



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 16, 2011

Date: June 9, 2011
Case No.: **2010.0598DV**
Project Address: **75 Mars Street**
Permit Application: 2010.06.15.4512
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2653/016
Project Sponsor: Owen Kennerly
Kennerly Architecture
375 Alabama Street, Suite 440
San Francisco, CA 94110
Staff Contact: Michael Smith – (415) 588-6322
michael.e.smith@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is construct a one-story vertical addition, a rear horizontal addition, alter the front façade, and add a second dwelling unit to a single-family dwelling. The proposed building would cover 98% of the lot at the garage level. The upper floors would be partially set back from the rear property line with a notch at the northeast portion of the building that acknowledges the adjacent shorter building to the north. The project would also create habitable floors below the Mars Street frontage, made possible by the lot's dramatic change in grade. The new parking would be accessed from the rear of the property at the Corbett Avenue frontage. The lower unit would be accessed from stairs constructed on the adjacent right-of-way located to the south of the property. Usable open space is met in the form of private decks located at the rear of the building. The project requires a rear yard variance for the expansion at the rear of the building. The variance hearing was held in November 2010; the Zoning Administrator has not rendered a decision on the variance but has expressed support for the variance sighting the property's steep slope and small size as findings. The project would add 1,708 gross square-feet of habitable area to the existing building and a 938 gross square foot garage.

Although it is not a part of the current proposal, the sponsor has expressed interest to neighbors in constructing a connecting stairway on the adjacent public right-of-way between Mars Street and Corbett Avenue frontages that would be integrated into his proposed entry stairs for the lower dwelling unit. Currently, there is no sidewalk at the Corbett Avenue frontage of the adjacent public right-of-way and the area does not have improved pedestrian access. The Department of Public Works, the agency that regulates the use of this area, has expressed support for the proposal as a minor encroachment.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the east side of Mars Street between 17th Street and Corbett Avenue within the Corbett Heights neighborhood. The property is improved with a single-story dwelling with two basement levels that was constructed in 1940 and covers 79% of the lot. The property is an irregularly shaped through lot with approximately 46 feet of frontage on Mars Street and 34 feet of frontage on Corbett Avenue. The property also slopes down steeply from front to rear with a 25 foot difference in elevation and an approximately 45% slope. The subject building is one story at the Mars Street frontage and three stories at the Corbett Avenue frontage as a result of the significant change in grade. Assessor’s records indicate that the building has 878 square-feet of habitable area. The sponsor has estimated the gross square-footage of the building to be 1,838 square feet. The Department has determined the building not to be a historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Corbett Heights neighborhood at the intersection of Mars Street and Corbett Avenue. A mix of single-family and multi-family buildings characterizes the neighborhood. The buildings on the uphill side of the street are built on grade far above the street and have stairs for street access. Some of these properties have detached garages at street level. The homes on the downhill side of the street have fewer floors at street level and multiple floors at the rear following the topography of the neighborhood.

The property’s more immediate context is defined by an adjacent one-story single-family dwelling to the north of the site. Public open space abuts the property to the south. Some neighbors have characterized this area as a park but it is not a park that is under the jurisdiction of Park and Rec. Instead, this area is an unimproved part of the public right-of-way that falls under the jurisdiction of the Department of Public Works and is subject to the same general regulations as a sidewalk.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Oct. 18, 2010 – Nov. 17, 2010	Nov. 17, 2010	June 16, 2011	7 mos.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 6, 2011	June 3, 2011	13 days
Mailed Notice	10 days	June 6, 2011	June 2, 2011	14 days

PUBLIC COMMENT

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

The Department has received several comments from the neighbors. Most of the neighbors are concerned about what they perceive to be the further privatization of the adjacent public right-of-way with the construction of entry stairs on the property as proposed. Few neighbors, outside of the DR requestor, expressed concern about the proposed building. Those who did express concern commented on the proposed lot coverage (98% compared to 79%). One neighbor has expressed support for the stairs.

In November 2010, a rear yard variance hearing for the project was heard by the Zoning Administrator. The DR requestor was present at the hearing among other neighbors. At the hearing neighbors expressed concern about the entry stairs on the adjacent open space and how it may potentially lead to the privatization of the space. Less concern was raised about the project’s full lot coverage. The Zoning Administrator did not render a decision on the variance but instead took the matter under advisement pending the completion of the neighborhood notification. The Zoning Administrator expressed support for the variance sighting the property’s steep slope and small size as findings.

DR REQUESTOR

Hymie Luden, the owner and occupant of 65 Mars Street, the adjacent property to the north.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 17, 2010.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 2, 2011.

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 alterations are articulated, sculpted, and set back from the north side property line to minimize any impacts on the adjacent property’s access to light and air, as they are stacked on away from the DR Requestor’s property. Therefore, the project does not result in any unusual impacts to the neighboring properties’ light or air. According to the shadow study produced by the project sponsor the project would only cast significant shadow on the DR requestor’s property for a short period of time near noon

during the winter months. Due to the unique building configuration, any additional building depth would cast some additional shadow on the DR requestor's property, therefore, it should not be used as a benchmark for the appropriateness of the project. The DR requestor's property would still enjoy unobstructed eastern exposure.

The construction of the stairs on the adjacent public right-of-way is regulated by the Department of Public Works through the minor encroachment process similar to how curb cuts are regulated. Minor encroachments do not constitute a taking of public property. Furthermore, the stairs would not materially injure the neighbor's or impact their ability to use the space when they desire. The proposed stairs would continue a rich tradition of public stairways in this neighborhood.

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
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Attachments:

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated June 2, 2011
 - Renderings
 - Context Photographs
 - Reduced Plans

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: HYMIE LUDEN		
DR APPLICANT'S ADDRESS: 65 MARS, SF	ZIP CODE: 94114	TELEPHONE: 415 86-3220

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mr. DAVE OTTO % Owen Kennedy		
ADDRESS:	ZIP CODE:	TELEPHONE: 415 285-2880

CONTACT FOR DR APPLICATION: Same as Above ✓ MARTIN DEAN, Attorney at law		
ADDRESS: 2019 17th Street SAN FRANCISCO	ZIP CODE: 94103	TELEPHONE: 415 775-1101
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 75 MARS SF	ZIP CODE: 94114
CROSS STREETS: CORBETT	

ASSESSORS BLOCK/LOT: 1	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
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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: **Single family home**

Proposed Use: **Apartment building**

Building Permit Application No. **2010-06-15-4512** Date Filed: _____

RECEIVED

NOV 17 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
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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.

N/A

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 documents. Exhibit #1 and #2

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:

It will block the light on the next house. It will occupy the entire lot, it will be too high compared to surrounding property, it will take part of our pocket park.

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?

Make the new building smaller to fit the lot and the rest of the houses in the neighborhood.

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: Hymie Luden Date: 11-17-10

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

HYMIE LUDEN
Owner / Authorized Agent (circle one)

75 Mars Street

Dear Mr. Smith:

My wife and I have lived on Mars Street in San Francisco for nearly 20 years. Our house #4, was built in 1894 and while on a very large lot, has only 950 square feet of interior space.

Our house is less than 200 feet from the subject property at 75 Mars. We have carefully examined the published plans for the changes to that address and have the following comments:

1. The house as designed is very lovely. It has a pleasing design and what appear to be nice proportions and material use.
2. But this house, as it is currently designed, does not belong in our neighborhood, nor on the lot on which the owner wants to put it. In fact, from the footprint of the house, there is nowhere on this block that it could fit and still have the required setback for a house of its size.
3. We are particularly disturbed by the fact that in order to squeeze this to-large-house onto this modest lot, that the owner needs to have the City of San Francisco "give" him some of the space from one of our pocket parks on the corner lot. As we read the drawings, the house is so large that unless the City gives up some of the park space, that the owner will not have enough room for stairways needed to access the property. We also note, though it does not appear to have been disclosed, that the roof of the proposed building also overhangs the adjacent parcel (the pocket park).

The consequence of all of this proposed work, is that the concept of a "reasonable setback" set forth by the building codes must be completely thrown out the window in order to approve this permit. In fact it appears from the submitted plans that the setback figure is about a MINUS 15%, if you include the proposed stairways and roof overlaps.

4. We also note, sadly, that the rear of the house, in order to accommodate all of the added square footage will become one massive three story wall. Totally unlike anything in the

neighborhood, this structure will be massively out of proportion not only for the lot but for the entire neighborhood.

5. We note that the Commissions agenda does not clearly disclose the fact that the owner has advised neighbors (through his architect) that he can "easily" obtain a permit under Section 723.2 of the San Francisco Public Works code to invade and take as owner, the pocket park space he needs as a "Minor Sidewalk Encroachment." We have contacted DPW regarding this possibility and they advise that no such request has been made at this time. They also advise that the proposed encroachment would possibly not be in conformance with Section (a) of that regulation which provides that all encroachments must be "in the sidewalk fronting such property." Clearly that's not the case here. So, any granted encroachment, even by way of a permit, would deny all citizens of San Francisco a meaningful portion of the pocket park which is adjacent to the property, and would likely, therefore, give rise to a cause of action by all property owners in the City, for an improper taking.

6. We know firsthand that the current owner purchased this property from a real estate broker who had totally disclosed (including the current improper setback) all relevant details to the current owner. Sadly, the current owner does not even occupy the house, and spends at most two days a month here. We'd prefer that the owner act more like a neighbor than a developer focused on return on investment rather than becoming a member of our community.

It is for all of these reasons that we urge the San Francisco Planning department to not only reject the submitted plan, but to strongly enunciate to the owner and his architect that there are, as there must be, limits on this kind of overbuilding.

Thanks,

(Embedded image moved to file: pic13117.jpg)martin

Martin Dean

California Bar # 47662

Essential Publishers, Inc.

2019 17th Street

San Francisco, Ca 94103-5012

fone: 415.775.1101

edress: dean@epubs.org

Exhibit #2

November 15, 2010

Mr. Michael Smith
Planner
San Francisco Planning Department
1650 Mission St.
San Francisco CA 94103
Re: 75 Mars

Dear Mr. Smith,

I have lived at 65 Mars for about 25 years, next door to 75 Mars. Each house is small, about 900 square feet, because the lots are so small. The two houses are lined-up side-by side only a few feet from the sidewalk lines on both Mars and Corbett. The houses are often called cottages. I am committed to the street and the neighborhood, and I have invested considerably in the future of the street and neighborhood by maintaining my own house as best I could, by insulating, replacing foliage, landscaping, painting, waterproofing, rewiring, upgrading plumbing, installing new sidewalks, etc., to make sure I can continue to live in my house on our street a long time.

I object to the proposed construction of the two-unit apartment building at 75 Mars, for a number of reasons.

Regarding the two streets, Corbett and Mars:

(1) The building is way too big for the lot and the building's scale doesn't come close to fitting in with the scale of any other house on either street. Some of the houses are bigger than 75 Mars, but their scale is appropriate for what they are and the way they're situated on their lots. The apartments at 75 Mars should not be built to the very edge of the property, to the sidewalk lines on both Corbett and on Mars.

(2) The walkability of both streets will be degraded by requiring pedestrians to walk along unrelieved walls and a closed garage door. It will be like a gated community for only one house. Pedestrians are now able to walk along a little foliage on both streets. There's not much of it but it's all the green there is.

(3) The house should not be designed to rely on the adjacent pocket park for access to the building. That's a permanent, apparently irrevocable use, not just an easement. Whatever promises are kept now, I'm sure the next owners will block off everyone else's access to keep strangers from walking through the building entry, and then a little more green will be lost to the public forever.

Regarding my own house:

11/17/2010

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The new building should not block my sunlight and view. I don't know exactly how much will be taken because I never got the studies I asked for. When the two houses were built, they were situated to prevent either one from interfering in the other's view and sunlight. The unobstructed sunlight and view on Corbett are especially important because my house has only two little windows on the Mars side. They look out onto the parked cars, at the approximate eye-level of an ordinary van or SUV. The new building should not change its footprint and should not build an overhang, at my expense. The light and view are almost the only light, and certainly the only view, I get.

In summary:

The drastic change in the building, i.e., (1) the new footprint and overhang blocking my sunlight and view, (2) elimination of the backyard altogether, (3) de facto taking of the public park, (4) change in character of both streets, (5) startling increase in scale, (6) inappropriate massing, etc., all speak to denying permission to proceed with the building the way it is designed now.

I don't oppose construction of a new house or a two-apartment building. I do oppose the loss of light, view, public park, walkability, neighborhood character, etc., that the new building's apartments are designed to require.

Surely there's no need to cause so much damage just to replace a house. Please let me know if you have any questions or you would like to talk about my comments or about either house.

During the day, I'm at 744-2732. At home, I'm at 863-3220.

Sincerely yours

Hymie Luden

10.05980

Response to Discretionary Review Request

75 Mars Street

Block 2653, Lot 16
San Francisco, CA

Application # 201006154512



Contents:

Project Description & History	2-5
Response to Discretionary Review Response	6-7
Project Chronology	8-10
Site Photographs	Exhibit-A
Site Permit Drawings	Exhibit-B
Community Meeting Information	Exhibit-C
Story Pole photographs	Exhibit-D
Shadow Studies	Exhibit-E

Submitted by:
Kennerly Architecture & Planning
June 2, 2011

Site and Project Description

The Project proposes to add a new dwelling unit and a 2-car garage to the existing single family home located at 75 Mars Street.

