoning Map



Discretionary Review Hearing
Case Number 20101.1050DD
Neighbor Initiated DR
2807 Clay Street

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Mr. George von Liphart		
DR APPLICANT'S ADDRESS: 2151 Scott Street	ZIP CODE: 94115	TELEPHONE: (415) 951 0750
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Dietrich von Behren, Andra Davidson		
ADDRESS: 2807 Clay Street	ZIP CODE: 94115	TELEPHONE: (415) 674 5554
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> F. Joseph Butler, AIA		
ADDRESS: 324 Chestnut Street	ZIP CODE: 94133	TELEPHONE: (415) 533 1048
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2807 Clay Street		ZIP CODE: 94115
CROSS STREETS: Scott Street		
ASSESSORS BLOCK/LOT: 1003 /036	LOT DIMENSIONS: not indicate	LOT AREA (SQ FT): d on site plan
ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X	

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
dwelling (2 units according to 311 Notice)

Present or Previous Use: _____
Proposed Use: dwelling (2 units according to 311 Notice)

Building Permit Application No. 2011.02.04.9665

Date Filed: 29 August 2011

30

RECEIVED

AUG 30 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

see attached

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

see attached

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

see attached

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

see attached

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

*Jointly w/
Stein Casey* <

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

**Attached answers to Questions for the Discretionary Review Request
of George vonLiphart.
2151 Scott Street**

Question 5

I attended the (pre-application) neighborhood meeting in January (see attached recap statement) 2011. More recently I requested 3D models showing how the proposed building would appear: from two places, and with two views, from my property. The first two requested are from my second floor balcony, looking WSW, the second looking WNW. The last two are from my Deck outside the family room at the rear of my house: one looking WNW the other WSW.

While the story poles would have been preferred, I can tell from the two model views sent so far, that the 4th level stair penthouse will loom over my home. Given the Residential Design Guidelines, the height of the penthouse could be eliminated. Formerly the penthouse was on the other side, and was moved to my side of the lot by Planning Staff. This move of the fourth level penthouse will also make it even more visible from Clay Street, over the lower two story historic building.

I understand that the new parapet along the eave of the historic building on my side could be eliminated by use of the State Historic Building Code. Was that ever a suggestion from the preservation planning staff?

We want the new family to feel at home with their new neighbors, and vice versa. No changes have been made by sponsor/architects to the plans as a result of my concerns. Some of the changes requested by staff have increased the impact on my home.

Question 1

In my view, the applications plans (311 Set) were carelessly incomplete. They did not include a west or south elevation, and contained a numerical error in the length of the building. There are no figures for the lot dimensions or the square footage proposed, nor for the existing structure to remain. The demolition calculations requested by the planner are not attached.

Section 101.1 of the Planning Code: Master Plan consistency and Implementation contain 8 priority policies: Number (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.; and Number (7) that landmarks and historic buildings be preserved.; but neither seem to be enforced here. Pieces of the historic building were demolished and left helter skelter in the side yard.

I have been advised that the environmental review checklist for the project contains

errors in the boxes initialed, and lacks initials in boxes that should have been checked. 2807 Clay Street is listed in the *Here Today* an adopted survey, and is in near original condition. Was the missing data from the architects the reason the reviewers and their analysis is less than thorough? Have we just not seen all of the data submitted to the file?

Residential Design Guidelines (specific section cited):

VII. Special Guidelines for alterations to buildings of potential Historic or architectural merit.

Buildings listed in *Here Today* (Survey adopted by the Board of Supervisors.) include 2807 Clay Street.

The overall purpose of these guidelines is to ensure that the character defining features of an historic building are maintained, so that the building continues to convey a sense of the time and place. Character defining features include the following:

- A building's location and orientation on the site
- Relationship to adjacent buildings or placement in a grouping of buildings.
- Overall form of the building
- Materials, craftsmanship, and decorative details.

Avoid removing or altering character defining features of the building, especially those that are visible from the street or public way.

Preserve the historic building form. If a building has a gabled roof it should not be changed to a flat roof. Retain the original height and width of the facade. Set additions back so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.

• **Building components**

Avoid adding materials or features that were not historically found on the building. (Like the parapet on the east side of the historic building.)

Wherever possible repair damaged and deteriorated building components. (like the parapet return laying in the side yard.)

Preserve historic landscape features, such as fences. (There are no notes on the plans regarding the fences and trees, existing landscape features in the front setback)

II. Neighborhood Character

- **Corner lot context:**

When considering the context of a corner lot, the concern is how the proposed project relates to buildings on both streets near the intersection.

III. Site Design

Design principle: Place the building on its site so it responds to the topography of the site, its position on the block, and to placement of surrounding buildings.

Other factors in site design include the site's relationship to adjacent properties, and the location of front, side and rear yards.

- **Rear Yard**

Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties.

Rear yards are the open areas of land between the back of the building and the rear property line. when expanding a building into the rear yard, the impact of that expansion on light... for the abutting structures must be considered.

- **Light**

...the following design modifications can minimize impacts on light; other modifications may also be appropriate

- Provide setbacks on the upper floors of the building.
- Provide shared light wells to provide more light to both properties.
- Include a sloped roof form into the design
- Eliminate the need for parapet walls by using a fire rated roof.

IV. Building Scale and Form

Design the scale of the building to be compatible with the height and depth of surrounding buildings.

- **Building scale at the street.**

Design the height and depth of the building to be compatible with the existing scale at the street.

If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building....

In modifying the height and depth of the building, consider the following measures;

- Eliminate the building parapet by using a fire rated roof with a 6 inch curb
- provide a sloping roof line wherever appropriate.
- Eliminate the upper story (third floor)

- **Building scale at the mid block open space.**

An out of scale rear yard addition can leave surrounding residents feeling boxed-in and cut off from the mid block open space.

- Notch the building at the rear or provide setbacks from side property lines
- Reduce the footprint of the proposed building or addition.

end RDG

All of these specific Residential Design Guidelines, and I am told, a more thorough environmental review could produce a project that is consistent with the Master Plan. We hope to achieve a final building design that is both a good neighbor and that better preserves the existing historic resource. If these resources, and the apparently casual approach to their alteration/demolition is not an exceptional and extraordinary circumstance to the staff, the Commission must make it so.

Question 2

The project as proposed will cut off our property from the common mid block open space. The three story addition will block daylight to my yard, family and master bed rooms. The fourth level stair penthouse to a proposed roof deck will further loom over my yard and home, and be visible from the Street when the guidelines point out: "Stair penthouses may also be entirely eliminated through the use of roof hatches, courts with stairs or exterior stairs to the roof."

The Environmental Review checklist suggests that the horizontal addition is not visible from the street, but neither view submitted by the architect/sponsor, requested in the NPDR #1, show the full effects of the alteration/addition. The staff warned not to use vegetation to screen the addition from view, but the architects disingenuously used the corner apt. building (2155 Scott Street) instead, to block views into the site. There may actually be three places from where the building is visible from public rights of way, within 150 feet of the site. Over the rear yard of the corner building at Clay and Scott, and over the side yard setbacks of buildings on Scott and Sacramento Streets. We would like to see those vantage points modeled as well, with the 3D developed per request of staff.

We believe that all of the Scott Street properties contiguous to the site, and the apartment building adjacent to the west will also be negatively affected. Parapets shown on the plans could easily be removed by fire rated construction according to the RDG, or I am advised by the use of the State Historic Building Code.

Question 3

To reiterate, the sponsor/architect have made no changes to address my concerns. They did not address my requests for story poles last January; that would have

allowed us the ability to plainly see and measure the impact of the horizontal and vertical additions planned here. The sponsor/architect, each in turn, failed to even respond to my requests. Recently I asked for four views of the 3D model, hoping to be able to use at least that tool to judge the proposed project's effects, only two have been provided to date.

The penthouse could also be eliminated through use of an exterior stair. the parapets could be eliminated and the glass railings set back from the building walls. Having to negotiate for their elimination, simply pre loads the sponsor/architect to glean credit later, that they made such "concessions". These are but two examples of unreasonable impacts.

Consistent with the California Environmental Quality Act, as I understand its plain english, the addition to this historic resource should be no taller, no wider, and no larger in footprint size than the footprint of the original historic building.

11.1050D

I ATTENDED THE NEIGHBORHOOD MEETING THAT THE OWNER AND ARCHITECT HOSTED AT 2807 CLAY STREET ON JANUARY 31ST AT 18:00. AT THAT MEETING I REQUESTED THAT STORY POLES BE PUT UP TO GIVE ME A SENSE OF THE MASS OF THE PROPOSED RENOVATION AND ITS IMPACT ON SUNLIGHT. LEWIS BUTLER AND AT LEAST ONE OF HIS ASSOCIATES WERE PRESENT. I REQUESTED THE STORY POLES FROM, I BELIEVE, GLENDA FLAIM. SHE REPLIED THAT IT WAS UP TO THE OWNER TO DECIDE IF HE WANTED TO INCUR THE EXPENSE. I SPOKE SEPARATELY WITH DIETRICH VON BEHREN, THE OWNER, AND MENTIONED THAT I WOULD LIKE TO SEE STORY POLES ERECTED. THE STORY POLES WERE NOT PUT UP.

RECENTLY--I DON'T RECALL THE DATE--I PHONED AARON STARR TO MENTION MY CONCERN ABOUT THE PROJECT AND IN PARTICULAR THE EFFECT ON SUNLIGHT AND VIEWS. HE REPLIED THAT THE PROJECT WAS WITHIN THE PERMITTED ENVELOPE AND THAT BECAUSE OF ITS HISTORIC DESIGNATION HE AD BEEN PARTICULARLY CAREFUL IN EXAMINING ITS VISUAL IMPACT FROM CLAY STREET. IN THIS CONVERSATION I MENTIONED THAT I HAD REQUESTED STORY POLES AND MY REQUEST HAD BEEN IGNORED, I.E. NOT RESPONDED TO EITHER POSITIVELY OR NEGATIVELY.

GvL

Applicant's Affidavit

- Under penalty of perjury the following declarations are made:
- a: The undersigned is the owner or authorized agent of the owner of this property.
 - b: The information presented is true and correct to the best of my knowledge.
 - c: The other information or applications may be required.

Signature: 

Date: 8/9/2011

Print name, and indicate whether owner, or authorized agent:
OWNER
Owner / Authorized Agent (circle one)

11.10500

George von Liphart
2151 Scott Street
(Mailing address:
2443 Fillmore Street, #357)
San Francisco, CA 94115

August 7, 2011

San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

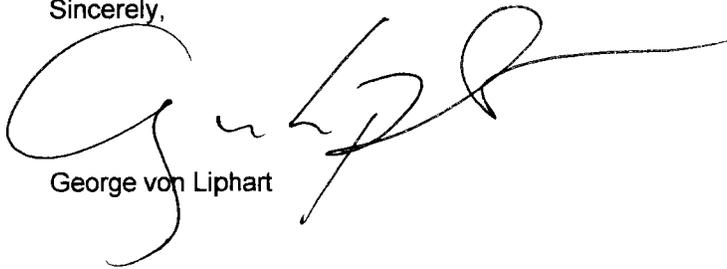
Re: Request for Discretionary Review, 2807 Clay Street.
P.A. # 2011.02.04.9665

To whom it may concern:

I own the property at 2151 Scott Street abutting the subject property noted above.

F. Joseph Butler, AIA will be my agent in this matter.

Sincerely,



George von Liphart

CASE NUMBER:
For Staff Use only

11.10500

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Denis Casey & Victoria Stein		
DR APPLICANT'S ADDRESS: 743 Green St. SF CA	ZIP CODE: 94133	TELEPHONE: (415) 860-1913
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Dietrich von Behren & Andra Davidson		
ADDRESS: 542 Kansas St., SF CA	ZIP CODE: 94107	TELEPHONE: (415) 674 5554
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> F JOSEPH BUTLER, AIA		
ADDRESS: 324 Chestnut Street	ZIP CODE: 94133	TELEPHONE: (415) 533 1048
E-MAIL ADDRESS: stein-casey@sbcglobal.net		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2807 Clay St., SF CA		ZIP CODE: 94115
CROSS STREETS: SCOTT / DIVISADERO		
ASSESSORS BLOCK/LOT: 1003 / 036	LOT DIMENSIONS: Not indicated on site plan	LOT AREA (SQ FT): RH - 3
ZONING DISTRICT: RH - 3		HEIGHT/BULK DISTRICT: 40 X

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Dwelling

Proposed Use: Dwelling

Building Permit Application No. 2011.02.04.96655 Date Filed: 30 Aug 2011

RECEIVED

AUG 30 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

111-10500

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

See attached

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

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2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

see attached

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

see attached

Attached responses to DR Request form.

Question 5

We attended the pre-application meeting with the sponsor and the architect. We requested that they provide story poles to illustrate the massing of their proposal. We told them of our concerns for the light and air to our 6 units adjacent, at 2829 Clay Street. We wanted them to respect the light well on the east side of our house, their west side.

In March we corresponded through our architect, F. Joseph Butler, AIA, with the planner:

> From: fjosephbutler@hotmail.com
 > To: brett.bollinger@sfgov.org; stein-casey@sbcglobal.net
 > Subject: Case assigned?
 > Date: Fri, 25 Mar 2011 21:21:00 +0000
 >
 > Dear Brett:
 >
 > Can you tell me if 2807 Clay Street has applied for environmental review?
 > If so, has the project been assigned an MEA reviewer?
 >
 > Though I did not attend, my clients (Owners of contiguous parcel to the
 > west) went to the pre-application meeting and they tell me that the project
 > is a major alteration/addition to a Here Today building. Aaron Starr is the
 > Quadrant Planner assigned.
 >
 > Thanks,
 >
 > Joe

> Joe BUTLER
 > <fjosephbutler@hotmail.com
 > To
 > brett bollinger
 > 03/31/2011 02:20 <brett.bollinger@sfgov.org>, aaron
 > PM starr <aaron.starr@sfgov.org>,
 > victoria stein
 > <stein-casey@sbcglobal.net>
 > cc
 >
 > Subject
 > FW: 2011.02.04.9665 2807 Clay
 > Street

>
> Dear Brett, Aaron:
>
> Any updates on the status of this review? Can you send a digital copy of
> the NPDR 1 Aaron, or do I need to come to Planning to review the file?
>
> Thanks for your assistance.
>
> Joe

> Subject: Re: FW: 2011.02.04.9665 2807 Clay Street
> To: fjosephbutler@hotmail.com
> CC: brett.bollinger@sfgov.org; stein-casey@sbcglobal.net
> From: Aaron.Starr@sfgov.org
> Date: Thu, 31 Mar 2011 14:50:53 -0700

>
> Joe,
>
> If the project is not revised so that we can use the check list for the
> environmental review, then it will require an HRER.

>
> Sincerely,

>
> Aaron D Starr, LEED AP
> Planner, NW Quadrant, Neighborhood Planning
> San Francisco Planning Department
> 1650 Mission Street, Suite 400
> San Francisco, CA 94103

>
> aaron.starr@sfgov.org
> 415.558.6362 (voice)
> 415.558.6409 (fax)
>
> (See attached file: 2807 Clay Street.NPDR1.pdf)

On Mar 31, 2011, at 4:01 PM, Joe BUTLER wrote:

Thank you Aaron

In April we spoke to the owners by phone and I relayed the conversation to F. Joseph Butler:

"Also, called the owner, Dietrich von Behren (wife Andra Davidson who is very involved with Junior League btw) yesterday to get a set of plans and see if we can talk sometime. He was cordial but said he wouldn't be handcuffed (omg!). We exchanged emails and he said he'll contact me."

F. Joseph Butler's reply to me encouraged us to be cordial as well:

"Tell Dietrich we prefer to negotiate, settle, and be good neighbors, no handcuffs-just mutually beneficial use for both parties and the historic resource. Let me know when the plans arrive."

We went on notice to planning staff in both MEA and Quadrant that we expected a careful review would be made. It seemed to us that the owner's handcuff comment would make negotiation difficult if there would even be any. They did not reply to the requests for story poles, nor invite us to discuss their plans.

After waiting for revisions from NPDR #1 we contacted the architects for the sponsor:

From: Vic stein (stein-casey@sbcglobal.net)
 Sent: Thu 6/23/11 6:32 PM
 To: butler@butlerarmsden.com
 Cc: Joe BUTLER (fjosephbutler@hotmail.com)

Hi Lewis,
 I spoke to your associate approx one month ago regarding minor changes at 2807 clay st.
 Wondering what is going on. The lady promised to get back to me but has not done so.
 Denis Casey
 2829 clay st

then another month went by:

From: Vic stein (stein-casey@sbcglobal.net)
 Sent: Wed 7/20/11 1:51 AM
 To: Joe BUTLER (fjosephbutler@hotmail.com)

Hi Joe,
 I received the plans for 2807 clay st in the mail today,
 I asked the architect to make some changes a month ago or so but these changes are not reflected on current plans.
 Is it possible to meet with You sometime next week at 2829 Clay St or tomorrow morning, we have until 8/16 to file
 Denis

Staff required NPDR #2 that the penthouse be removed entirely, in lieu of an open stair or hatch, or moved away from our light well, at the least, and pointed out the specific reference to the RDG on Stari penthouses. The sponsor and the architects moved it to the east side of their house.

Staff required them to match the adjacent light well by at least 75% of its length. Our light well is 6 feet deep with protruding bays. They created a three foot deep light well over 75 % as their "match", but again as a requirement of staff. That is no match.

The sponsors have made no concessions to us.

Question 1.

The subject property is listed in Here Today. We also own a Here Today property. It has an open side yard similar to the Scott Street properties' rear yards, that allows any vertical or horizontal addition to be visible from the street. Our alterations were not allowed to rise above the ridge of our gabled roof, in order to "qualify for a Categorical Exemption. the same treatment is not being required of the sponsor/architect on this project, we think that is extraordinary and wonder why the inconsistent treatment of two acknowledged Historic resources. We were tasked with producing model after model to ensure that the additions we planned would not be visible fro the street. Sponsor/architect for this project have submitted two views only, taken from vantage points which intuitively show the most favorable possible views of their project. They should be required to make several views from Clay street, both on their side and from across the street that look into the site, without being screened by 2155 Scott, at the corner of Scott and Clay Streets.

The City's general plan and Section 101.1 of the Planning Code contain 8 priority policies: Number (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.; and Number (7) that landmarks and historic buildings be preserved.; that was a fact of our recent project but is not being similarly enforced in this case. We find that to be exceptional in every sense of the word.

per the Residential Design guidelines:

- design principles, p.5 "Ensure that the character defining features of an historic building are maintained." One of the character defining feature of this stick lake cottage is its small scale, Like 2807 Clay, Our home at 743 Green Street is adjacent to a multi unit apartment building, taller and deeper than our house. Similarly 2829 is taller and deeper than this historic building. In spite of the adjacency of the taller building, we could not make a visible vertical addition without triggering a more involved env. review than a Cat ex.
- Light, p.16 encourages upper floor setbacks, sloped roof forms open railing and no parapets using fire rated construction. Matching our light well would produce a longer

and deeper one than they have provided, the shared light well on p.17 Site design shows light wells of equal length. Their depiction of our light well is erroneous, it should be corrected.

- Building scale p. 25 In modifying the height and depth of a building...eliminate the building parapet by using a fire rated roof. Directly adjacent to our light well they show a gratuitous parapet, the roof rating and moving the deck five feet from the common property line could make it go away.
- eliminate the upper story, or write the EIR that we were told we would need to produce at 743 Green.

Question 2

The impacts of the loss of light caused by unneeded parapets to our units could be handled consistent with the RDG and adherence to the same standards for CEQA we endured. They moved the penthouse rather than detail an exterior stair, which is done all over town, to the opposite side of the lot, affecting the rear of the scott street abutting owners.

Question 3

This proposal is one story too high, and there should be no stair penthouse or parapets that are higher than a 6" curb. If they choose to stay with a three story rear addition let's have an EIR required as the building does not meet the Secretary of the Interior Standards for the Rehabilitation of Historic Buildings, at least not the Standards we were held to.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Victoria Stein

Date: 30 Aug 2011

Print name, and indicate whether owner, or authorized agent:

Victoria Stein, owner
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



STEIN-CASEY, INC.
743 GREEN STREET
SAN FRANCISCO, CA 94133
PHONE 415.673.3775
FAX 415.391.0844
STEIN-CASEY@SBCGLOBAL.NET

11.10500

San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

August 8, 2011

Re: Request for Discretionary Review
2807 Clay Street. P.A. # 2011.02.04.9665

To whom it may concern:

We own the property at 2829 Clay Street abutting the subject property noted above. F. Joseph Butler, AIA will be our agent in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Denis Casey & Victoria Stein". The signature is fluid and cursive.

