



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 23, 2014

Date: October 16, 2014
Case No.: **2014.1139D**
Project Address: **2809-2811 Polk Street**
Permit Application: 2014.0228.9613
Zoning: RM-1 [Residential Mixed, Low-Density]
40-X Height and Bulk District
Block/Lot: 0478/004
Project Sponsor: Virginie Manichon
EAG Studio
2443 Fillmore Street
San Francisco, CA 94109
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@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 proposed project would add 1,170 square feet to an existing two-story, two-unit building. The project scope includes a one-story vertical addition with a deck, infill at the rear of the basement, garage, and first levels, and a 4 foot decrease in the front setback..The proposal also includes interior reconfiguration of each of the two units, including the addition of an elevator.

SITE DESCRIPTION AND PRESENT USE

The project site is approximately 27 feet wide by 85 feet deep and slopes down from the property line. The lot contains a two-unit residential building over a garage level and basement. The garage and basement level are currently used for parking and tenant storage. Unit 1 is 1,024 square feet and occupies the first floor, and unit 2 is 1,257 square feet and occupies the second floor

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The properties on the subject block of Polk Street are zoned RM-1 (Residential, Mixed, Low-Density) and across the street from the subject property is zoned both RH-2 (Residential, Two-Family) and RM-1. The subject property is approximately three blocks north of the intersection of Polk and Filbert Streets, where the Polk Street Neighborhood Commercial District begins. Properties along the subject block are generally three- to four- story apartments and duplexes with garages at the ground floor. The west side of the block is made up of buildings constructed in the mid-1920's, while most buildings on the east side of the block were constructed in the early 1940's.

The DR Requestor's property, which is abuts the subject property to the south, is a three-story, six-unit residential building on the corner of Chestnut and Polk. The abutting property to the north is a single story, single-unit dwelling.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 18, 2014 – July 18, 2014	July 21, 2014*	October 23, 2014	94 days

*The DR Filing deadline was extended for the Block Book Notification holder as he was insufficiently notified by planning staff.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 12, 2014	October 10, 2010	12 days
Mailed Notice	10 days	October 12, 2014	October 10, 2010	12 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	1 (DR Requestor)	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

To date, the Department has not received any additional public comment.

DR REQUESTOR

Andrei Urazov, 1220b Chestnut Street. Mr. Urazov’s apartment is adjacent to the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

The DR requestor is concerned that the lot size is well below the minimum lot size, and increasing the building area will be out of character with the neighborhood. Mr. Urazov also states that the topography of the site creates a condition where the building reads as two stories from the front, and slopes to three at the back. He believes that the existing building on subject property already blocks the light and air of the most habitable areas of his building at all stories, and the addition of a third story penthouse would completely block the little light and air currently enjoyed by residents.

Mr. Urazov believes that the owners of the subject property are seeking better views, and states that if the owners of the subject property wanted more habitable space then the neighbors have no objection to supporting a variance for a horizontal addition into the required rear yard instead of a vertical addition.

See attached *Discretionary Review Application*, dated July 17, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The project sponsor states that the lightwell at the DR Requestor’s property is covered at the top floor, and therefore is blocking its own light and air. The addition to the subject property is respectful of the neighbor’s property line windows and because it is situated north of the DR Requestor’s property, the addition will not block light to these windows. There are many three-story apartment buildings on the subject block, so the proposed addition is in keeping with the neighborhood pattern.

See attached *Supporting Information for Discretionary Review*, dated September 28, 2014

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

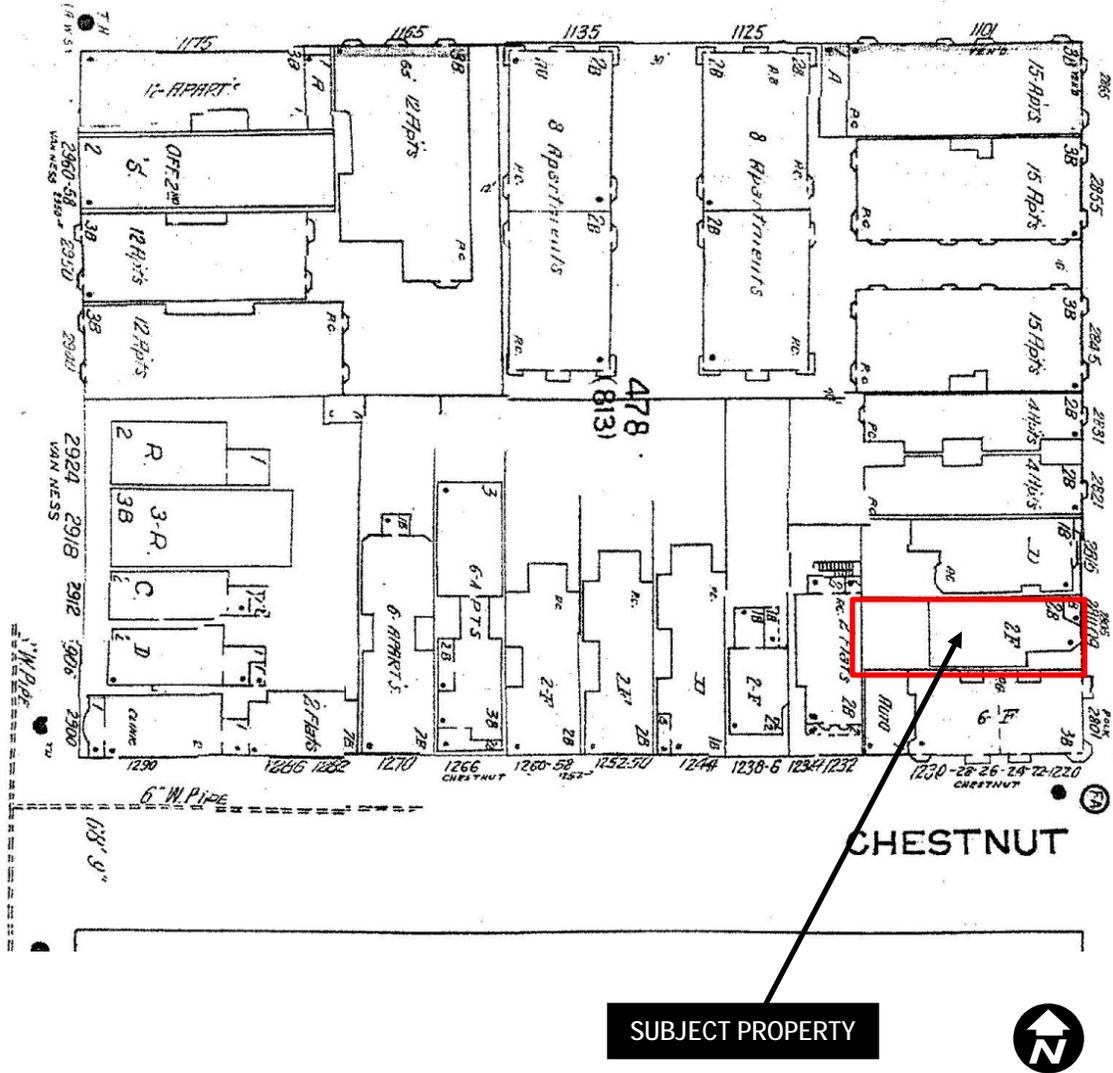
The request for Discretionary Review of this proposal was presented to the Residential Design Team (RDT) for review on July 30, 2014. The RDT determined that there were no exceptional or extraordinary circumstances created for the Discretionary Review requestor, and therefore the case could be presented as an abbreviated analysis.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Supporting Information from Project Sponsor dated September 29, 2014
- Reduced Plans

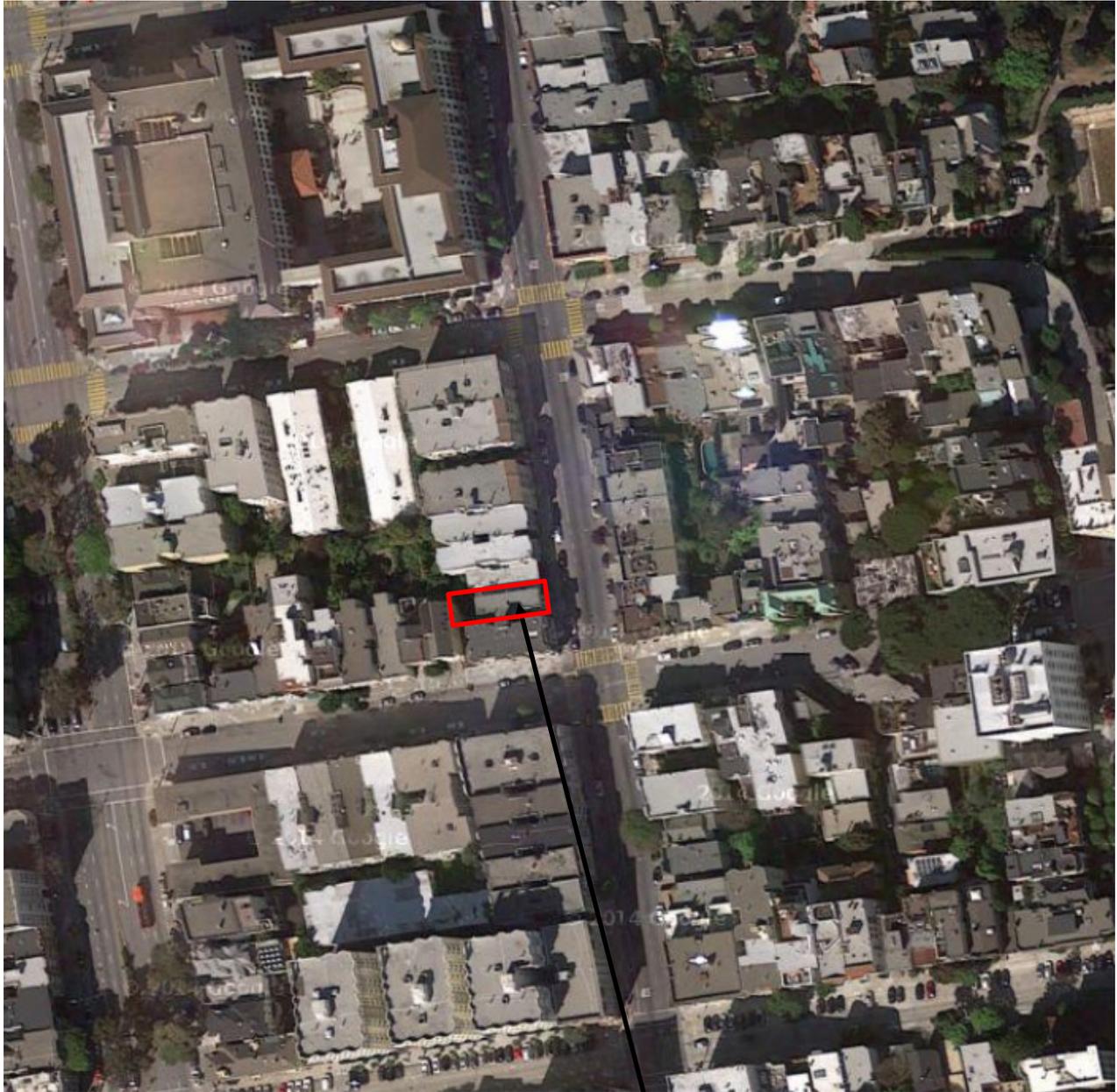
Sanborn Map*



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

Discretionary Review Hearing
Case Number 2014.1139D
Building Permit No. 2014.0228.9613
2809-2811 Polk Street

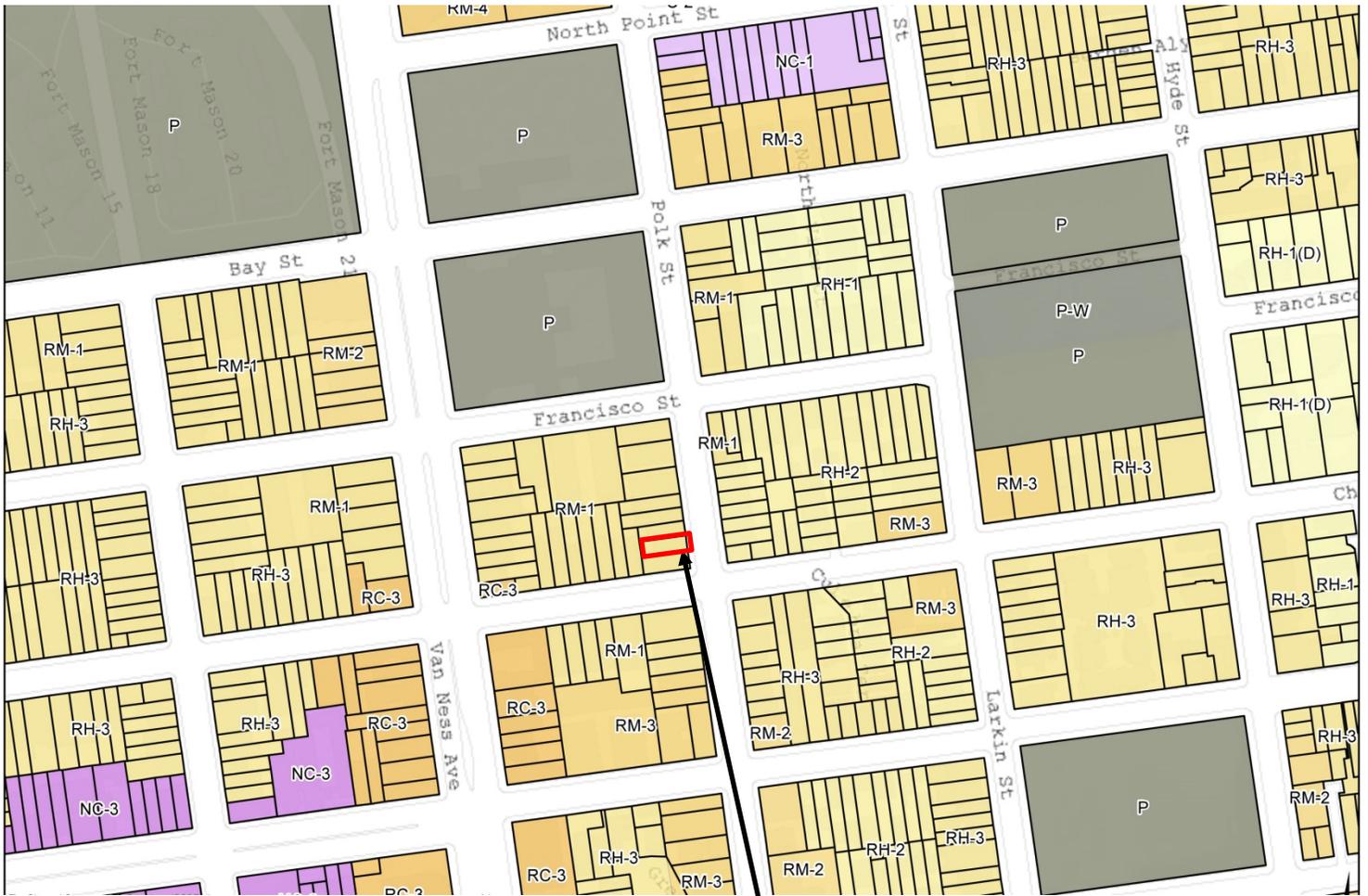
Aerial Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1139D
Building Permit No. 2014.0228.9613
2809-2811 Polk Street

Zoning Map



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1139D
Building Permit No. 2014.0228.9613
2809-2811 Polk Street

Site Photo



Discretionary Review Hearing
Case Number 2014.1139D
Building Permit No. 2014.0228.9613
2809-2811 Polk Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 28, 2014**, the Applicant named below filed Building Permit Application No. **2014.0228.9613** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	2809-2811 Polk Street	Applicant:	Richard Bradley
Cross Street(s):	Chestnut Street	Address:	2809 Polk Street
Block/Lot No.:	0478/004	City, State:	San Francisco, CA 94109
Zoning District(s):	RM-1 / 40-X	Telephone:	(415) 300-0585

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	17 feet, 10 inches	13 feet, 9 inches
Side Setbacks	None	No Change
Building Depth	51 feet, 10 inches	61 feet, 3 inches
Rear Yard	25 feet, 7 inches	21 feet, 3 inches
Building Height	25 feet, 5 inches	36 feet, 5 inches
Number of Stories	2	3
Number of Dwelling Units	2	2
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
<p>The proposal is to add 1,170 square feet to the existing two story building by adding a third story with a deck at the front, infilling the rear at the basement, garage, and first levels, reducing the recess of the front setback 4 feet closer to Polk. The proposal also includes interior reconfiguration of each of the two units. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Carly Grob

Telephone: (415) 575-9138

E-mail: carly.grob@sfgov.org

Notice Date: **6/18/2014**

Expiration Date: **7/18/2014**

中文詢問請電: **(415) 575-9010**

Para información en Español llamar al: **(415) 575-9010**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

RECEIVED

JUL 18 2014

1. Owner/Applicant Information

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O. BOX 37000

DR APPLICANT'S NAME: Andrei Urazov		
DR APPLICANT'S ADDRESS: 1220bchestnut Street	ZIP CODE: 94109	TELEPHONE: (415)990-1338

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Richard Bradley		
ADDRESS: 2891 Polk Street, San Francisco	ZIP CODE: 94109	TELEPHONE: (415) 300-0585

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Gus Fallay		
ADDRESS: 300 Frank Ogawa Plaza, Ste 218	ZIP CODE: 94612	TELEPHONE: (510) 469-5202
E-MAIL ADDRESS: afallay@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2809-2811 Polk Street	ZIP CODE: 94109
CROSS STREETS: Corner of Chestnut and Polk	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0478 /004	27.00 X 85.00	2,295.00	RM-1	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

Residential

Present or Previous Use: _____

Proposed Use: **Residential**

Building Permit Application No. **2014-0228-9613**

Date Filed: **#11/14 2.28.14**

14.11390

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 checked="" type="checkbox"/>	<input 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.

No changes were made.

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.

The property in question is only 2,295 square feet; well below the minimum standard lot size required by the city Code for this area. The Zoning Administrator has long held that development on every lot must be commensurate to that lot size. The subject lot is a substandard lot and increasing the size of the subject building from 2,856 to 3,950 will be out of character in that neighborhood.

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:

The DR Applicant's build is to the south of the subject building, and while it is two story in the front, the topography of the lot makes it a three story at the rear. As such it already blocks the apartments air and light of most of the habitable areas of the DR Applicant's building at almost all floor levels. Adding a fourth floor pent house as proposed would completely block even the little light and air that are currently enjoyed by those property owners and plunge most of that building into complete darkness.

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?

If it is more habitable space rather than view the property owner wants, then the neighbors are have no objection to a horizontal addition. And if a variance is required the neighbors would fully support such proposal.