Site: Situated at the convergence of Mars Street and Corbett Avenue, the trapezoidal site is unique: it faces the public right-of-way on 3 sides and slopes down toward Corbett at a 1-to-1 slope. Immediately to the south lies an un-improved public right-of-way, a slender triangle of sloping terrain that is neither a parcel nor a park, but is verdant with mature trees and shrubs. This space is steep and overgrown.

Design: The proposed design utilizes the slope and double street frontage to insert the new dwelling and garage below the existing house and to open them up onto Corbett Avenue. Along Mars Street, a new floor is proposed above the existing one-story massing there. This new vertical addition would retain the construction and volumetric expression of the existing main floor, while adding a set-back open living space with a thin projecting roof above. The proposed roof line was carefully designed to stay below the main-floor sight lines of homes across Mars Street.

Floor Areas: The existing house has 1,792 square feet of gross floor area including utility space within the existing building volume. The proposed design would add 1762 SF of useable floor area overall, with 1204 SF of this in the new dwelling unit. 251 square feet of new Usable Open space is proposed.

Project History

In 2009, Mr. David Otto (Project Sponsor), engaged Kennerly Architecture & Planning (Architect) to prepare designs for the additions and alterations described above. Based on feedback from a Project Review meeting with Michael Smith of the San Francisco Planning Department, the preliminary design was revised and presented to neighbors in a Pre-Application meeting on January 5, 2010 at 75 Mars.

In subsequent discussions with Mr. Hymie Luden, the adjacent neighbor at 65 Mars, shadow studies were prepared and the design was revised to mitigate the effects on Mr. Luden's rear yard. Concurrently, the project sponsor and architect met with neighbors across Mars including Mr. Gary Weiss and Mr. Tom Murphy to discuss improvements to the adjacent right-of-way including a public stair and a safe pedestrian connection between Mars Street and Corbett Avenue.

A Site Permit application was then submitted to DBI and Planning with the revised building design. The proposed public stair between Mars and Corbett was not part of this application.

A Rear-Yard variance was required for the proposed design and the project was reviewed at a Variance Hearing on November 17, 2010, the final day of the 311 Notification period. The Zoning Administrator, Mr. Scott Sanchez did not make a decision at that time, and Mr. Luden filed his Discretionary Review request later the same day.

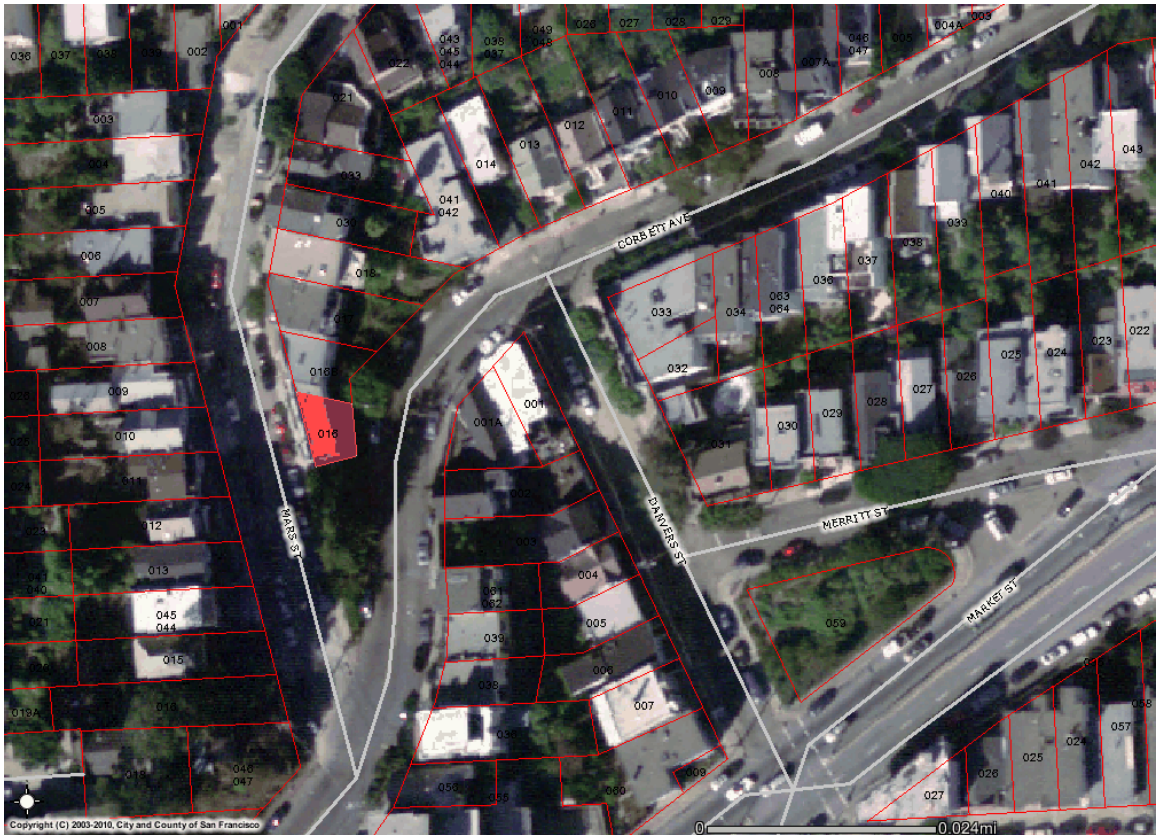
Since then, the project sponsor and architect have met with Mr. Luden four times to review story-poles, shadow analysis, and design changes. On March 23rd, the architect and project sponsor presented a revised design that would pull back the corner of the addition three-feet, six-inches in the area closest to Mr. Luden's property. To date, Mr. Luden has not offered any explicit response to these design changes.



75 MARS STREET
20 MAY 2010
5:30 P.M.



View of Proposed Vertical Addition as seen from Mars Street.



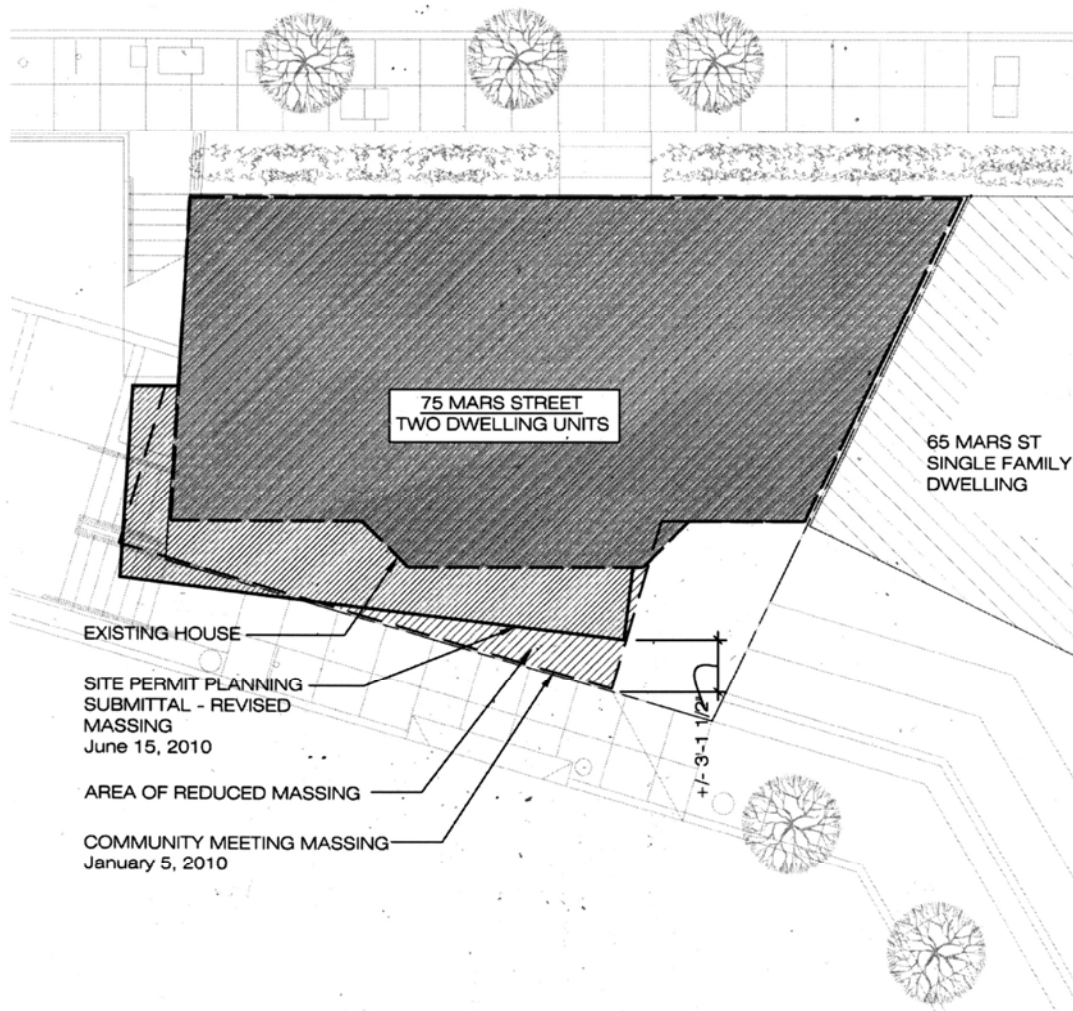
Parcel Map of Subject property and surrounding neighborhood.



View of existing houses at #75 Mars and #65 Mars as seen from Corbett Avenue.



Rendering of proposed design at #75 Mars as seen from Corbett Avenue.



Plot Plan showing existing building footprint, footprint as originally proposed and footprint as revised for Site Permit Application.

Response to Discretionary Review Request

The Application for Discretionary Review filed by Mr. Hymie Luden on November 17, 2010 states four reasons for requesting Discretionary Review. These reasons are quoted in part below and then followed by responses from the Project Sponsor.

Reason #1: *“The building is way too big for the lot and the building’s scale doesn’t come close to fitting in with the scale of any other house on either street.”*

The east side of Mars Street - due to its down-slope topography and development history - is defined by homes and two-family dwellings that vary in height. As measured along Mars Street, the proposed design at #75 is still shorter than every other building on Mars with the exception of Mr. Luden’s home at #65 which would only be 4’-6” lower than the roof of the proposed design that abuts it.

On the west side of Mars Street, there are larger single family and two-family dwellings ranging in height from 2 to 5 stories. Along this side of Mars Street, the buildings there are quite tall forming a vertical street-wall pattern that includes garages with decks, auxiliary living spaces and runs of stairs. The proposed design at #75 keeps its roof-line below the windows of the main living levels of these homes on the west side of Mars Street.

Along Corbett Avenue in the vicinity of the subject property, the street edge is defined by rear yards (#’s 53, 59, 65 Mars), older homes and multi-unit buildings, and newer 3-4 story multi-unit buildings (#’s 285-87, #’s260-262, and #311 Corbett built in 1994, 1962, and 1961 respectively). As seen from Corbett Avenue, the proposed design for 75 Mars is still lower than the building wall at 59 Mars and it is comparable in height to the building at 260-262 Corbett.

In terms of lot coverage, the proposed project is also consistent with the prevailing pattern of proximate corner parcels on flat-iron or trapezoidal sites including #4463 17th Street at the corner of Mars, #4 Danvers/#263 Corbett, #300 Corbett.

While some of the smaller houses Mr. Luden cites along Mars street – including the existing house at #75 - have modest amounts of living space, their building envelopes encompass undeveloped basements, crawl spaces and storage areas, particularly on down-slope sites where the building volume extends down to meet the dropping terrain. The proposed design develops this latent space within the existing building volume to add the new dwelling unit, and adds only 121 square feet to the existing building’s footprint (not including the garage).

With regard to the need for a Rear Yard Variance: Section 134 of the Planning Code requires that the property’s official address on Mars Street establishes this as the front with the rear yard pushed to the Corbett avenue side. Combined with the parcel’s trapezoidal shape, this requirement yields a buildable area that tapers down to 7-feet wide and could not accommodate a parking garage even at its widest. If the parcel’s south property line were construed as its front, or if section 134(e)(2) could apply to this parcel, then the proposed design’s program could be accommodated without a rear yard variance.

Reason #2: *“The walkability of both streets will be degraded by requiring pedestrians to walk along unrelieved walls and a closed garage door.”*

The proposed design does not negatively affect the pedestrian experience along Mars street where a new front door alcove replaces the existing front door in approximately the same location. The proposed design also eliminates an old driveway apron and curb-cut and would replace this with a new planting area to match those adjacent. The proposed vertical addition will be very open and glassy, keeping “eyes on the street”. This new living floor will be set-back 17” from the property line allowing for an integrated planter box for flowers above the existing building volume.

Along Corbett Avenue, the proposed design has a single curb-cut to serve the two new garage entries which are, themselves, set back from the sidewalk in an open alcove. Above this one-story garage level, the building is set back with open patios that overlook Corbett and are contiguous with adjacent rear yards.

Reason #3: *“The house should not be designed to rely on the adjacent pocket park for access to the building. That’s a permanent, apparently irrevocable use, not just an easement.”*

The open space referred to here is neither a park, nor even a parcel, but rather it is part of the Public Right-of-Way under the jurisdiction of the Department of Public Works. As such, it is defined as a street in accordance with Section 102.25 of Article 1 of the San Francisco Planning Code and subject to the same use restrictions and regulations including the General Right of Access for Abutting Properties. The subject property fronts this Public Right-of-Way and is therefore an “abutting property” and afforded the General Right of Access in the same way that any other property can use a public sidewalk for access. Since this area is “Un-improved” without any constructed sidewalks or stairs, the proposed improvements therein would be for access only and would require review and approval from the Department of Public Works.