Denis Casey & Victoria Stein

2807 CLAY STREET
HERE TODAY INDEX
HISTORIC RESOURCE

11.10500

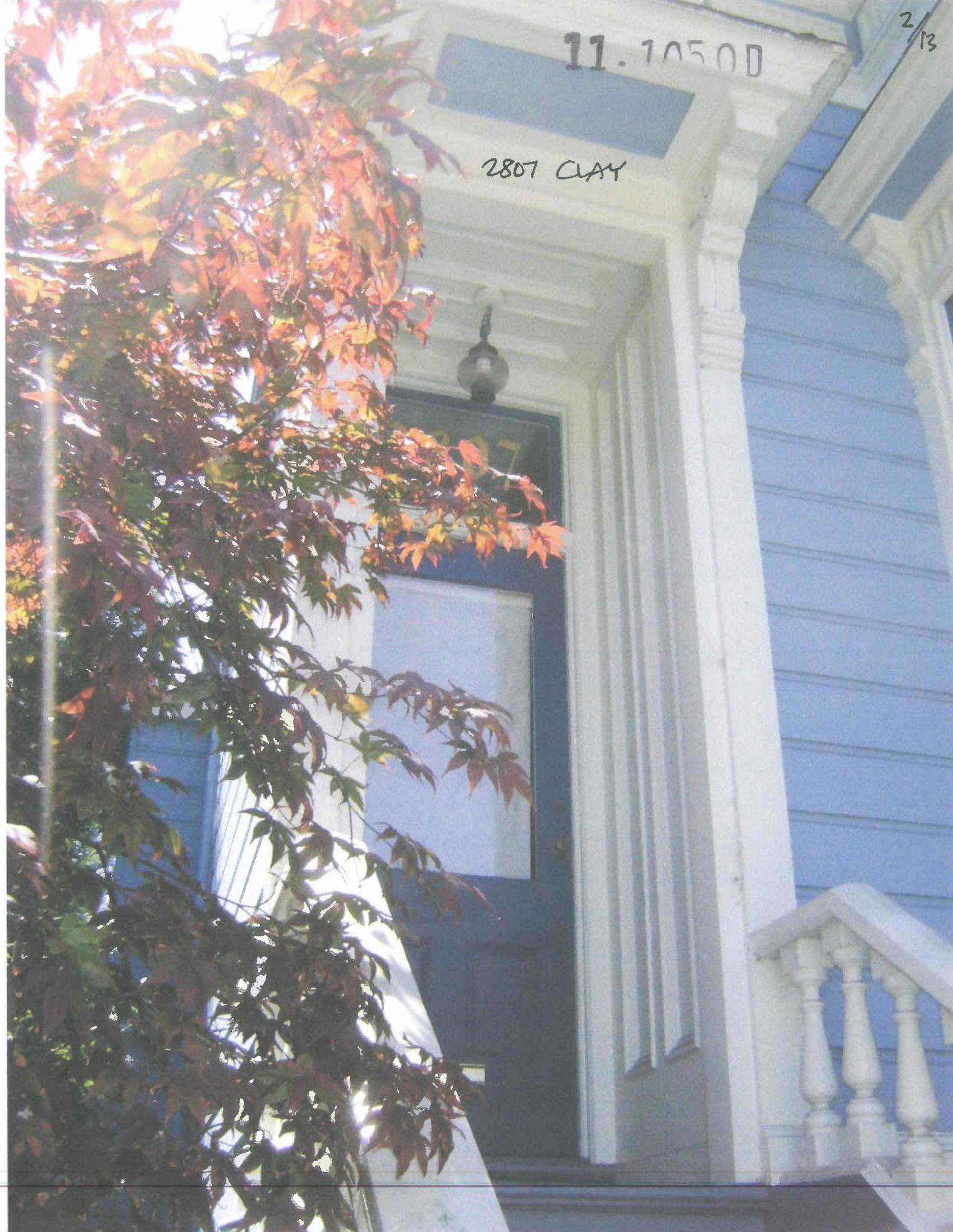
1/13



11. 10500

2/13

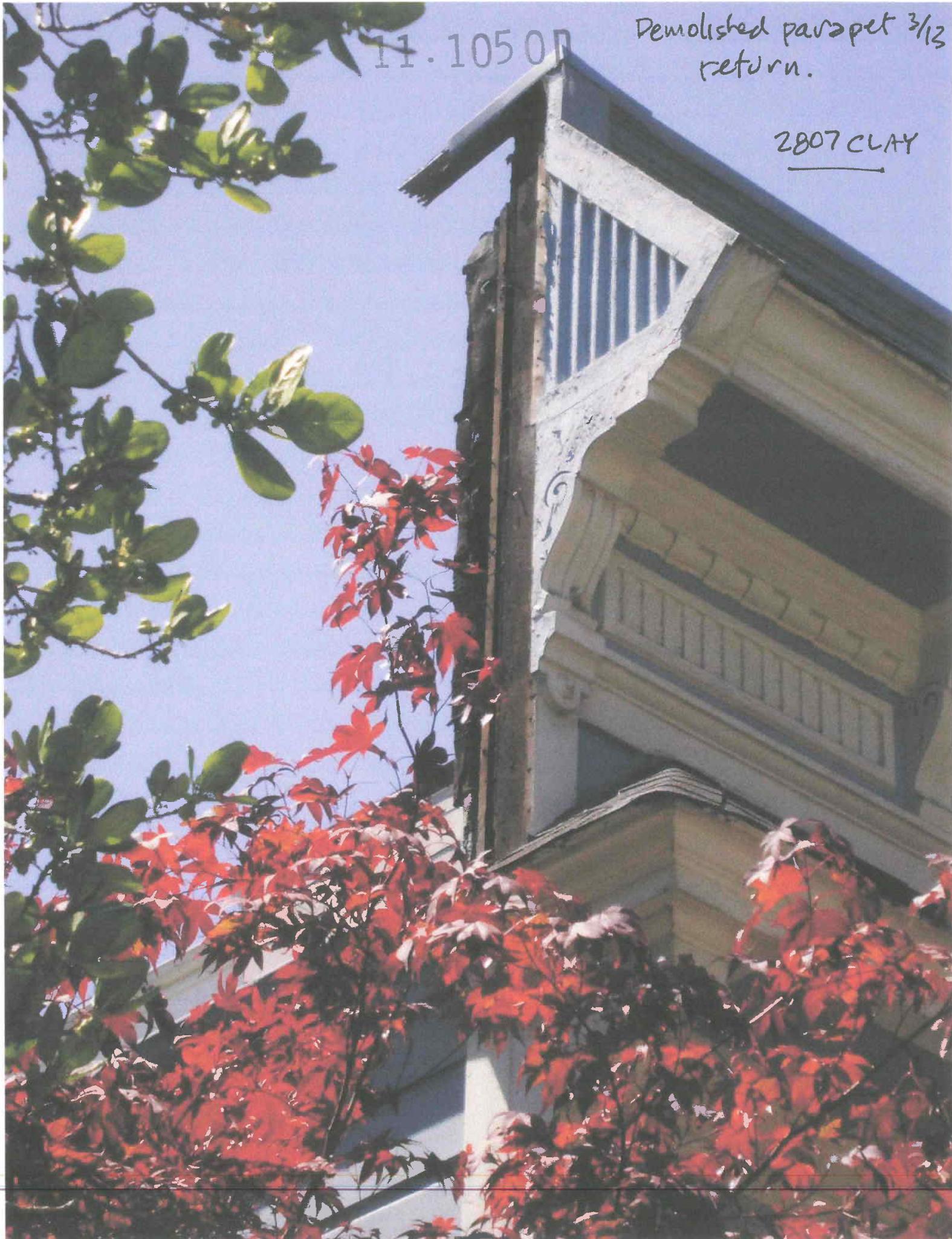
2807 CLAY



11.10507

Demolished parapet 3/13
return.

2807 CLAY



11.10500

Double eave ⁴/₁₃
2807 CLAY



11.10500

5/13

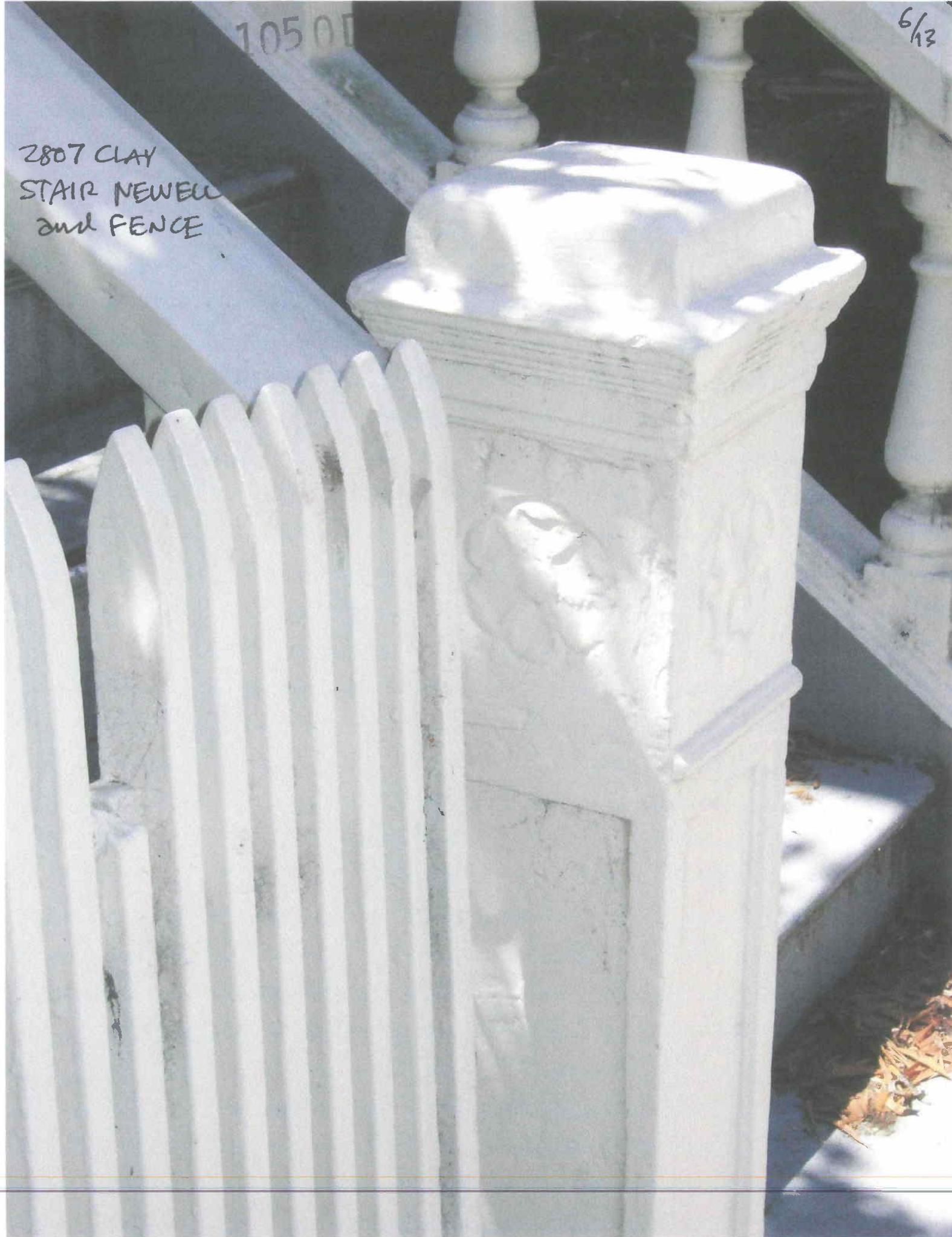
FRONT STAIR
2807 CLAY ST.

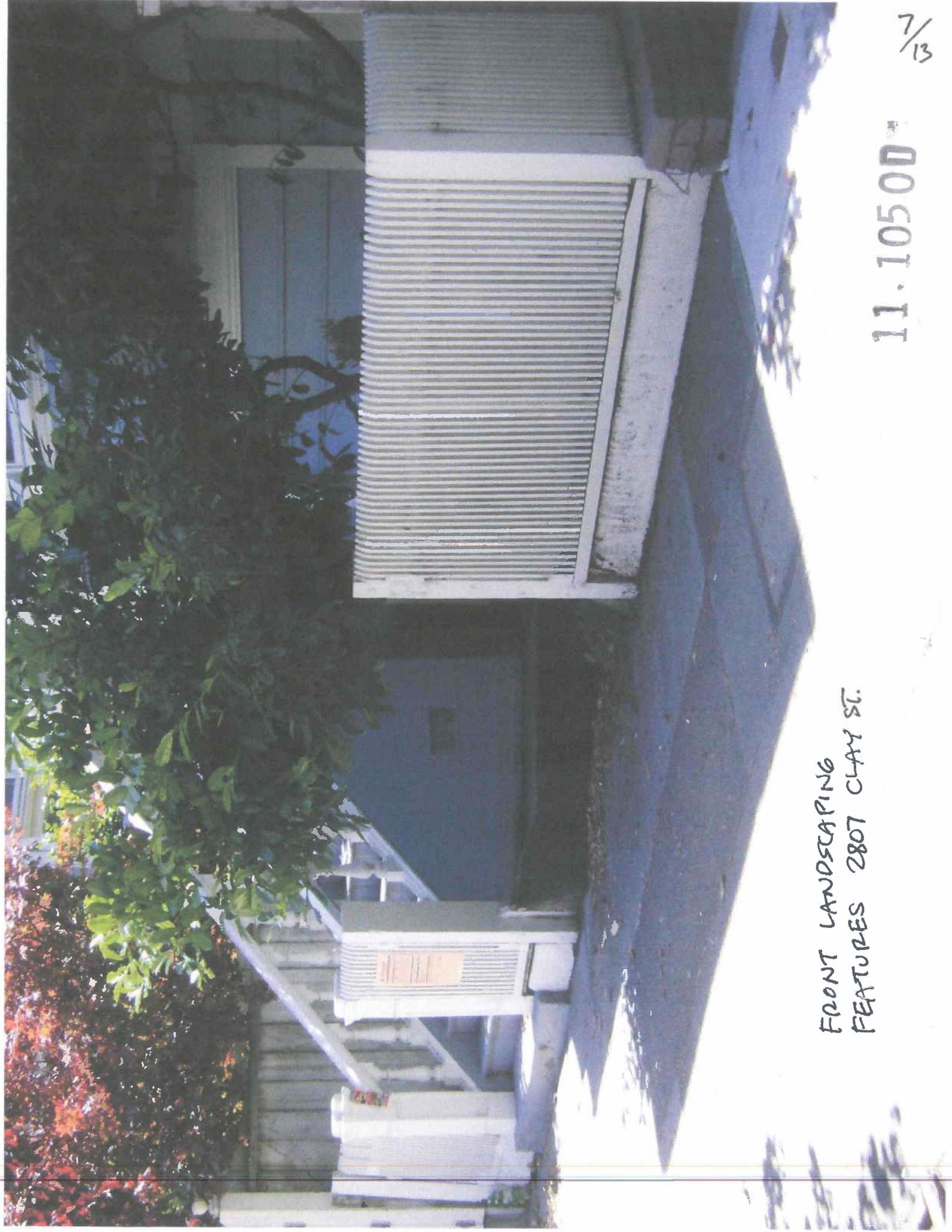


10500

6/13

2807 CLAY
STAIR NEWELL
and FENCE





FRONT LANDSCAPING
FEATURES 2807 CLAY ST.

11.10500

7/13

2829 CLAY 11.10500 8/13
FENCE OF 2807 AS OLD AS THE
GARAGE ADDITION (AT LEAST)



2807
CLAY

2829
ST. →

9/13

11-10507

SIDE WINDOW
SASH TO BE
REPLACED



10/13

11.70500

(E) WINDOW
SASH TO BE
REPLACED

THIS IS NOT NOTED ON
THE BNV. REVIEW CHECKLIST

11/13



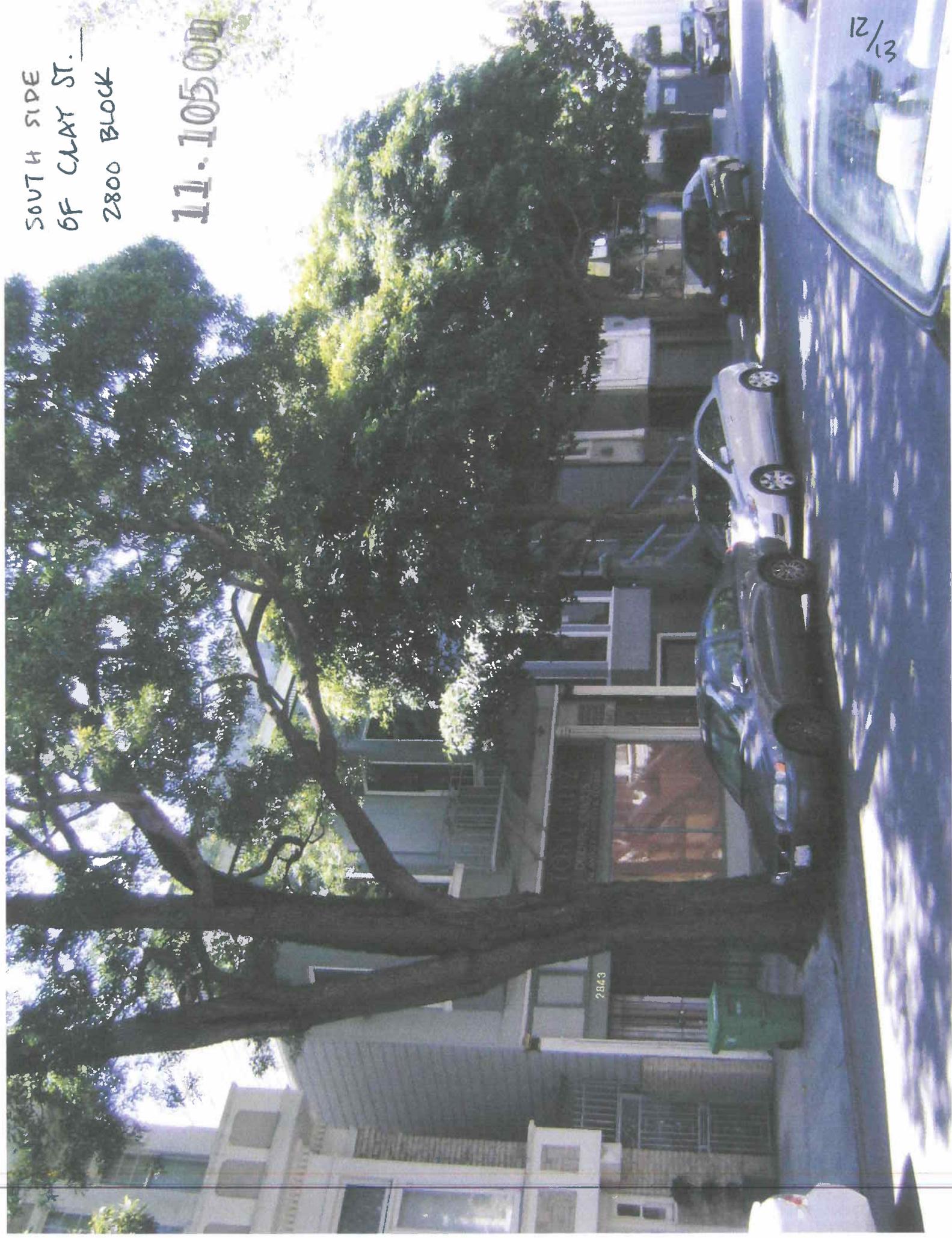
SOUTH SIDE OF CLAY ST

11.105.00

SOUTH SIDE
6F CLAY ST.
2800 BLOCK

11.10500

12/13



13/3

NORTH SIDE OF 2800 BLOCK OF
CLAY STREET.

4 HERE TODAY BUILDINGS

11.10500

From: Vic.stein
To: planning@rodnevfong.com
Cc: cwu.planning@gmail.com; plangsf@gmail.com; mooreurban@aol.com; wordweaver21@aol.com; richhillssf@yahoo.com; hscommish@yahoo.com; [Starr, Aaron](#); [Joe Butler](#)
Subject: 2807 Clay Street 2011.02.04.9665DD
Date: Tuesday, September 04, 2012 4:23:47 PM

President Rodney Fong

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

<!--[if !supportEmptyParas]--> <!--[endif]-->

September 4, 2012

<!--[if !supportEmptyParas]--> <!--[endif]-->

Re: 2807 Clay Street 2011.02.04.9665DD

<!--[if !supportEmptyParas]--> <!--[endif]-->

Dear President Fong:

<!--[if !supportEmptyParas]--> <!--[endif]-->

My name is Denis Casey, my wife Victoria Stein and I own the 9 unit apartment building contiguous to the west to 2807 Clay St. The 1885 Stick Style cottage is listed in an officially adopted Survey of historic resources, Here Today, on page 259. It has come through 127 years of service as family housing with a high degree of integrity.