14.11390

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: 7/17/14

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

Andrei Urzov — OWNER
Owner / Authorized Agent (circle one)

FRANCISCO STREET

2809-2811 POLK STREET

VANNESS AVENUE



POLK STREET



3 KEY MAP

CHESTNUT STREET

PROJECT INFORMATION:

YEAR BUILT: 1900
 ZONING DISTRICT: RM-1
 HEIGHT LIMIT: 40-X
 CURRENT USE: TWO-UNITS
 PROPOSED USE: TWO UNITS

SCOPE OF WORK:

1. HORIZONTAL ADDITION AT REAR USING THE AVERAGE METHOD
2. VERTICAL ADDITION RECESSED 15'-0" FROM FRONT PROPERTY LINE



1. 1222 CHESTNUT

2. SUBJECT

3. 2815 POLK

4. 2821 POLK

5. 2331 POLK

6. 2845 POLK

7. 2855 POLK

1 EXISTING PHOTOGRAPHS

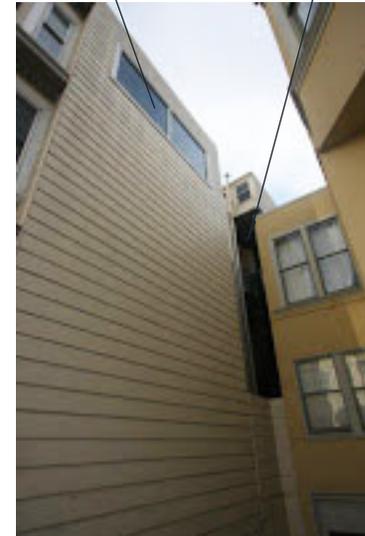
SHADOW LINE CAST BY
1222 CHESTNUT



1222 CHESTNUT

SUBJECT

PROPERTY LINE WINDOWS
WILL NOT BE AFFECTED BY
SUBJECT ADDITION



1222 CHESTNUT

SUBJECT

SHADOW LINE CAST BY
1222 CHESTNUT



1. 1222 CHESTNUT

2. SUBJECT

3. 2815 POLK

SUBJECT PROPERTY IS LOCATED NORTH OF 1222 CHESTNUT. THIS NEIGHBOR'S LIGHTWELL IS COVERED AT THE TOP FLOOR AND IS BLOCKING ITS OWN WINDOWS LIGHT AND AIR.

SUBJECT ADDITION IS RESPECTFULL OF NEIGHBOR'S PROPERTY LINE WINDOWS. SUBJECT IS LOCATED TO THE NORTH AND THE ADDITION WILL NOT BLOCK THE LIGHT ON THESE WINDOWS.



THEY ARE MANY 3-STORY APPARTMENT COMPLEX ON THE SUBJECT BLOCK.
THE PROPOSED ADDITION IS IN KEEPING WITH THE NEIGHBORHOOD PATTERN

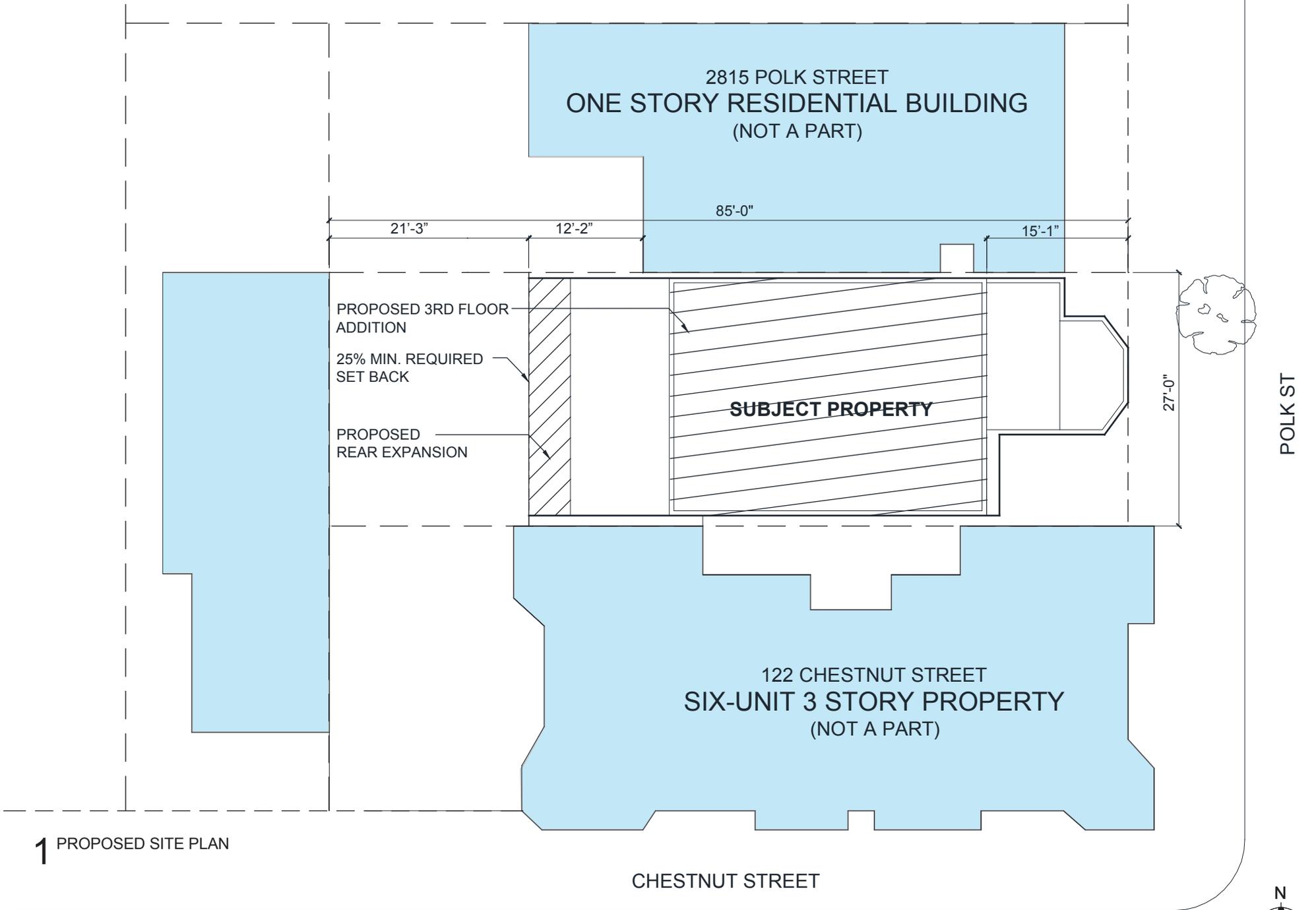
PROPERTY LINE WINDOWS WITH VIEW OF THE GOLDEN GATE BRIDGE

SHADOW LINE CAST BY 1222 CHESTNUT

NEIGHBOR'S LIGHT WELL WINDOWS ARE IN PERMANENT SHADOW



SUBJECT PROPERTY IS LOCATED NORTH OF 1222 CHESTNUT. THIS NEIGHBOR'S LIGHTWELL IS COVERED AT THE TOP FLOOR AND IS BLOCKING ITS OWN WINDOWS LIGHT AND AIR.



1 PROPOSED SITE PLAN

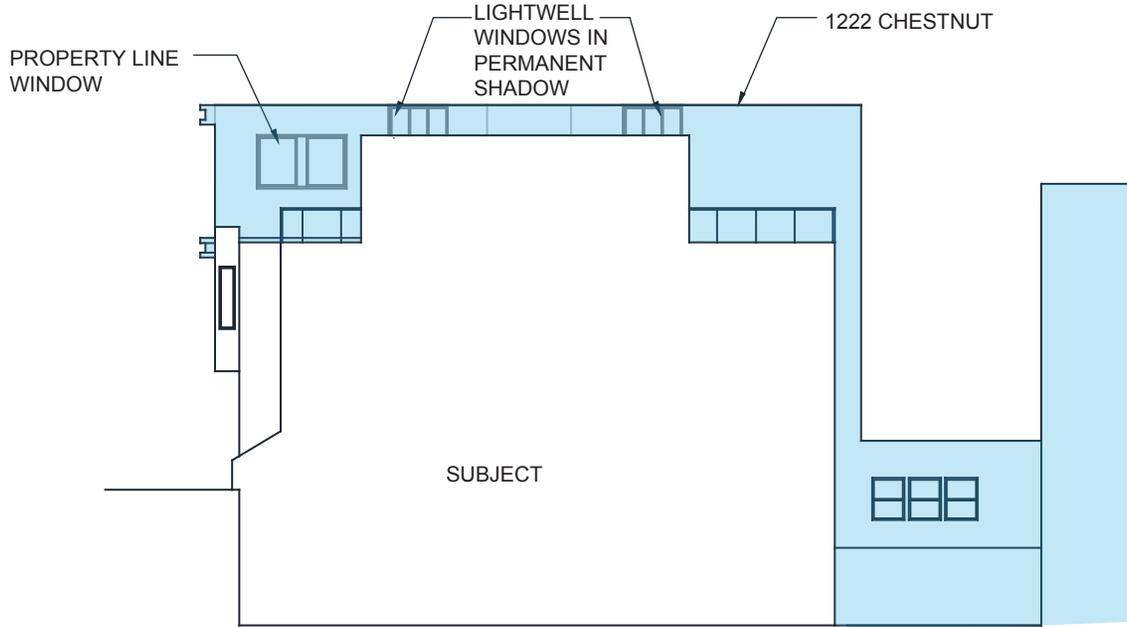


(E) PROPERTIES



PROPOSED SCOPE OF WORK

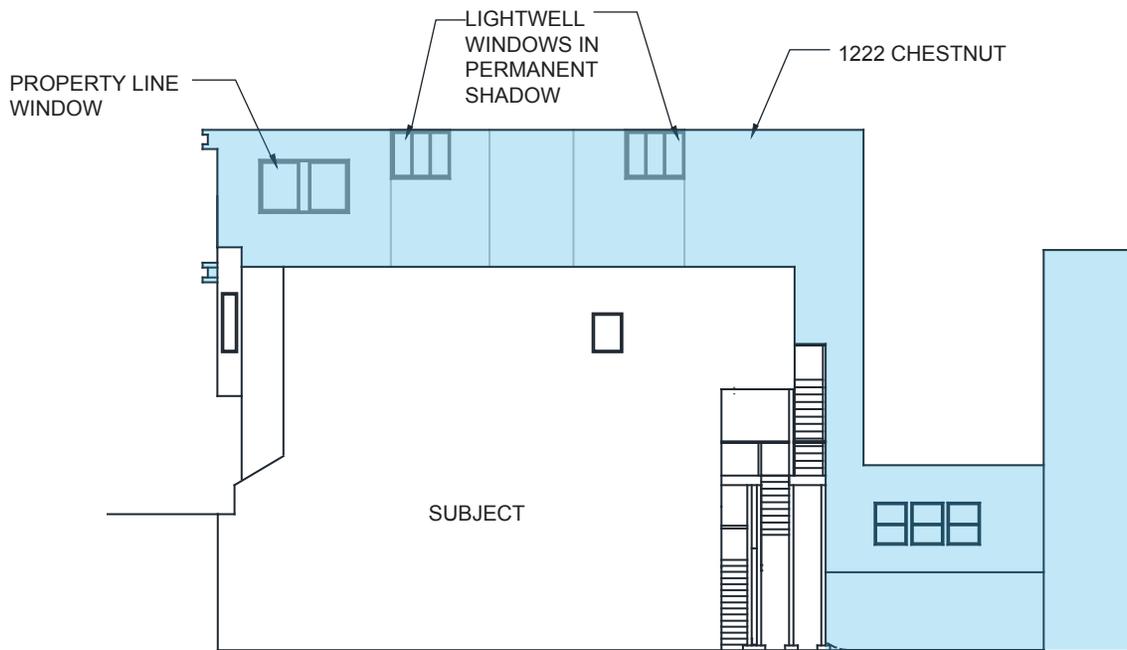




SUBJECT ADDITION IS NOT BLOCKING THE LIGHT AND AIR OF THE NEIGHBOR'S LIGHT WELL WINDOWS WHICH ARE ALREADY IN PERMANENT SHADOW.

THE SUBJECT ADDITION IS NOT BLOCKING THE NEIGHBOR'S PROPERTY LINE WINDOWS.

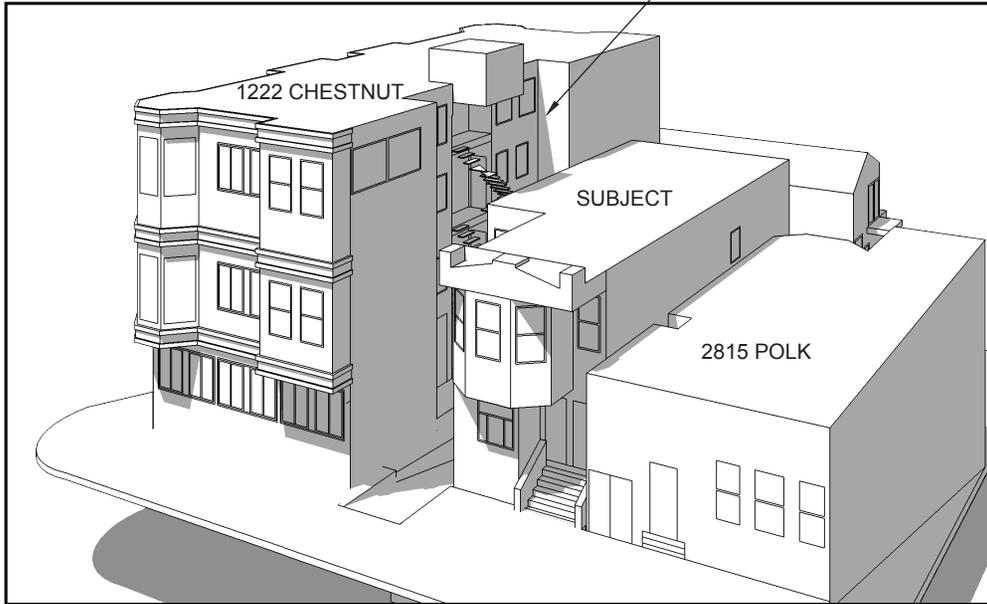
2 PROPOSED SIDE ELEVATION



 (E) ADJACENT PROPERTIES

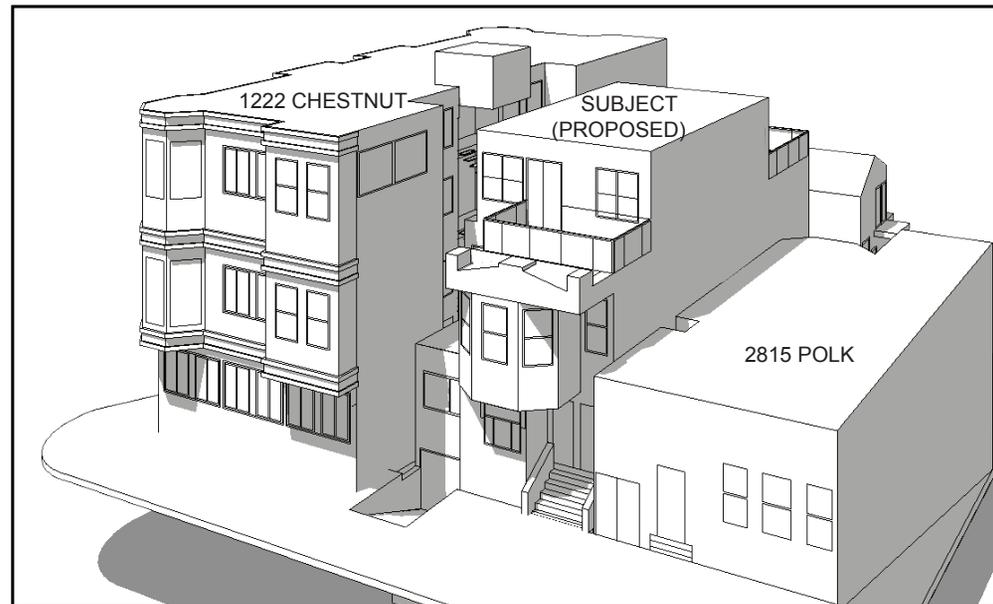
1 EXISTING SIDE ELEVATION

SHADOW LINE CAST BY
1222 CHESTNUT

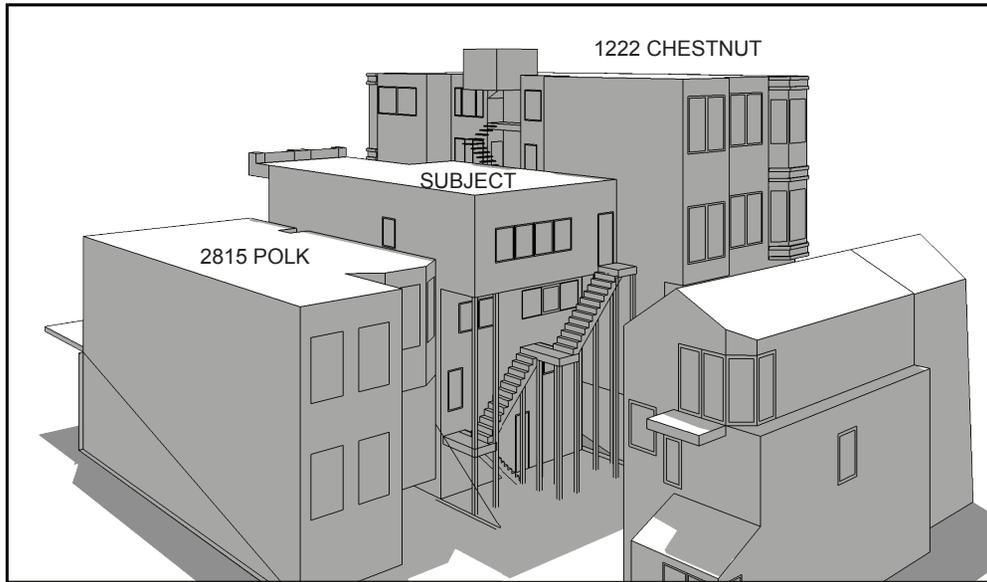


1 EXISTING FRONT PERSPECTIVE

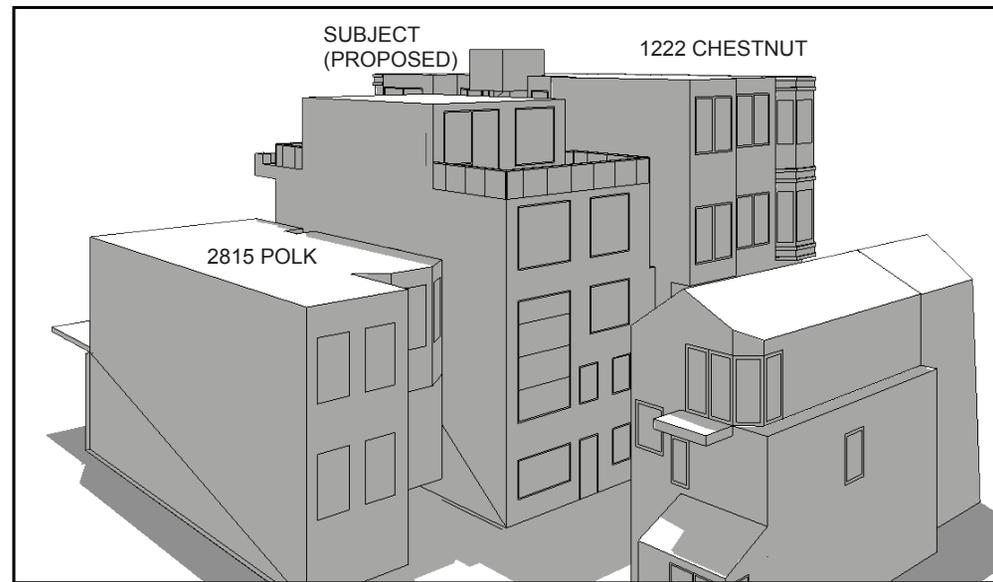
SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON ADJ. PROPERTIES