Additionally, since the existing sidewalk along Corbett Avenue ends at the southern property line of the subject property, the proposed improvements in the public right-of-way would not impair or inhibit any existing circulation or access to the area. Rather they would allow more public access to this space.

The triangular space presents challenges for the property owner as any work on the subject lot will require shoring, retaining, and drainage improvements within. Moreover, as an unsecured and untended space, this area presents security concerns for both the owner and other residents along Mars Street.

Reason #4: *“The new building should not block my sunlight and view. I don’t know exactly how much will be taken because I never got the studies I asked for.”*

Shadow studies were provided to Mr. Luden on no less the four occasions including March, 2010; December 16, 2010; January 5, 2011, and March 23, 2011. See Exhibit E. The various studies showed the relative effects of the proposed design’s shadows and the existing house’s shadows on the rear yard and building face of 65 Mars. Additionally, the studies delineated the shadow effects of three different design iterations including the initial design presented at the Pre-Application / Community meeting on January 5, 2010; the “revised design” submitted for Planning/ Site Permit approval (shadow study dated 1/5/2011); and the most recent design proposal presented on March 23, 2011.

The shadow studies reveal that within an hour after solar noon the east elevation of 65 Mars is in complete shadow under existing conditions – i.e. without the proposed project. Additionally, the shadow studies demonstrate that in the worst case - the winter solstice, December 21st - the proposed design would cast additional shadow across only one of Mr. Luden’s living room windows for less than two hours blocking sunlight that is projecting at less than 30 degrees of parallel to the building’s surface and therefore not likely to pass into the interior space (see shadow study dated 12/2/2010).

Mr. Luden enjoys a panoramic view out the back of his house that would remain unobstructed by the proposed project’s building massing. See Exhibit-D, the composite photo dated 2/10/2011 shows the story-pole marking the location of the corner of the proposed design. The design of the proposed addition was tailored to not block views for the primary living spaces of neighboring buildings while the massing steps back at its north-west corner in response to the views and light at 65 Mars.

Project Chronology- Before Variance Hearing

November 17 2008

File request for Planning Project Review Meeting

December 2009

Pre-Application meeting with Michael Smith

December 2009

Met with Michael Smith about rear yard variance, demolition versus remodel

January 05, 2010

Pre-Application neighborhood meeting. Distributed drawings.

January 07, 2010

Sent plans to Ms. Koelock and Gary Weiss per Pre-Application neighborhood meeting sign-in request.

January 15, 2010

Kennerly Architecture and Planning met at office with Tom Murphy (68 Mars). Gave him plans and elevations

January 2010

Tom Murphy (68 Mars) met with Michael Smith (San Francisco Planning Department) to discuss project

February 09, 2010

Met with Nick Elsner from Department of Public Works

March 2010

Submitted Environmental Evaluation application and report.

March 22, 2010

Owner met with Hymie Luden (65 Mars) to discuss the architectural plans.

March 25, 2010

Kennerly Architecture and Planning met with Gary Weiss, Tom Murphy and Tim (68 Mars) at 68 Mars/ site to discuss project including stair / open space adjacent to 75 Mars, process, and design

March 2010

Provided Hymie Luden (65 Mars) shadow study

May 07, 2010

Kennerly Architecture and Planning responds to email from Hymie Luden's (65 Mars) architects regarding massing and shadow study.

June 18, 2010

Installed Story at corners of building and valley

June 15, 2010

Submitted Site Permit application and drawings to DBI

July 06, 2010

Submitted fee for environmental/ historical review

July 22, 2010

Kennerly Architecture and Planning presented the project to the Corbett Heights Neighborhood Association

August 06, 2010

Received Planning Department Comments

August 11, 2010

Submitted responses to site permit comments

August 19, 2010

Met John Kwong and Nick Elsner from Department of Public Works about unimproved sidewalk right of way design and process of approval.

September 03, 2010

Kennerly Architecture and Planning, David Otto (75 Mars), Gary Weiss (78 Mars) met to discuss the right-of-way proposal

September 30, 2010

Received categorical exemption from environmental review

October 01, 2010

Submitted variance application, findings, and drawings.

October 08, 2010

Submitted section 311 Mailing labels, plans, and fee.

October 18, 2010

Posted orange sign for site permit neighborhood notice at 75 Mars

October 26, 2010

Posted white variance signs at 75 Mars along Mars and Corbett

November 17, 2010

Variance Hearing

Project Chronology - After Variance Hearing

November 17, 2010

Discretionary Review Application filed by Hymie Luden (65 Mars)

November 2010

David Otto (75 Mars) met at Hymie Luden's (65 Mars) home

November 30, 2010

David Otto (75 Mars) talked via telephone with Hymie Luden (65 Mars)

November 30, 2010

David Otto (75 Mars) sent email to Hymie Luden (65 Mars) outlining the interest of working through any concerns to come up with a satisfactory solution for the DR. Gary Weiss (78 Mars), Sheila Somers (72 Mars), Tom Murphy (68 Mars), and Michaeline Kiss (59 Mars) were cc'd on email.

December 2010

Kennerly Architecture and Planning, David Otto (75 Mars), and Hymie Luden (65 Mars) meet.

December 16, 2010

Kennerly Architecture and Planning responded to Hymie Luden's (65 Mars) request for plans, elevations, and revised shadow study.

January 05, 2011

Kennerly Architecture and Planning, Hymie Luden's (65 Mars), and Mr. Luden's architect meet to discuss a schemes. Additional shadow studies provided per Mr. Luden's request.

January/ February 2011

Installed story pole to show Mr. Luden (65 Mars) eastern building mass.

March 23, 2011

Kennerly Architecture and Planning, David Otto (75 Mars), Hymie Luden (65 Mars), Lenny and Michaeline (59 Mars) met to discuss a reduced scheme. Shadow studies were provided.

March 25, 2011

Kennerly Architecture and Planning emails Hymie Luden (65 Mars) following-up with meeting.

March 26, 2011

David Otto (75 Mars) emails Hymie Luden (65 Mars) following-up with meeting outlining how Kennerly Architecture and Planning seemed to have satisfied the concerns and asking how much time is need to think about dropping the DR.

April 29, 2011

Sent Hymie Luden drawings discussed at the March 23, 2011 meeting.

Exhibit-A

Site Photographs

- Bird's eye view from east
- 75 Mars Street elevation
- Mars Street east side
- Mars Street west side
- Corbett Avenue northwest side
- Corbett Avenue northeast side



Site Photos



2



1



Site Photos

75 MARS STREET



2



1



Site Photos

75 MARS STREET



1



Site Photos

75 MARS STREET



2



1



75 MARS STREET

Site Photos



2



1



Site Photos

75 MARS STREET

Exhibit-B

Site Permit Drawings, June 15, 2010

- A0.1 - Plot Plan & Project Data
- Survey
- A0.10 - Existing & Demo Floor Plans
- A0.11 - Existing & Demo Elevations
- A1.1 - Floor Plans
- A1.2 - Floor Plans
- A1.3 - Floor Plans
- A2.1 - Section
- A3.1 - Elevation
- A3.2 - Elevation
- A3.3 - Elevation

Stamp & Signature

All drawings and written material appearing herein constitute the original and unpublished work of Kennerly Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

Consultants

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Mill Valley, CA 94941
v: 415 388 8355
fx: 415 388 9266

Revisions & Submittals

SITE PERMIT SUBMITTAL 06/09/10

SITE PERMIT REVISION 08/30/10

VARIANCE SUBMITTAL 08/30/10

Drawn By BS Checked By

Scale Project Number 0804

Date 30 AUGUST 2010

Title PLOT PLAN & PROJECT DATA

Sheet

A0.1

Preliminary:
Not for Construction

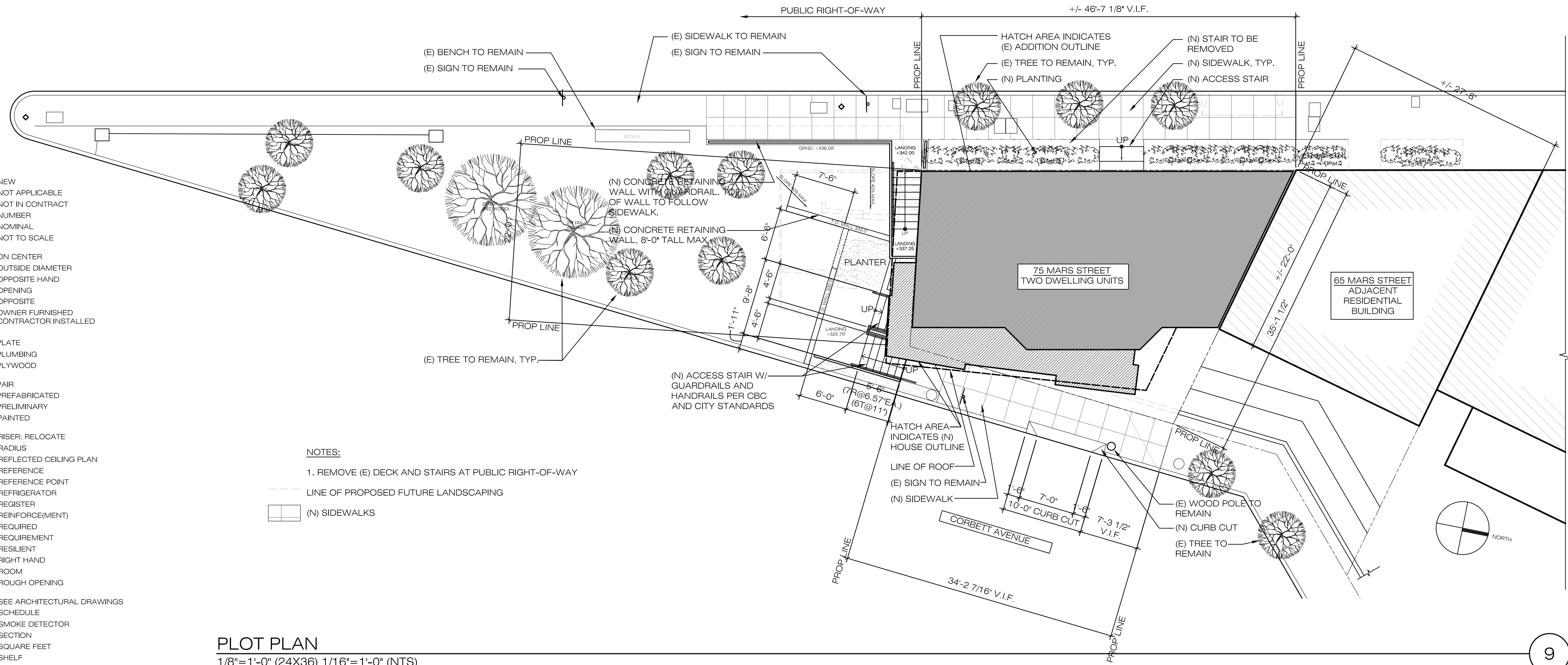
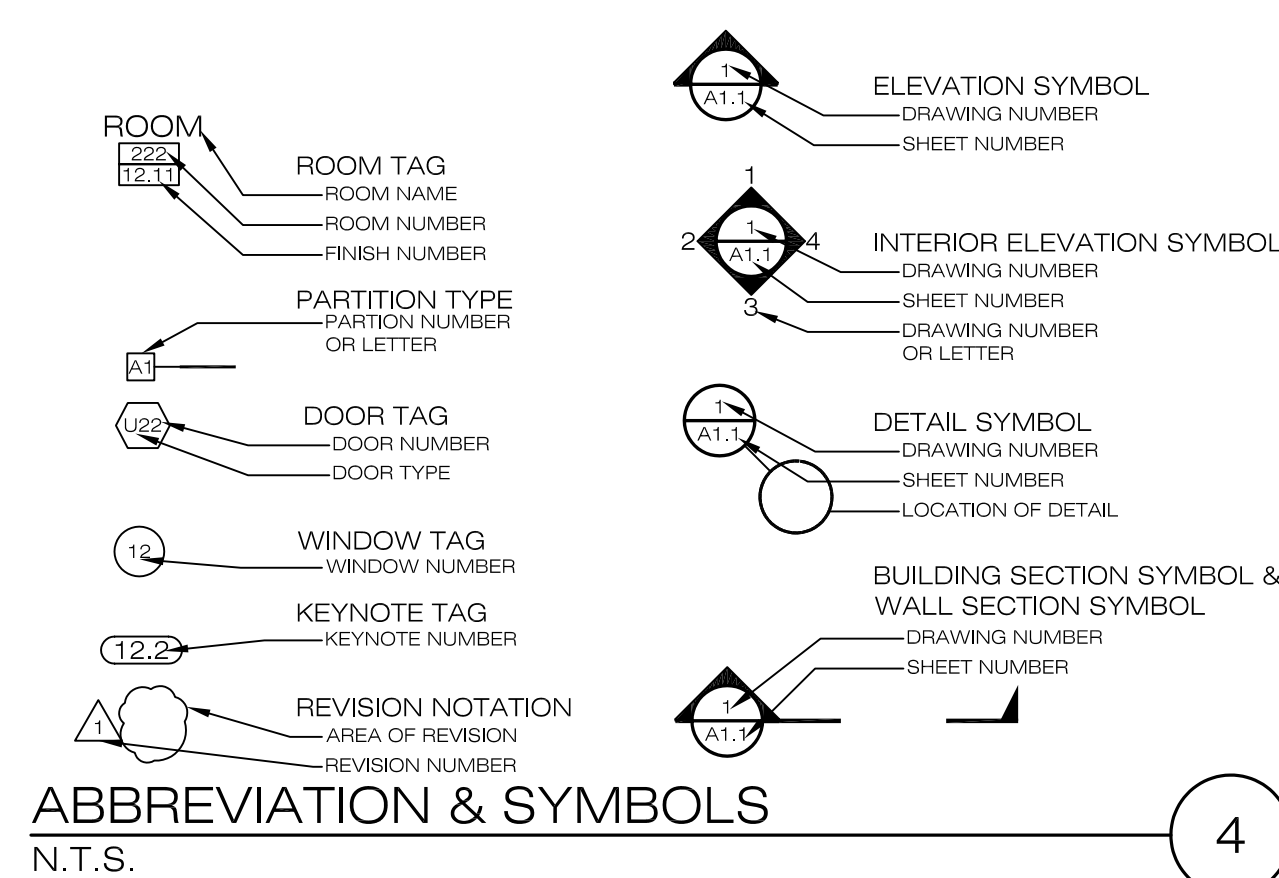


Table of abbreviations and symbols. Columns include abbreviations (e.g., ACOUS, ADJ, AFF) and their corresponding meanings (e.g., ACOUSTICAL, ADJACENT, ABOVE FINISHED FLOOR). Includes a section for symbols like ROOM TAG, PARTITION TYPE, and DOOR TAG.