<!--[if !supportEmptyParas]--> <!--[endif]-->

At the pre-application meeting, February 2011, the owner and architect agreed to consider putting up story poles (they never did) but were defensive and argumentative about the logic of their project. I have been a contractor for the last 25 years and I am not anti-development.

<!--[if !supportEmptyParas]--> <!--[endif]-->

Eight months later, there had been no progress despite our eagerness to meet. Since that first continuance last November they have changed their tune somewhat. Recently they made a verbal offer to install a retractable skylight instead of a stair penthouse to their roof deck. In addition, they said they would make the light well 3'6" instead of 3' (min requirement) plus match the top floor light well @ the south of the property.

Left unresolved are the suggestions of our Scott St. neighbors, or with their respecting the integrity of a historic building. The degree of alteration proposed in their plans will require removal of the entire historic building except for the siding of its three exterior walls all of which are visible from

the street. We hope to conclude our recent negotiations with a settlement within the week's time that we have left.

<!--[if !supportEmptyParas]--> <!--[endif]-->

If not, we ask that your Commission take discretionary review and make as a condition of approval the last items that they could not agree to, as well as the verbal offers made in our good faith to attempt to settle.

<!--[if !supportEmptyParas]--> <!--[endif]-->

Thank you,

Denis Casey date 9/4/12

Victoria Stein date 9/4/12

<!--[if !supportEmptyParas]--> <!--[endif]-->

<!--[if !supportEmptyParas]--> <!--[endif]-->

<!--[if !supportEmptyParas]--> <!--[endif]-->

cc Members of the Commission

 Aaron Starr

 F. Joseph Butler, AIA

**Before the
San Francisco Planning Commission**

**PROJECT SPONSOR'S SUBMITTAL IN RESPONSE TO
REQUEST FOR DISCRETIONARY REVIEW**

2807 Clay Street

**Project Sponsor:
Dietrich von Behren**

**Building Permit Application No. 2011.02.04.9556
(Addition to Two Family Home)**

**Hearing Date:
September 13, 2012**



One Bush Street, Suite 600, San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

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A. INTRODUCTION

Dietrich von Behren (“Project Sponsor”) proposes to add a second floor addition above the garage of the two-family home (“Project”) located at 2807 Clay Street (“Project Site” or “Property”), set back by 30 feet, 6 inches from the front property line and 23 feet, 5 inches from the front façade of the house. A horizontal addition is also included in the Project, which falls 12 ft., 8 inches short of the horizontal depth of the adjacent neighbors, who are DR requesters, Mr. Casey and Ms. Stein, and Mr. von Liphart. Mr. Casey and Mr. Stein are landlords for the 2829 Clay Street building, but do not live in the building. Mr. von Liphart’s property is located at 2151 Scott Street. The addition is permitted as of right by the Planning Code.

The Project Site is located in the RH-3 Zoning District, where the permitted density is three dwellings unit per lot. The Project Site is two units. A three-foot side setback is provided by the Sponsor, although it is not required.

But for the DR requester’s application for discretionary review, this addition would have been administratively approved. The addition has the full support of the Planning Department.

B. SITE INFORMATION

Street Address: 2807 Clay Street
Cross Streets: Scott and Divisadero Streets
Assessor’s Block/Lot: Block 1003/Lot 036
Zoning District: RH-3 (House, up to three units, Detached)
Height and Bulk District: 40-X
Existing and Proposed Use: Two dwelling units
Lot Dimensions: 25 ft wide x 100 feet deep
Proposed Addition: Second floor above garage set back by 30 feet, 6 inches from the front property line and 23 feet, 5 inches from the front façade of the house, and horizontal addition at the rear of the existing structure, which falls 12 feet, 8 inches short of the horizontal depth of the adjacent neighbors, who are DR requesters, Mr. Casey and Ms. Stein.

C. BACKGROUND

The Project Sponsor and the Project Architects, Butler Armsden Associates, have been engaged in periodic negotiations with the two DR requesters since January 2011 when neighborhood meetings were held. The Project Sponsor has made significant changes to the proposal in response to the requests made by the two DR requesters, as well as the Planning Department staff. For example, the second floor addition was set back from the property line by 30 feet 6 inches, an increase of 4 feet, 8 inches in the set back. The length of the lightwell along the west property line has been increased from 18 feet, 8.5 inches to 23 feet, 4 inches.

The changes in the plans offered to the DR requesters are reasonable and appropriate to address their concerns. As shown in the photographs attached, the DR requesters' properties tower over the Project Sponsor's home by a multiple of at least three times the size, and double the width, leaving the Project Sponsor essentially in the shadows. The proposal would have little, if any, impact on either of the DR requesters.

The adjacent building owned by Mr. Casey and Ms. Stein at 2829 Clay Street faces the Project Site with a blank side wall and lightwell. Mr. Casey and Ms. Stein are landlords and do not live in the building. In addition, their building at 2829 Clay Street does not comply with the Planning Code. It is a 9-unit building in an RH-3 (maximum 3 units per lot) zoning district, exceeding the allowable density by 6 units.

The owner perpendicular to the Project Site and fronting on 2151 Scott Street (Mr. von Liphart) is separated from the Project Site by his own 22-foot rear yard plus the side yard of the Project Sponsor (3 feet), and therefore will not be impacted. In fact, the entire street wall on this block of Clay Street is three story buildings, except for the Project Site, which currently leaves a gap-tooth look to the block.

The Project will bring the Project Sponsor's Property closer to conformance with the other properties on the block and with the Planning Code. At present, the Project Site appears out of place and overwhelmed by the neighboring buildings.

D. PROJECT SPONSOR'S CHANGES TO THE PLANS

1. Included in the drawing set as sheet A0.4, are two renderings taken from requested vantage points. A large existing street tree has been removed from the photographs for clarity.

2. The design of the penthouse has been revised to reduce the massing and it has been relocated along the East elevation, away from the adjacent building. These design modifications include sloping the roof to mimic the slope of the stairs. The penthouse is rotated so that the low portion occupies the outside edge of the building and thus rises to

the middle of the floor plan, minimizing its visible profile from the surrounding properties. Attached are the recommended pages from the Residential Design Standards (“RDS”) that have been outlined to reflect the design strategies taken. Also, refer to sheets A2.4/A3.1-A3.6 for relative plans, sections, and elevations for further clarification.

3. The proposal has been revised such that the proposed lightwell now matches 75% of the length of the adjacent lightwell.

4. Refer to sheets A3.2/A3.4/A3.5 for window locations on the adjacent building. Note that some of these windows are blocked, and are noted as such.

5. Demolition calculations were added to sheet A0.0. Note that under San Francisco Planning Code Section 1005(f) the proposed project is in compliance.

6. The site plan and all subsequent plans and elevations show the rear yard setback line. Note that according to San Francisco Planning Code Section 134(c)4(B), the rear setback line is at the depth of the adjacent building fronting Clay Street. The rear exterior stair is in compliance with San Francisco Planning Code Section 136(c)14.

7. The roof deck railing has been reduced to 3’-6” as requested and has been annotated to show fritted (non-transparent) glass.

E. RESPONSE TO DISCRETIONARY REVIEW REQUESTER’S CONCERNS

The Project Sponsor and Project Architects have met with the D.R. requesters to try to reach a compromise. Although agreement was not reached, the Project Sponsor has made significant efforts to address the concerns of the DR requesters. In addition, the Project Sponsor has worked closely with city planner Mr. Aaron Starr and complied with all the requests made by Mr. Starr and the Planning Department.

On February 4, 2011, the Project Sponsor filed for the site permit for a horizontal and vertical addition to the structure at 2807 Clay Street. The Project was subsequently reduced in size twice, resulting in a **reduction of 10% of the gross floor area** from the initially proposed project and a **35% reduction in the deck area**.

The lot size of the project site is 3192 sq. ft., which is the same as the DR requesters’ parcel at 2829 Clay Street. However, **the difference in building size is dramatic: the parcel at 2829 Clay Street is improved with a structure that is 102.42’ deep and almost 40 feet in height.** This structure is much larger than the proposed addition for 2807 Clay Street, where the depth of the building is only 85.65’ and the height is 31.7’, a full story lower than the DR requesters’ building on the same size lot.

Contrary to the claims of DR requester at 2151 Scott Street, the Project Sponsor did not receive any formal request for changes from them. On August 8, Mr. von Liphart contacted the Project Architects indicating that he would be filing for a DR, without presenting any specific requests regarding the project. As a courtesy, the Project Architects offered to take photographs from his property and prepare renderings to illustrate the lack of any impact on his building.

The Project Sponsor and the Project Architects were never allowed onto the DR Requesters' property at 2151 Scott, which includes a substantial backyard of 22 feet that separates it from 2807 Clay Street and a side yard of 3 feet. Instead, Mr. von Liphart simply emailed photos to Butler Armsden Architects with selected view points. Using these, the Project Architects prepared renderings for all requested vantage points and delivered these drawings to Mr. von Liphart. Mr. von Liphart did not respond to the Project Architect to discuss the renderings or any specific concerns before filing the DR.

One of the main concerns from the DR requesters is to remove the stair penthouse; the original project proposed a stair penthouse oriented north-south along the west property line with a footprint of 16'x7.6' and 8.1' in height.

In April 2011, the Project Sponsor revised the location, footprint and height of the penthouse to minimize impact on all adjacent neighbors. The new penthouse is oriented east-west and is situated almost 3 feet from the east property line. The reduced footprint is 12'x7.5' and the ceiling is sloped to follow the stair with a height between 3.5' and 8.1'.

It is also noteworthy that the closest edge of the penthouse is about 25 feet from the building located at 2151 Scott Street, due to a sizable backyard that separates the two properties.

The lightwell was also expanded to benefit the adjacent neighbor. The permit filed on February 4, 2011 included a lightwell 18 feet, 8 inches in length opposite the neighbor's lightwell. It was then enlarged to be 23 feet, 4.75 inches in length to create a larger lightwell as a good neighbor gesture.

The massing of the proposed structure is significantly smaller than the adjacent structure at 2829 Clay Street, as described above. Moreover, the east elevation is located about 3 feet from the eastern property line, leaving an additional 3 foot side yard that is not required by the RH-3 zoning.

As outlined above, the proposed project scale is appreciably smaller than the adjacent building; it has only 3 stories compared to the 4-story building immediately to the west. In effect, 2829 Clay Street currently towers over 2807 Clay Street, creating a visual imbalance on the block that is noticeable by anyone.

The Project Site is also adjacent to another 3-story building located at the corner of Clay and Scott Streets, which is separated from the Project Site by an extensive backyard.

Furthermore, the proposed Project is located on a lot with a frontage of only 25 feet, and the actual building footprint is only 22 feet wide, which presents significant constraints on the design of the addition.

Considering these limitations, and the lightwell the Project Sponsor has created along the west property line for the benefit of the DR requester, the very narrow internal layout and circulation is extremely challenging, making the Project entirely unfeasible should the third floor be removed or a sloped roof required. Finally, the Project Sponsor has preserved the façade and maintained the integrity of the building. This Project represents a material improvement to the neighborhood and the existing building.

The plans incorporating the revisions described above are attached as Exhibit A.

F. CONCLUSION

The Project Sponsor's proposed addition is allowed as a matter of right by the Planning Code. The addition will not have any significant impact on the DR requesters' property.

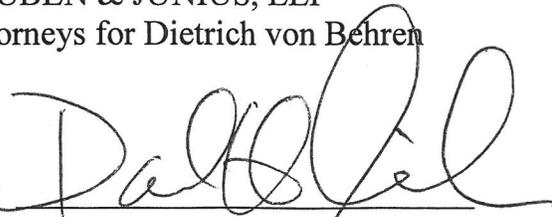
The Project Sponsor has made significant changes in the proposed plans as good neighbor gestures. The Project Sponsor has also made all of the changes suggested by the Planning staff (Mr. Aaron Starr) and has received the Planning Department's support. The DR requesters have not met their **burden of proof of demonstrating exceptional and extraordinary circumstances** that would justify discretionary review.

Accordingly, the Project Sponsor respectfully requests that the Planning Commission deny the requests for Discretionary Review.

Thank you for your consideration.

Respectfully,

REUBEN & JUNIUS, LLP
Attorneys for Dietrich von Behren

By: 
David Silverman

Dated: 8-6-12

Exhibit List

- A. Revised Plans and Elevations dated July 30, 2012; photographs of Project Site and Project Block; and revised renderings and comparison photographs with the existing building at 2807 Clay Street. (Submitted under separate cover by Butler Armsden Architects).

ABBREVIATIONS

& / @	AND ANGLE AT CENTERLINE DIAMETER	F.D. FLOOR DRAIN	P.G. PAINT GRADE
#	NUMBER	F.F. & E. FURNITURE, FIXTURES & EQUIP.	PL. PLATE
(D)	DEMOLISH	F.F. FINISH FLOOR	PLAM. PLASTIC LAMINATE
(E)	EXISTING	FIN. FINISH	PLYWD. PLYWOOD
(N)	NEW	FLR. FLOOR	PR. PAIR
(R)	REMOVE	FLUOR. FLUORESCENT	PROP.LIN. PROPERTY LINE
A.B.	ANCHOR BOLT	FIXT. FIXTURE	P.T. PRESSURE TREATED
ABV.	ABOVE	F.O. FACE OF	R. RISER
ADJ.	ADJACENT	F.O.C. FACE OF CONCRETE	RAD. RADIUS
A.F.F.	ABOVE FINISHED FLOOR	F.O.F. FACE OF FINISH	R.D. ROOF DRAIN
AGGR.	AGGREGATE	FNDN. FOUNDATION	R.F.W. REDWOOD
ALN.	ALIGN	FT. FOOT OR FEET	REF. REFERENCE
ALUM.	ALUMINUM	FTQ. FOOTING	REFR. REFRIGERATOR
APPROX.	APPROXIMATE	FURR. FURRING	REIN. REINFORCED
ARCH.	ARCHITECTURAL	GALV. GALVANIZED	REQ. REQUIRED
AV.	AUDIO VISUAL	GA. GAGE	RESIL. RESILIENT
BD.	BOARD	G.I.C. GROUND FAULT INTERCEPTOR	R.L. RAIN LEADER
BLDG.	BUILDING	GR. CIRCUIT	R.M. ROOM
BLK.	BLOCK	GL. GLASS	R.O. ROUGH OPENING
BLKG.	BLOCKING	GRND. GROUND	S. SOUTH
BM.	BEAM	GSM. GALVANIZED SHEET METAL	S.C. SOLID CORE
B.O.	BOTTOM OF	GYP. GYPSUM	SCHED. SCHEDULE
B.U.R.	BUILT UP ROOFING	H.B. HOSE BIB	SD SMOKE DETECTOR
CAB.	CABINET	H.C. HOLLOW CORE	SECT. SECTION
CEM.	CEMENT	HDWD. HARDWOOD	SHR. SHOWER
CFR.	CERAMIC	HDWR. HARDWARE	SHT. SHEET
CLG.	CEILING	HT. HEIGHT	SIM. SIMILAR
CLKG.	CAULKING	HORIZ. HORIZONTAL	S.L.D. SEE LANDSCAPE DRAWINGS
CLR.	CLEAR	HR. HOUR	SPEC. SPECIFICATION
C.M.U.	CONC. MASONRY UNIT	INSUL. INSULATION	SQ. SQUARE
C.O.	CENTER OF	INT. INTERIOR	S.S.D. SEE STRUCTURAL DRAWINGS
COL.	COLUMN	LAM. LAMINATE	S.S. STAINLESS STEEL
CONC.	CONCRETE	LAV. LAVATORY	STD. STANDARD
CONT.	CONTINUOUS	LO. LINE OF	STL. STEEL
DBL.	DOUBLE	LT. LIGHT	STOR. STORAGE
DTL.	DETAIL	MAX. MAXIMUM	STRUC. STRUCTURAL
DIA.	DIAMETER	MED. CAB. MEDICINE CABINET	SYM. SYMMETRICAL
DM.	DIMENSION	MECH. MECHANICAL	T. TREAD
DN.	DOWN	MEMB. MEMBRANE	T.B. TOWEL BAR
DR.	DOOR	MTL. METAL	TEL. TELEPHONE
DS.	DOWNSPOUT	MTD. MOUNTED	T.&G. TONGUE AND GROVE
DWG.	DRAWING	MFR. MANUFACTURER	THK. THICK
DWR.	DRAWER	MIN. MINIMUM	TMFR. TEMPERED
E.	EAST	MIR. MIRROR	T.O. TOP OF
E.A.	EACH	MISC. MISCELLANEOUS	T.O.P. TOP OF PAVEMENT
ELEC.	ELECTRICAL	N. NORTH	T.O.W. TOP OF WALL
ELEV.	ELEVATION	N.I.C. NOT IN CONTRACT	T.S. TUBULAR STEEL
ENCL.	ENCLOSURE	NO. NUMBER	T.V. TELEVISION
EQ.	EQUAL	NOM. NOMINAL	TYP. TYPICAL
EQUIP.	EQUIPMENT	N.T.S. NOT TO SCALE	U.O.N. UNLESS OTHERWISE NOTED
EXT.	EXTERIOR	O. OVER	V.C.T. VINYL COMPOSITION TILE
		O.A. OVERALL	VERT. VERTICAL
		OBS. OBSCURE	V.I.F. VERIFY IN FIELD
		O.C. ON CENTER	W. WEST
		O.D. OUTSIDE DIAMETER	W/ WITH
		OPNG. OPENING	WD. WOOD
		OPP. OPPOSITE	W/O WITHOUT
			W.P. WATERPROOFING
			WT. WEIGHT

SYMBOLS

	DRAWING/DETAIL REFERENCE NUMBER DRAWING OR DETAIL SHEET WHERE DRAWING/DETAIL OCCURS
	SECTION REFERENCE NUMBER BUILDING SECTION SHEET WHERE SECTION OCCURS
	INTERIOR ELEVATION REFERENCE NUMBER INTERIOR ELEVATION SHEET WHERE INTERIOR ELEVATION OCCURS
	ALIGN
	HIDDEN LINE
	STUD WALL (UNLESS NOTED OTHERWISE)
	CONCRETE STRUCTURE, S.S.D.
	INSULATION IN SECTION (BATT)
	INSULATION IN SECTION (RIGID)
	LATH AND PLASTER IN SECTION
	GYPSUM BOARD IN SECTION
	PLYWOOD IN SECTION
	FINISH WOOD IN SECTION
	GLASS IN SECTION
	DOOR SYMBOL
	WINDOW SYMBOL
	PLUMBING FIXTURE SYMBOL
	PLUMBING FITTING SYMBOL
	APPLIANCE SYMBOL
	EQUIPMENT SYMBOL
	REVISION
	MATCHLINE
	WORKPOINT OR DATUM

GENERAL NOTES

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF EXISTING WORK AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT ESPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.
- ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR TO CONFORM TO HOMEOWNERS ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS.
- THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- WEATHER STRIP ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOOR MUST BE WEATHERSTRIPPED, INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- WINDOWS TO BE OPERABLE AND CLEANED, U.O.N.
- ALL WALL FRAMING SHALL BE 2x4 @ 16" O.C. MINIMUM, U.O.N.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE 'X', U.O.N.
- ALL GYPSUM AND/OR PLASTER SURFACES SHALL BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND WITH NO VISIBLE JOINTS, U.O.N.
- STUCCO OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF GRADE 'D' BUILDING PAPER.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

NOTE: DESIGN BASED ON THE CBC 2007 & SAN FRANCISCO BUILDING CODE 2010 AMENDMENTS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS.