2 PROPOSED FRONT PERSPECTIVE



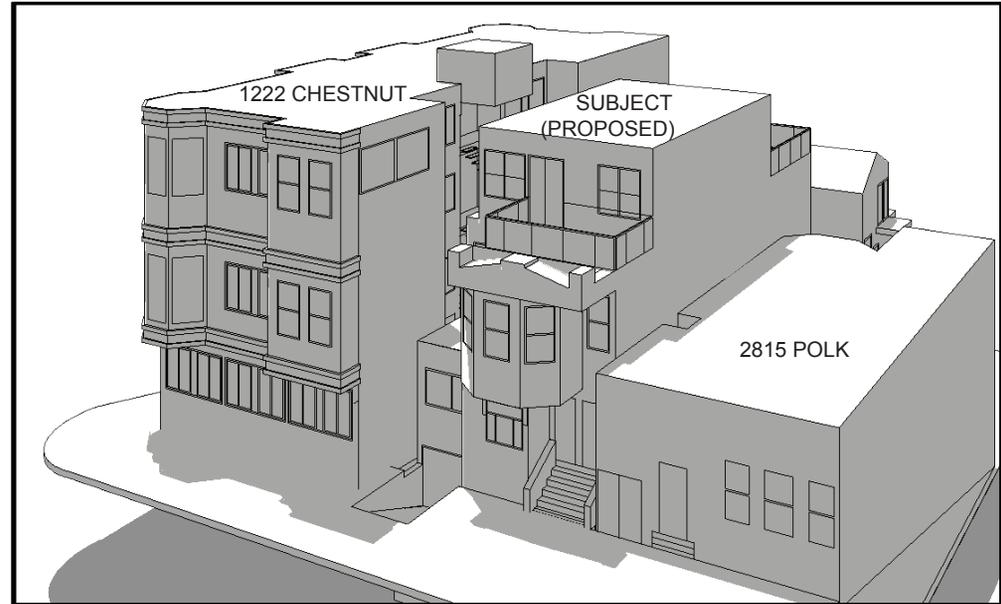
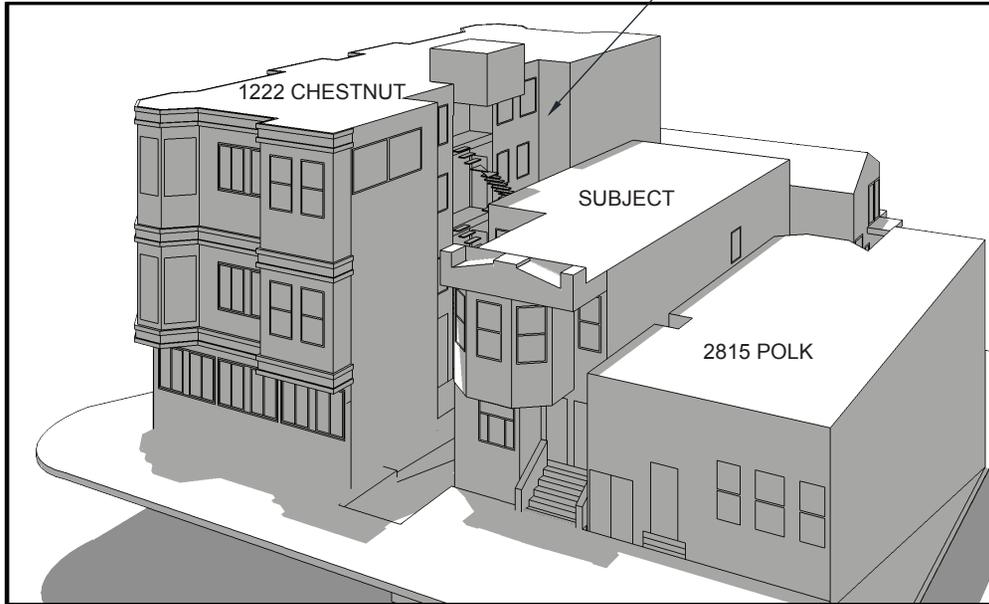
3 EXISTING REAR PERSPECTIVE



4 PROPOSED REAR PERSPECTIVE

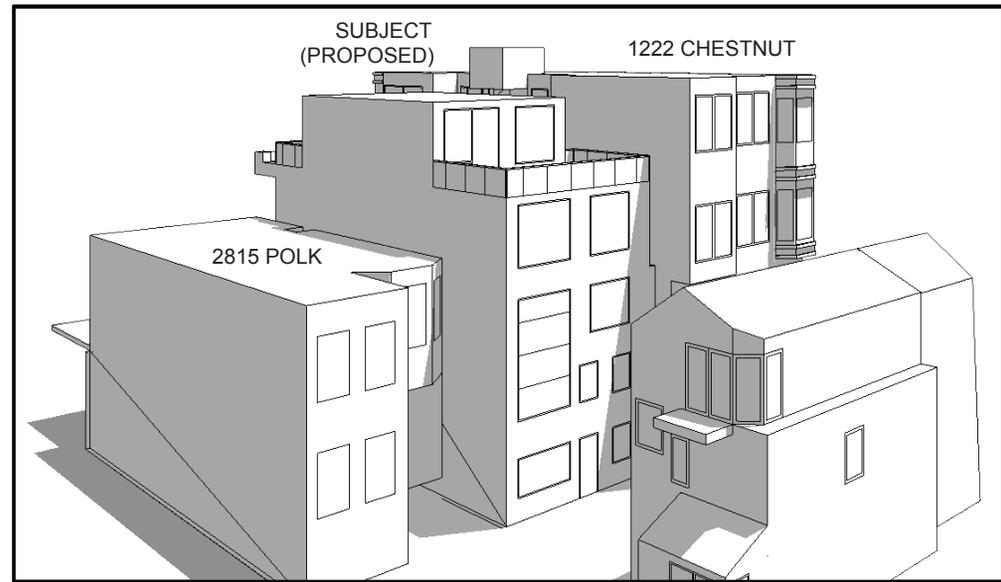
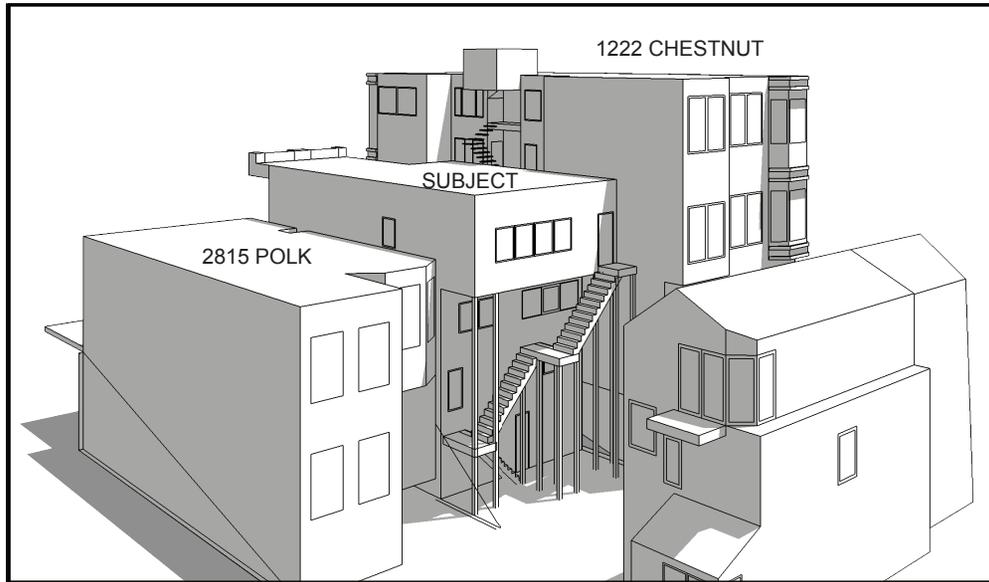
SHADOW LINE CAST BY
1222 CHESTNUT

SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON ADJ. PROPERTIES



1 EXISTING FRONT PERSPECTIVE

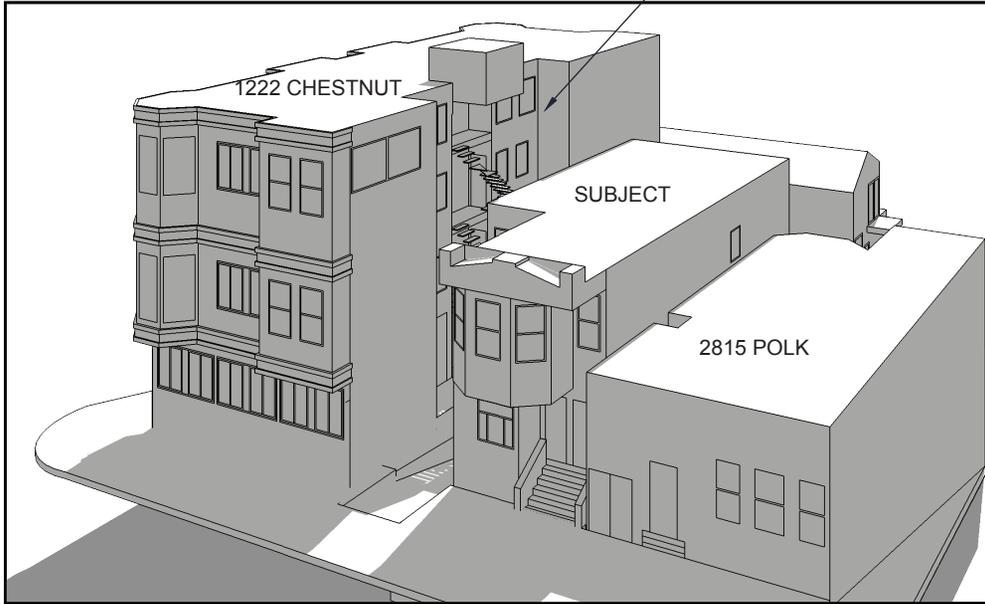
2 PROPOSED FRONT PERSPECTIVE



3 EXISTING REAR PERSPECTIVE

4 PROPOSED REAR PERSPECTIVE

SHADOW LINE CAST BY
1222 CHESTNUT

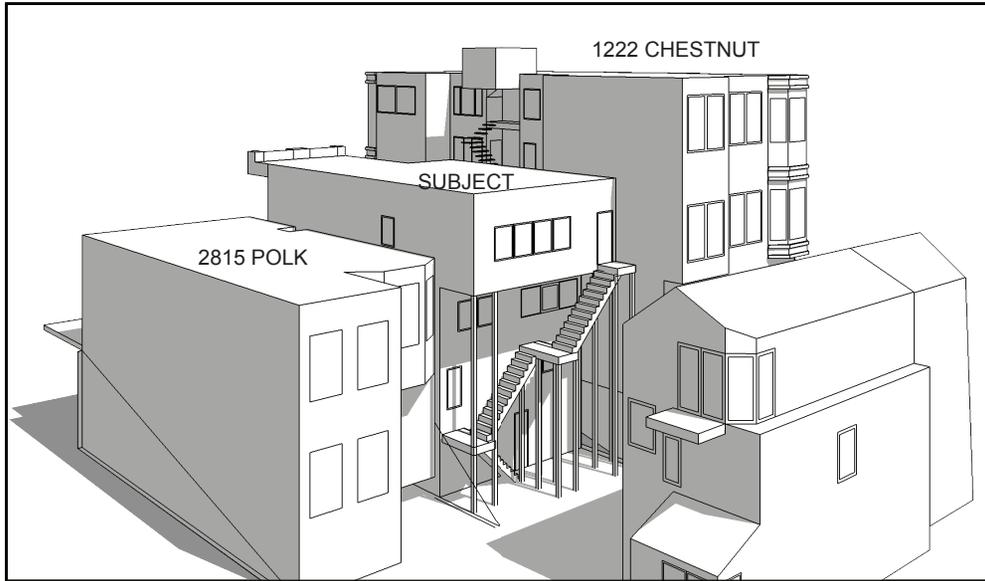


1 EXISTING FRONT PERSPECTIVE

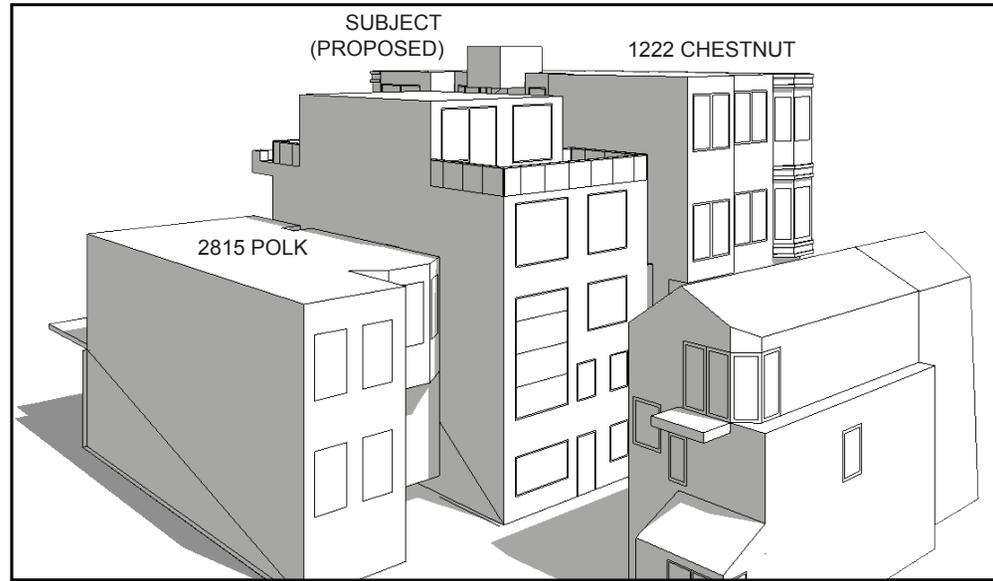
SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON ADJ. PROPERTIES