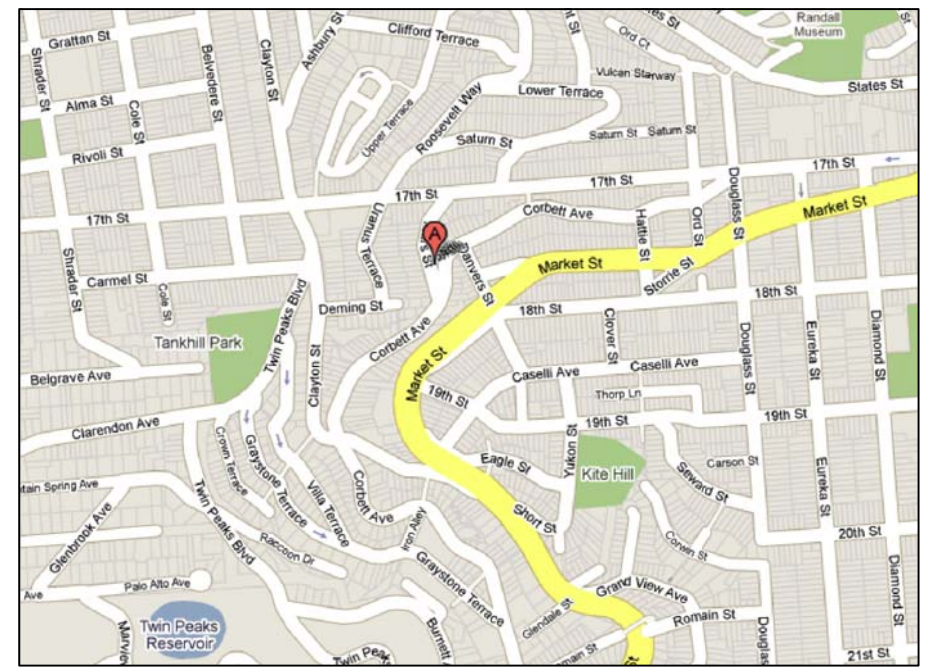


NOTES:
1. REMOVE (E) DECK AND STAIRS AT PUBLIC RIGHT-OF-WAY
LINE OF PROPOSED FUTURE LANDSCAPING
(N) SIDEWALKS

PLOT PLAN
1/8"=1'-0" (24X36) 1/16"=1'-0" (NTS)



PROJECT RENDERING @ MARS STREET
N.T.S.



VICINITY MAP
N.T.S.

APPLICABLE CODES
2007 SAN FRANCISCO BUILDING CODE
2007 SAN FRANCISCO ELECTRICAL CODE
2007 SAN FRANCISCO ENERGY CODE
2007 SAN FRANCISCO HOUSING CODE
2007 SAN FRANCISCO MECHANICAL CODE
2007 SAN FRANCISCO PLUMBING CODE

CONSTRUCTION TYPE (TABLE 503)
TYPE V-B WITH FULL SPRINKLER SYSTEM
OCCUPANCY SEPARATION (TABLE 508.3.3)
WITH AUTOMATIC SPRINKLER SYSTEM
1 HR VERTICAL SEPARATION BETWEEN R-3 AND U

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)
WITH AUTOMATIC SPRINKLER SYSTEM
R-3 : 60' / 4 STORIES & BASEMENT / UNLIMITED SQ. FT.

FIRE RESISTANCE SUMMARY (TABLE 601 & 602, CBC 708)
- STRUCTURAL FRAME - 0 HR
- EXTERIOR BEARING WALLS - 0 HR
- EXTERIOR NON BEARING WALLS & PARTITIONS, LESS THAN 5'-0" FIRE SEPARATION DISTANCE - 1 HR
- EXTERIOR NON BEARING WALLS & PARTITIONS, GREATER THAN 5'-0" FIRE SEPARATION DISTANCE - 0 HR
- INTERIOR BEARING WALLS - 0 HR
- INTERIOR NON BEARING WALLS & PARTITIONS - 0 HR
- FLOOR CONSTRUCTION, INCLUDING SUPPORTING BEAMS & JOIST - 0 HR
- ROOF CONSTRUCTION, INCLUDING SUPPORTING BEAMS & JOIST - 0 HR
- SEPARATION BETWEEN DWELLING UNITS - 1/2 HR FIRE PARTITION WITH AUTOMATIC SPRINKLER SYSTEM

CODE ANALYSIS
N.T.S.
SCOPE OF WORK:
RENOVATION OF EXISTING DWELLING AND ADDITION OF A DWELLING UNIT
ADDRESS: 75 MARS, SAN FRANCISCO, CA 9653 / 016
BLOCK / LOT: 2653 / 016
ZONING DISTRICT: RH-2
LOT SIZE: +/- 1105 SQ. FT. PER SURVEY
REQUIRED PARKING: 2 SPACES
PROVIDED PARKING: 2 SPACES
LOT COVERAGE (GROUND FLOOR): 1085 (NEW) = 98%
870 (EXISTING) = 79%
HEIGHT LIMIT: 35'-0" ABOVE MID PT. OF CURB AT MAR ST.
BUILDING HEIGHT ABOVE DATUM: 22'-0" EXCLUSIVE OF STAIR PENTHOUSES, MECHANICAL EQUIPMENT ENCLOSURES, PARAPETS, AND SOLAR PANELS
GROSS AREA: (E) RESIDENTIAL: 1838 SQ. FT.
(N) RESIDENTIAL W/O DECKS: 1708 SQ. FT.
(N) GARAGE: 938 SQ. FT.
REQUIRED OPEN USABLE SPACE (PRIVATE): 125 SQ. FT. MIN. PER UNIT
PROVIDED OPEN USABLE SPACE (PRIVATE): 125 SQ. FT. PER UNIT (250 SQ. FT. TOTAL)

PLANNING DATA
N.T.S.

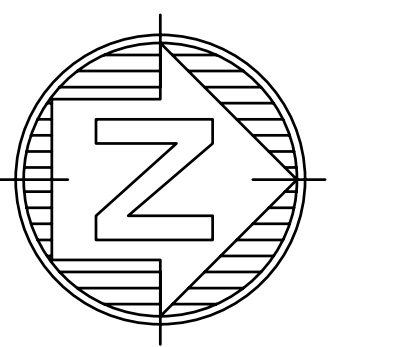
- 1) DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- 2) ALL ELEVATIONS AND EXISTING BUILDING HEIGHTS ARE BASED ON THOSE DOCUMENTED BY A LICENSED LAND SURVEYOR. SEE SURVEY FOR ADDITIONAL INFORMATION.
- 3) ROOF PENTHOUSES, PARAPETS, GUARD-RAILS, SKYLIGHTS, AND OTHER ELEMENTS EXEMPT FROM THE HEIGHT LIMIT ARE TO BE CONSTRUCTED IN CONFORMANCE WITH SECTION 260-b OF THE SAN FRANCISCO PLANNING CODE. SOLAR PANEL ARE EXEMPT FROM THE HEIGHT LIMIT PER SF PLANNING INTERPRETATION OF CODE SECTION 260.
- 4) CONTRACTOR SHALL NOTIFY ARCHITECTS AND ENGINEER OF ANY DISCREPANCY IN PLANS PRIOR TO COMMENCING WORK.
- 5) CONTRACTOR SHALL BE RESPONSIBLE FOR CODE COMPLIANCE OF ALL WORK INCLUDING FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
- 6) ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES THROUGHOUT THE COURSE OF CONSTRUCTION.
- 7) ALL EXTERIOR AND INTERIOR HANDRAILS AND GUARDS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1012 AND 1013 OF THE 2007 CALIFORNIA BUILDING CODE.
- 8) ALL STAIRWAY HANDRAILS TO BE 34" MIN. AND 38" MAX. ABOVE FINISHED EDGE OF STAIR NOSING
- 9) DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION.
- 10) DEFERRED SUBMITTALS SHALL INCLUDE THE FOLLOWING ITEMS THE SCOPE OF WHICH SHALL BE EXECUTED AS DESIGN-BUILD CONTRACTS THROUGH THE OWNER:
 - A. FIRE SPRINKLER AND SUPPRESSION SYSTEM
 - B. FIRE ALARM SYSTEM
 - C. MECHANICAL (HVAC)
 - D. ELECTRICAL
 - E. PLUMBING

NOTES N.T.S. ARCHITECTURAL
Drawing Index table with columns for VARIANCE SUBMITTAL, SITE PERMIT SUBMITTAL, and ARCHITECTURAL. Rows include: A0.1 PLOT PLAN & PROJECT DATA, SV1.0 SURVEY, A0.10 EXISTING AND DEMO - FLOOR PLANS, A0.11 EXISTING AND DEMO - ELEVATIONS, A1.1 FLOOR PLANS, A1.2 FLOOR PLANS, A1.3 FLOOR PLANS, A2.1 BUILDING SECTION, A3.1 BUILDING ELEVATIONS, A3.2 BUILDING ELEVATIONS, A3.3 BUILDING ELEVATIONS.

DRAWING INDEX
N.T.S.

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR DAVID OTTO AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



- LEGEND**
- ADJ ADJACENT BUILDING
 - BH BOREHOLE
 - BK BACK OF WALK
 - BLDG BUILDING
 - CL CENTER LINE
 - CNC CONCRETE
 - COR CORNER
 - FF FINISH FLOOR
 - FL FLOW LINE
 - GB GRADE BREAK
 - GND GROUND
 - MC MIDDLE OF CURVE
 - MH MANHOLE
 - NF NOW OR FORMERLY
 - PG&E PACIFIC GAS & ELECTRIC
 - RFP ROOF HIP
 - RFP ROOF PEAK
 - RFP ROOF PARAPET
 - SLB STREET LIGHT BOX
 - SS SANITARY SEWER
 - TC TOP OF CURB
 - TS TOE OF SLOPE
 - TW TOP OF WALL
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - CATV OVERHEAD CABLE TELEVISION LINE
 - GAS GAS LINE
 - SEWER SANITARY SEWER LINE
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - W WATER LINE
 - BORE HOLE
 - DIAMETER
 - GUY WIRE
 - LIGHT POST
 - POWER POLE
 - SANITARY SEWER CLEAN OUT/VENT
 - SIGN
 - SPOT ELEVATION
 - STORM DRAIN INLET
 - TREE
 - WATER METER

BOUNDARY NOTES:
PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:
TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON JULY 11, 2008.

SURVEY REFERENCE:
THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
LOT 016, RECORDED JULY 5, 2007, DOCUMENT NUMBER 2007-4413518-00, ON REEL J426 AT IMAGE 0028.

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

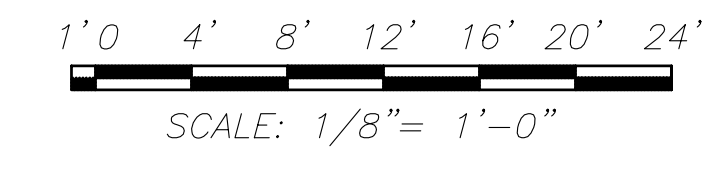
PROJECT BENCHMARK - DESCRIPTION:
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF MARS STREET AND CORBETT AVENUE. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. CC. SURVEY MON IN STREET. ELEVATION = 332.313'

GENERAL NOTE:
THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

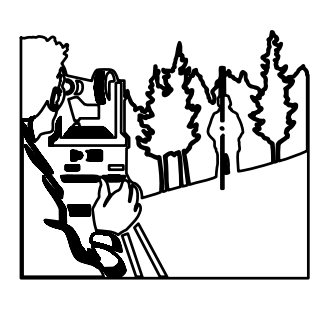
SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE

FREDERICK T. SEHER, PLS
LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2010



DATE:	JULY, 2008	▲			
SCALE:	1" = 8'	▲			
DRAWN BY:	HRF	▲			
DRAWING NAME:	1256-08	▲			
SURVEYED BY:		▲			
CHECKED BY:		▲			
CHECKED BY:		▲			
		NO.	BY	DATE	REVISIONS



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
75 MARS STREET, SAN FRANCISCO
ASSESSOR'S BLOCK 2653; LOT 016

SHEET	1
OF	1 SHEETS
FILE NO.	1256-08

Stamp & Signature
 All drawings and written material appearing herein constitute the original and unpublished work of Kennerly Architecture & Planning and may not be duplicated, used or disclosed without the written permission of this office.