PROJECT TEAM

ARCHITECT:
Butler Armsden Architects
2849 California Street
San Francisco, CA 94115
t. 415. 674. 5554
f. 415. 674. 5558

SURVEYOR:
True North Surveying, Inc.
1084 Shotwell Street
San Francisco, CA 94110
t. 415. 401. 7333
f. 415. 401. 7353

VICINITY MAP



2849 California Street
San Francisco CA 94115
t. 415 • 674 • 5554
f. 415 • 674 • 5558
e. architects@butlerarmsden.com
www.butlerarmsden.com

von Behren Residence
2807 CLAY ST., SAN FRANCISCO, CA 94115

PROJECT DATA

BLOCK: 1003	CONST. TYPE: V-B	EXISTING	ALLOWABLE	PROPOSED
LOT: 036	OCCUPANCY: R3	-	-	V-B
ZONING: RH-3	BUILDING HEIGHT: 27'-0"	35'-0"	35'-0"	31'-8"
	STORIES: 1 w/ BASEMENT	-	-	2 w/ BASEMENT
	NUMBER OF UNITS: TWO	THREE	THREE	TWO
	FIRE SPRINKLERS: NO	-	-	NO

	EXISTING		RENOVATION		ADDITION		PROPOSED	
	COND.	UNCOND.	COND.	UNCOND.	COND.	UNCOND.	COND.	UNCOND.
BASEMENT:	487 SF	836 SF	487 SF	836 SF	744 SF	123 SF	1261 SF	959 SF
	SUBTOTAL: 1323 SF		SUBTOTAL: 1323 SF		SUBTOTAL: 867 SF		SUBTOTAL: 2220 SF	
FIRST FLOOR:	1166 SF	198 SF	920 SF	137 SF	728 SF	0 SF	1894 SF	0 SF
	SUBTOTAL: 1364 SF		SUBTOTAL: 1057 SF		SUBTOTAL: 728 SF		SUBTOTAL: 1894 SF	
SECOND FLOOR:	0 SF	0 SF	0 SF	0 SF	1398 SF	465 SF	1398 SF	465 SF
	SUBTOTAL: 0 SF		SUBTOTAL: 0 SF		SUBTOTAL: 1863 SF		SUBTOTAL: 1863 SF	
ROOF LEVEL:	0 SF	0 SF	0 SF	0 SF	90 SF	356 SF	90 SF	356 SF
	SUBTOTAL: 0 SF		SUBTOTAL: 0 SF		SUBTOTAL: 446 SF		SUBTOTAL: 446 SF	
TOTAL:	1653 SF	1034 SF	1407 SF	973 SF	2960 SF	944 SF	4643 SF	1780 SF
	2687 SF		2380 SF		3904 SF		6423 SF	

SCOPE OF WORK:
Renovation of interior; Horizontal Addition to rear of Basement and First Levels; Vertical Addition inclusive of additional story and roof deck with penthouse

DEMOLITION CALCULATIONS PER SF PLANNING CODE 1005(P)

PLANNING CODE SECTION 1005(P) - DEMO			
	EXISTING	REMOVED	REMAINING
FRONT SURFACE AREA	600	0	600
%		0.0%	100.0%
EXTERIOR WALLS AS EXTERNAL WALLS	329.42	86.33	243.09
%		26.2%	73.8%
EXTERIOR WALLS AS EXTERNAL OR INTERNAL WALLS	329.42	76	253.42
%		23.1%	76.9%
INTERNAL STRUCTURE OR FLOOR PLATES	3537	654	2883
%		18.5%	81.5%

DEMOLITION SUMMARY - SFPC SEC. 1005(P)
For purposes of this Article 10, demolition shall be defined as any one of the following:

- Removal of more than 25 percent of the surface of all external walls facing a public street(s); or
Allowable -- 25% Removed -- 0%
- Removal of more than 50 percent of all external walls from their function as all external walls; or
Allowable -- 50% Removed -- 26.2%
- Removal of more than 25 percent of external walls from function as either external or internal walls; or
Allowable -- 25% Removed -- 23.1%
- Removal of more than 75 percent of the building's existing internal structural framework or floor plates unless the City determines that such removal is the only feasible means to meet the standards for seismic load and forces of the latest adopted version of the San Francisco Building Code and the State Historical Building Code.
Allowable -- 75% Removed -- 18.5%

SHEET INDEX

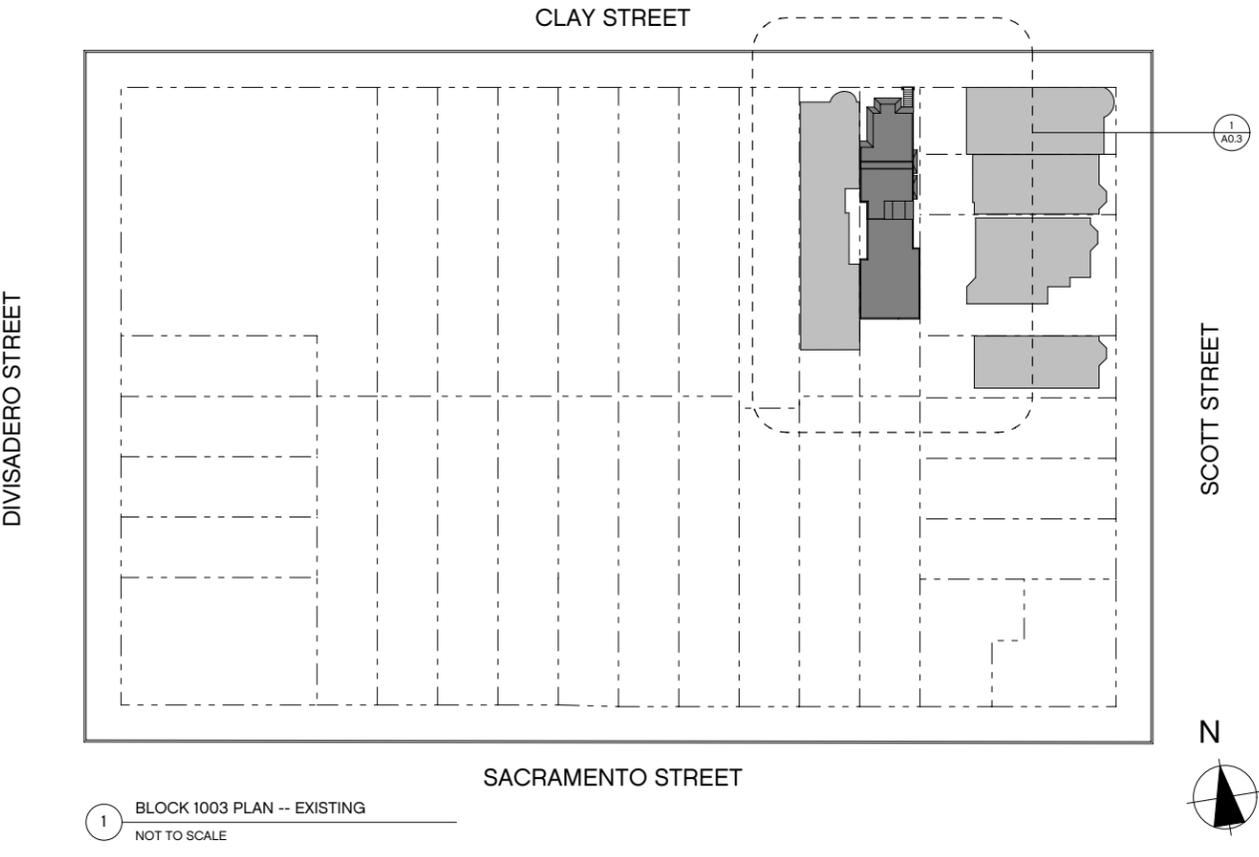
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	02/04/2011	04/07/2011	06/20/2011	07/30/2012
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A0.2 SURVEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A0.3 SITE PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A0.4 COMPARISON PHOTOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A0.5 COMPARISON RENDERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A0.6 COMPARISON RENDERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A2.2 PROPOSED FLOOR PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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A2.5 SCHEDULES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A3.4 LONGITUDINAL SECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A3.5 LIGHTWELL SECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SITE PERMIT SET

revisions	by:
1. PLANNING - 04/07/2011	DS
2. PLANNING - 06/16/2011	DS
3. PLANNING - 07/30/2012	HB
job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

TITLE SHEET

A0.0



1 BLOCK 1003 PLAN -- EXISTING
NOT TO SCALE



VIEW ACROSS CLAY STREET TO SUBJECT PROPERTY



SUBJECT PROPERTY REAR FACADE AND BACKYARD



SUBJECT PROPERTY FRONT FACADE



SUBJECT PROPERTY FRONT FACADE



2829 CLAY FROM REAR YARD



2145 SCOTT STREET FROM REAR YARD



VIEW ACROSS CLAY STREET TO OPPOSITE BLOCK FACE FROM SUBJECT PROPERTY

SITE PERMIT SET

revisions	by:

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

CONTEXT
PHOTOS

GENERAL NOTES

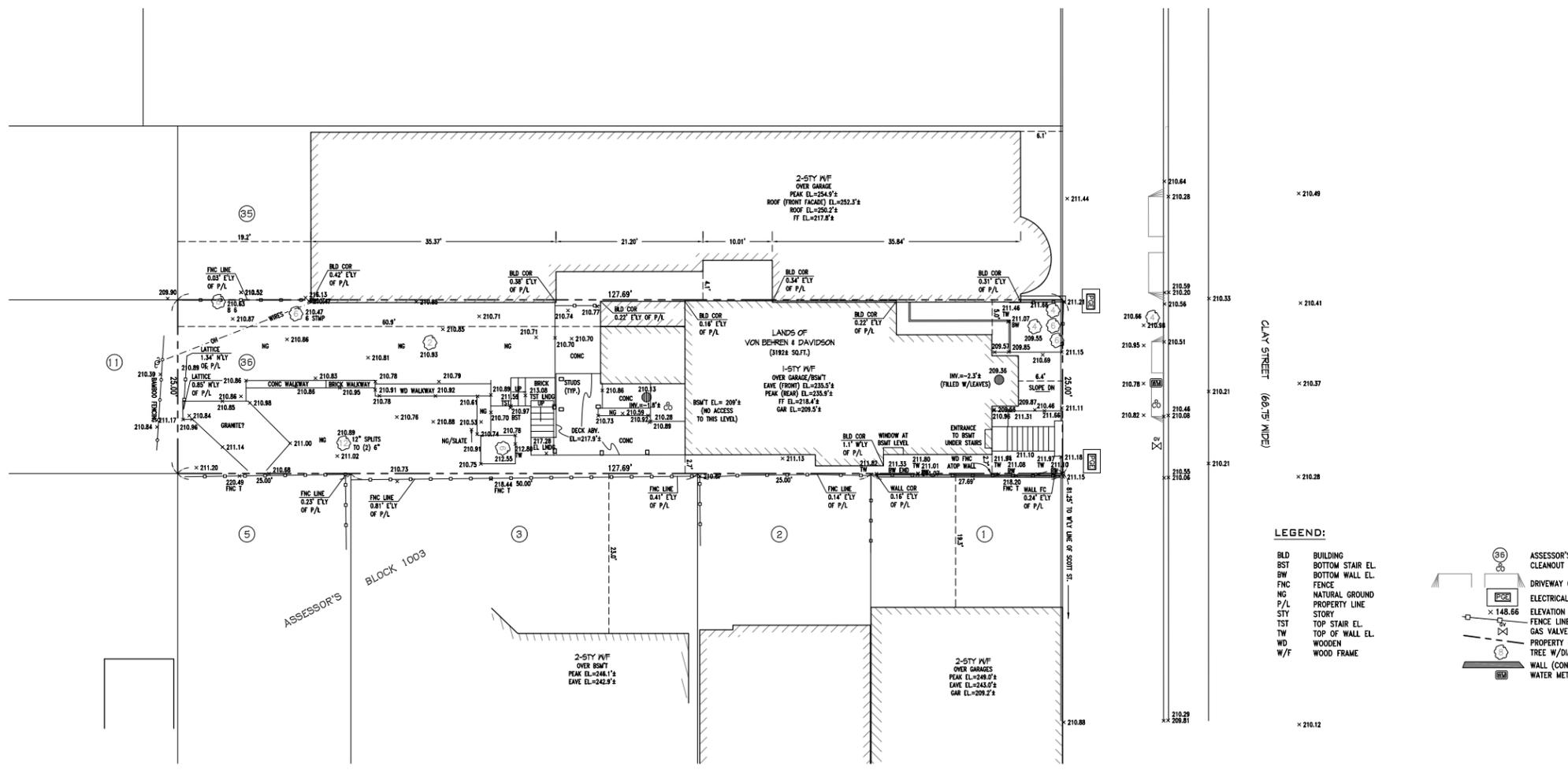
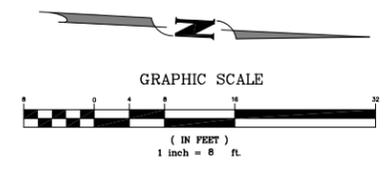
1. ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
3. PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
4. GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
5. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF DIETRICH VON BEHREN, ANDRA DAVIDSON, AND THEIR REPRESENTATIVES, ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
6. ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
7. THIS MAP REPRESENTS CONDITIONS ON THE DATES OF SURVEY, OCTOBER 4 & OCTOBER 5, 2010.
8. A RECORD OF SURVEY WILL BE FILED, IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCE(S).
9. ADDITIONAL BOUNDARY INFORMATION WILL BE SHOWN ON SAID RECORD OF SURVEY THAT WILL BE FILED BY THIS OFFICE.

BASIS OF SURVEY

THAT CERTAIN GRANT DEED RECORDED _____ IN REEL _____, IMAGE _____, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF ELEVATIONS

THE BENCHMARK DATA AS LISTED IN THE BSM BENCHMARK DATABASE. "+\" CUT WEST END GRANITE STEP, LOCATED 22E OF THE SE CORNER OF DIVISADERO AND CLAY STREETS. EL.= 211.220'. CITY OF SAN FRANCISCO DATUM.



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF DIETRICH VON BEHREN ON OCTOBER 5, 2010.



SIGNED: *Donna De Souza*
DONNA DE SOUZA, P.L.S. NO. 7763
REGISTRATION EXPIRES 12/31/11
DATE: 11/09/2010
REVISED:

PROPERTY OWNERS:
DIETRICH VON BEHREN &
ANDRA DAVIDSON
2807 CLAY STREET,
SAN FRANCISCO, CA 94115

SURVEY ENGINEERS:
TRUE NORTH
SURVEYING, INC.
DATED: NOVEMBER, 2010

SITE SURVEY
OF
2807 CLAY STREET
BEING THE LAND DESCRIBED IN THE GRANT DEED RECORDED
IN REEL _____, IMAGE _____
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

APN NO: 1003-036

1084 SHOTWELL STREET,
SAN FRANCISCO, CALIFORNIA 94110
TEL: (415) 401-7333 FAX: (415) 401-7353

1 OF 1

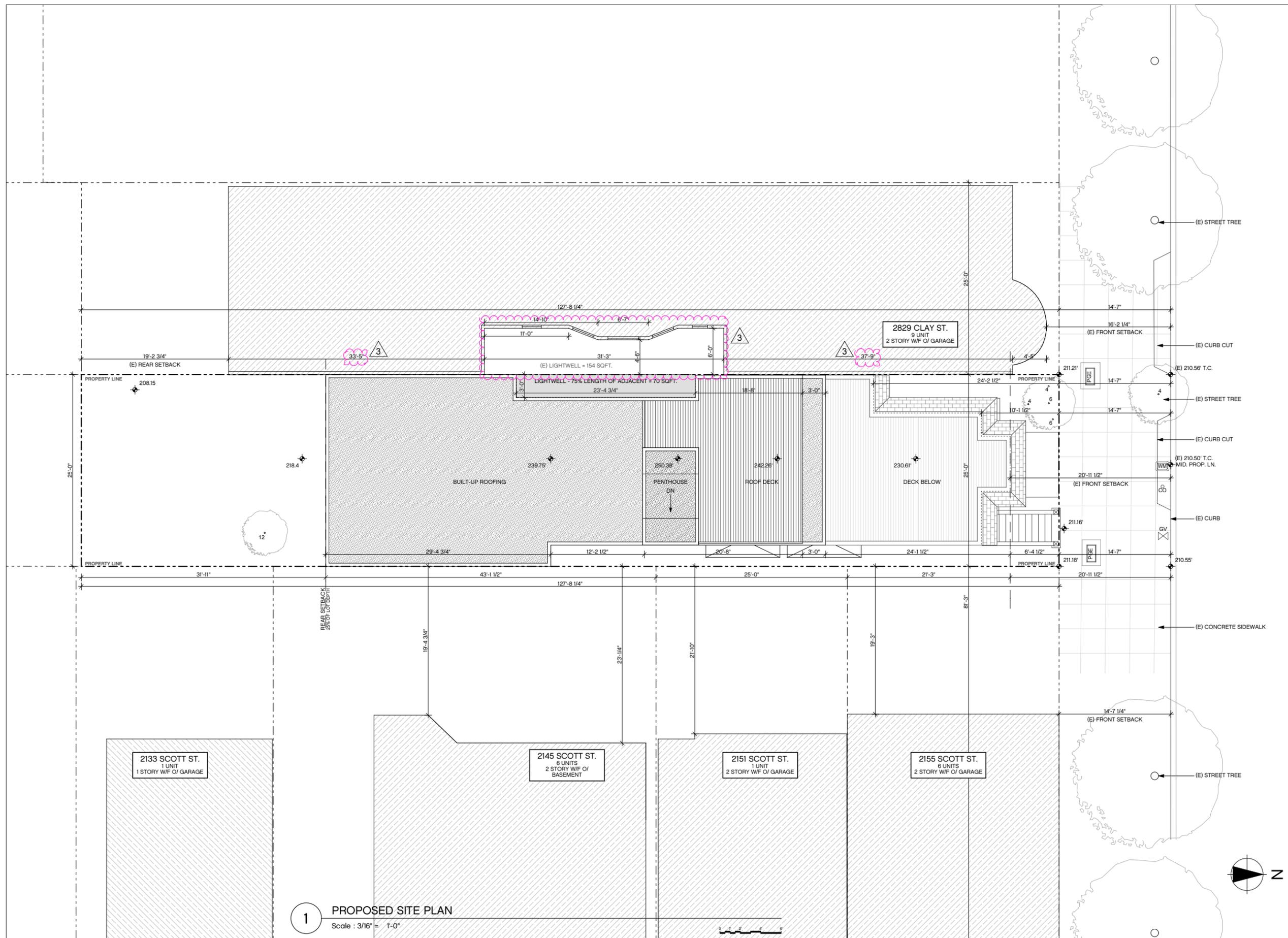
SITE PERMIT SET

revisions	by:

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

SURVEY

A0.2



SITE PERMIT SET

revisions	by:
1 PLANNING - 04/07/2011	DS
2 PLANNING - 06/16/2011	DS
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED



SITE PLAN

1 PROPOSED SITE PLAN
Scale : 3/16" = 1'-0"



EXISTING CONDITION: CORNER OF CLAY AND SCOTT STREETS, LOOKING WEST



EXISTING CONDITION: FRONT FACADE



PROPOSED SCHEME: CORNER OF CLAY AND SCOTT STREETS, LOOKING WEST



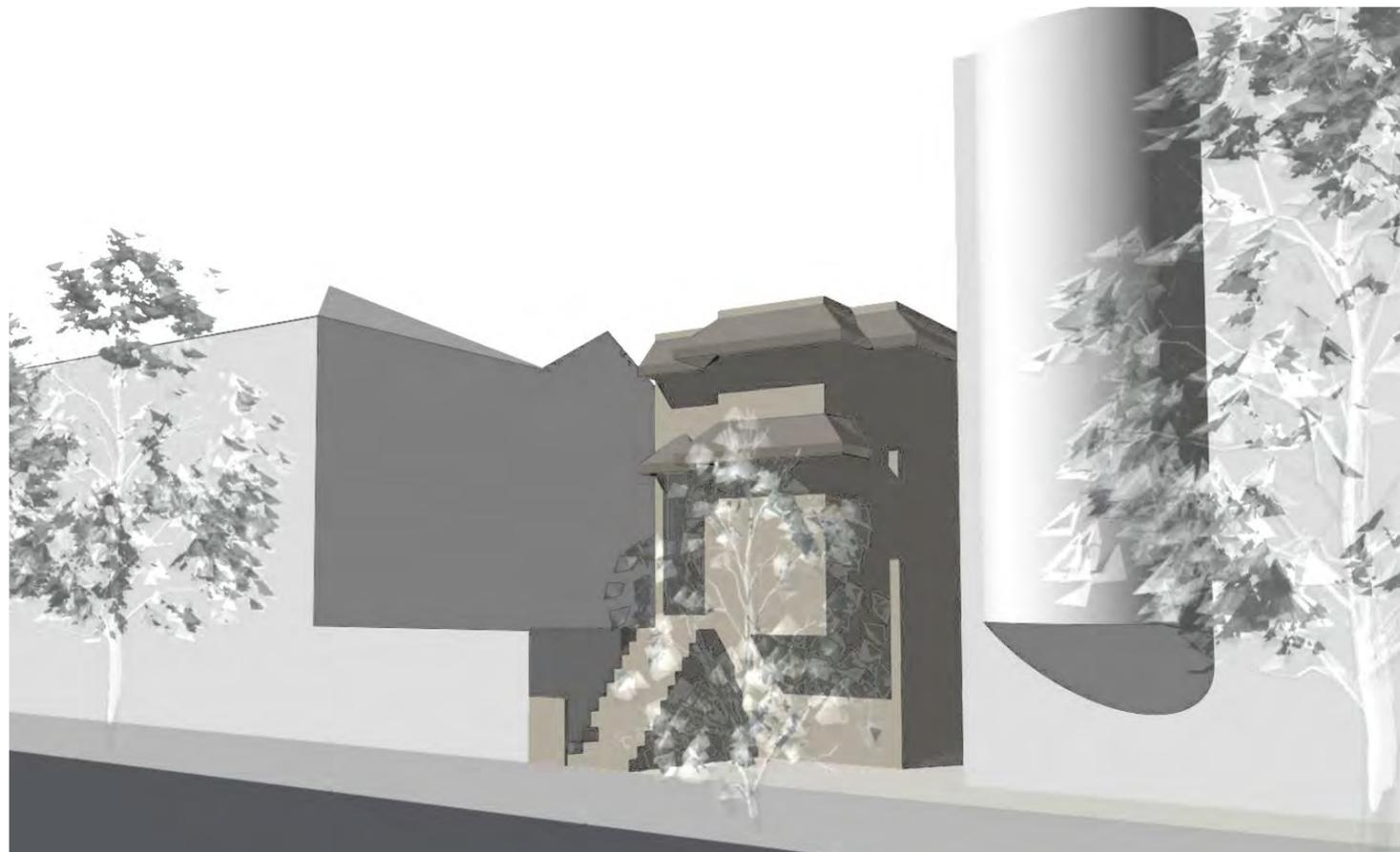
PROPOSED SCHEME: FRONT FACADE

SITE PERMIT SET

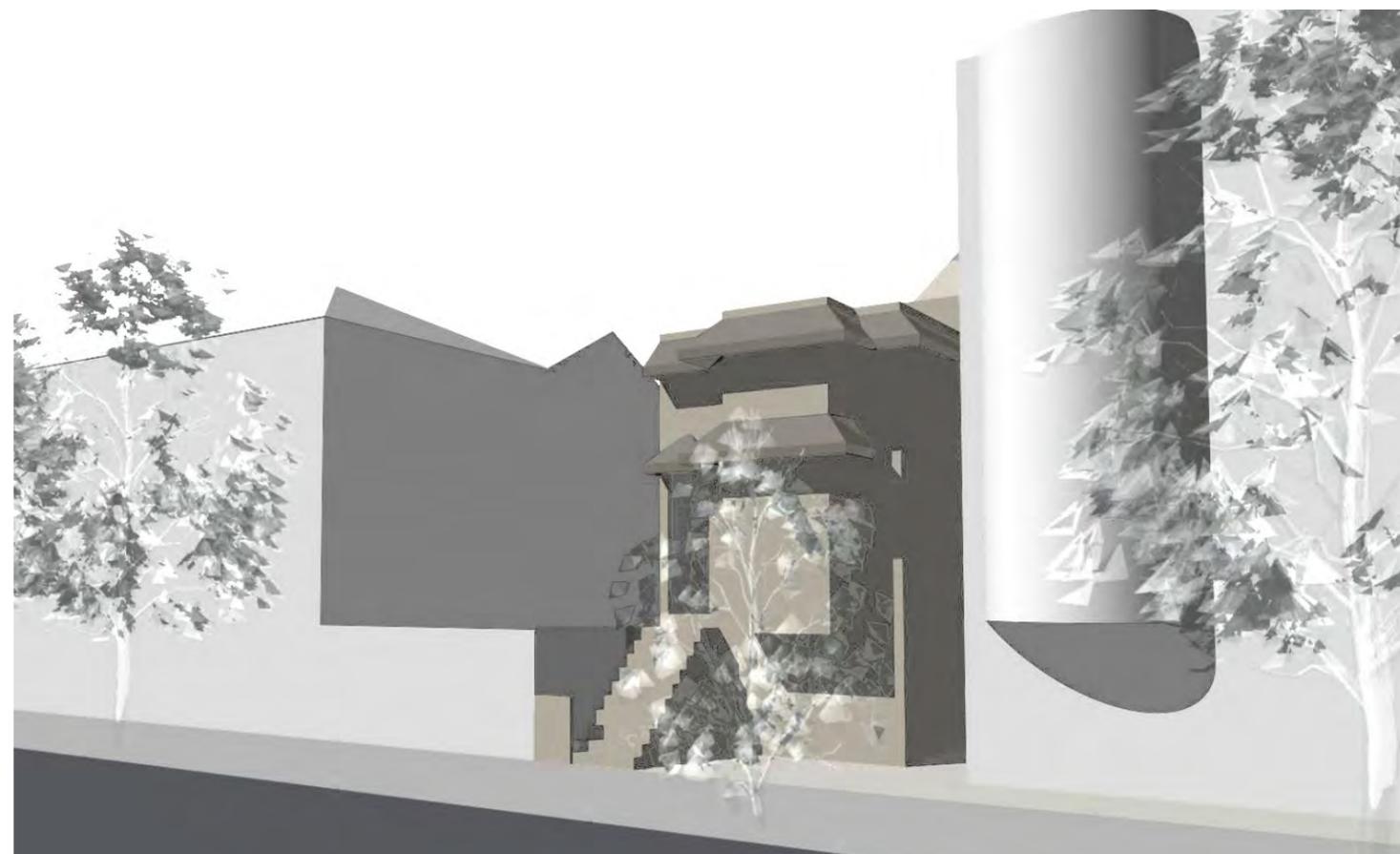
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1 PLANNING - 04/07/2011	DS
2 PLANNING - 06/16/2011	DS

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

COMPARISON
PHOTOS



VIEW 1_ EXISTING RESIDENCE @ STREET LEVEL



VIEW 1_ PROPOSED RESIDENCE @ STREET LEVEL

SITE PERMIT SET

revisions	by:
1 PLANNING - 04/07/2011	DS
2 PLANNING - 06/16/2011	DS
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

COMPARISON
RENDERS



VIEW 2_ EXISTING RESIDENCE @ STREET LEVEL



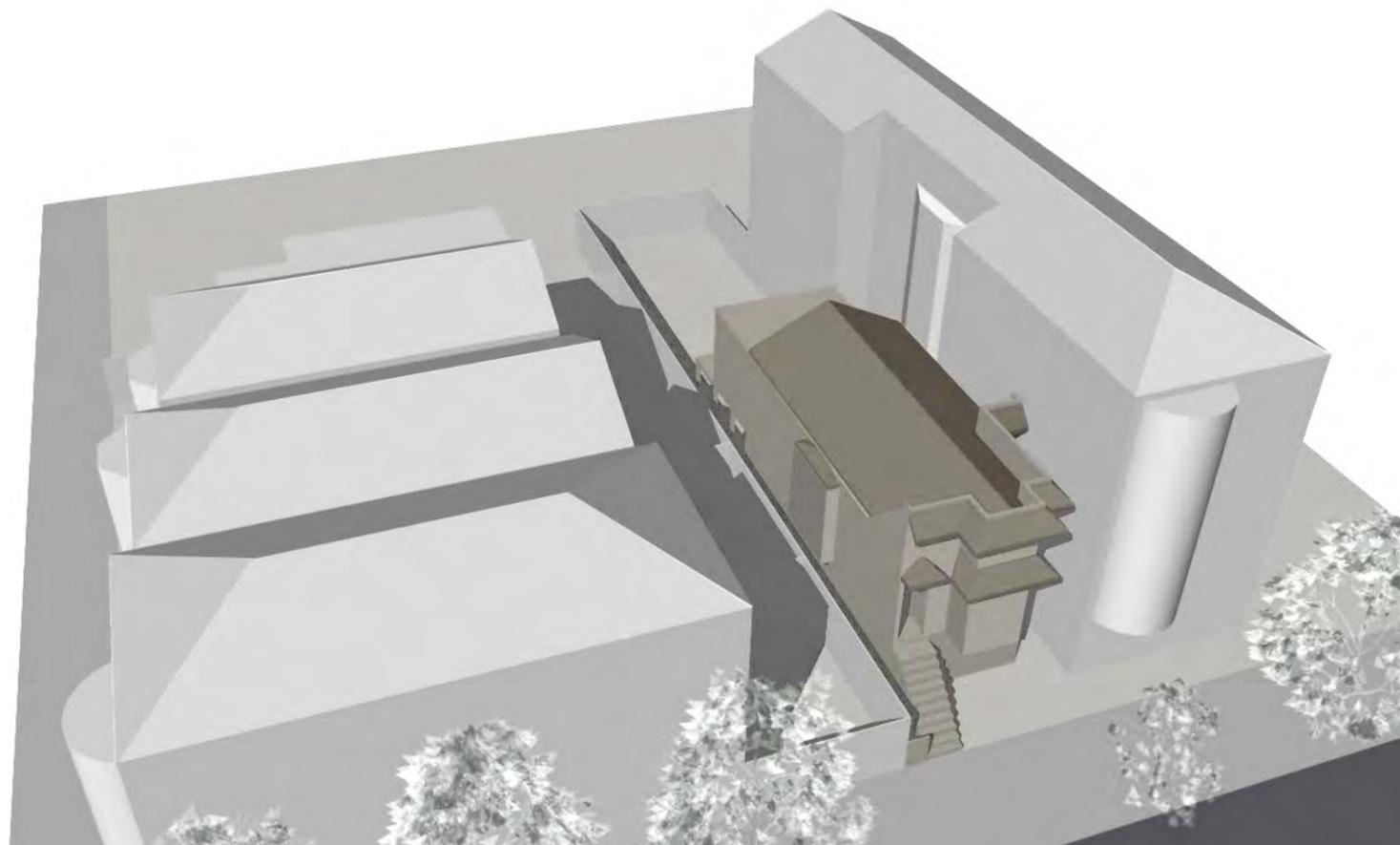
VIEW 2_ PROPOSED RESIDENCE @ STREET LEVEL

SITE PERMIT SET

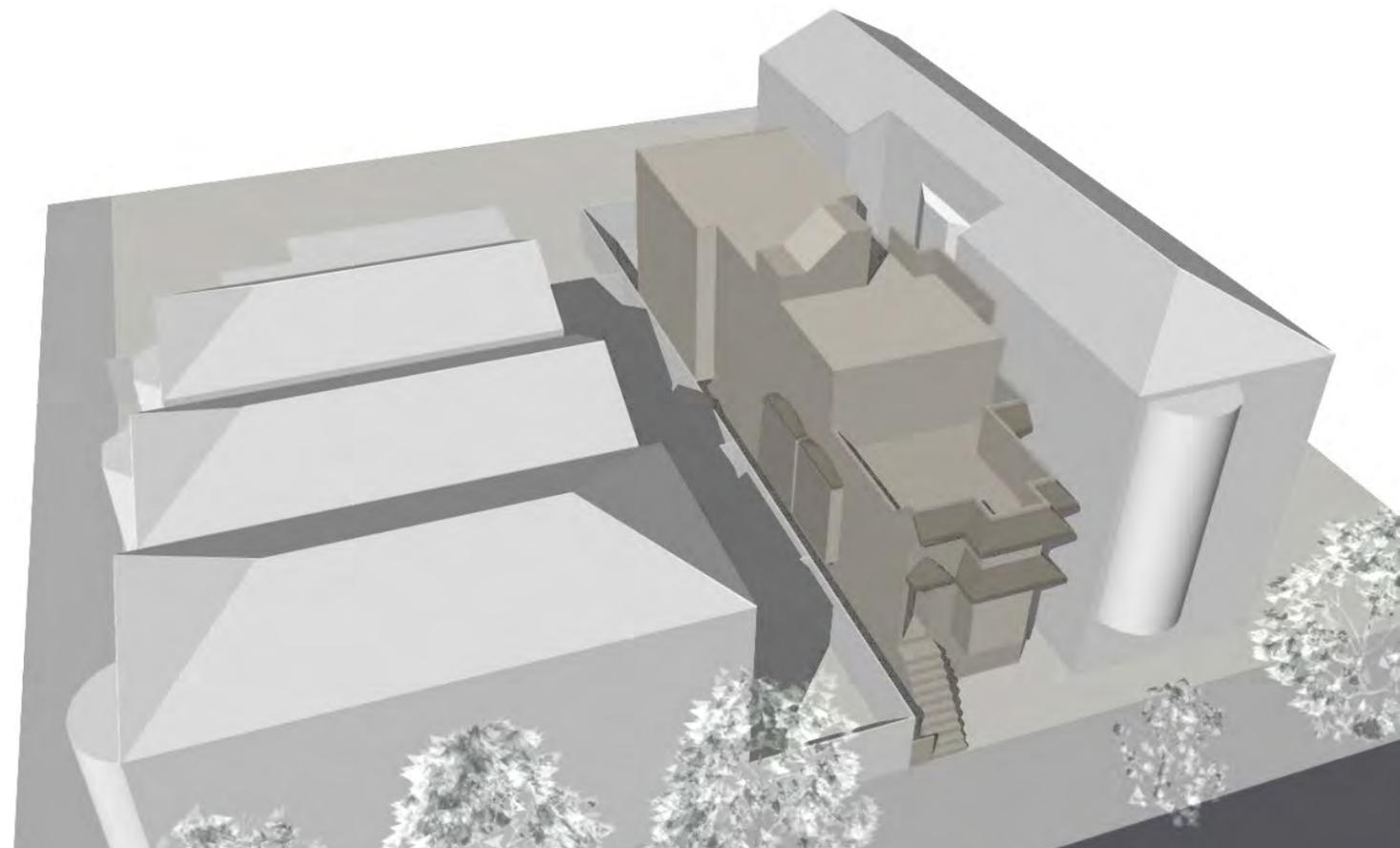
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1 PLANNING - 04/07/2011	DS
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3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

COMPARISON
RENDERS



VIEW 3_ EXISTING RESIDENCE FRONT AERIAL



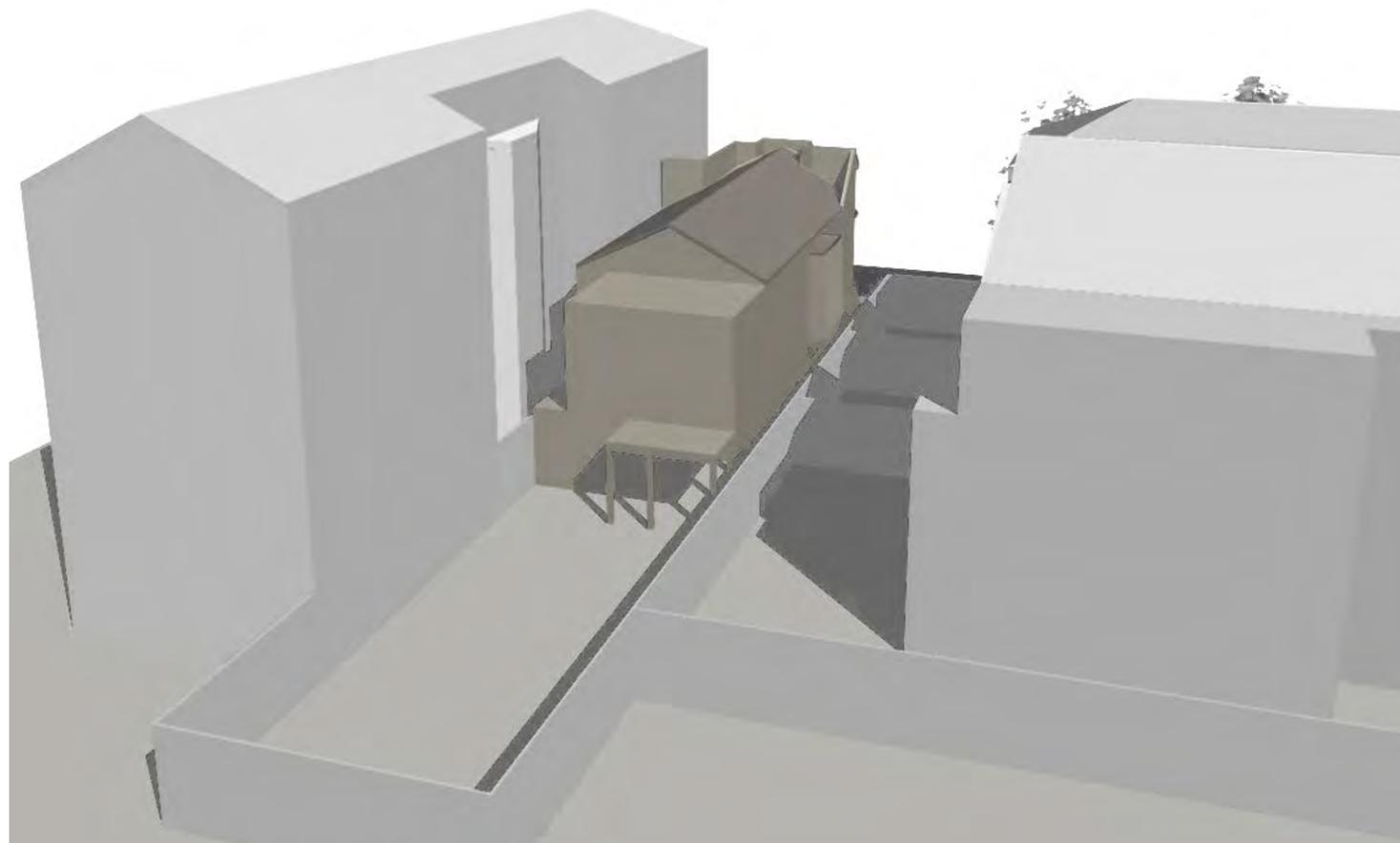
VIEW 3_ PROPOSED RESIDENCE FRONT AERIAL

SITE PERMIT SET

revisions	by:
1 PLANNING - 04/07/2011	DS
2 PLANNING - 06/16/2011	DS
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

COMPARISON
RENDERS



VIEW 4_ EXISTING RESIDENCE REAR AERIAL



VIEW 4_ PROPOSED RESIDENCE REAR AERIAL

SITE PERMIT SET

revisions	by:
1 PLANNING - 04/07/2011	DS
2 PLANNING - 06/16/2011	DS
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

COMPARISON
RENDERS



VIEW 5_ EXISTING RESIDENCE REAR AERIAL



VIEW 5_ PROPOSED RESIDENCE REAR AERIAL

SITE PERMIT SET

revisions	by:
1 PLANNING - 04/07/2011	DS
2 PLANNING - 06/16/2011	DS
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

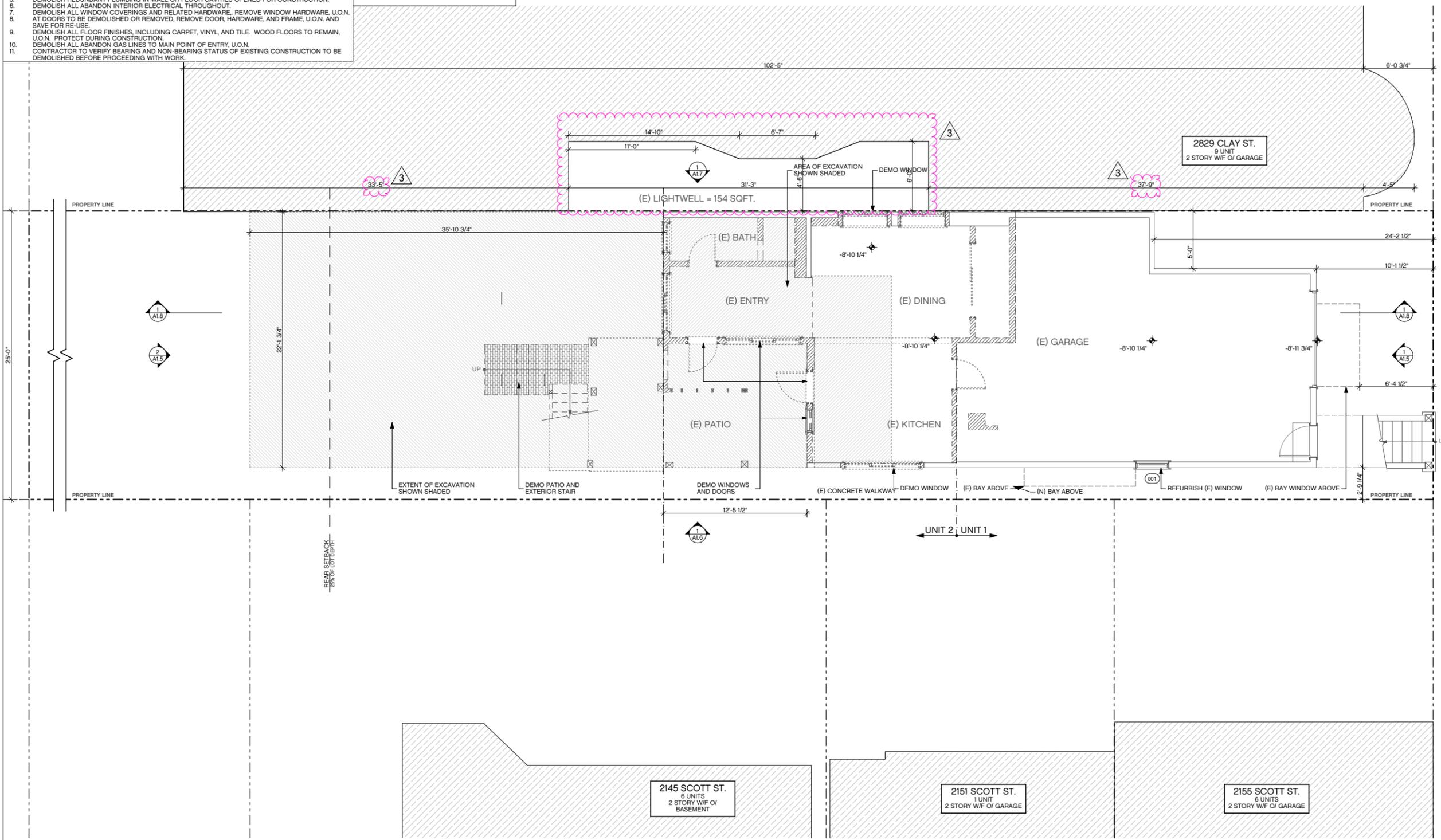
COMPARISON
RENDERS

GENERAL DEMOLITION NOTES

- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
- DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
- DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
- DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
- DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
- DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