2 PROPOSED FRONT PERSPECTIVE

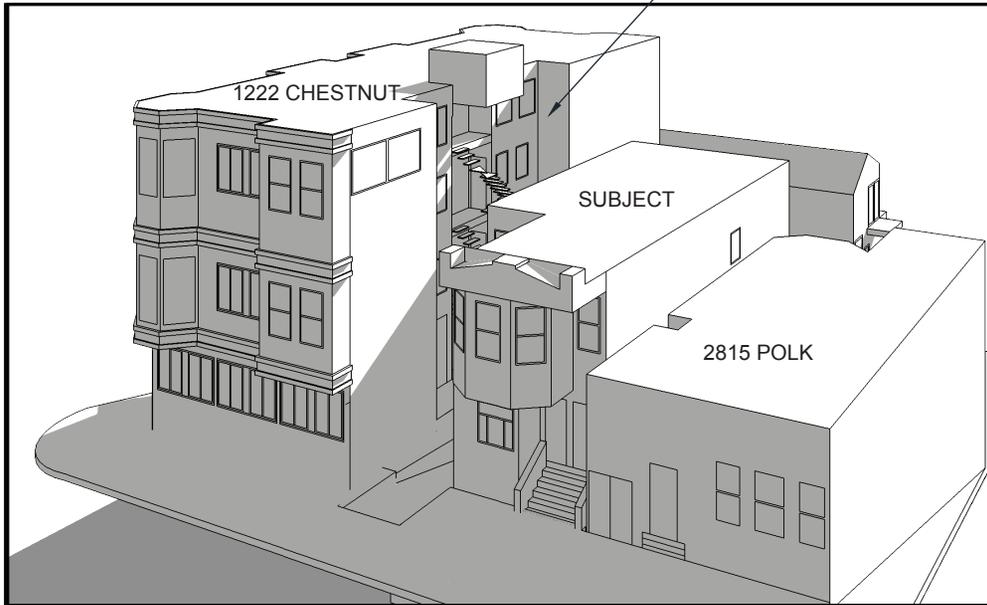


3 EXISTING REAR PERSPECTIVE



4 PROPOSED REAR PERSPECTIVE

SHADOW LINE CAST BY
1222 CHESTNUT



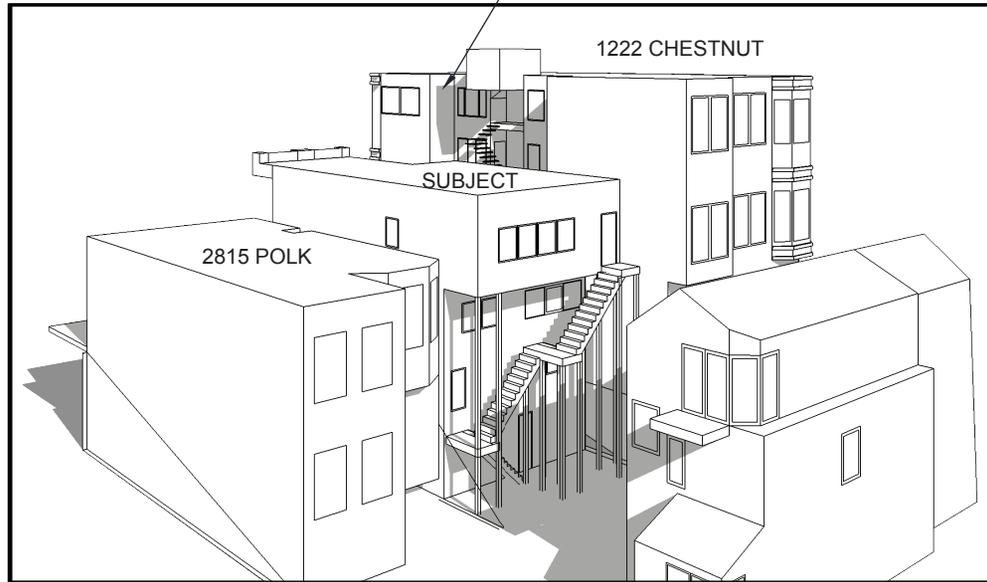
1 EXISTING FRONT PERSPECTIVE

SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON ADJ. PROPERTIES



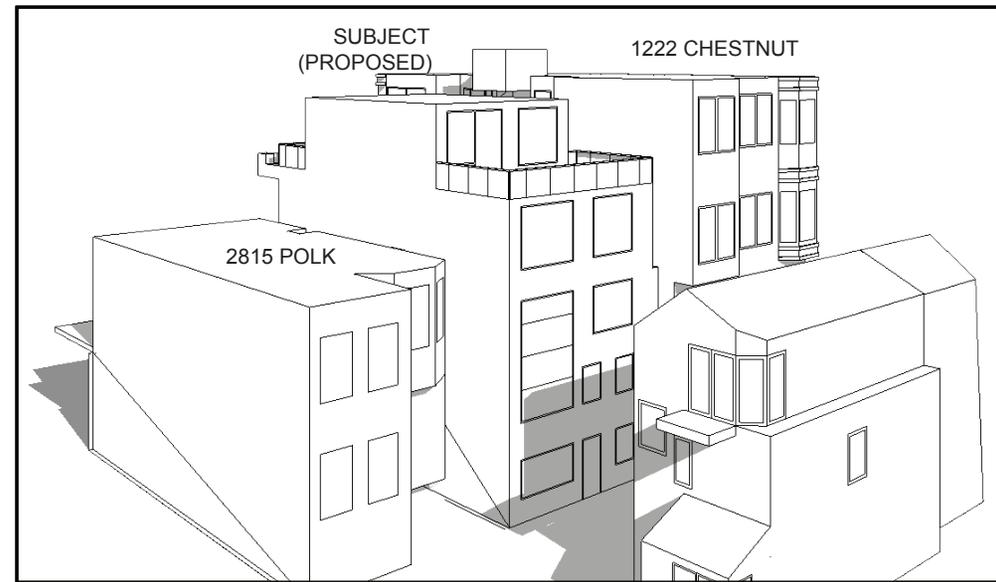
2 PROPOSED FRONT PERSPECTIVE

SHADOW LINE CAST BY
1222 CHESTNUT



3 EXISTING REAR PERSPECTIVE

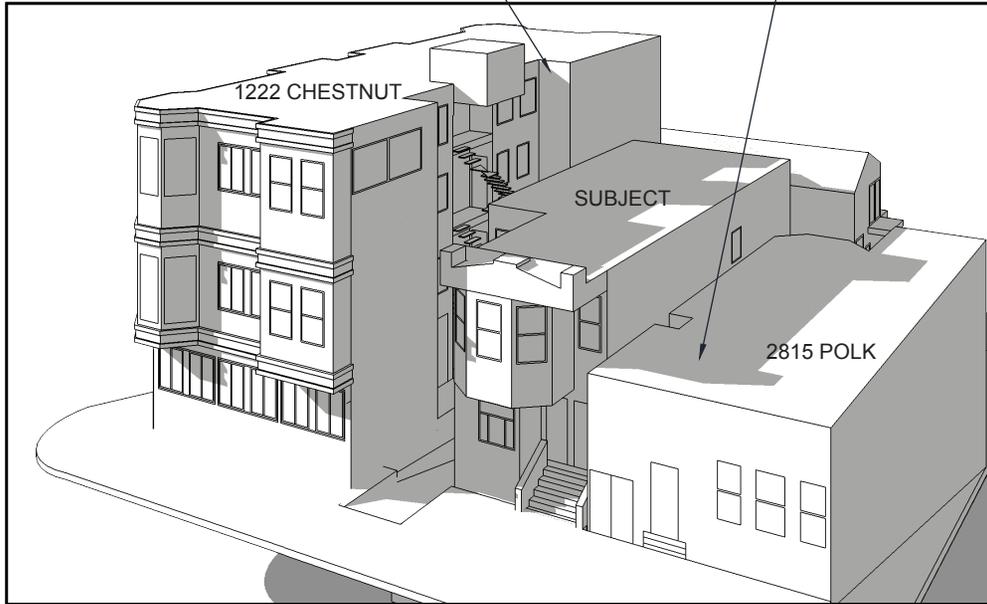
SUBJECT
(PROPOSED) 1222 CHESTNUT



4 PROPOSED REAR PERSPECTIVE

SHADOW LINE CAST BY
1222 CHESTNUT

SHADOW LINE
CAST BY SUBJECT



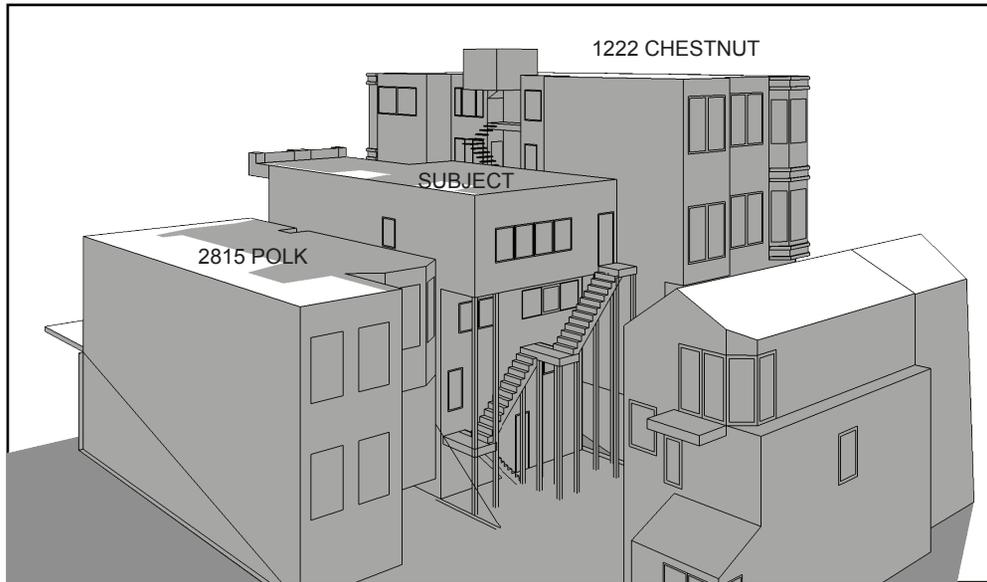
1 EXISTING FRONT PERSPECTIVE

SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON 1222 CHESTNUT

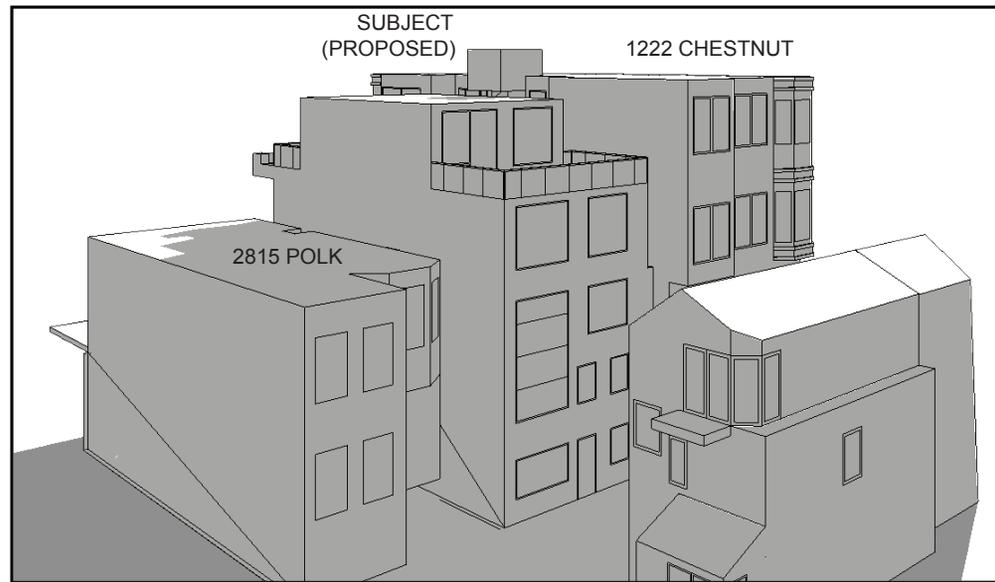
SHADOW LINE
CAST BY SUBJECT



2 PROPOSED FRONT PERSPECTIVE



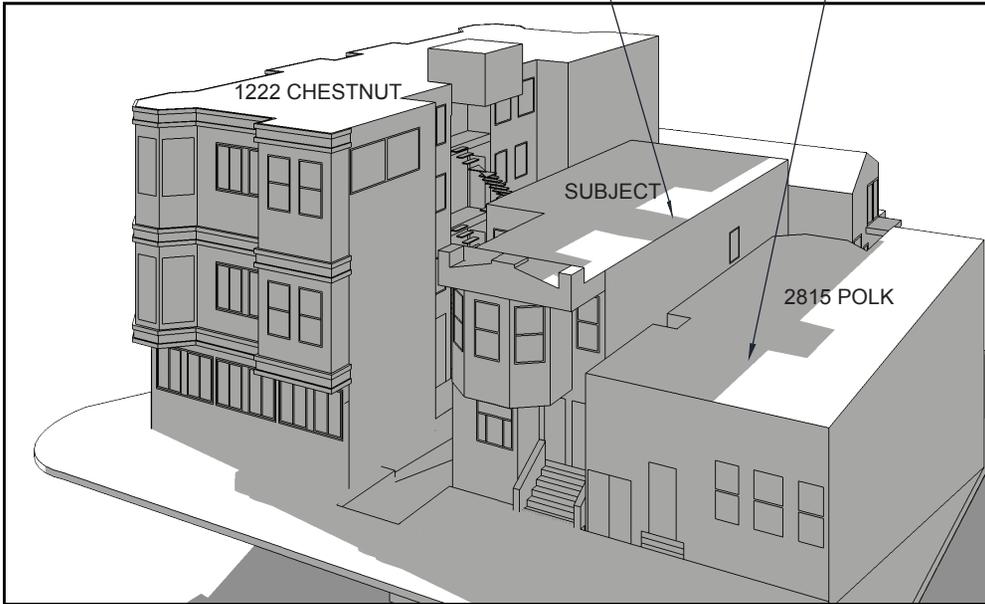
3 EXISTING REAR PERSPECTIVE



4 PROPOSED REAR PERSPECTIVE

SHADOW LINE CAST BY
1222 CHESTNUT

SHADOW LINE
CAST BY SUBJECT



1 EXISTING FRONT PERSPECTIVE

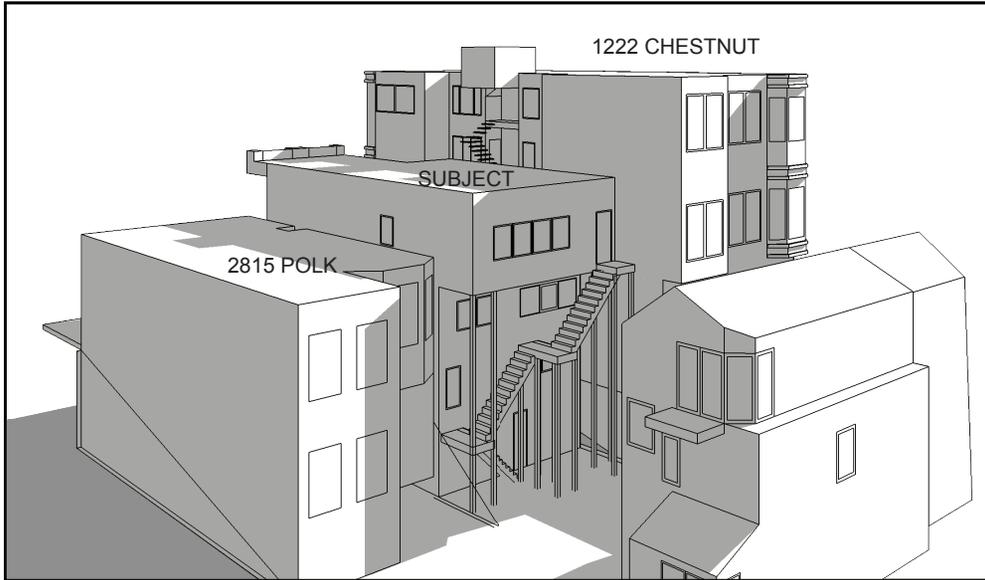
SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON 1222 CHESTNUT

SHADOW LINE
CAST BY SUBJECT



2 PROPOSED FRONT PERSPECTIVE

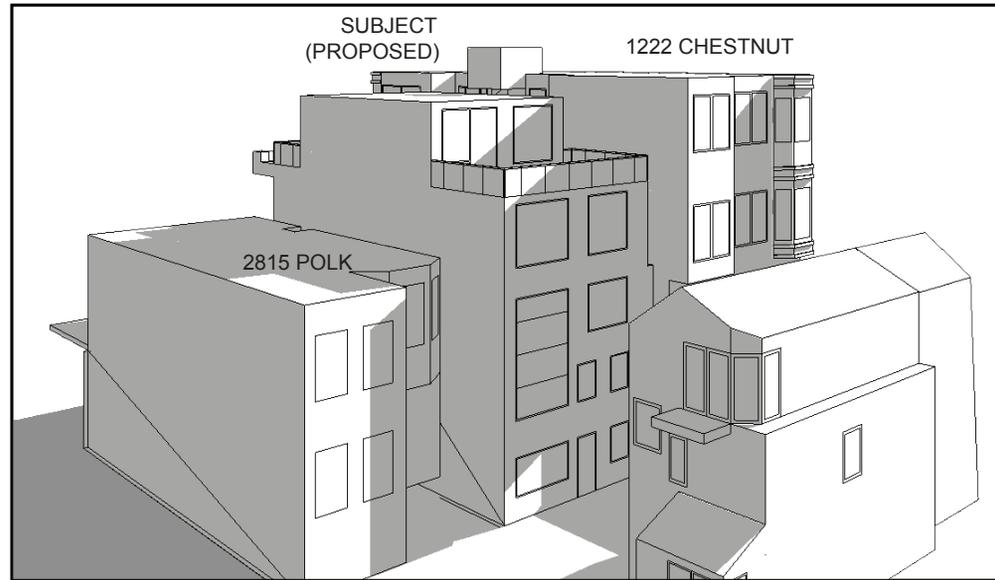
1222 CHESTNUT



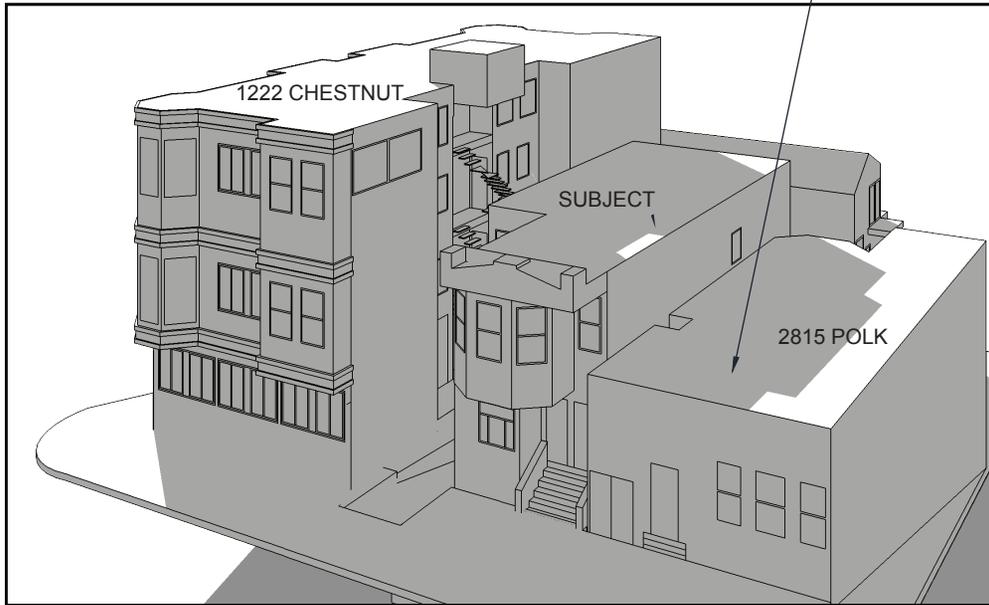
3 EXISTING REAR PERSPECTIVE

SUBJECT
(PROPOSED)