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 fx: 415 388 9266

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VARIANCE SUBMITTAL	08/30/10

Drawn By
 BS

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Scale

Project Number
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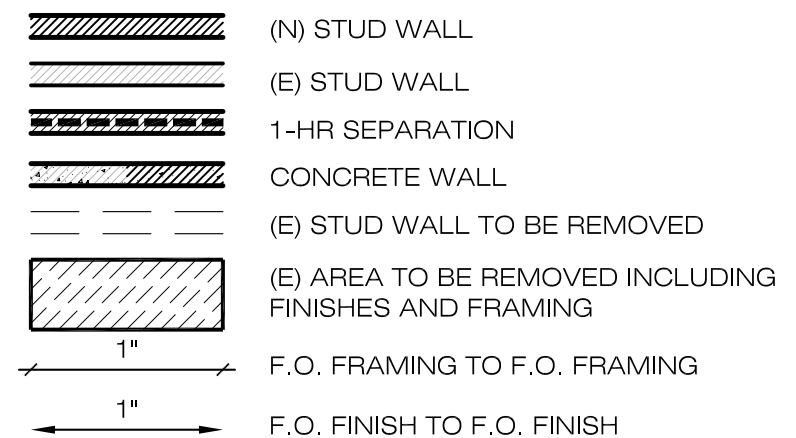
Date
 30 AUGUST 2010

Title
EXISTING & DEMO - FLOOR PLANS

Sheet
A0.10

Preliminary:
 Not for Construction

1. ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK TO BE DESIGN-BUILD CONTRACTS UNDER SEPARATE PERMITS. INFORMATION SHOWN HERE IS DIAGRAMATIC IN NATURE AND INTENDED FOR COORDINATION & SCOPE DEFINITION PURPOSES ONLY.
2. CONTRACTOR SHALL EXECUTE ALL WORK IN CONFORMANCE WITH APPLICABLE CODES AND SHALL BE RESPONSIBLE FOR FIELD INSPECTIONS, SPECIAL INSPECTIONS AND PROCUREMENT OF ALL PERMITS FOR AND REVISIONS TO DESIGN-BUILD CONTRACTS.
3. ALL (N) EXTERIOR AND INTERIOR HANDRAILS AND GUARDS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1012 AND 1013 OF THE 2007 CALIFORNIA BUILDING CODE.
4. (N) STAIRS TO COMPLY WITH CBC 1012 W/ 1-1/4" DIA HANDRAIL AT 34-38" ABOVE FINISHED EDGE OF STAIR NOSING
5. PROVIDE AN ESCAPE WINDOW AT ALL BEDROOMS (5.7 SQ. FT. OF MIN. CLEAR OPENING AREA WITH 20" WIDE AND 24" HIGH MIN. CLR. AND 44" MAX. SILL HEIGHT.)
6. PROVIDE 4% NATURAL VENTILATION AND 8% NATURAL LIGHT AT ALL HABITABLE ROOMS
7. EXHAUST VENT TO BE MIN. 3'-0" FROM OPENINGS INTO THE BUILDING
8. FOR DEMOLISHING CALCULATIONS SEE 4/A0.10



BATH	ROOM NAME		REVISION #
222	ROOM NUMBER	111	WINDOW TYPE (SEE SCHEDULE)
1.11	FLOOR FINISH KEYNOTE #	222	DOOR TYPE (SEE SCHEDULE)
A1	PARTITION TYPE (SEE SCHEDULE)		
8-10.5	B.O. FRAMING ELEVATION ABV FINISH FLOOR AT CEILING		

NOTES & ABBREVIATIONS
 N.T.S.

CALCULATION PER SF PLANNING CODE SECTION 317 (b)(2)(B)
 DEMOLITION OF RESIDENTIAL BUILDING WHEN:
 1. REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT & REAR FACADE MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL
 2. REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL

WALLS-EXTERIOR:	EXISTING	REMOVED	PERCENTAGE REMOVED
WEST:	41.58 LF	10.58 LF	25.5%
SOUTH:	19.46 LF	9.29 LF	47.7%
EAST:	38.21 LF	16.12 LF	42.2%
NORTH:	21.6 LF	0 LF	0%
TOTAL:	120.73 LF	35.99 LF	29.8%

FRONT & REAR ELEVATIONS
 WEST: SEE ABOVE SEE ABOVE 25.5%
 EAST: SEE ABOVE SEE ABOVE 42.2%
 TOTAL: 79.67 LF 26.7 LF 33.5%

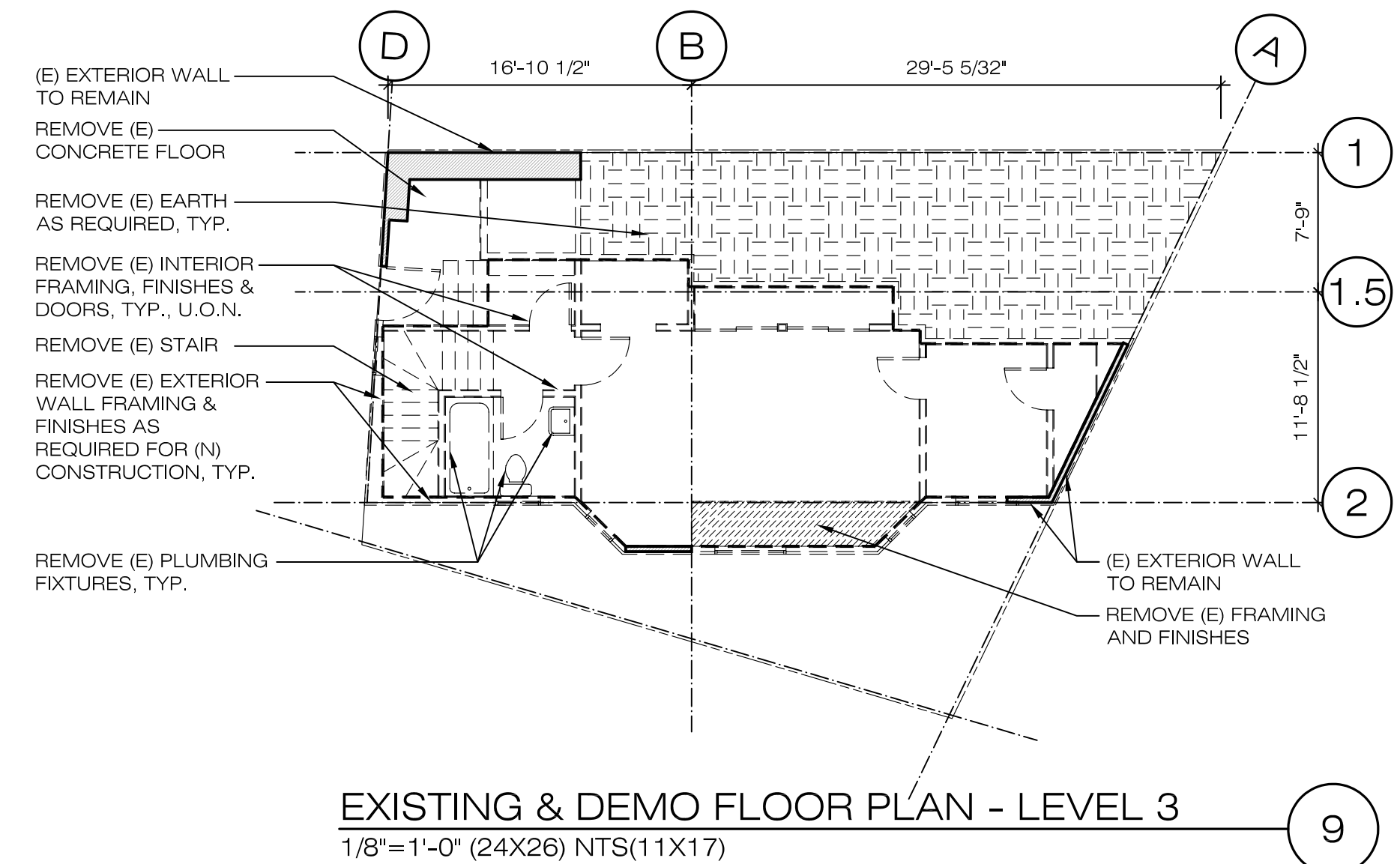
CALCULATION PER SF PLANNING CODE SECTION 317 (b)(2)(C)
 DEMOLITION OF RESIDENTIAL BUILDING WHEN:
 1. REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS IN SQUARE FEET OF ACTUAL SURFACE AREA
 2. REMOVAL OF MORE THAN 50% OF THE HORIZONTAL ELEMENTS IN SQUARE FEET OF ACTUAL SURFACE AREA

HORIZONTAL ELEMENTS-INTERIOR:	EXISTING	REMOVED	PERCENTAGE
LEVEL 1:	0 SF	0 SF	
LEVEL 2:	0 SF	0 SF	
LEVEL 3:	474 SF	28 SF	
LEVEL 4:	724 SF	62 SF	
LEVEL 5 (ROOF):	782 SF	163 SF	
LEVEL 6:	0 SF	0 SF	
TOTAL:	1980 SF	253 SF	12.8%

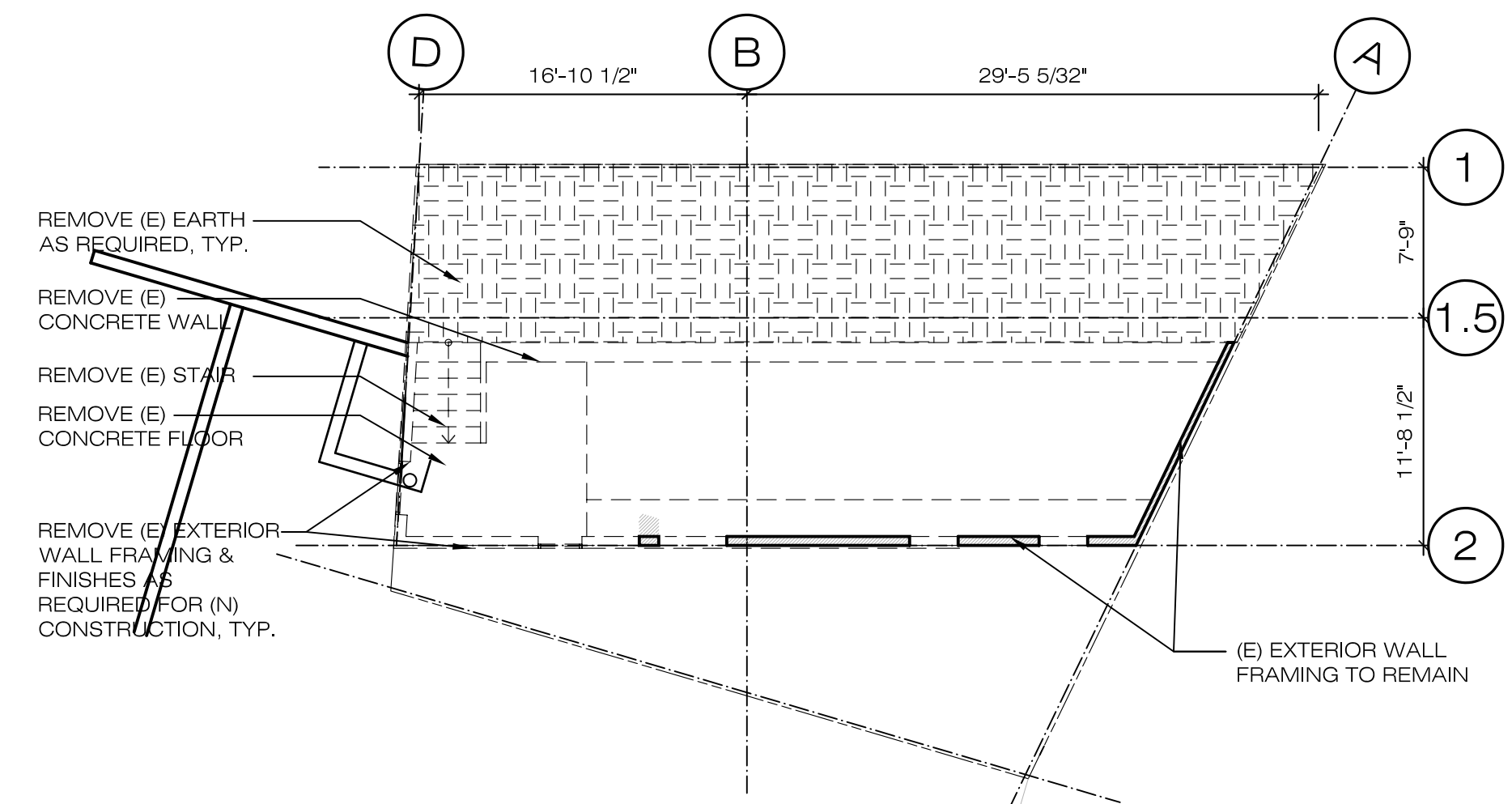
VERTICAL ENVELOPE ELEMENTS:	EXISTING	REMOVED	PERCENTAGE
WEST:	407 SF	77 SF	
SOUTH:	443 SF	274 SF	
EAST:	924 SF	728 SF	
NORTH:	658 SF	0 SF	
TOTAL:	2332 SF	1079 SF	46.3%