SITE PERMIT SET

revisions	by:
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

1 EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"

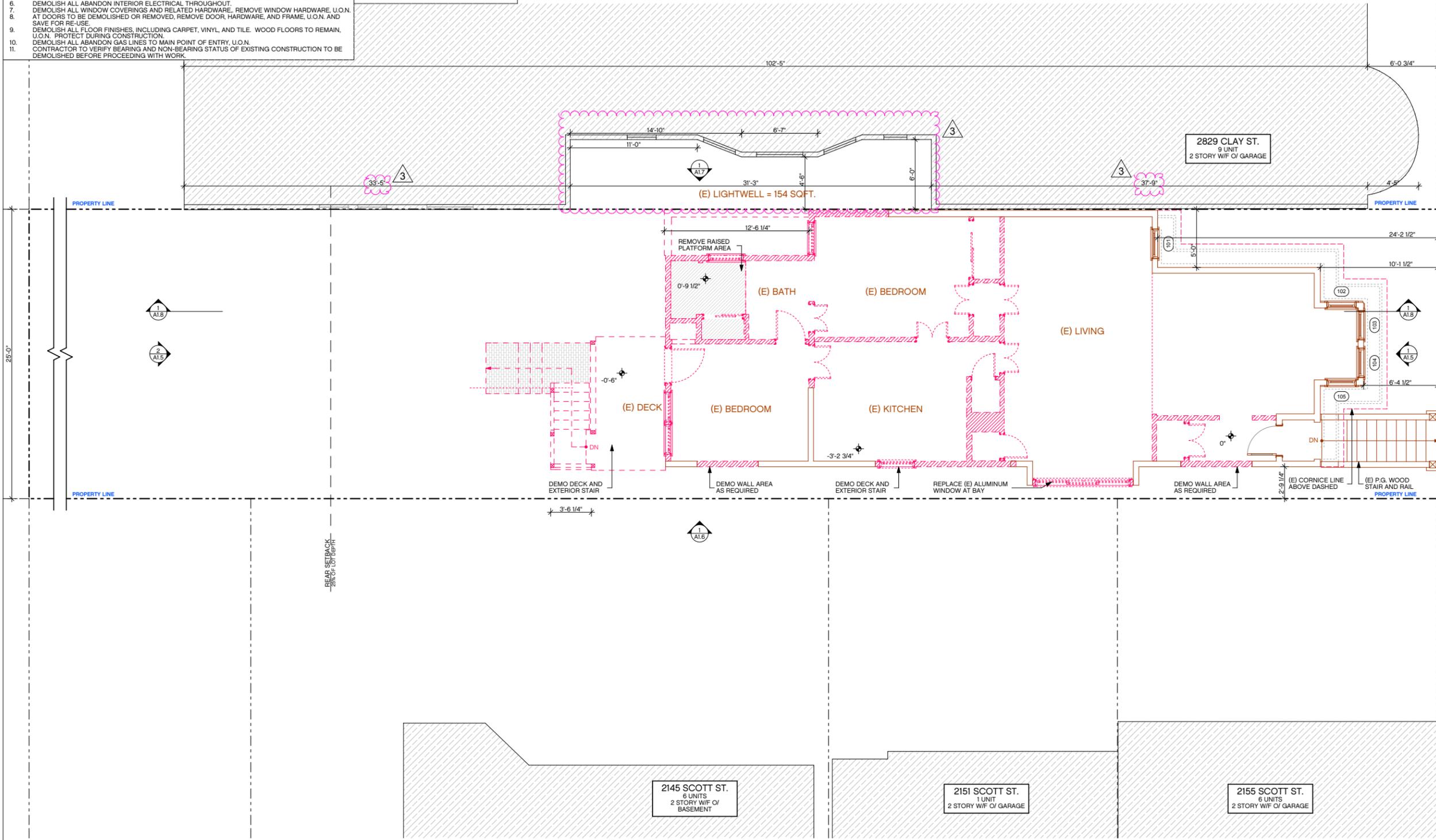
EXISTING FLOOR PLAN

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
8. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
9. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
10. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



PGE

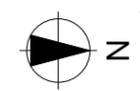
PGE

SITE PERMIT SET

revisions	by:
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

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



EXISTING FLOOR PLAN

A1.2

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
5. DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
6. DEMOLISH ALL ABANDON INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N. AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
8. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
9. DEMOLISH ALL ABANDON GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
10. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

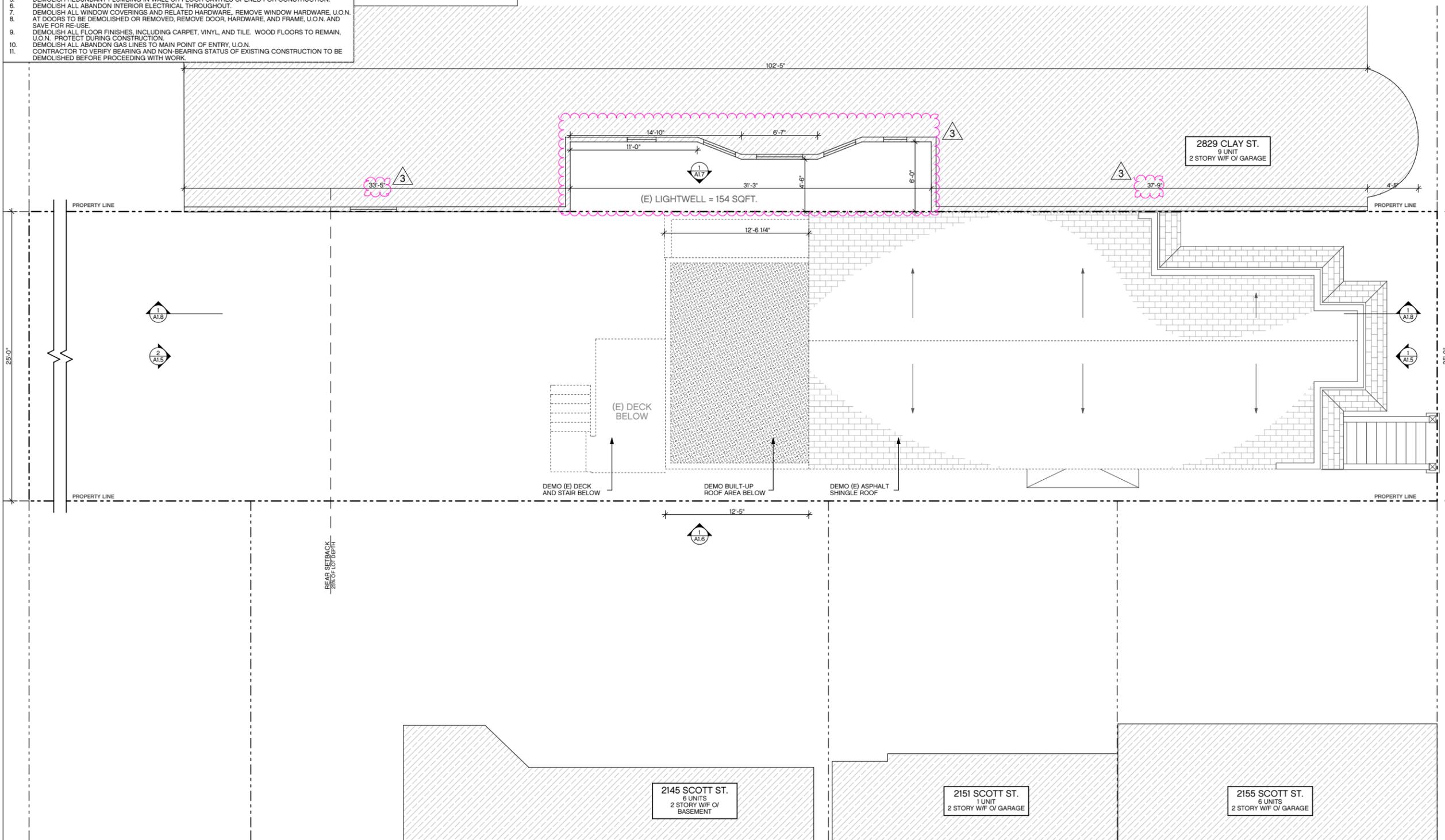
WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



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revisions	by:
3 PLANNING - 07/30/2012	HB

job #:	1014
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checked:	GF
scale:	AS NOTED

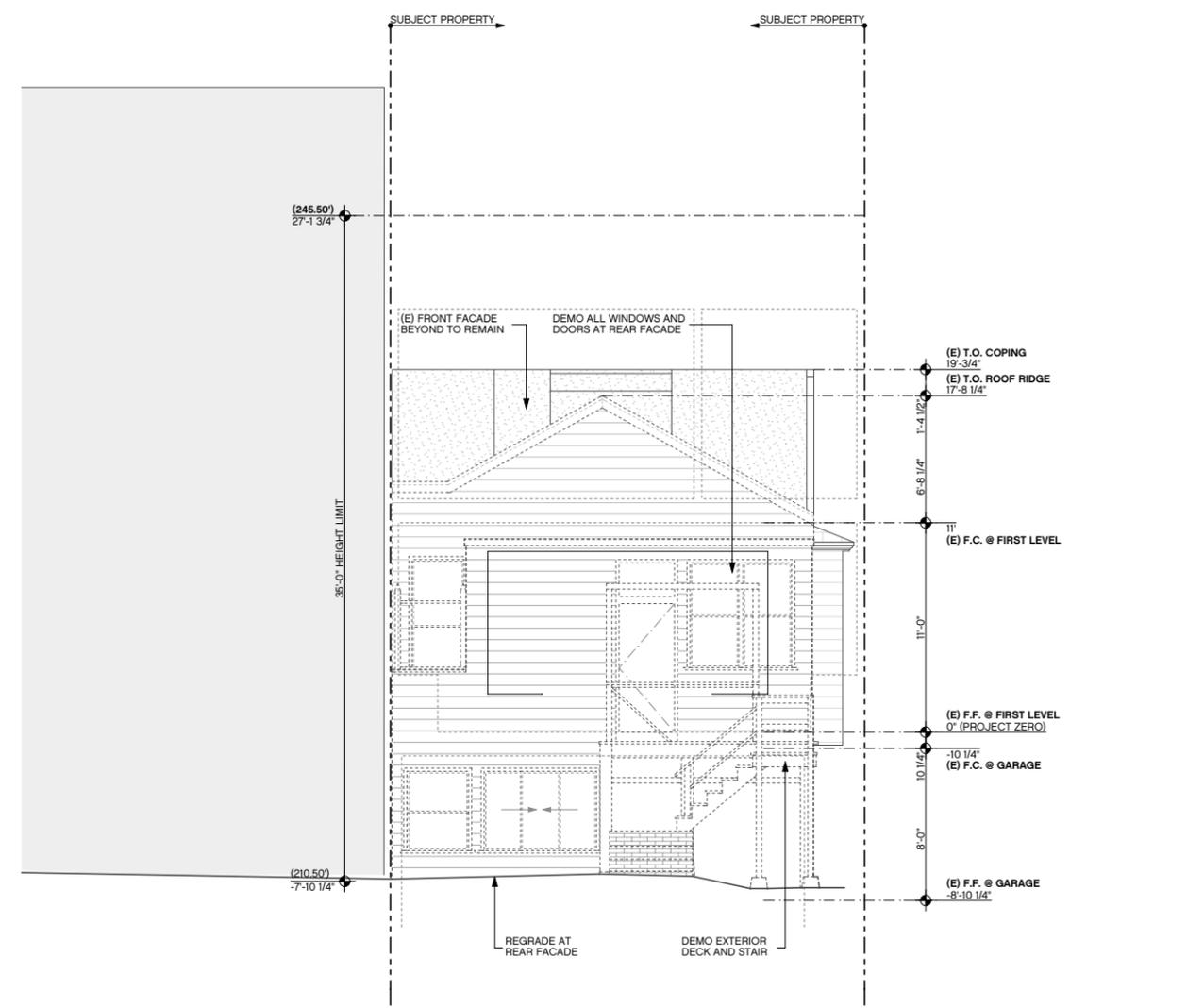
1 EXISTING ROOF PLAN
 Scale : 1/4" = 1'-0"



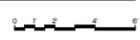
EXISTING ROOF PLAN



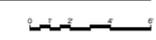
A1.3



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



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

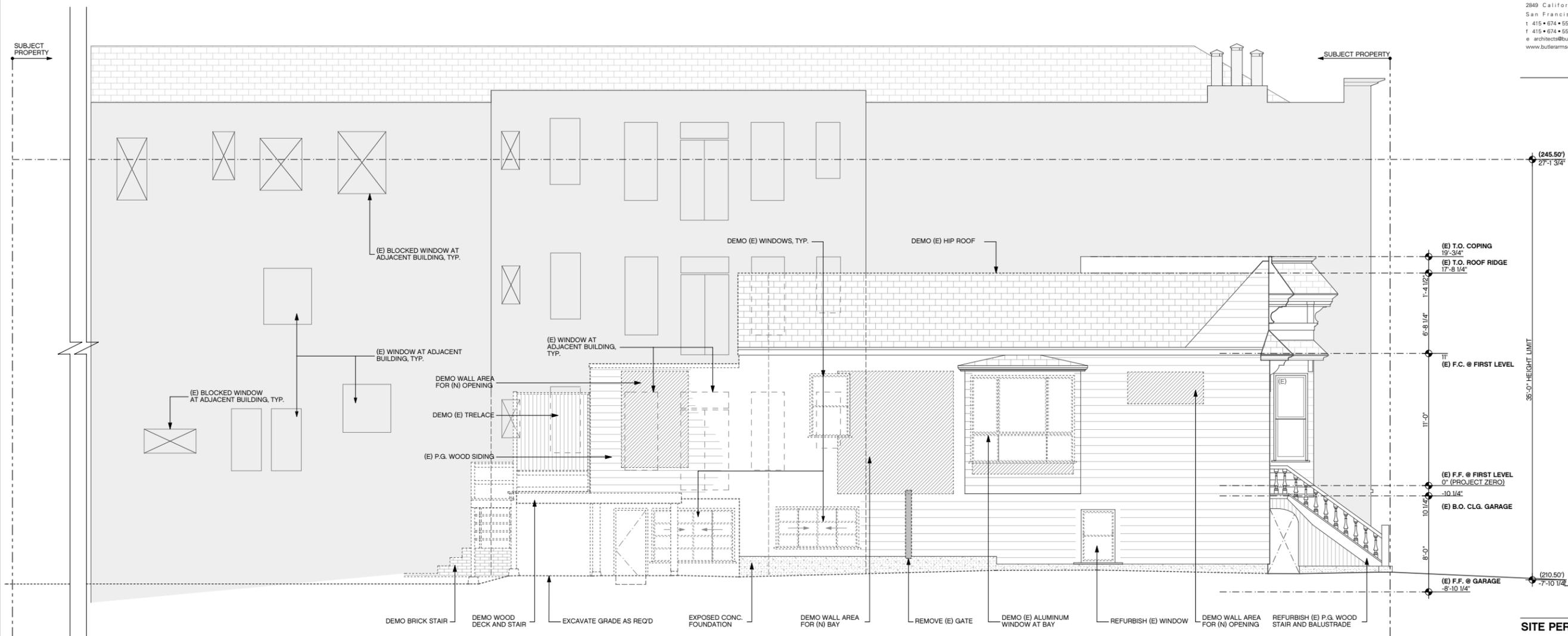


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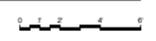
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job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

EXISTING
ELEVATIONS



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

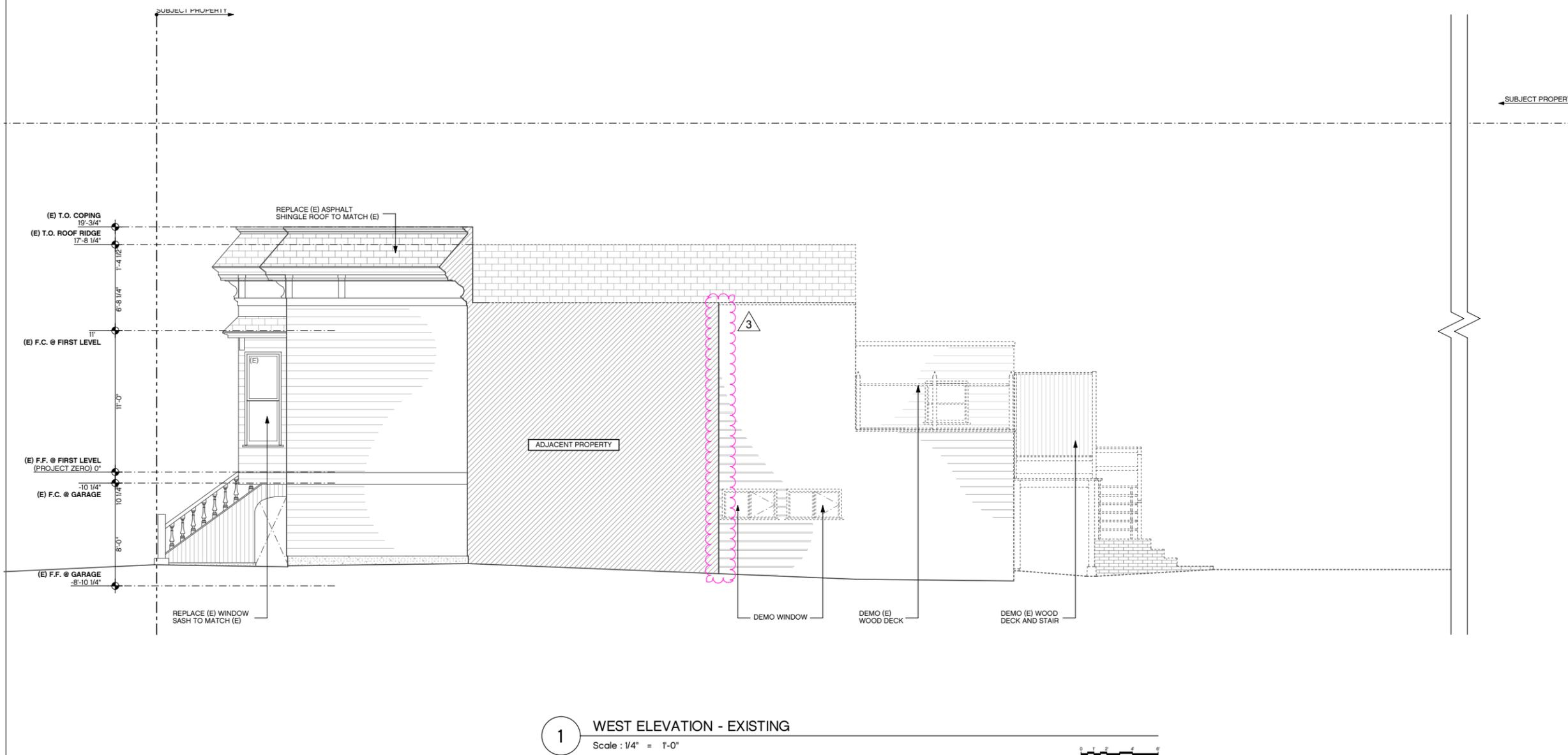


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date:	04 FEB. 2011
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checked:	GF
scale:	AS NOTED

EXISTING
ELEVATIONS



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

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checked:	GF
scale:	AS NOTED

EXISTING
ELEVATIONS

GENERAL NOTES

1. FOR DOORS AND WINDOWS, SEE DOOR AND WINDOW SCHEDULE, SHEET A2.5.
2. FOR PLUMBING FITTINGS AND FIXTURES SEE SCHEDULES, SHEET A2.X.
3. FOR FINISHES, SEE FINISH SCHEDULE, SHEET A2.X.