1222 CHESTNUT



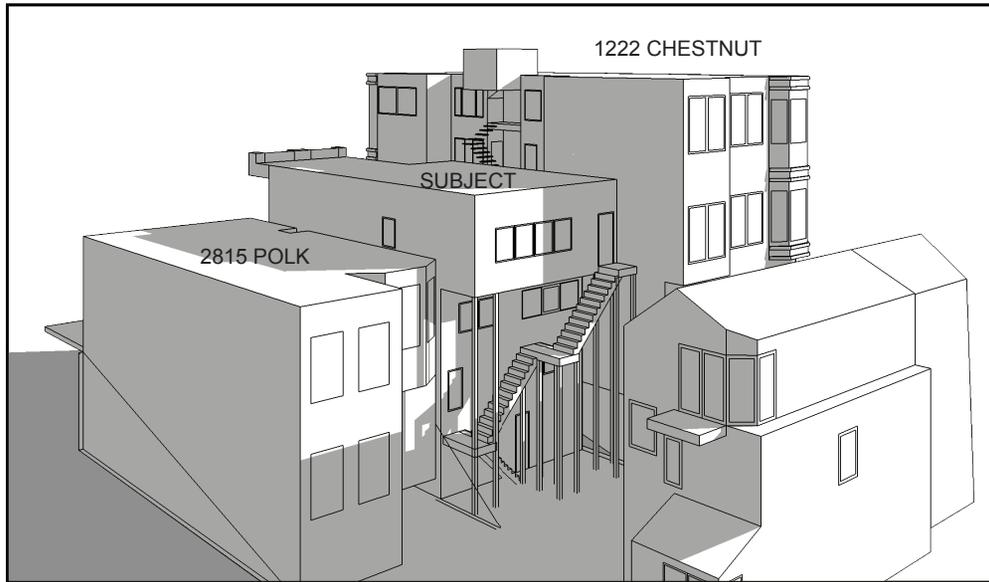
4 PROPOSED REAR PERSPECTIVE



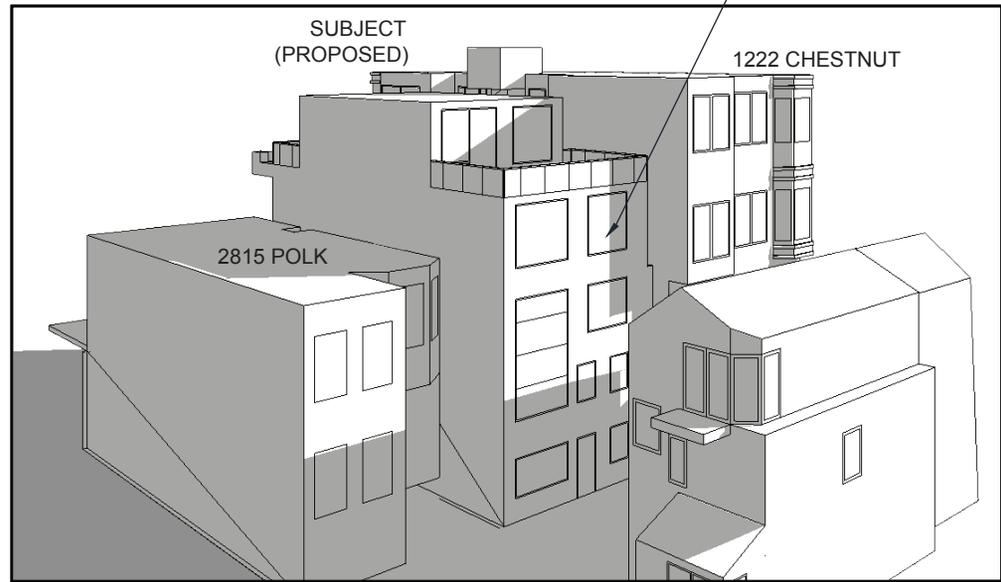
1 EXISTING FRONT PERSPECTIVE



2 PROPOSED FRONT PERSPECTIVE



3 EXISTING REAR PERSPECTIVE



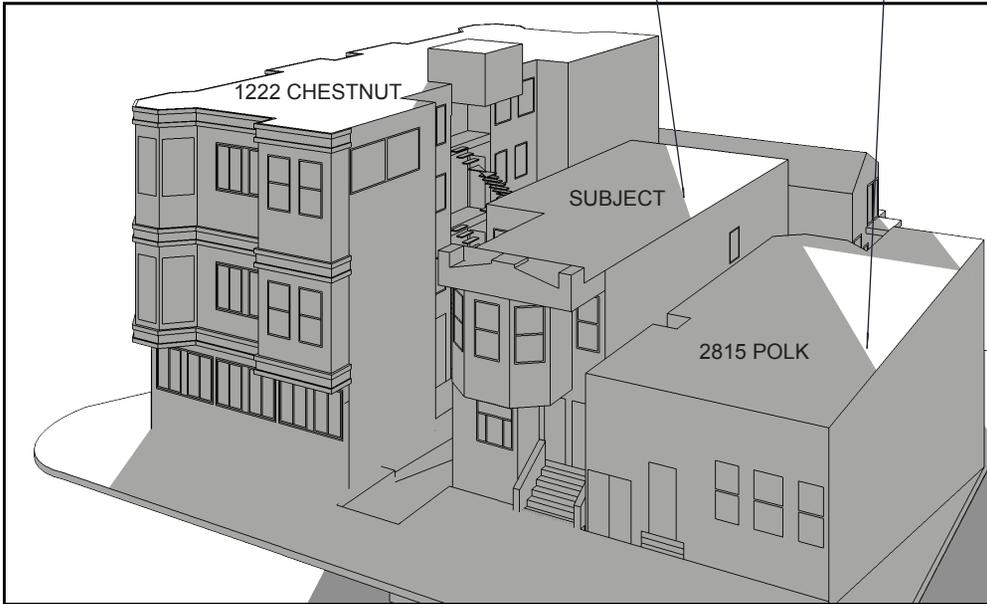
4 PROPOSED REAR PERSPECTIVE

SHADOW LINE
CAST 1222 CHESTNUT

SHADOW LINE
CAST BY SUBJECT

SUBJECT PROPOSED ADDITION HAS NO SHADOW EFFECT
ON 1222 CHESTNUT

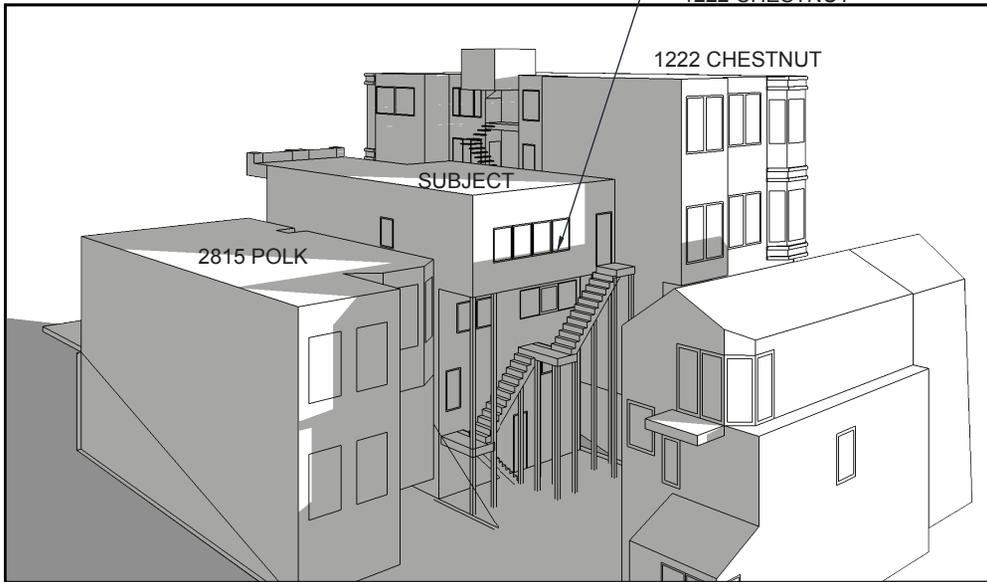
SHADOW LINE
CAST BY SUBJECT



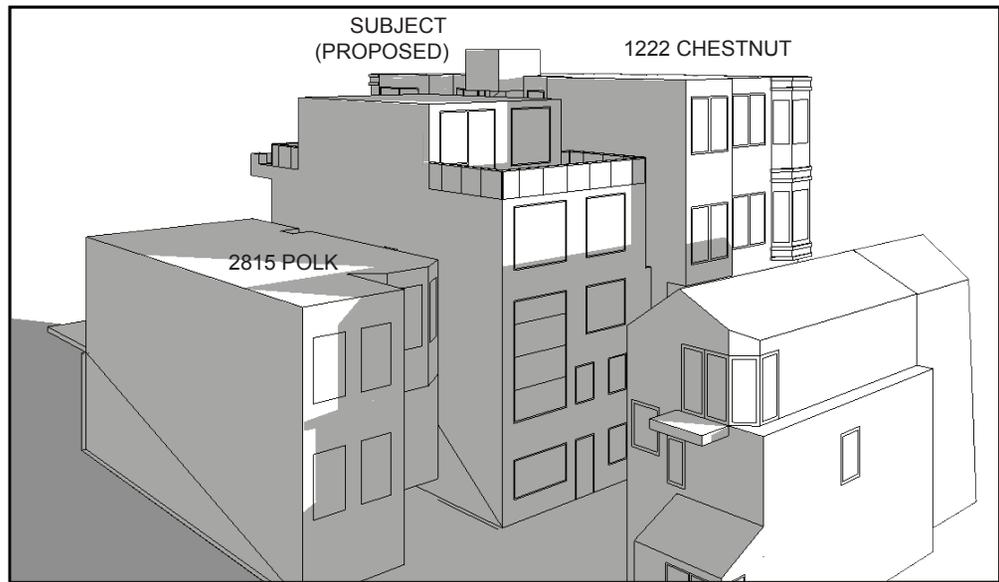
1 EXISTING FRONT PERSPECTIVE

2 PROPOSED FRONT PERSPECTIVE

SHADOW LINE CAST BY
1222 CHESTNUT



SUBJECT
(PROPOSED) 1222 CHESTNUT



3 EXISTING REAR PERSPECTIVE

4 PROPOSED REAR PERSPECTIVE

REVISIONS	DATE
INITIAL LAYOUT	11-7-13
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PLANNING PLAN CHECK COMMENTS	05-02-14



3 BLOCK PLAN
NTS

PROJECT TEAM

OWNER
RICK BRADLEY
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109

ARCHITECT
EAG STUDIO
2433 FILLMORE ST #215
SAN FRANCISCO, CA 94115
(415) 300-0585
EMAIL@EAGSTUDIO.COM

PROJECT DATA

ADDRESS: 2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109

BLOCK: 0478
LOT: 004
ZONING: RM-1
OCCUPANCY: R-3
HEIGHT LIMIT: 40-X
LEGISLATIVE SETBACKS: NONE
STORIES: 2 STORIES OVER GARAGE AND BASEMENT
RESTRICTIONS: 2-FAMILY USE ONLY
TYPE: V
LOT AREA: 2,295 SQ FT
BUILDING AREA: 2,856 SQ FT
YEAR BUILT: 1900

EXISTING FLOOR AREA: = (LIVING) 1256+ 1071 + 1214 SQ. FT.
(GARAGE) 1010 SQ. FT.
= 3,541 SQ. FT.

ADDITIONAL AREA = (LIVING) 1170 SQ. FT.

TOTAL LIVING AREA = 3,541 + 1170 = 4,711 SQ. FT.

SCOPE OF WORK

HORIZONTAL AND VERTICAL ADDITION; RECONFIGURATION OF ALL FLOORS. NEW SPRINKLER SYSTEM.

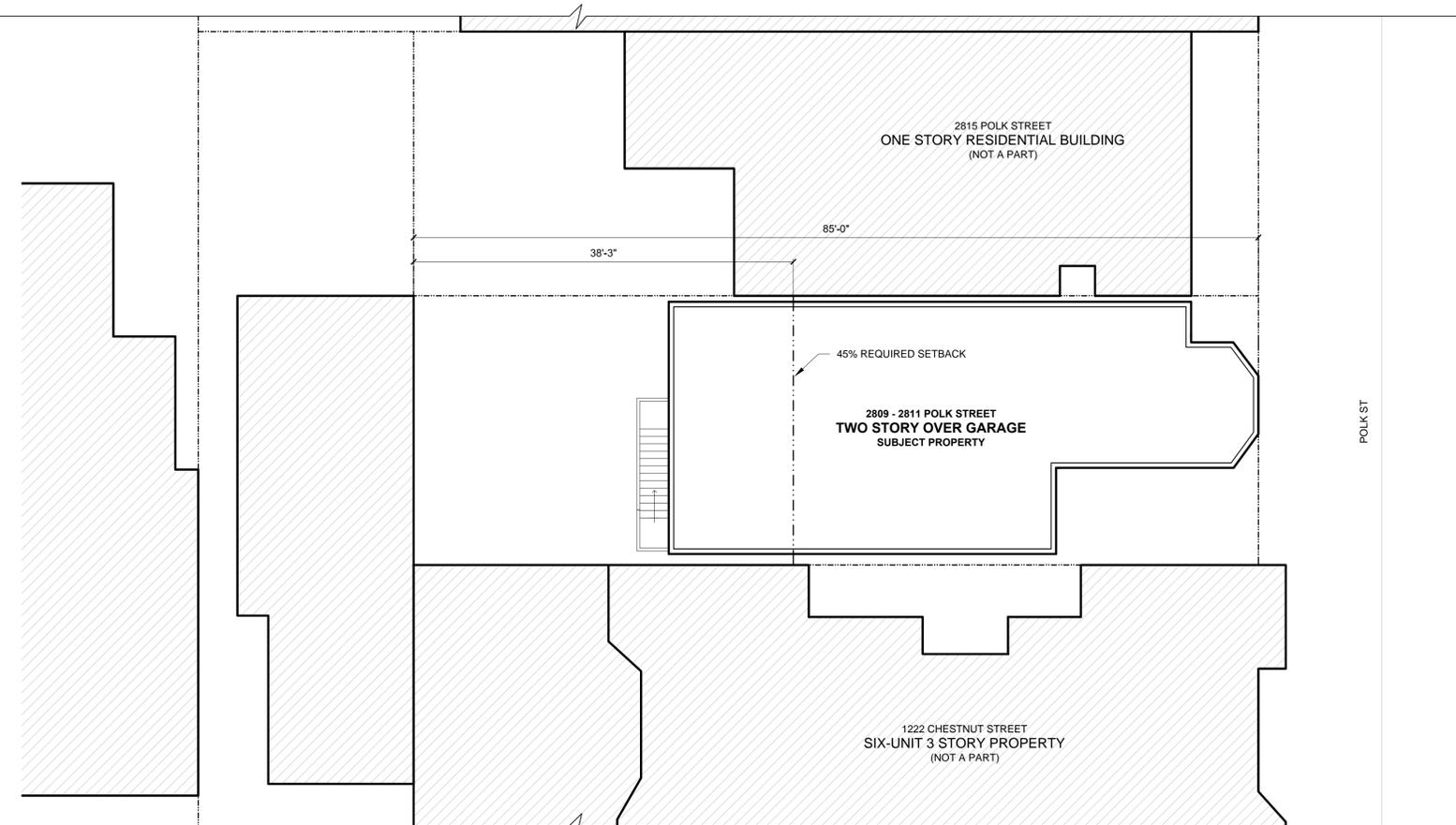
DEFERRED SUBMITTALS

LIFE SAFETY SPRINKLER SYSTEM

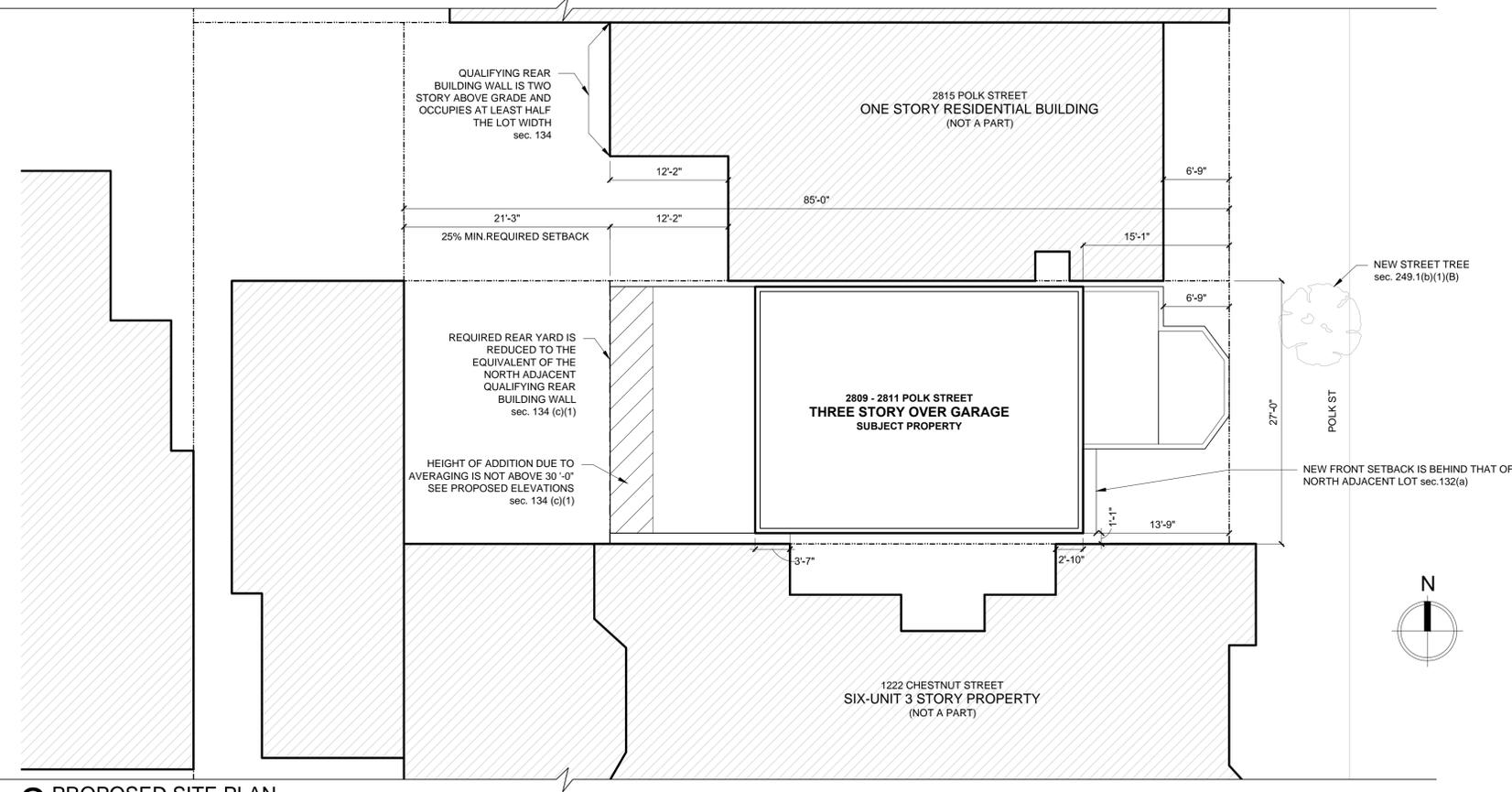
SHEET INDEX

- ARCHITECTURAL**
- A1 PROJECT DATA, SITE PLAN
 - A2 EXISTING FLOOR PLANS
 - A3 EXISTING FLOOR PLANS
 - A4 PROPOSED FLOOR PLANS
 - A5 PROPOSED FLOOR PLANS
 - A6 PROPOSED FLOOR PLAN
 - A7 EXISTING ELEVATIONS
 - A8 PROPOSED ELEVATIONS
 - A9 SECTIONS
 - A10 PHOTOGRAPHS

A11 DETAILS



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



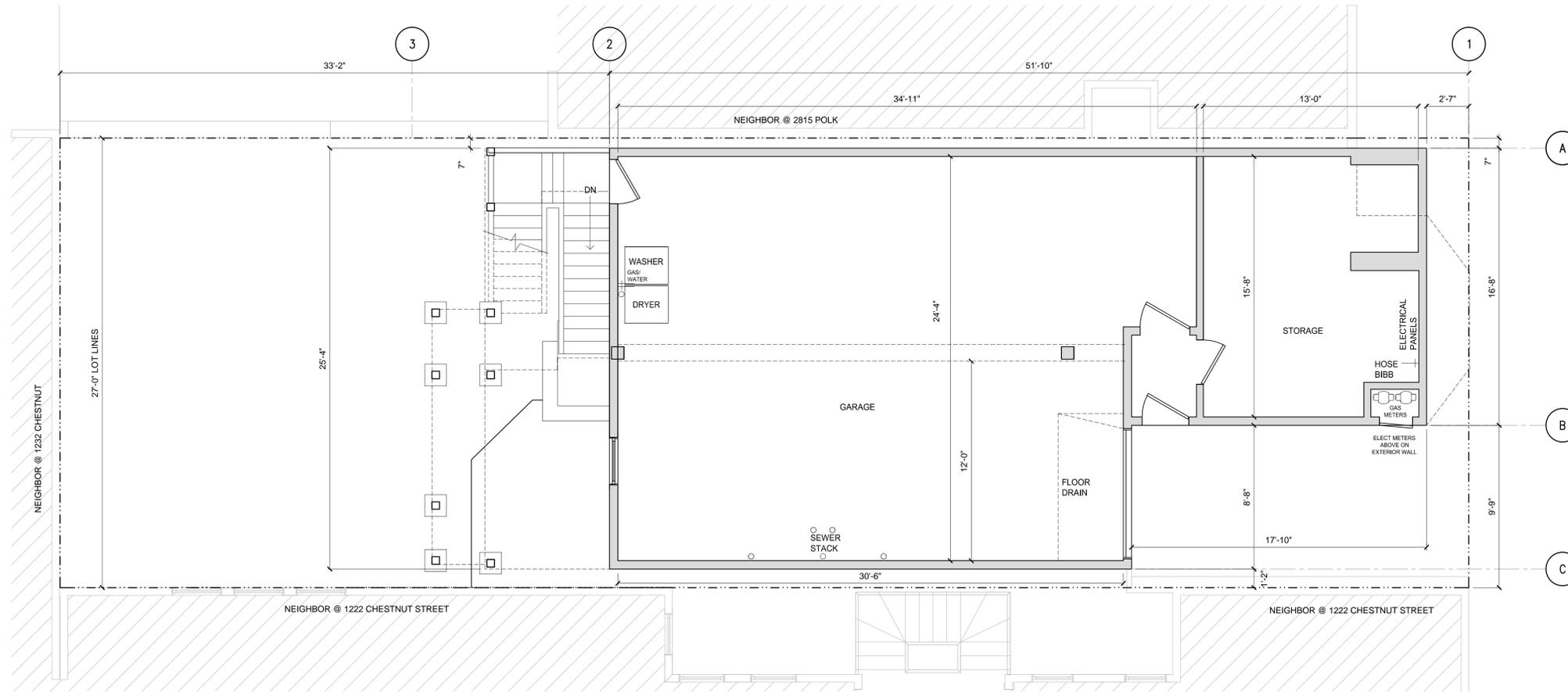
2 PROPOSED SITE PLAN
1/8" = 1'-0"