WALLS-INTERIOR:	EXISTING	REMOVED	PERCENTAGE REMOVED
LEVEL 1:	0 SF	0 SF	
LEVEL 2:	n/a SF	n/a SF	100%
LEVEL 3:	n/a SF	n/a SF	100%
LEVEL 4:	n/a SF	n/a SF	100%
LEVEL 5 (ROOF):	n/a SF	n/a SF	100%
LEVEL 6	0 SF	0 SF	
TOTAL:	n/a SF	n/a SF	100%

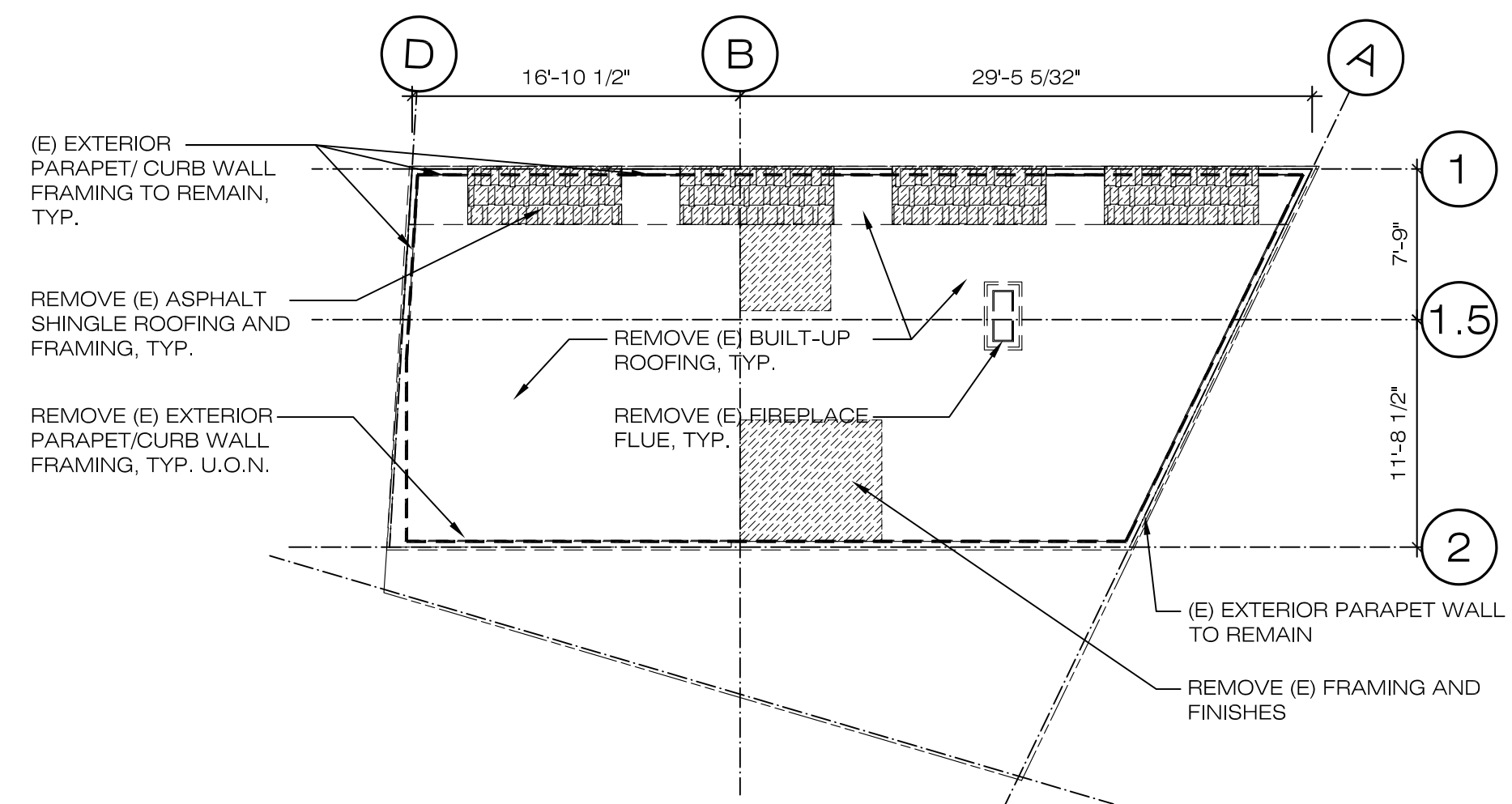
DEMOLITION CALCULATIONS
 N.T.S.



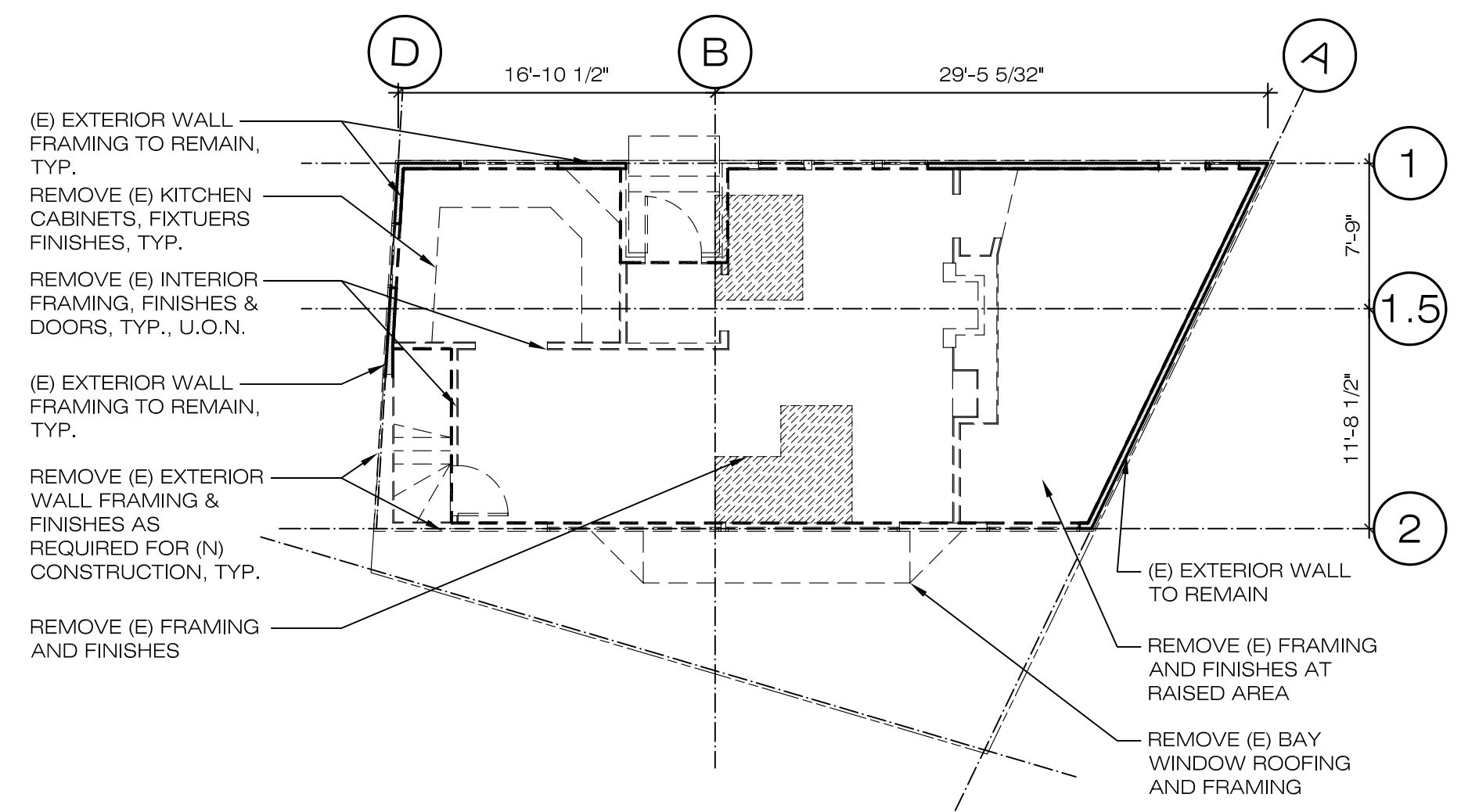
EXISTING & DEMO FLOOR PLAN - LEVEL 3
 1/8"=1'-0" (24X26) NTS(11X17)



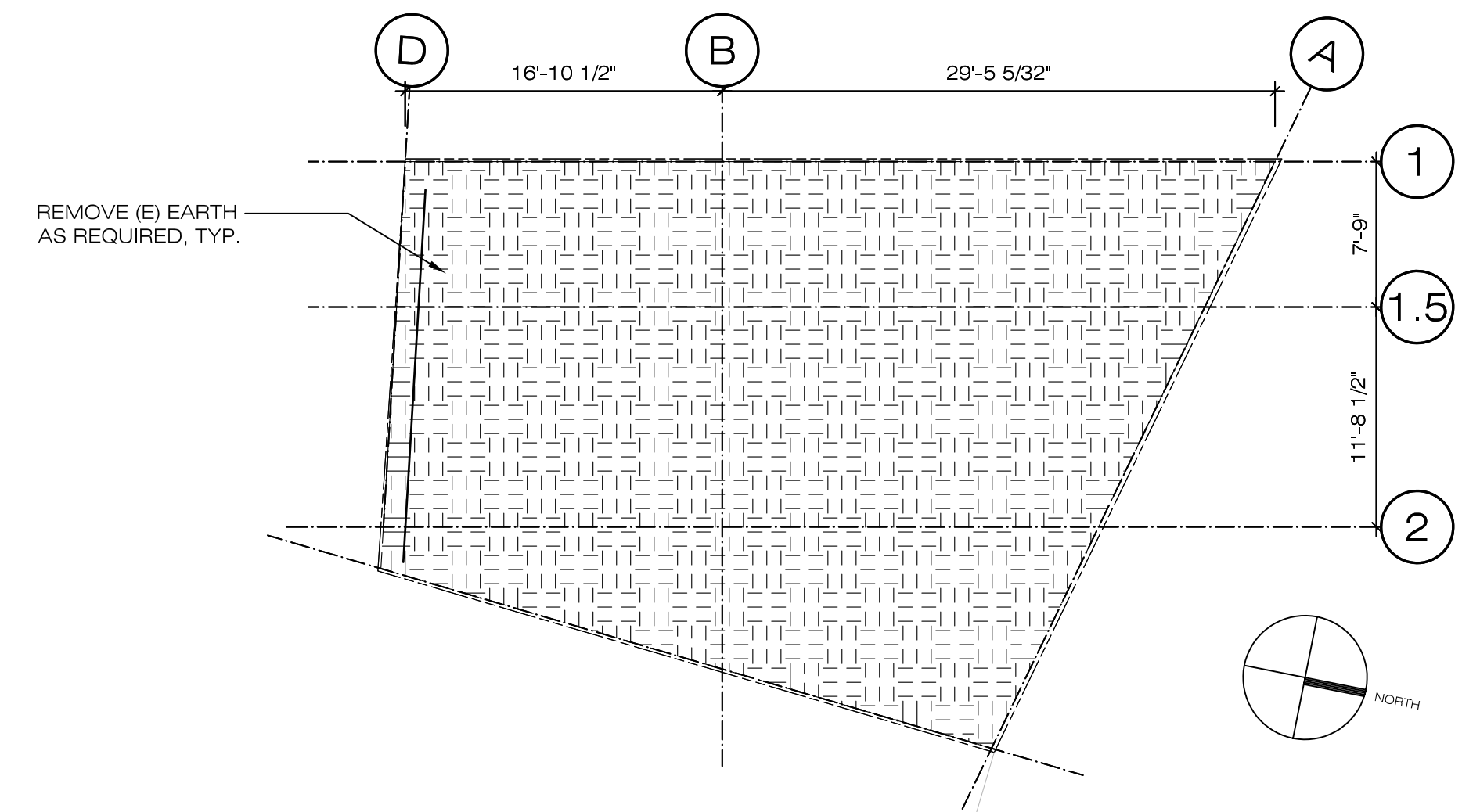
EXISTING & DEMO FLOOR PLAN - LEVEL 2
 1/8"=1'-0" (24X26) NTS(11X17)



EXISTING & DEMO FLOOR PLAN - ROOF
 1/8"=1'-0" (24X26) NTS(11X17)



EXISTING & DEMO FLOOR PLAN - LEVEL 4
 1/8"=1'-0" (24X26) NTS(11X17)



EXISTING & DEMO FLOOR PLAN - LEVEL 1
 1/8"=1'-0" (24X26) NTS(11X17)