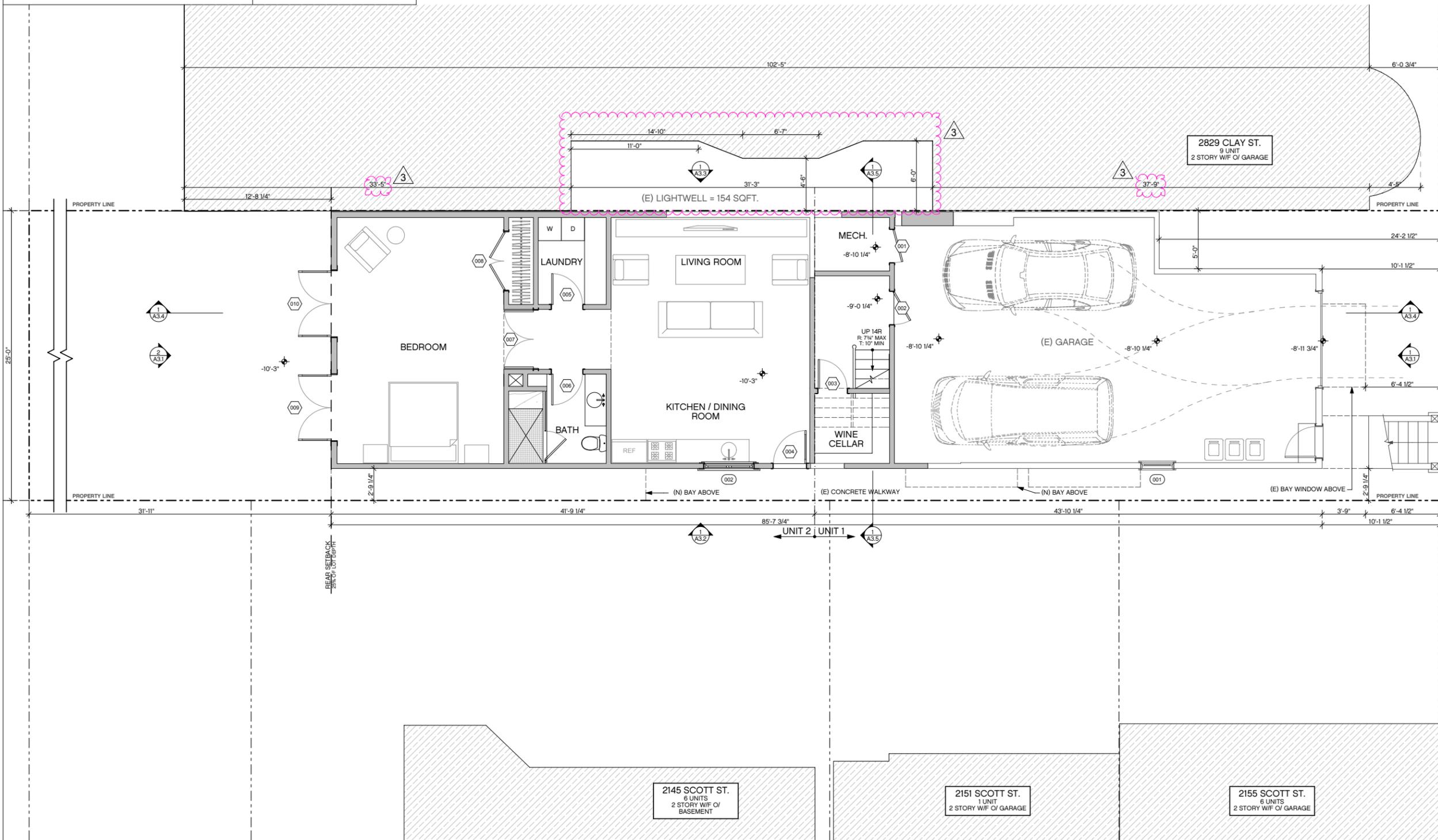
WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



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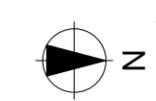


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2 PLANNING - 06/16/2011	DS
3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

1 PROPOSED BASEMENT PLAN
 Scale: 1/4" = 1'-0"



PROPOSED FLOOR PLAN

A2.1

GENERAL NOTES

- FOR DOORS AND WINDOWS, SEE DOOR AND WINDOW SCHEDULE, SHEET A2.5.
- FOR PLUMBING FITTINGS AND FIXTURES SEE SCHEDULES, SHEET A2.X.
- FOR FINISHES, SEE FINISH SCHEDULE, SHEET A2.X.

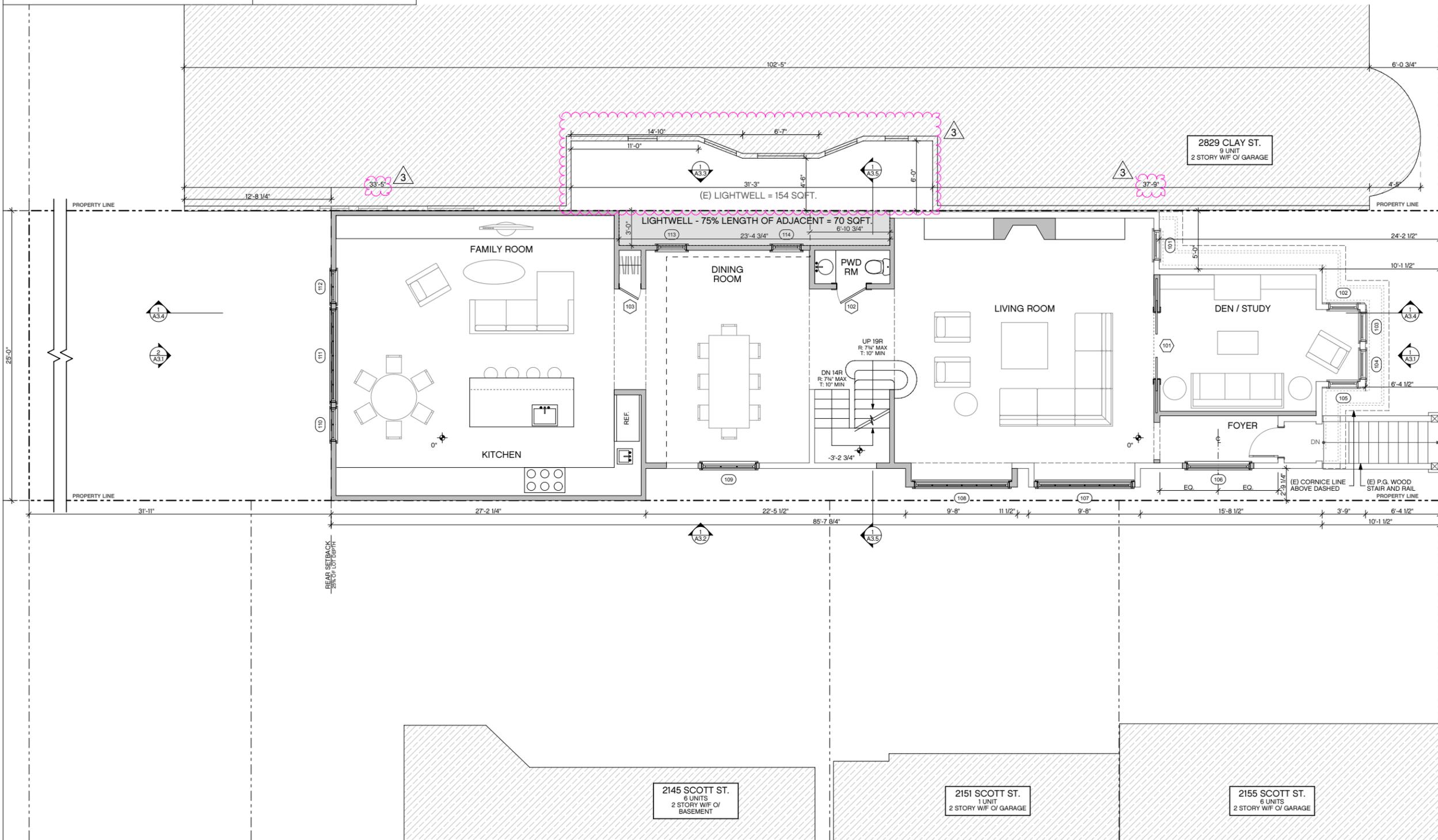
WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



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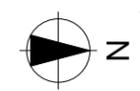
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3 PLANNING - 07/30/2012	HB

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checked:	GF
scale:	AS NOTED

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



PROPOSED FLOOR PLAN



A2.2

GENERAL NOTES

1. FOR DOORS AND WINDOWS, SEE DOOR AND WINDOW SCHEDULE, SHEET A2.5.
2. FOR PLUMBING FITTINGS AND FIXTURES SEE SCHEDULES, SHEET A2.X.
3. FOR FINISHES, SEE FINISH SCHEDULE, SHEET A2.X.

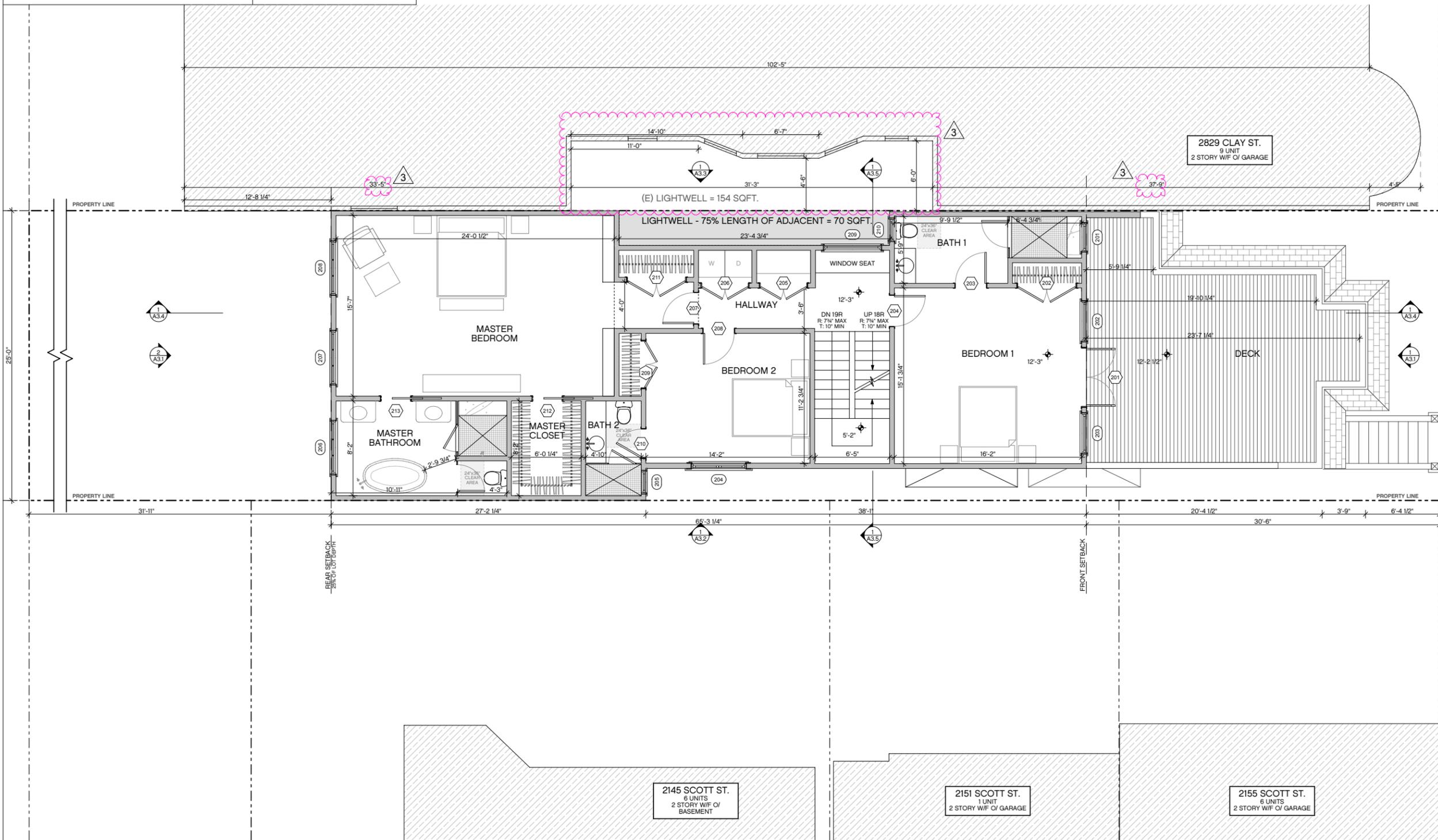
WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



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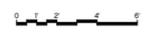


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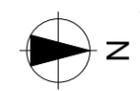
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3 PLANNING - 07/30/2012	HB

job #:	1014
date:	04 FEB. 2011
drawn:	DS
checked:	GF
scale:	AS NOTED

1 PROPOSED SECOND FLOOR PLAN- NO CHANGE
 Scale : 1/4" = 1'-0"



PROPOSED FLOOR PLAN



A2.3

GENERAL NOTES

1. FOR DOORS AND WINDOWS, SEE DOOR AND WINDOW SCHEDULE, SHEET A2.5.
2. FOR PLUMBING FITTINGS AND FIXTURES SEE SCHEDULES, SHEET A2.X.
3. FOR FINISHES, SEE FINISH SCHEDULE, SHEET A2.X.

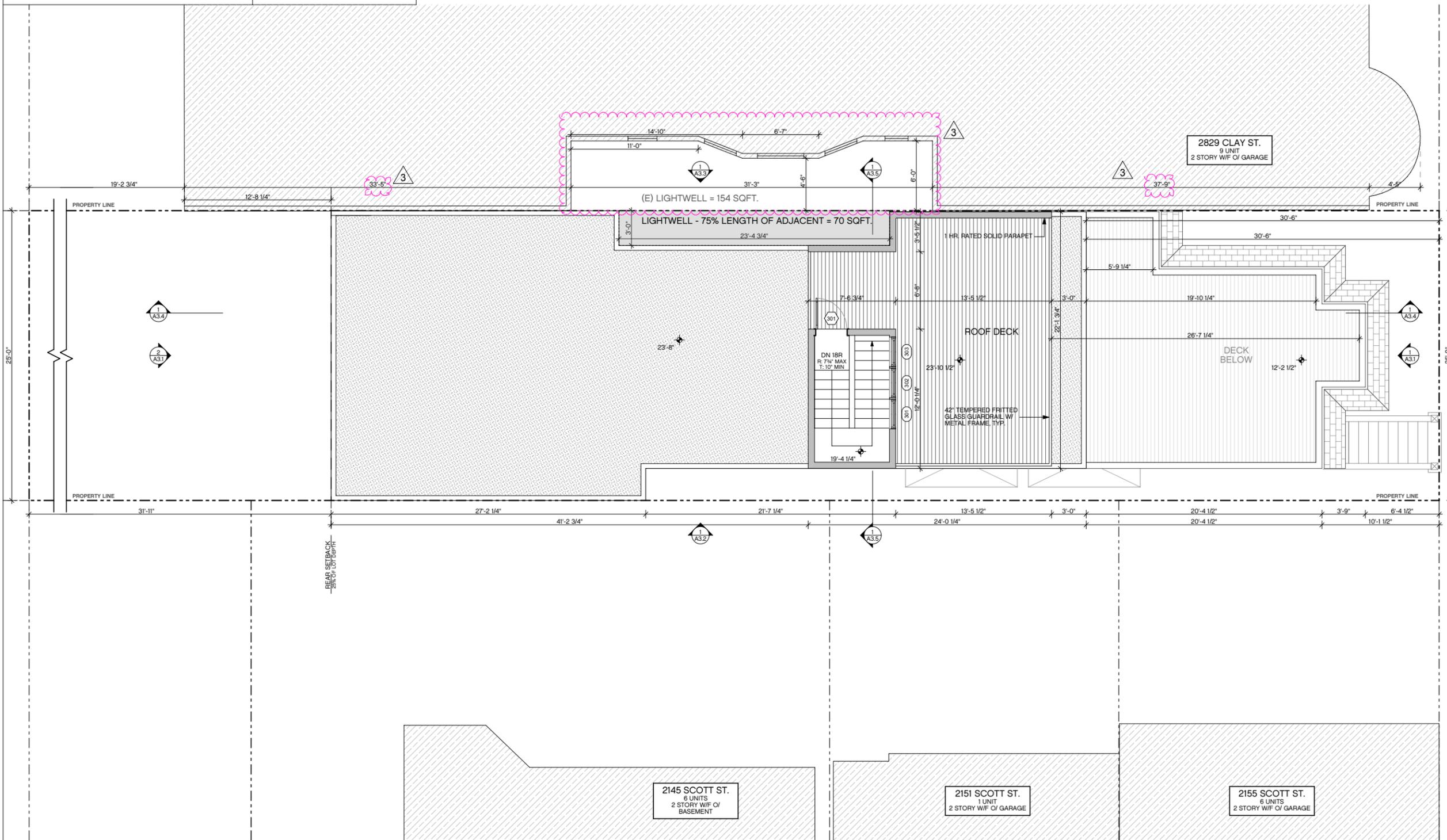
WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



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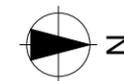


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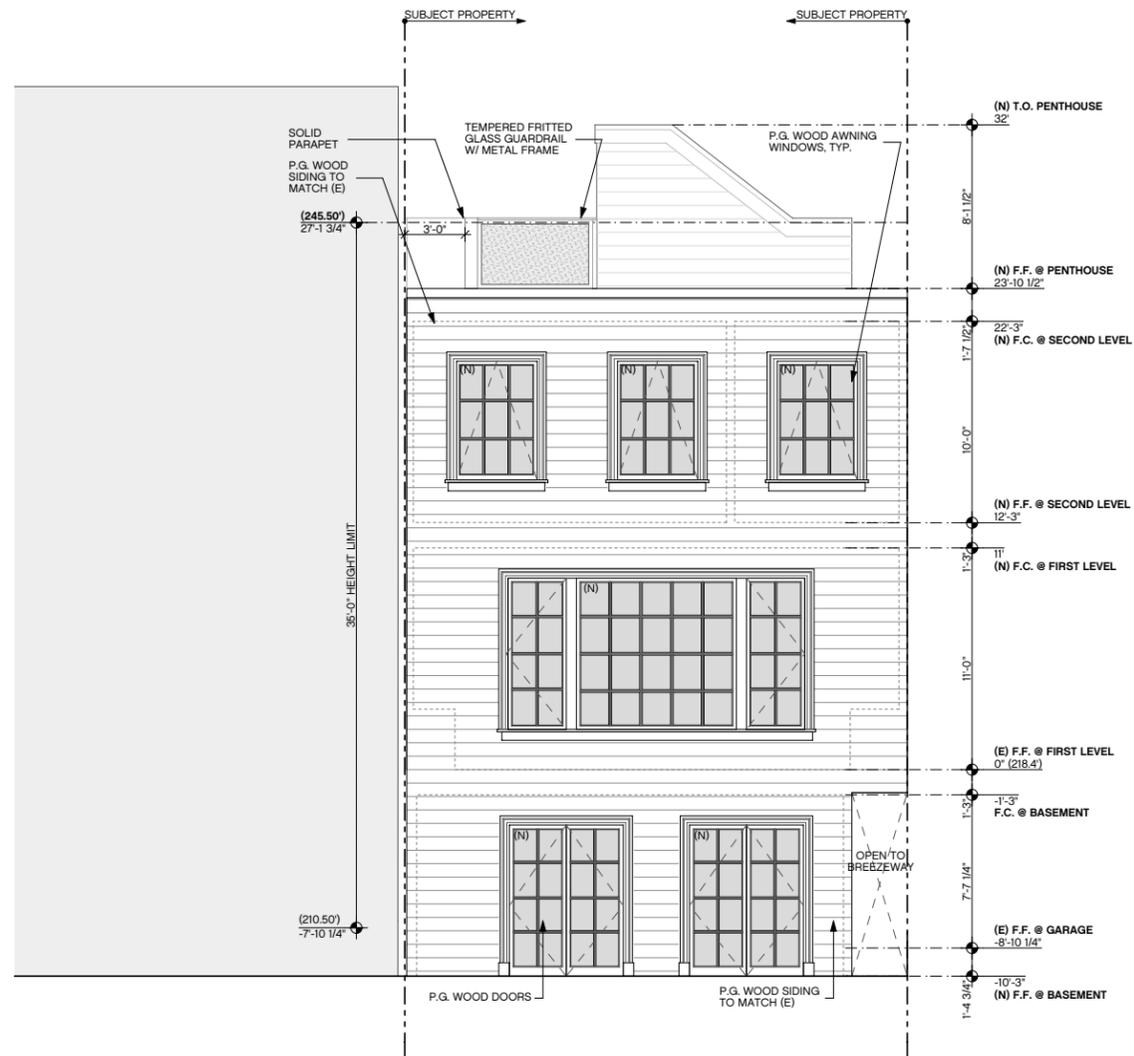
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1 PROPOSED ROOF PLAN- NO CHANGE
Scale: 1/4" = 1'-0"