BRADLEY RESIDENCE
REMODEL
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

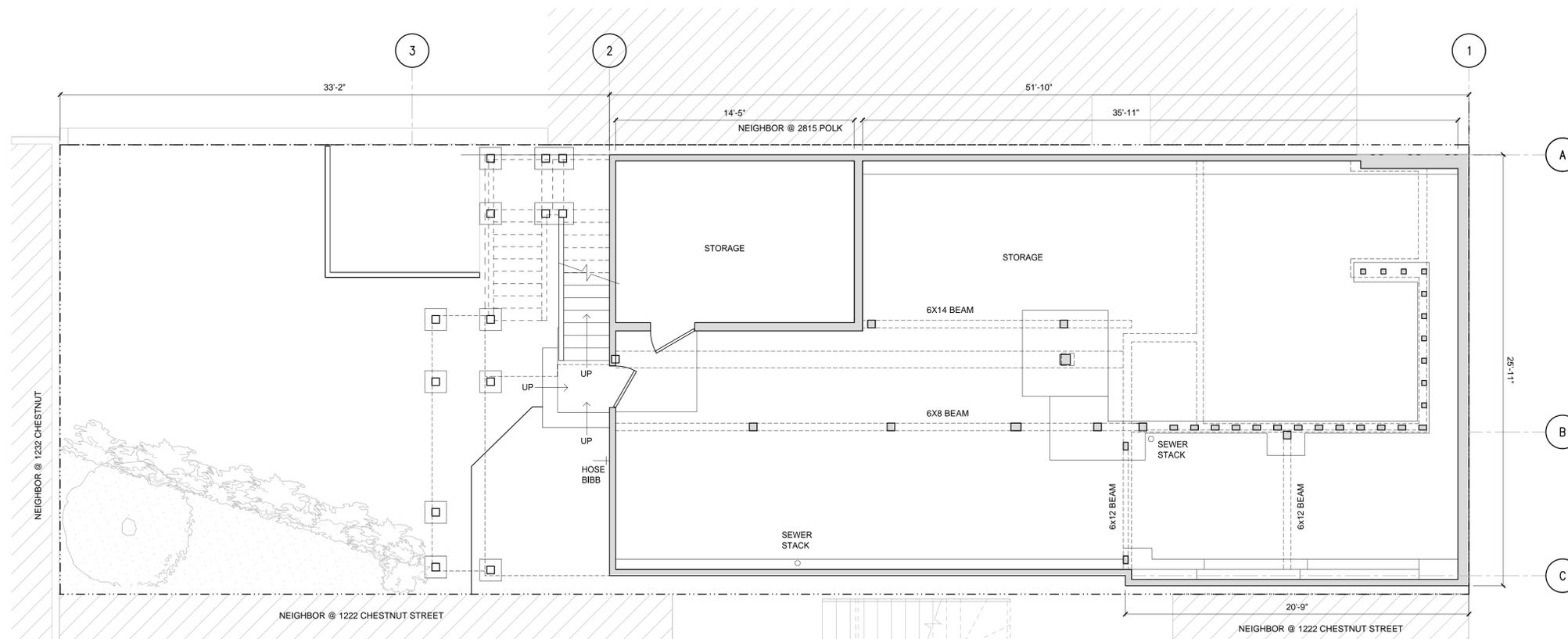
PROJECT DATA, SITE PLAN

A1

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2 EXISTING GARAGE FLOOR PLAN
1/4" = 1'-0"



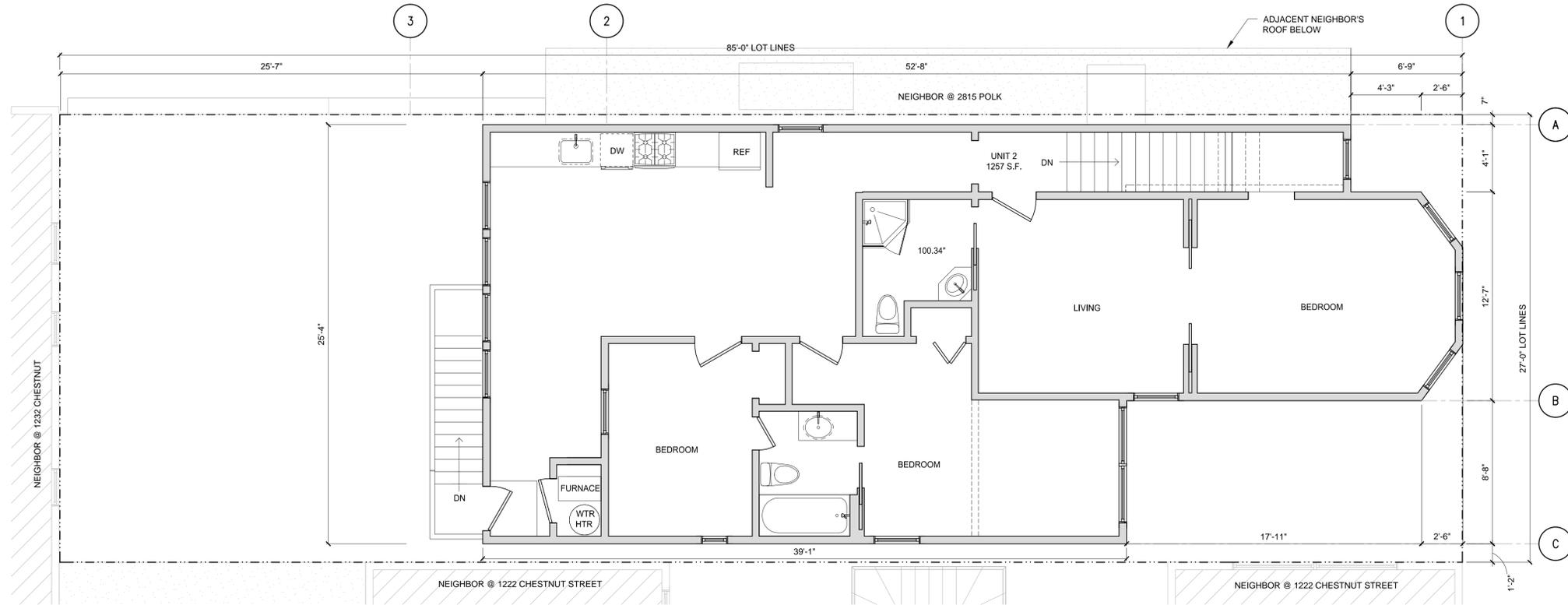
1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

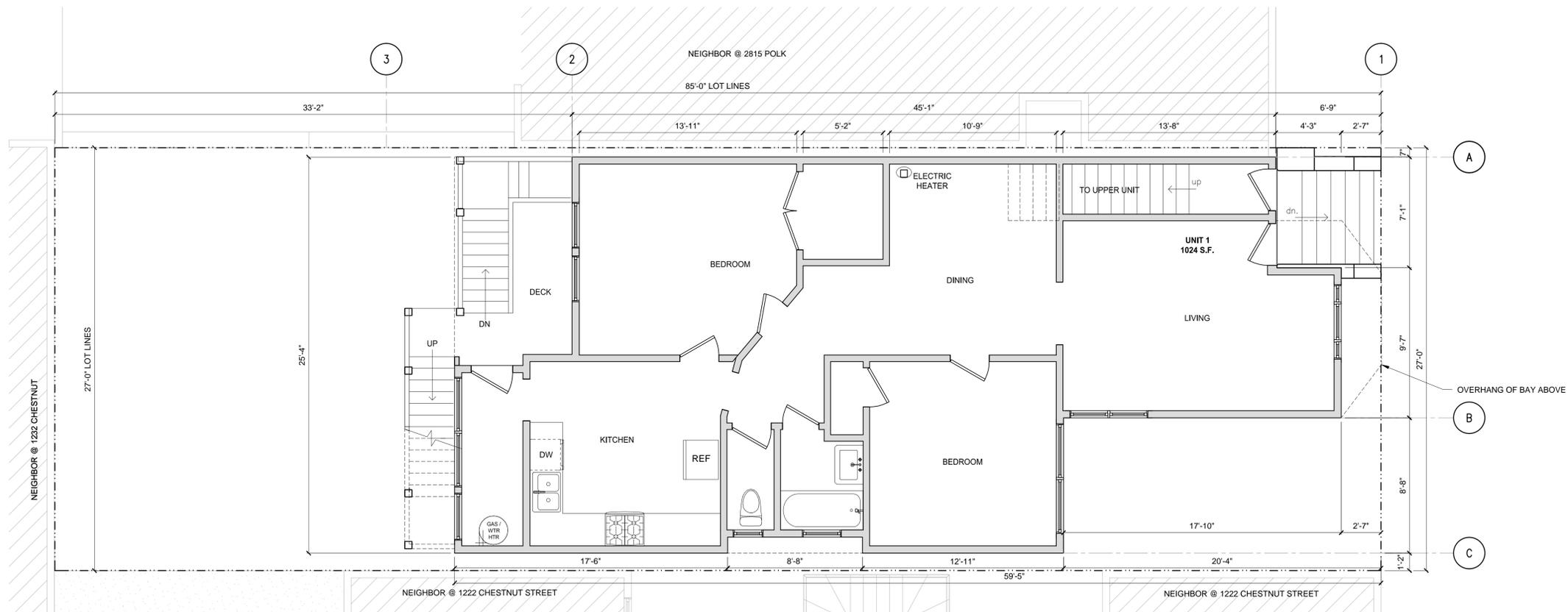
EXISTING FLOOR PLANS

A2

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



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

**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

EXISTING FLOOR PLANS

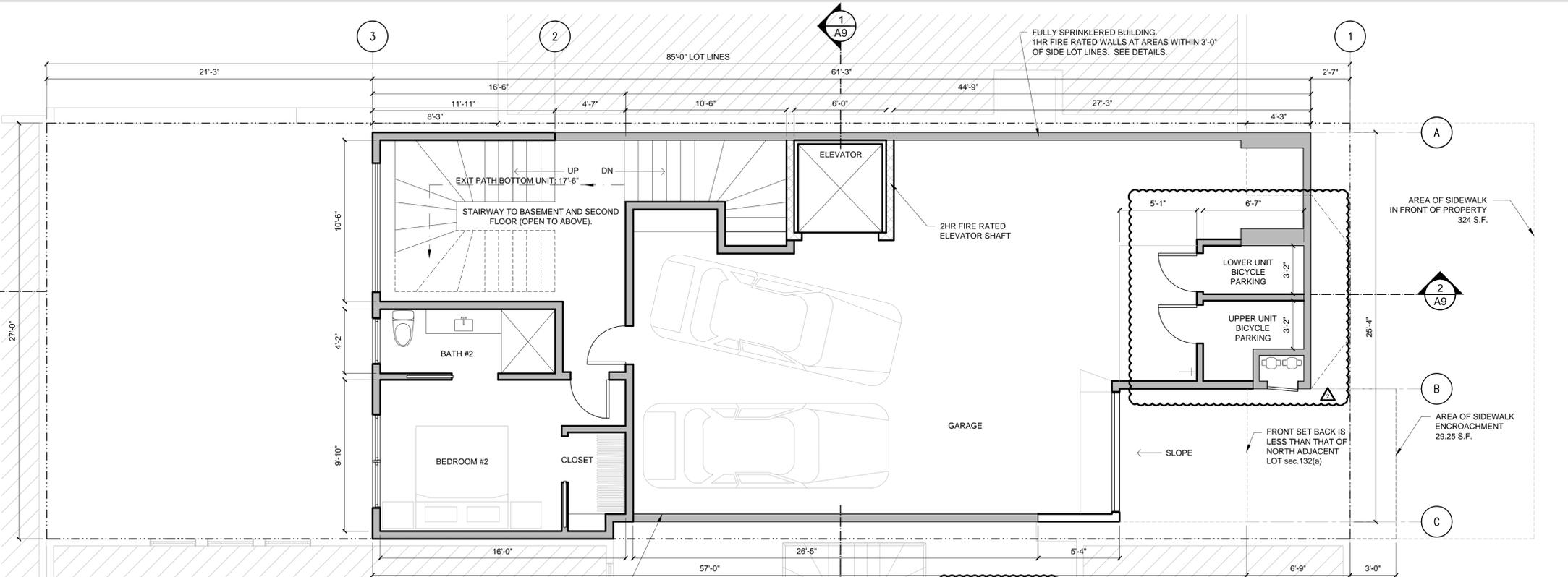
A3

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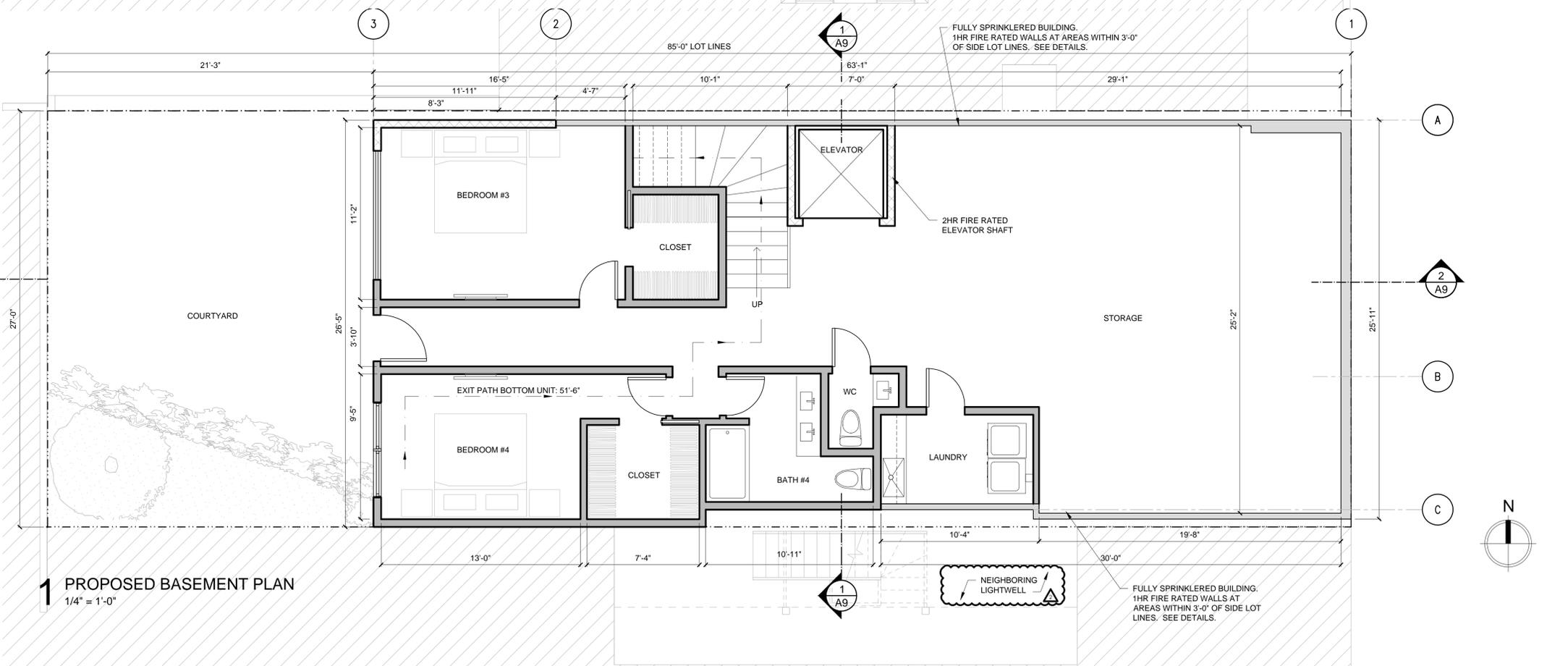
**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

PROPOSED FLOOR PLANS

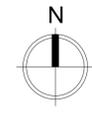
2 PROPOSED GARAGE PLAN
1/4" = 1'-0"