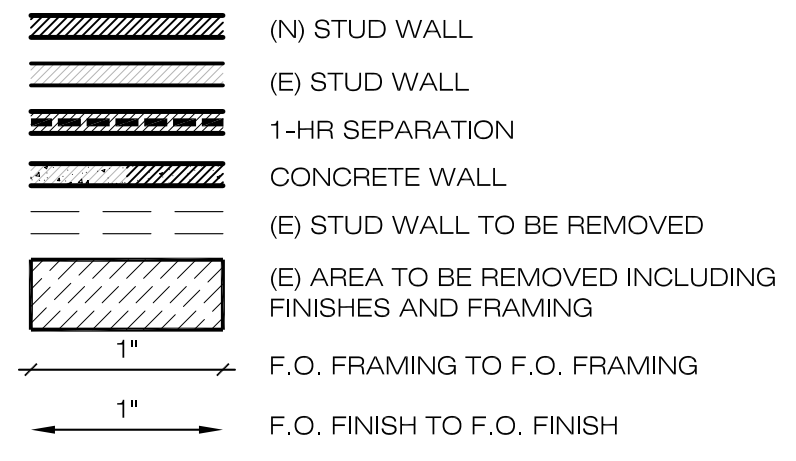
Stamp & Signature
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Consultants

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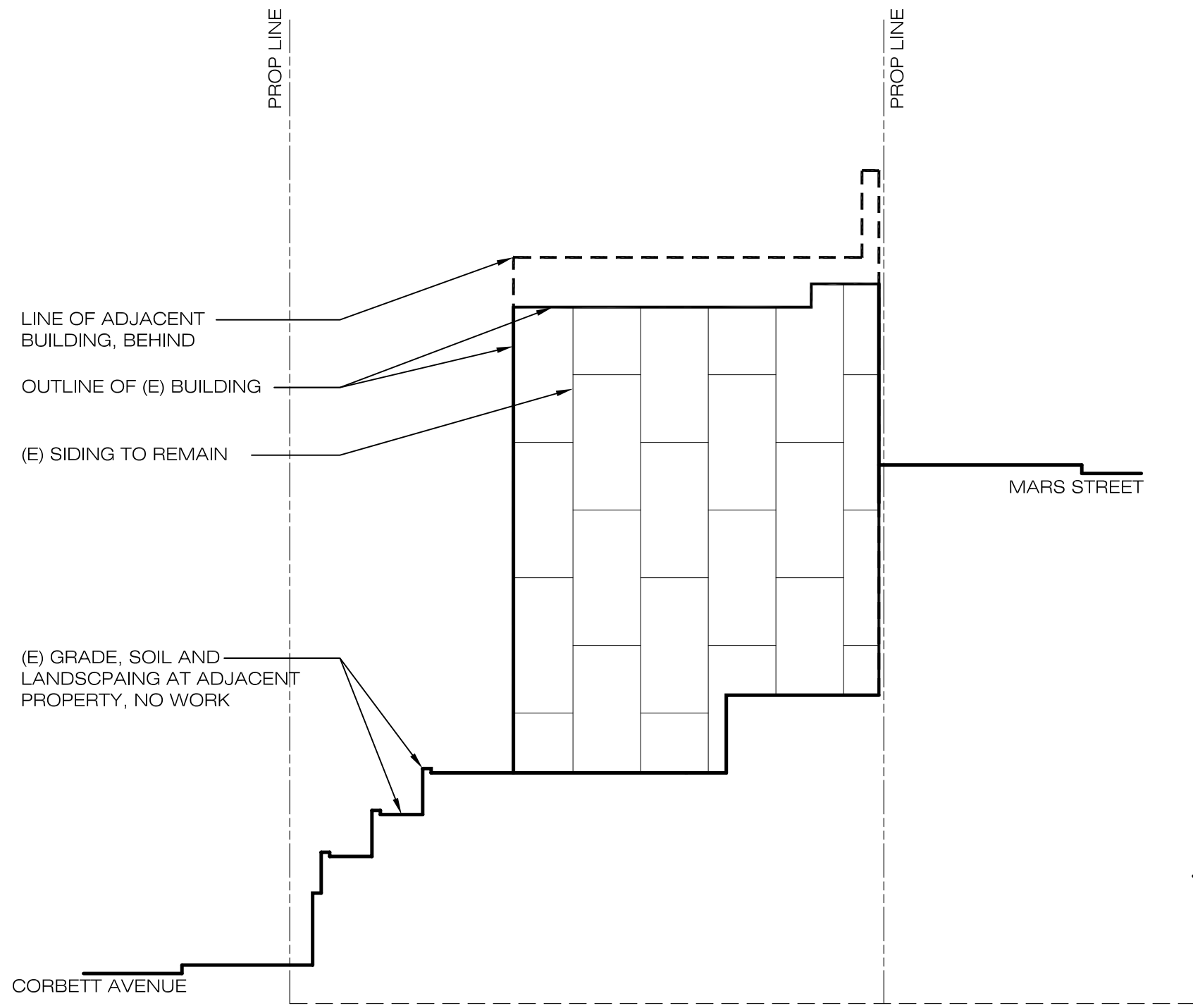
Geotechnical:
HERZOG GEOTECHNICAL
 70 Woodside Lane
 Mill Valley, CA 94941
 v: 415 388 8355
 fx: 415 388 9266

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8. FOR DEMOLISHING CALCULATIONS SEE 4/AQ.10

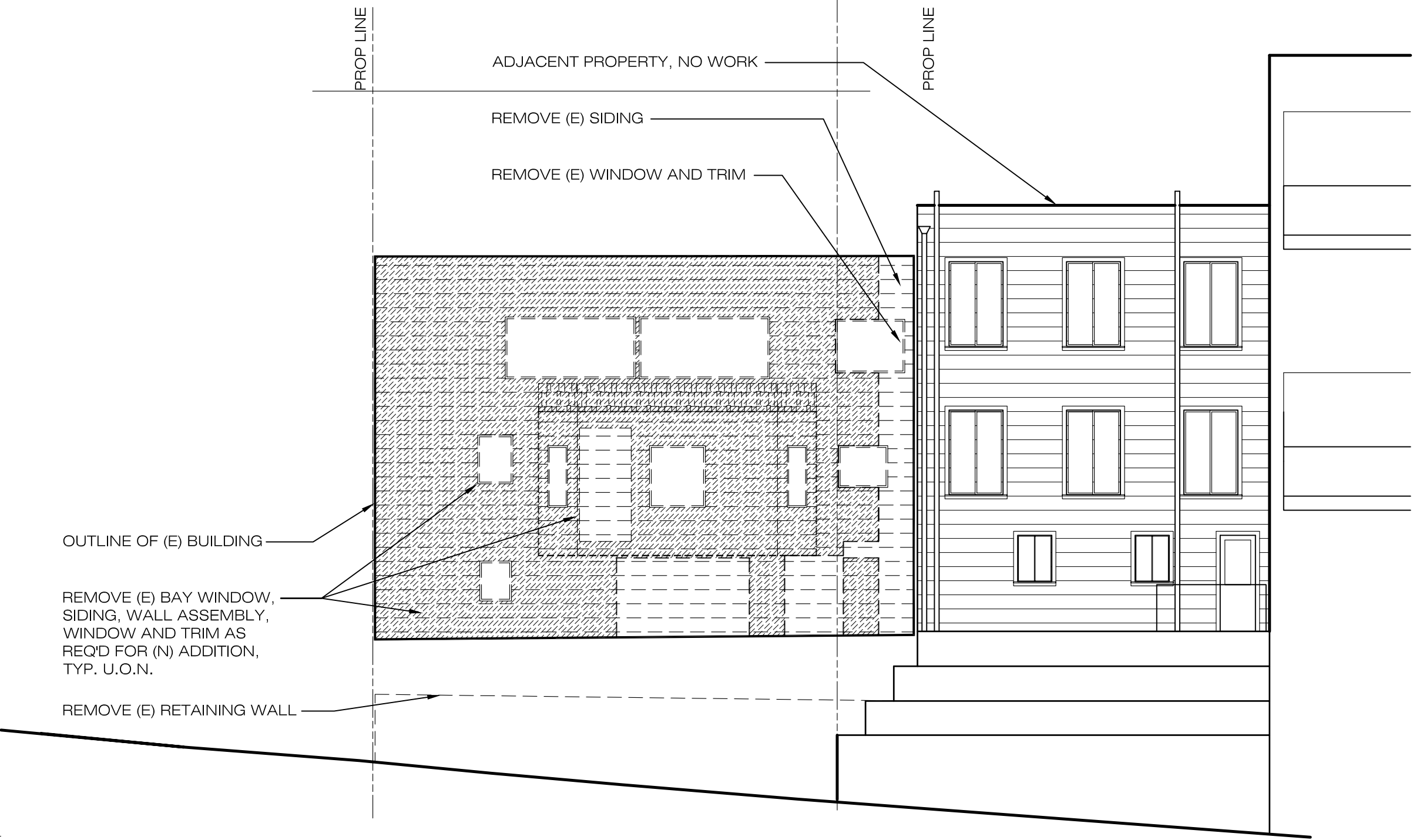


BATH	ROOM NAME	REVISION #
222	ROOM NUMBER	1
1.11	FLOOR FINISH KEYNOTE #	111
A1	PARTITION TYPE (SEE SCHEDULE)	222
8-10.5	B.O. FRAMING ELEVATION ABV FINISH FLOOR AT CEILING	

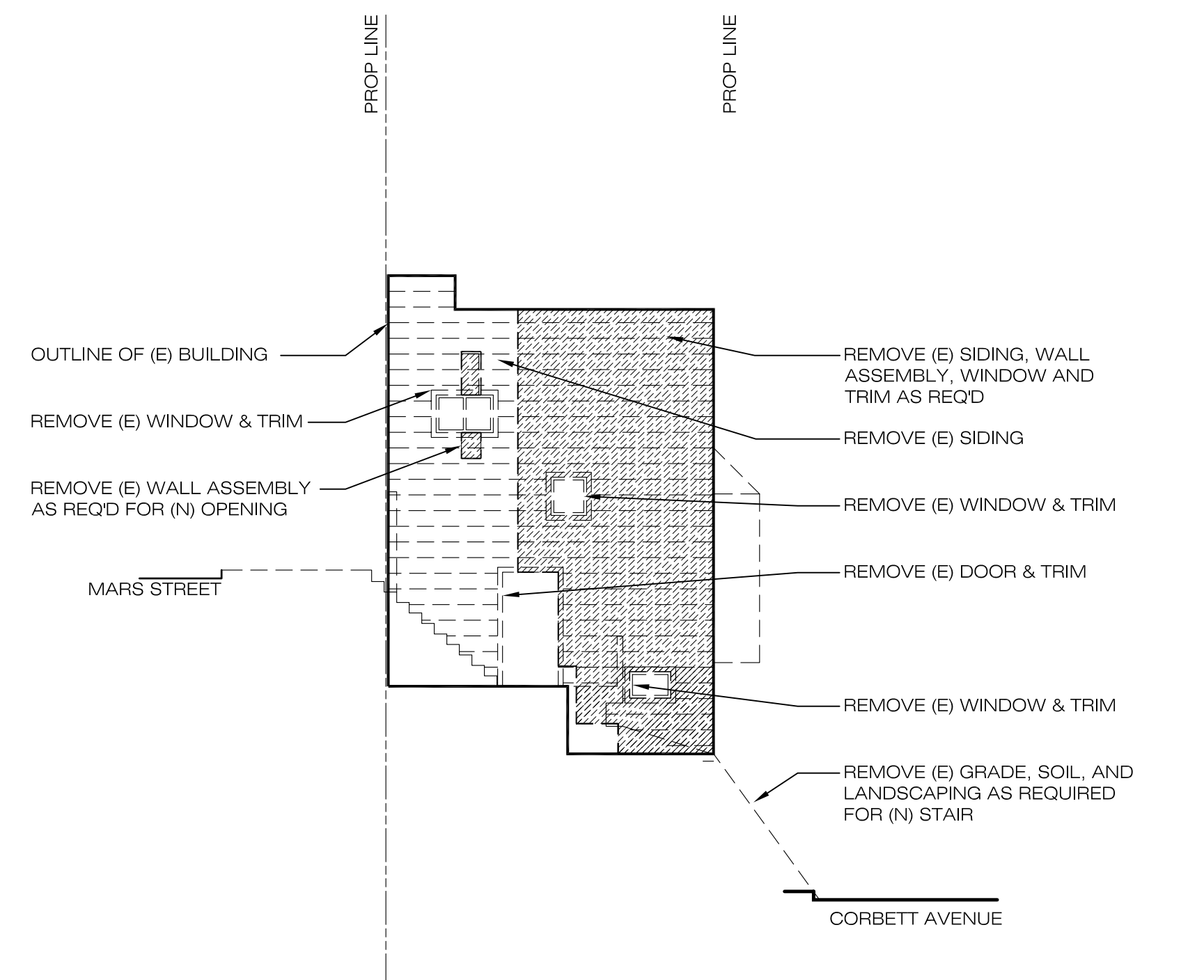
NOTES & ABBREVIATIONS
 N.T.S.