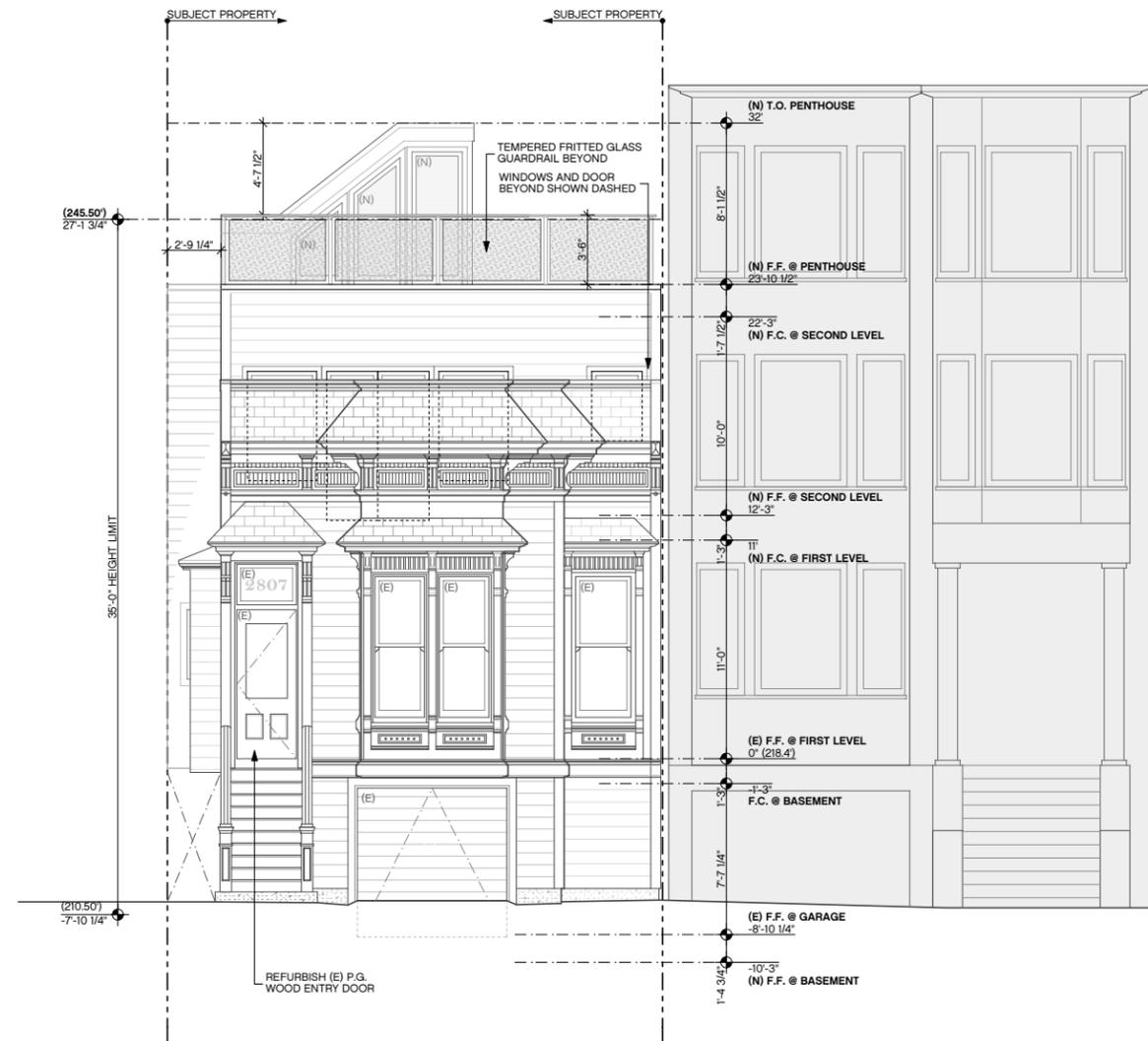


PROPOSED
ROOF PLAN

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



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

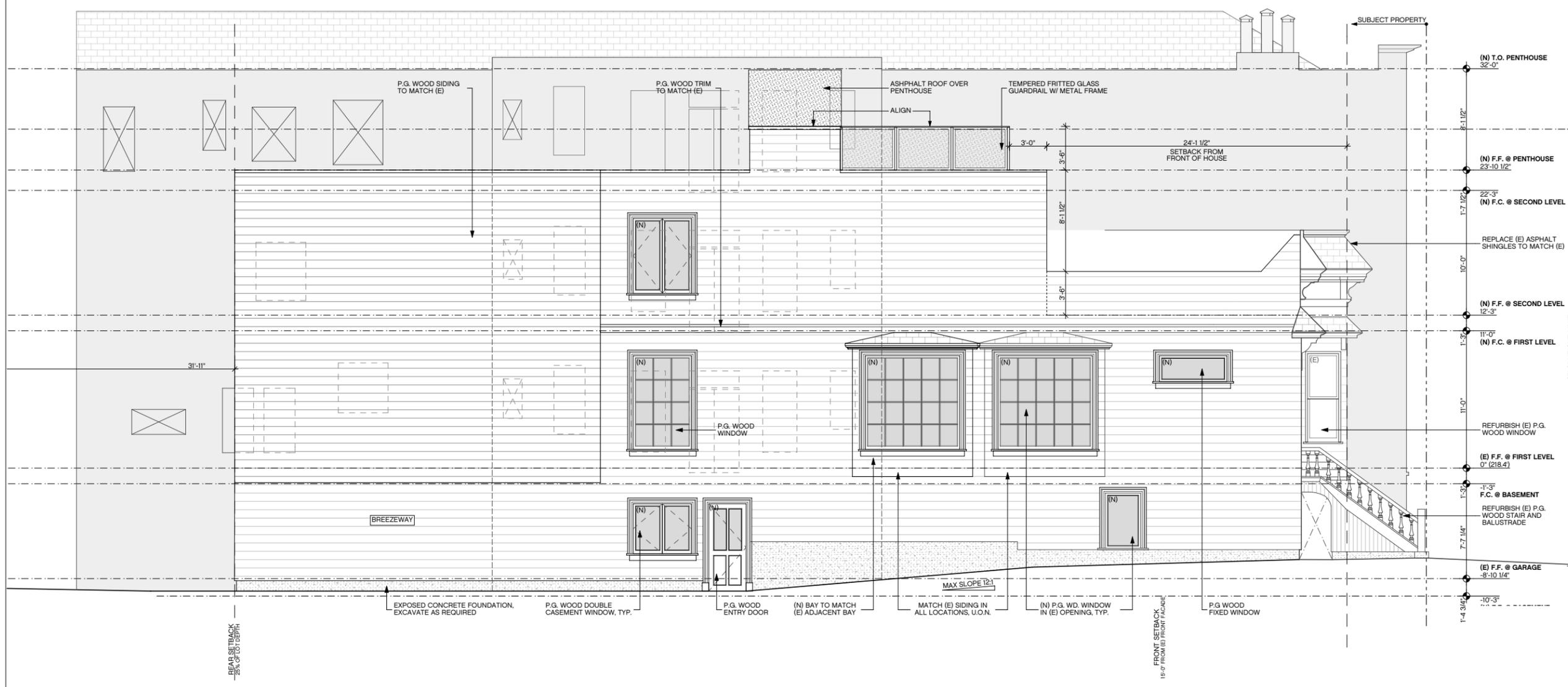


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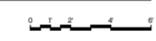
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scale:	AS NOTED

EXTERIOR
ELEVATIONS



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

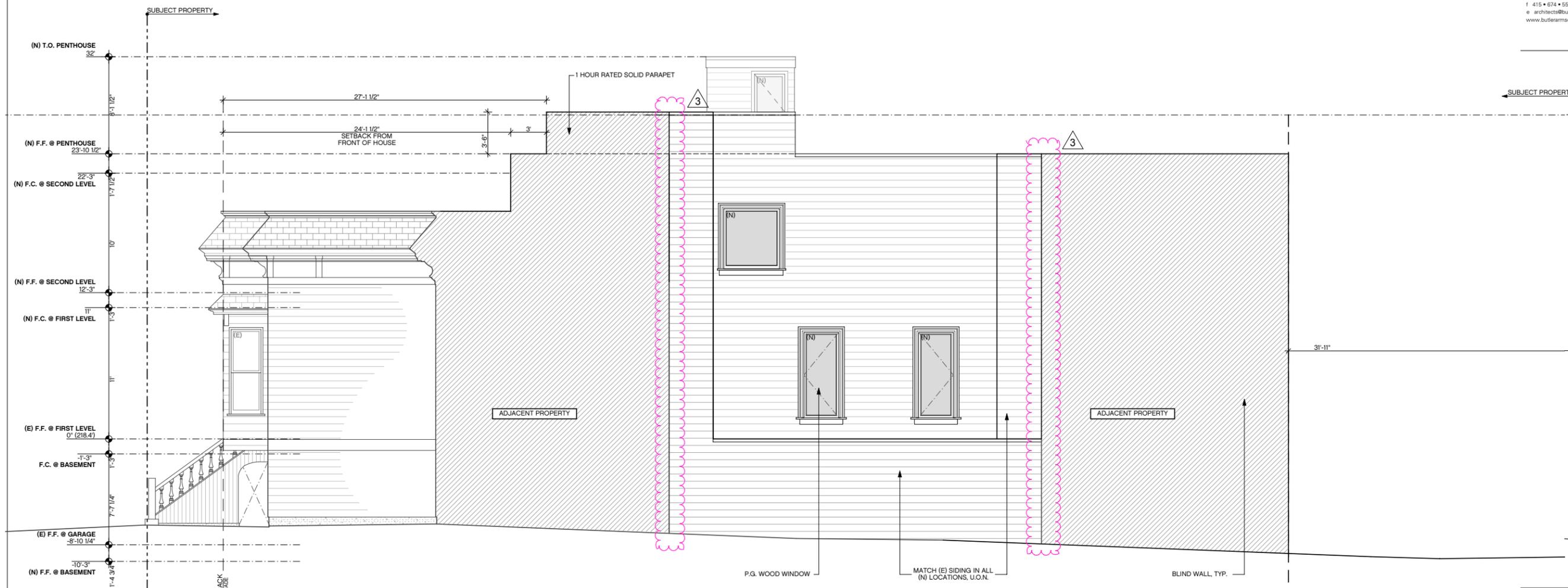


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EXTERIOR
ELEVATIONS



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

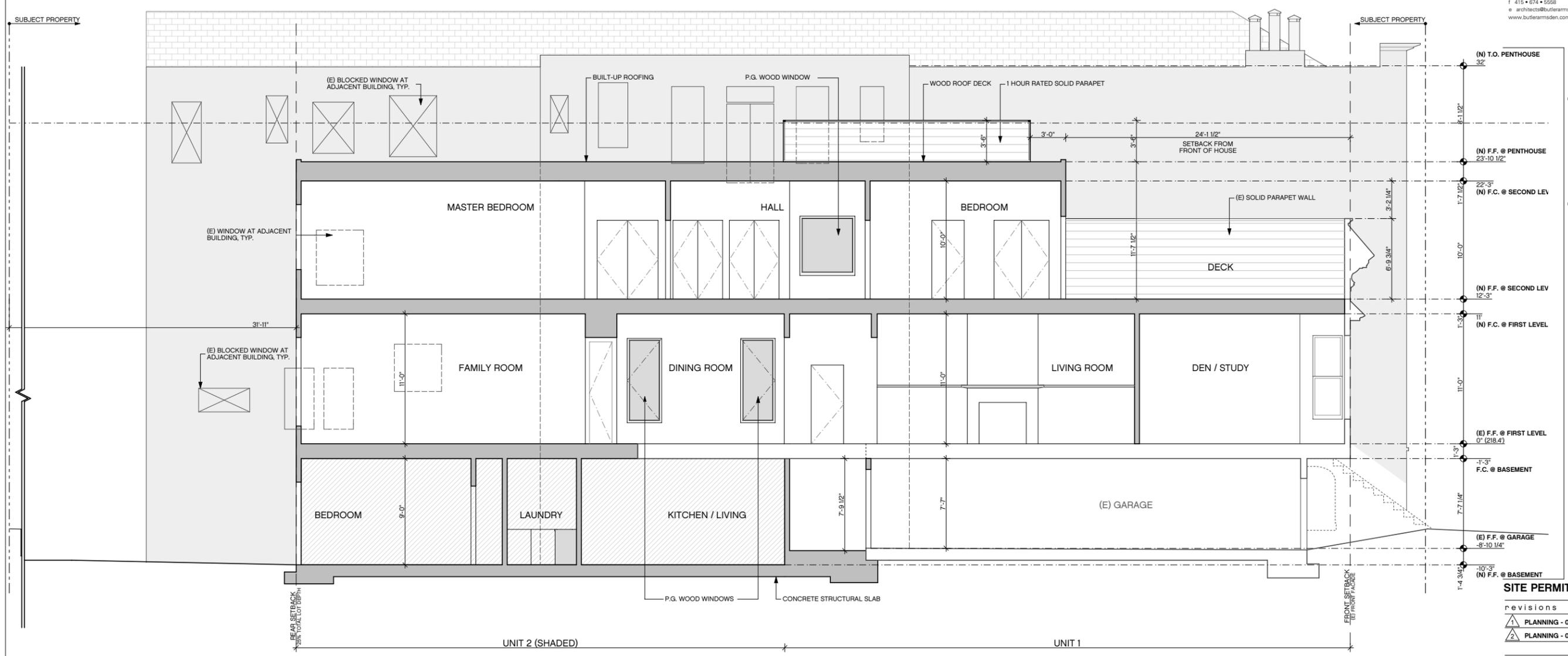


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EXTERIOR
ELEVATIONS



1 LONGITUDINAL SECTION - PROPOSED
Scale : 1/4" = 1'-0"

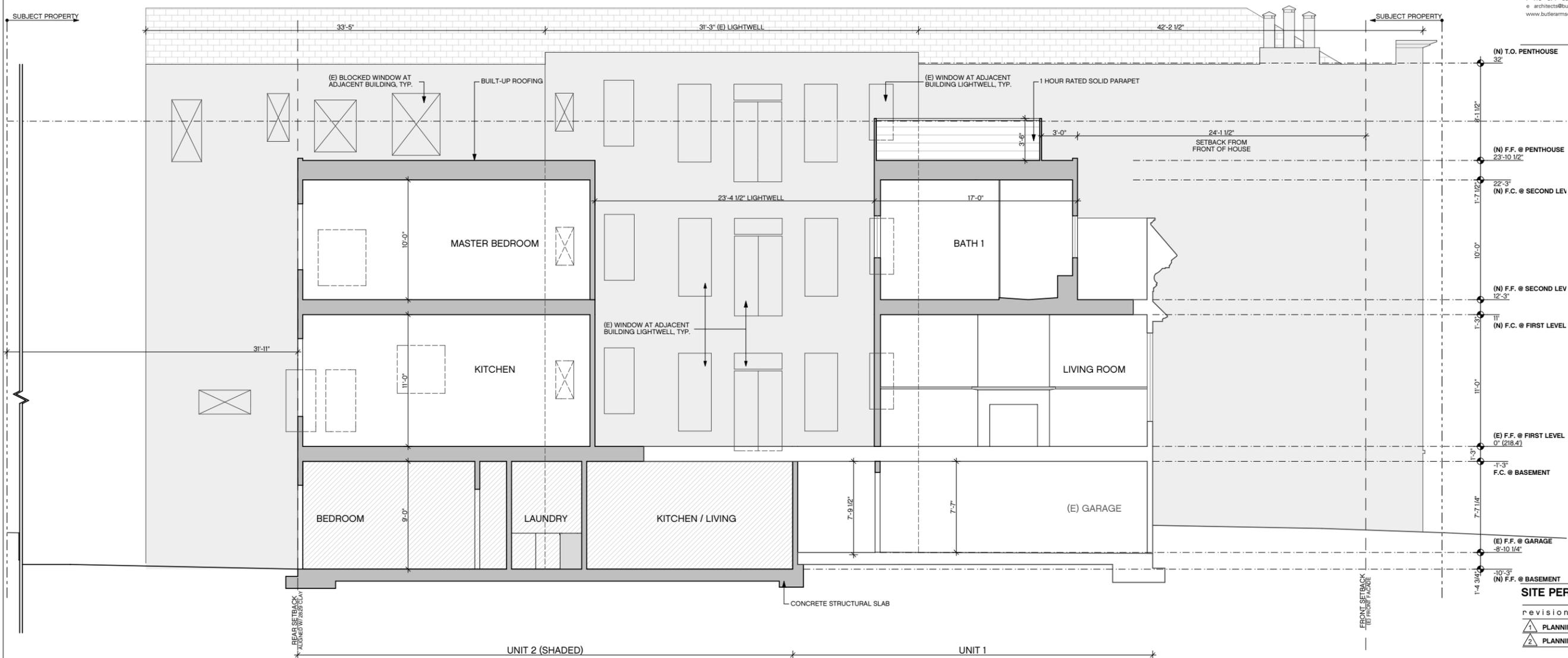


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LONGITUDINAL SECTION



1 LONGITUDINAL SECTION - PROPOSED
Scale : 1/4" = 1'-0"

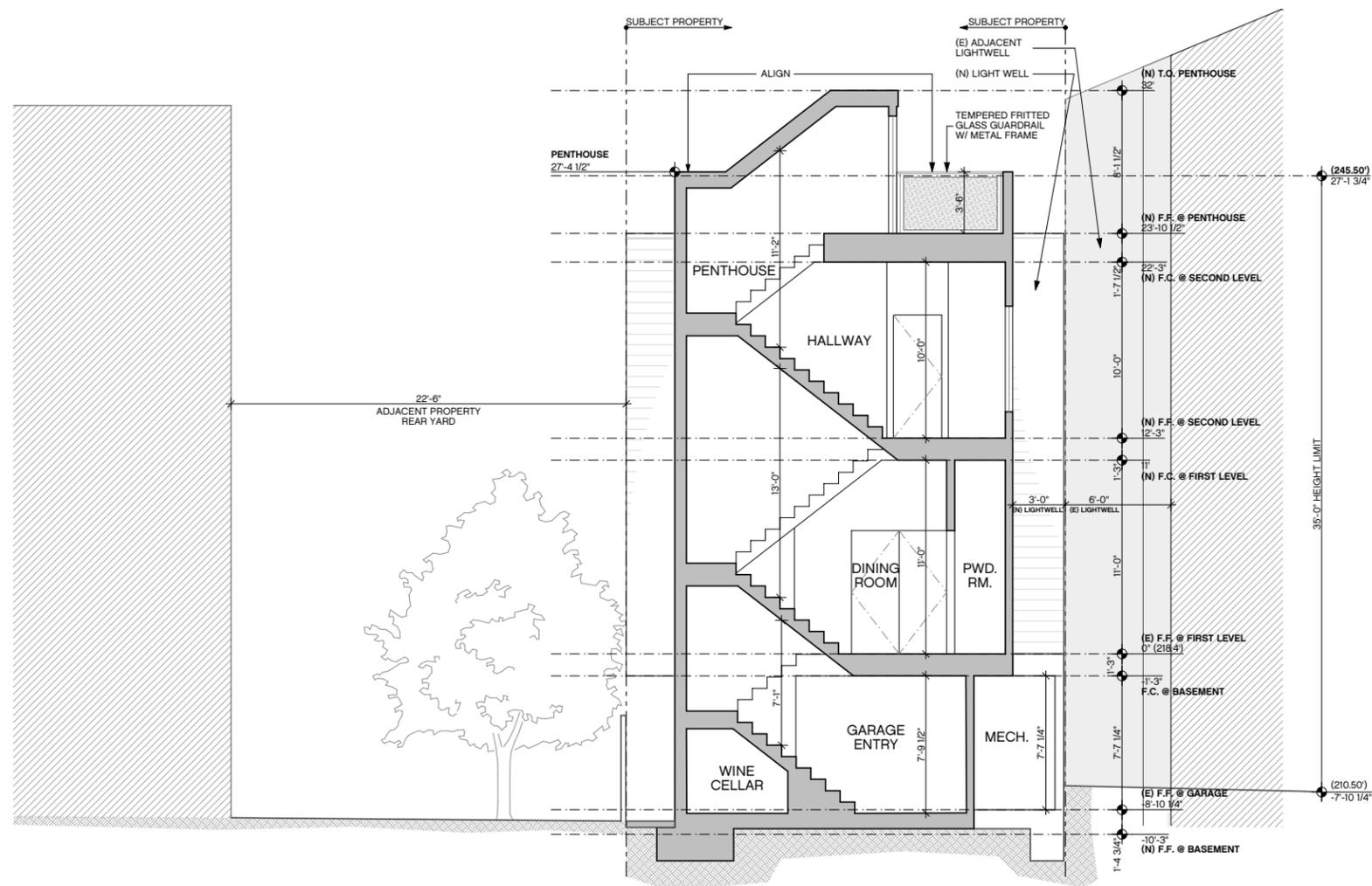


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LIGHTWELL
SECTION



1 TRANSVERSE SECTION - PROPOSED
Scale : 1/4" = 1'-0"

SITE PERMIT SET

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TRANSVERSE
SECTION