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



- LEGEND**
- (E) WALL TO REMAIN
 - (N) NEW WALL
 - (N) NEW RATED WALL

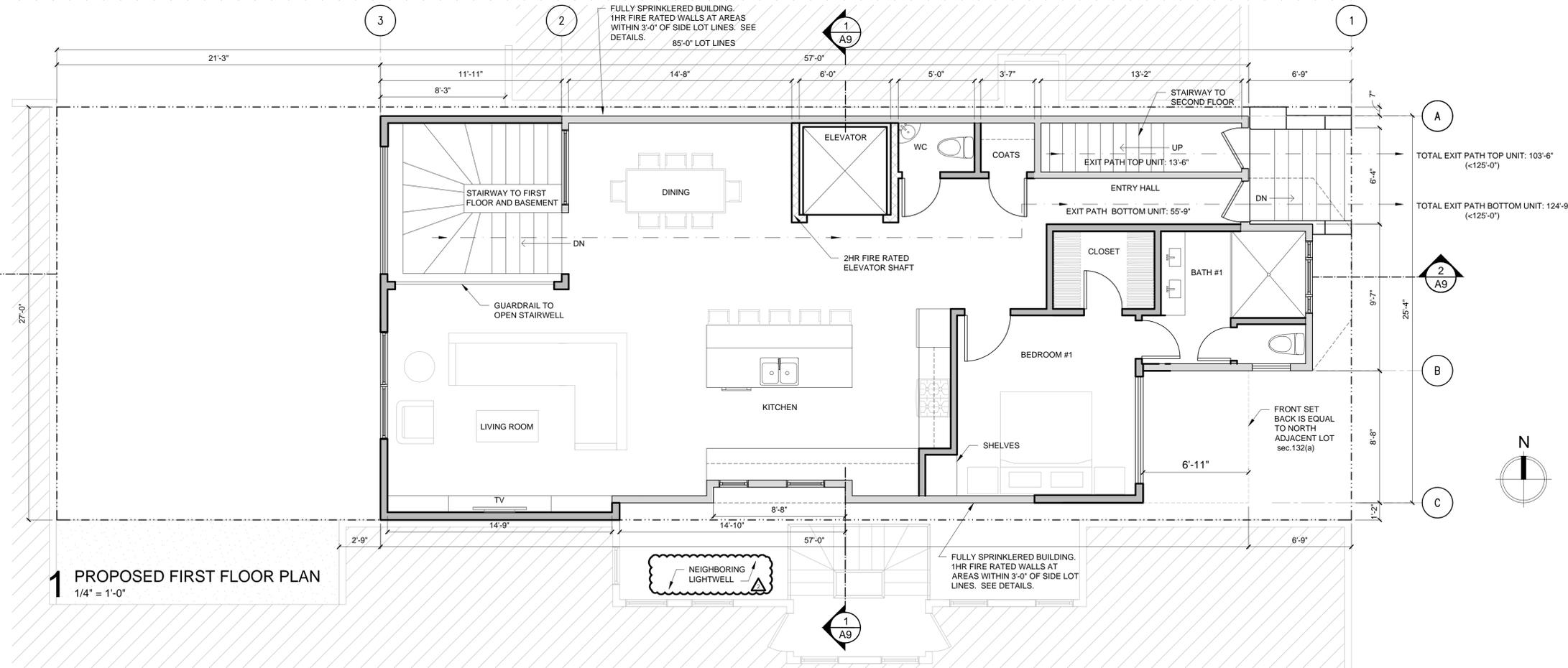
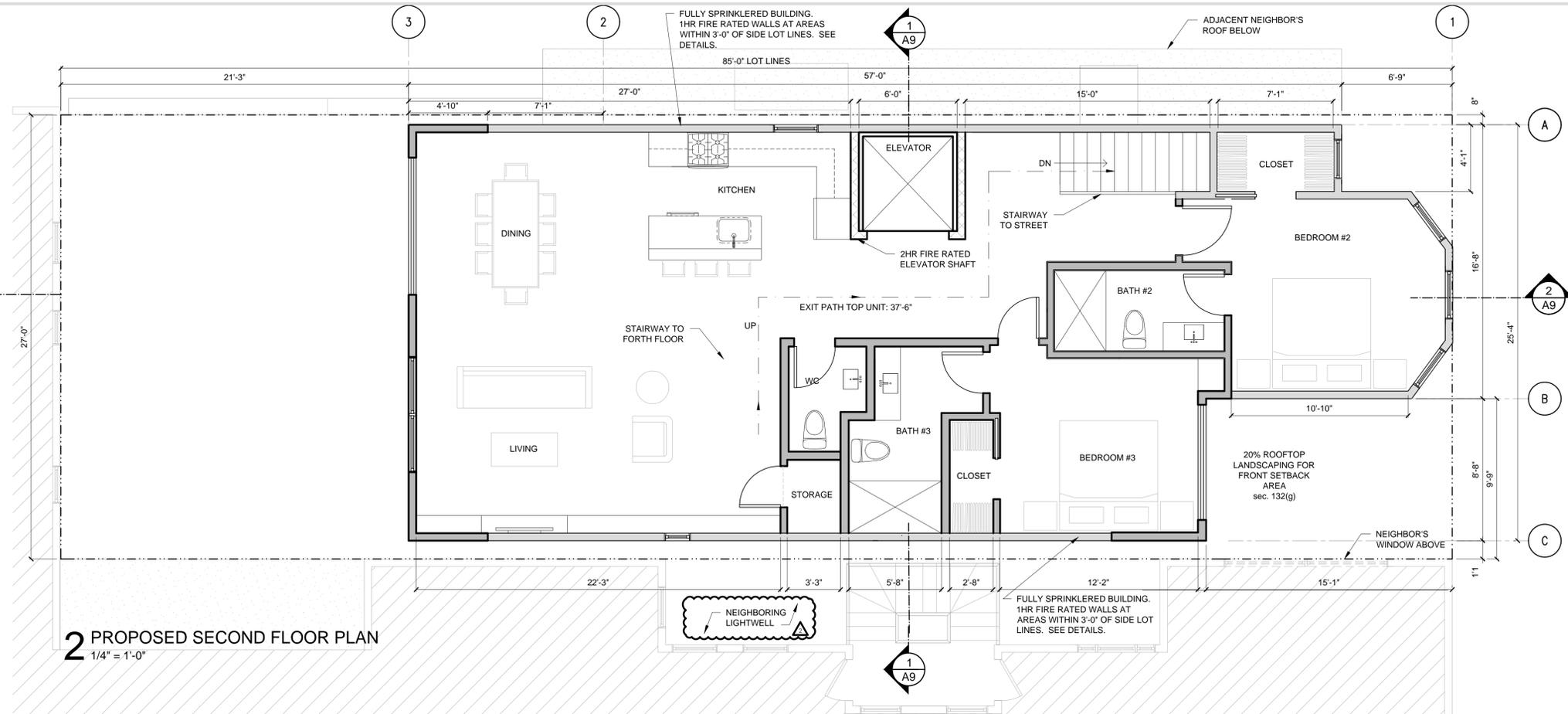


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**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
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BLOCK 0478 LOT 004

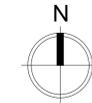
PROPOSED FLOOR PLANS

A5



LEGEND

- (E) WALL TO REMAIN
- (N) NEW WALL
- (N) NEW RATED WALL

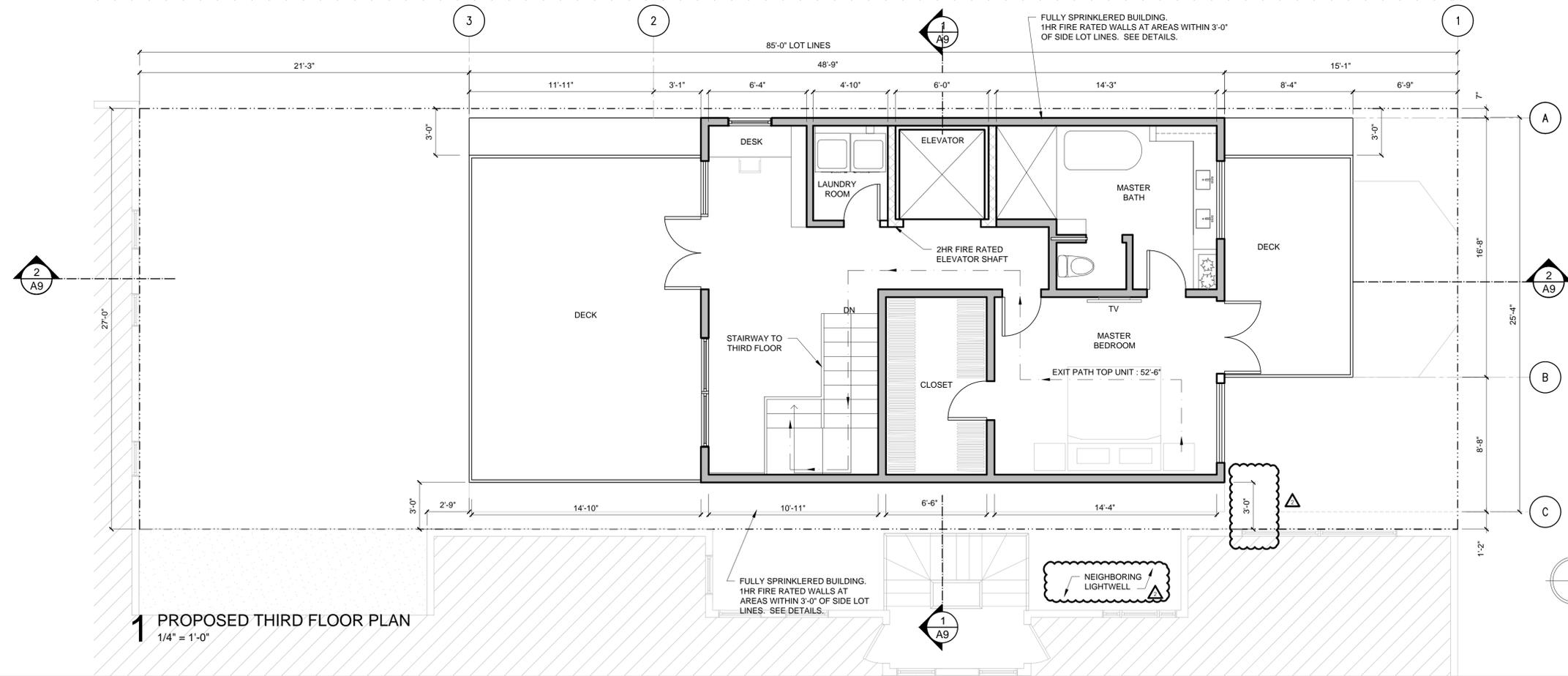
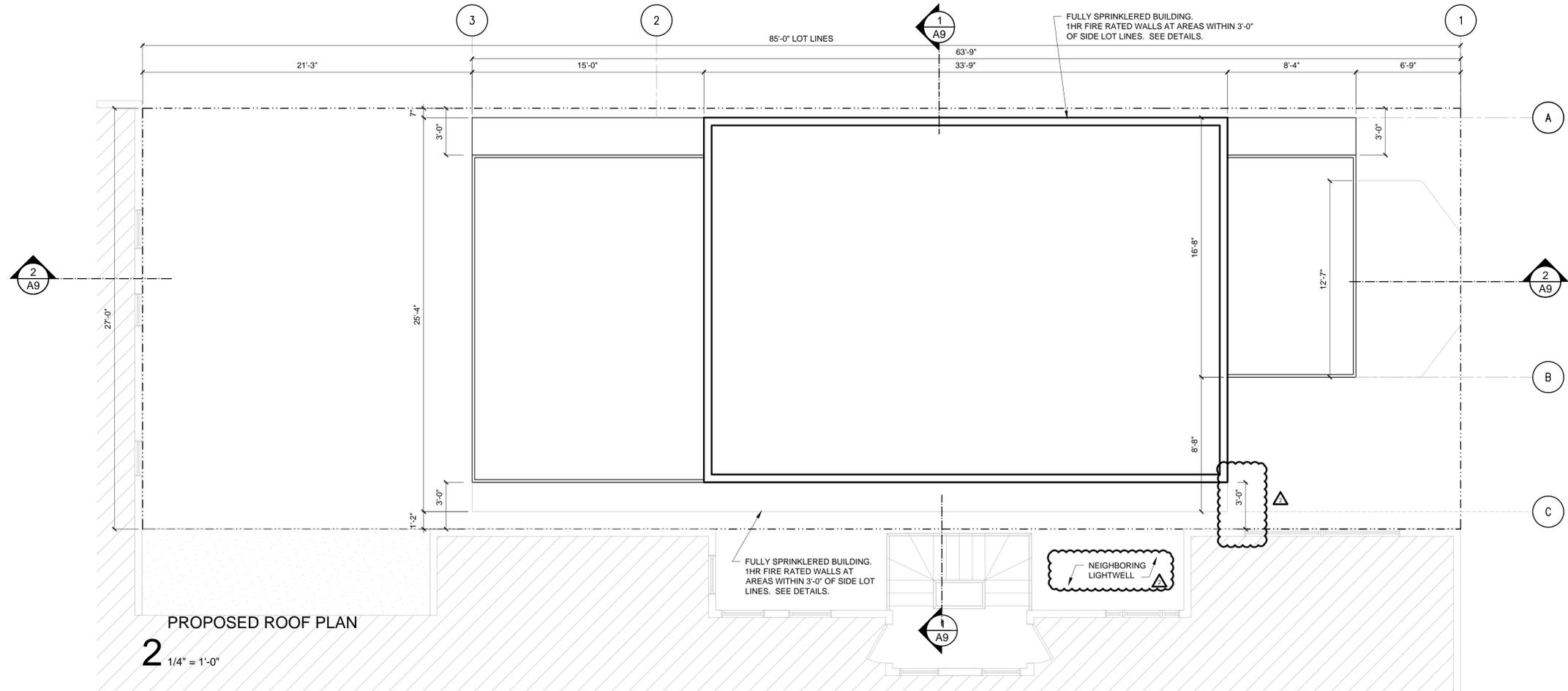


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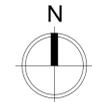
**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

PROPOSED FLOOR PLANS

A6



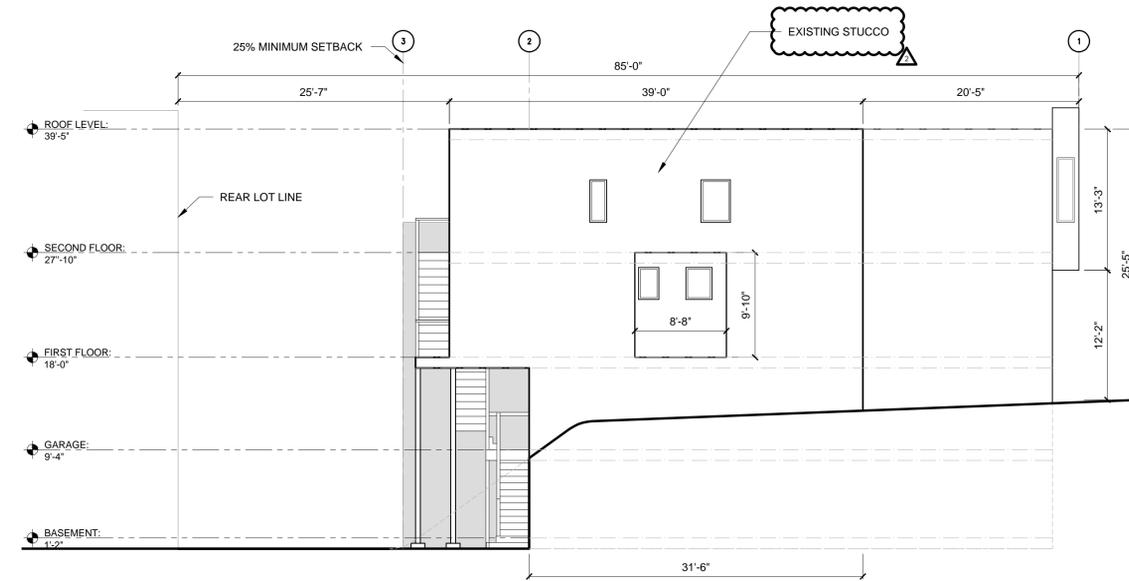
LEGEND
 (N) NEW WALL
 (N) NEW RATED WALL



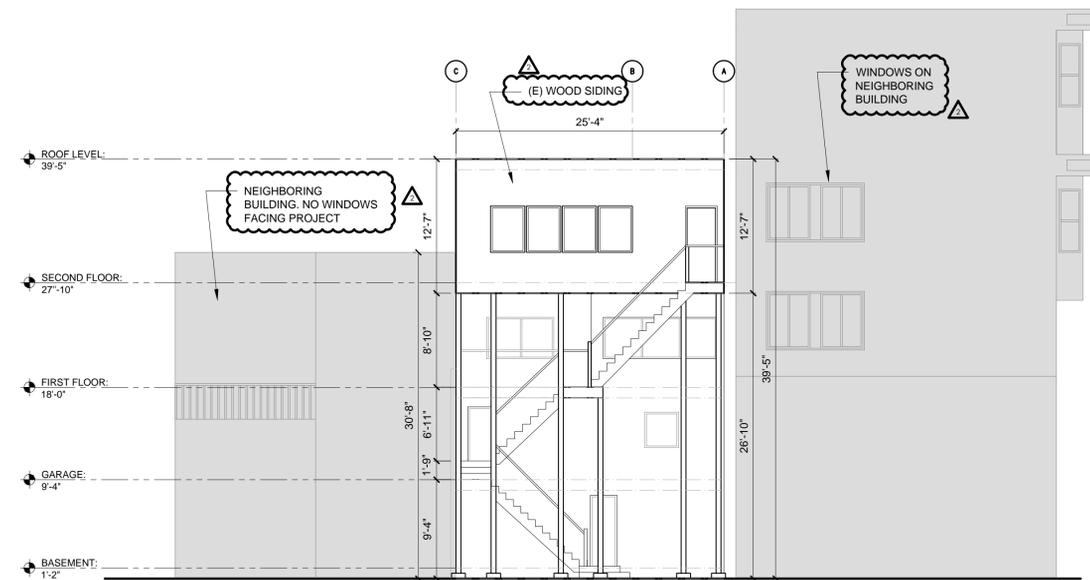
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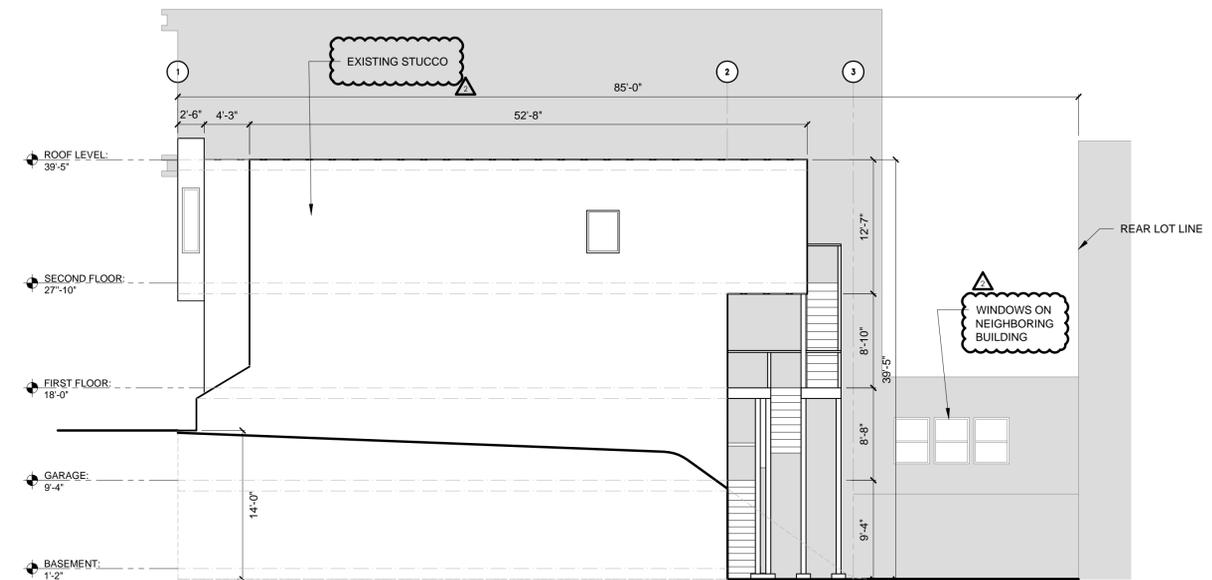
1 EXISTING WEST ELEVATION
1/8" = 1'-0"



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



3 EXISTING EAST ELEVATION
1/8" = 1'-0"



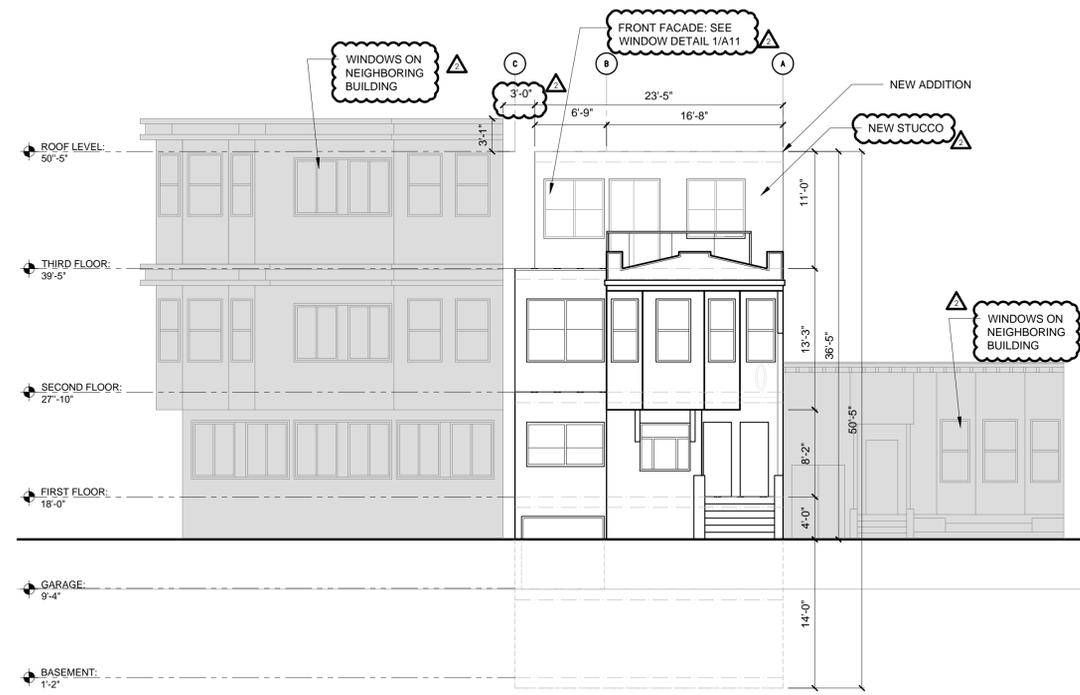
4 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

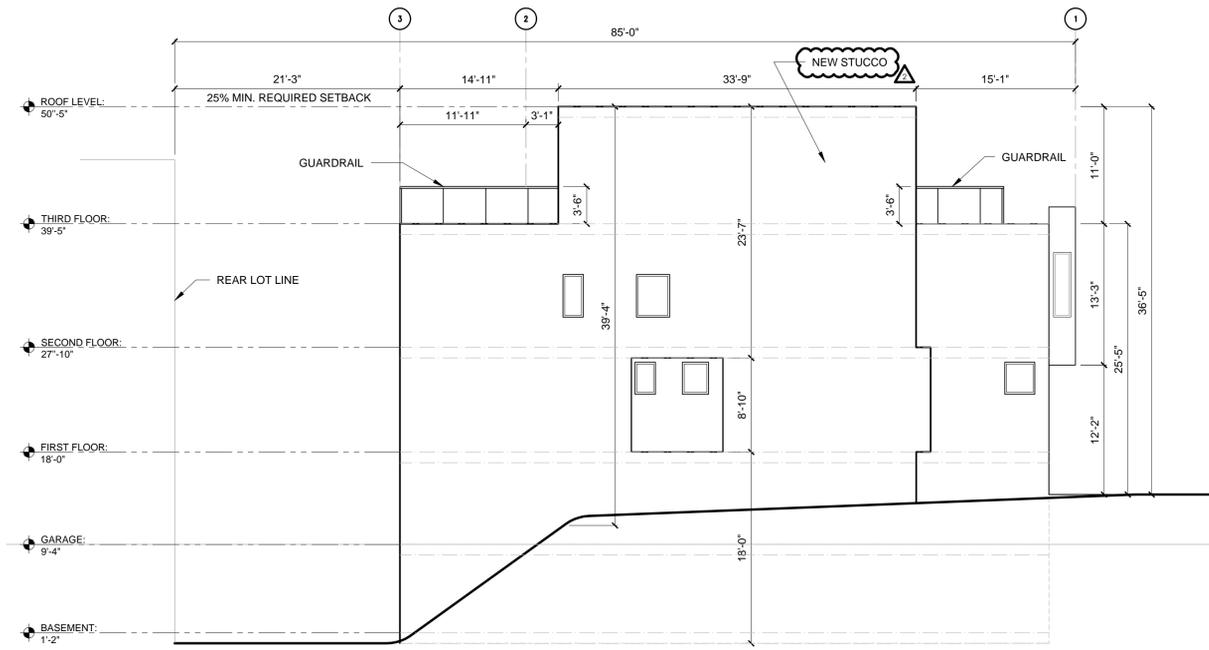
EXISTING ELEVATIONS

A7

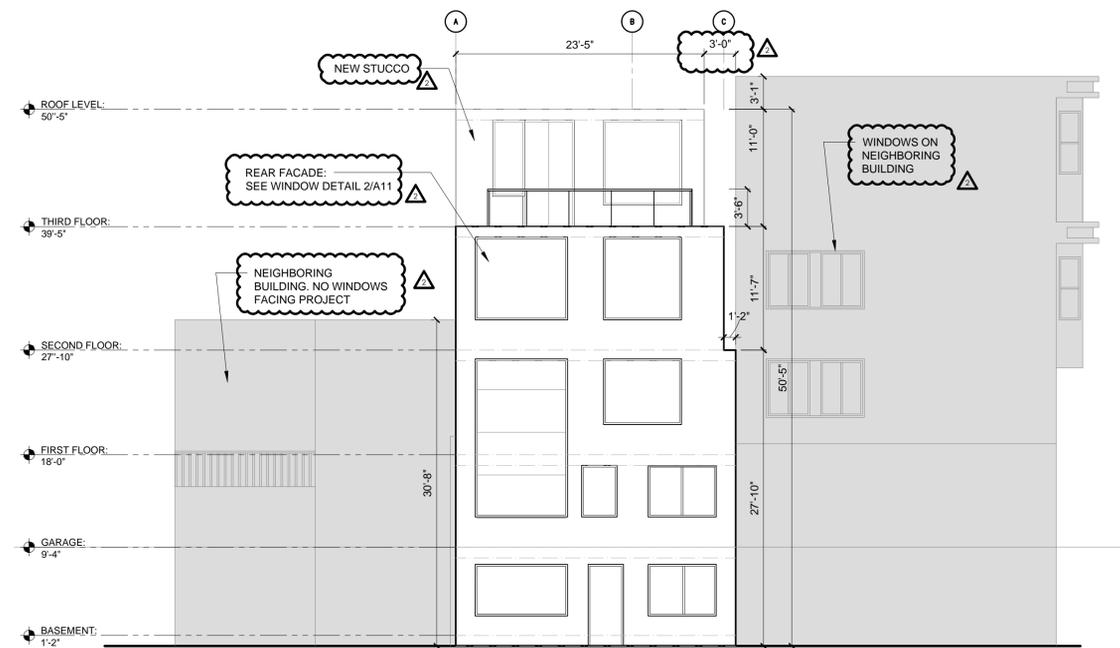
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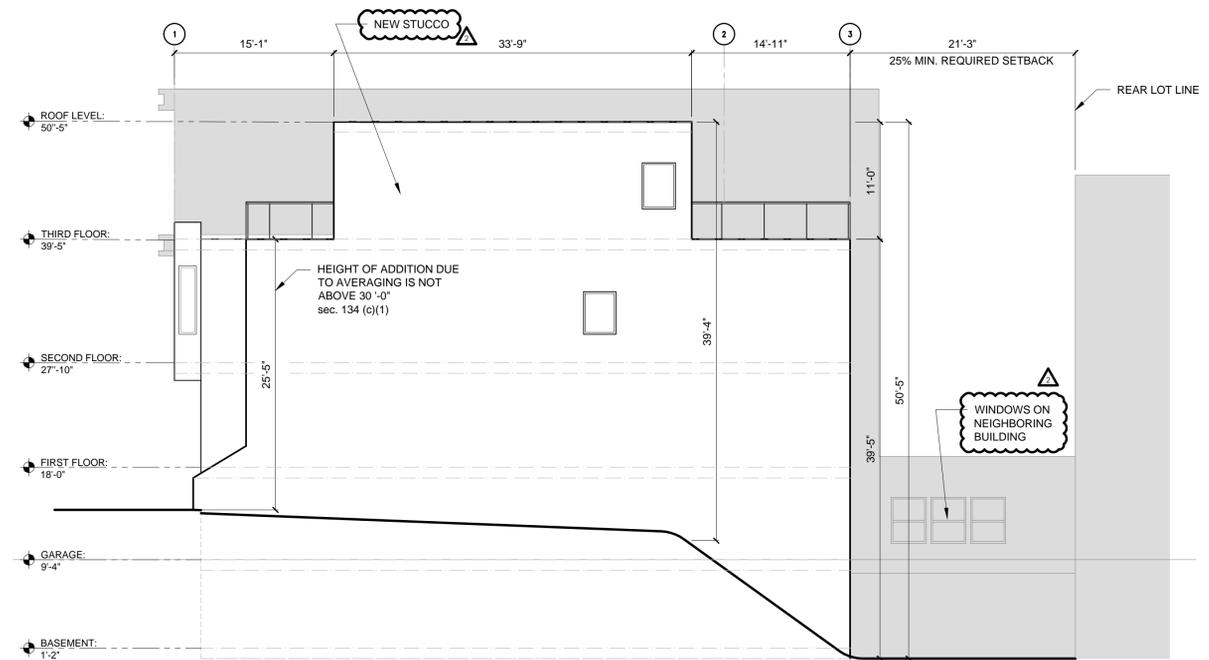
1 PROPOSED WEST ELEVATION
1/8" = 1'-0"



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



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



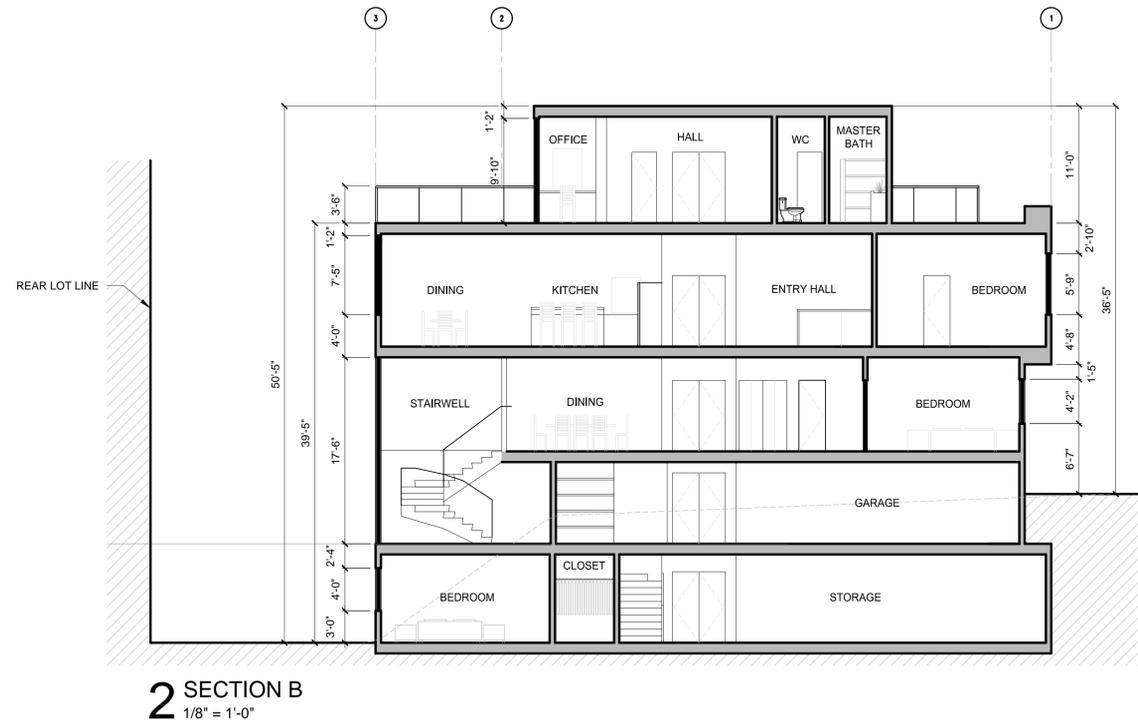
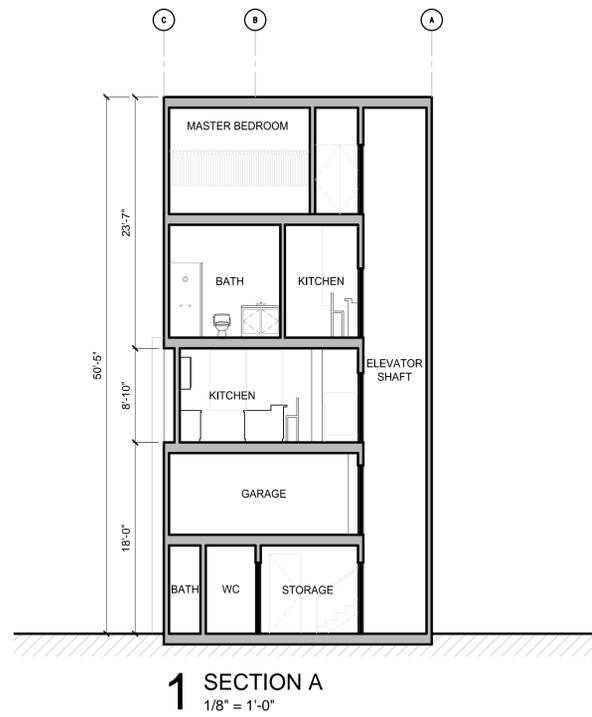
4 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

POTENTIAL ELEVATIONS

A8

REVISIONS	DATE
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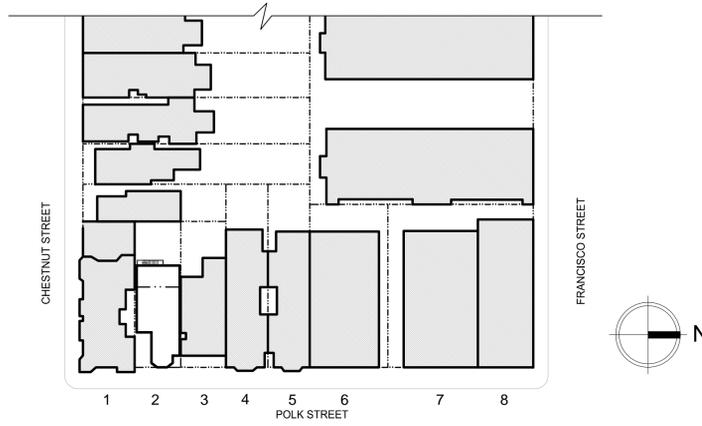


**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 941109
BLOCK 0478 LOT 004

SECTIONS

A9

REVISIONS	DATE
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1 PHOTO KEY MAP
NTS



ADJACENT SOUTHERN PROPERTY

SUBJECT PROPERTY

ADJACENT NORTHERN PROPERTY

2 POLK STREET FACADES
NTS

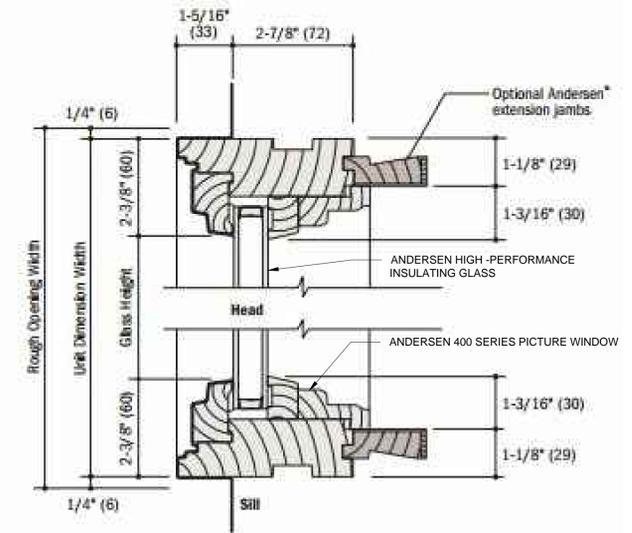


HOUSE DIRECTLY ACROSS STREET
2808 - 2810 POLK ST

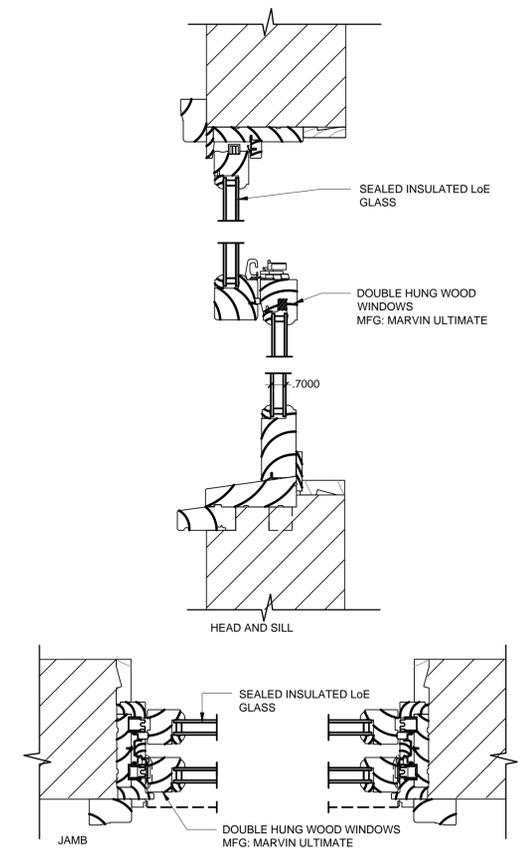
**BRADLEY RESIDENCE
REMODEL**
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

SITE PHOTOGRAPHS

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2 FIXED WINDOW DETAIL
SCALE: N.T.S



1 DOUBLE HUNG WOOD WINDOW DETAIL
SCALE: 3" = 1'-0"

BRADLEY RESIDENCE
REMODEL
2809 - 2811 POLK STREET
SAN FRANCISCO, CA 94109
BLOCK 0478 LOT 004

DETAILS

A11