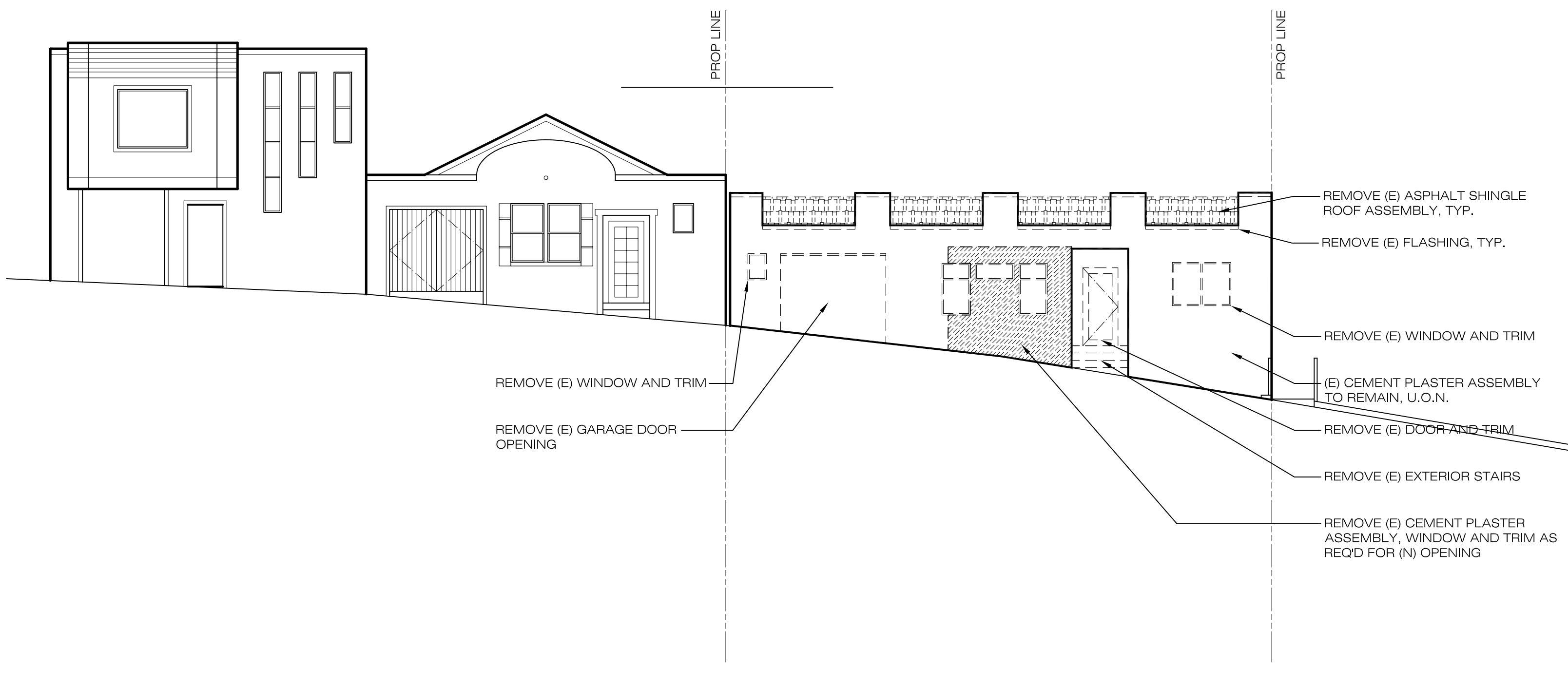
12 EXISTING & DEMO ELEVATION - NORTH (BLIND WALL)
 1/8"=1'-0" (24X26) NTS (11X17)



4 EXISTING & DEMO ELEVATION - EAST (CORBETT AVENUE)
 1/8"=1'-0" (24X26) NTS (11X17)



2 EXISTING & DEMO ELEVATION - SOUTH (R.O.W.)
 1/8"=1'-0" (24X26) NTS (11X17)



1 EXISTING & DEMO ELEVATION - WEST (MARS STREET)
 1/8"=1'-0" (24X26) NTS (11X17)

Revisions & Submittals

SITE PERMIT SUBMITTAL	06/09/10
SITE PERMIT REVISION 1	08/30/10
VARIANCE SUBMITTAL	08/30/10

Drawn By: BS
 Checked By:
 Scale: Project Number 0804

Date: 30 AUGUST 2010
 Title: EXISTING & DEMO - ELEVATIONS

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Consultants

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Geotechnical:
HERZOG GEOTECHNICAL
 70 Woodside Lane
 Mill Valley, CA 94941
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Revisions & Submittals

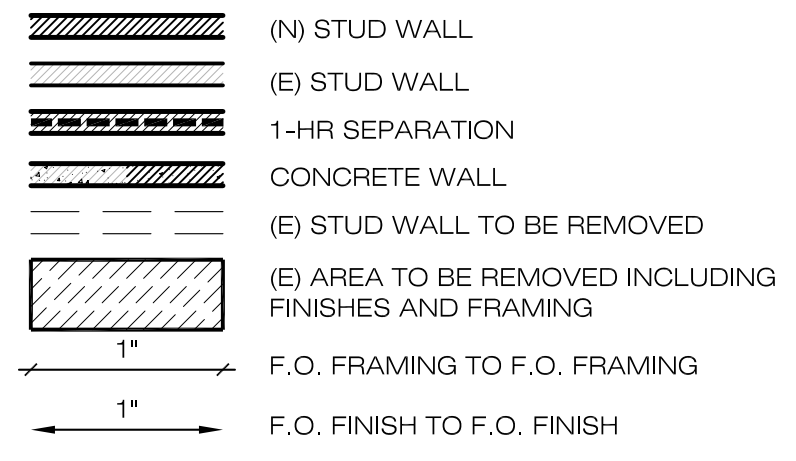
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SITE PERMIT REVISION	08/30/10
VARIANCE SUBMITTAL	08/30/10

Drawn By: BS
 Checked By:
 Scale: Project Number 0804

Date: 30 AUGUST 2010
 Title: FLOOR PLANS

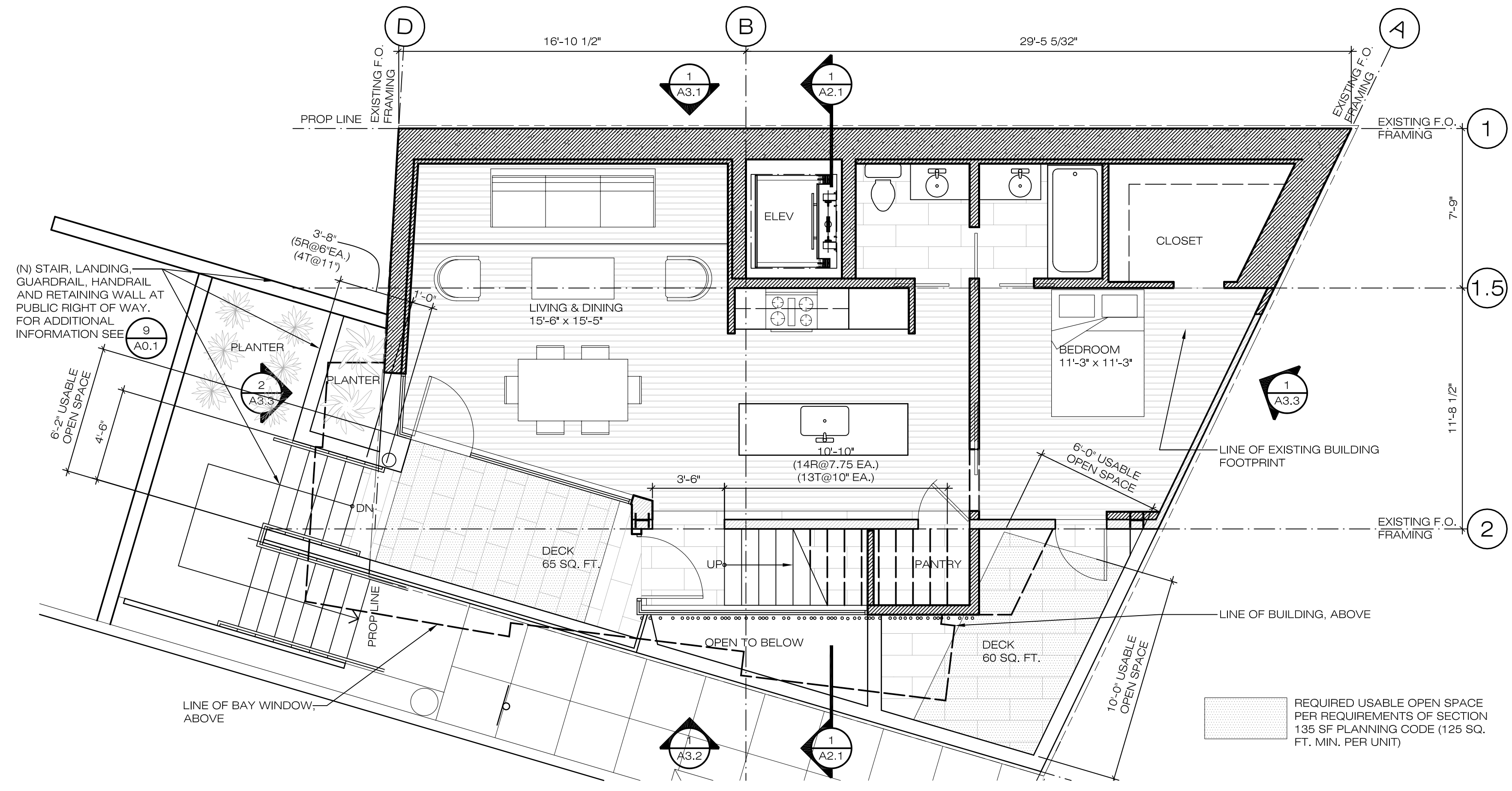
Sheet: **A1.1**
 Preliminary:
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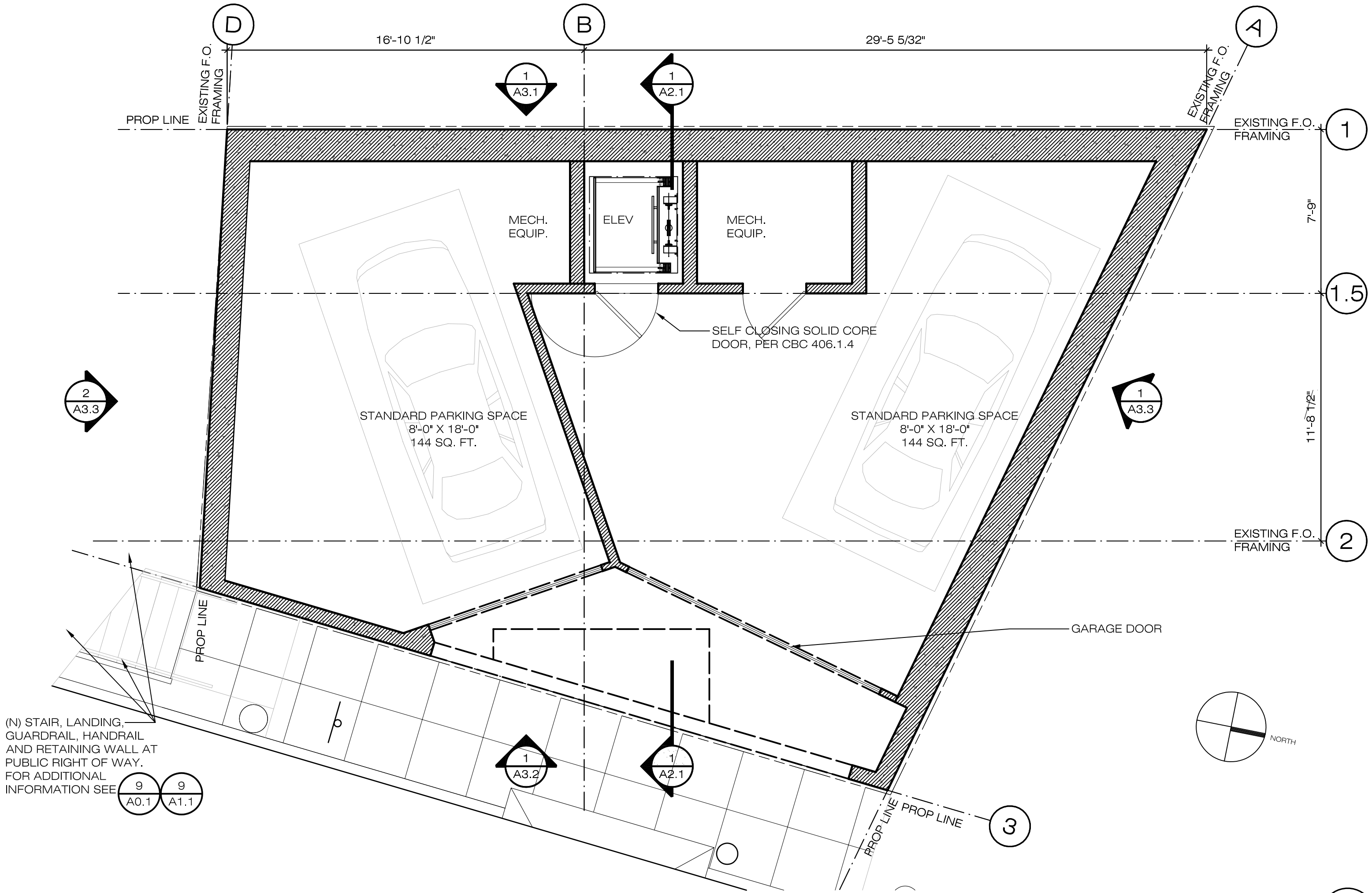


BATH	ROOM NAME	REVISION #
	ROOM NUMBER	
	FLOOR FINISH KEYNOTE #	
	PARTITION TYPE (SEE SCHEDULE)	
	B.O. FRAMING ELEVATION ABV FINISH FLOOR AT CEILING	

NOTES & ABBREVIATIONS
 N.T.S. 12



FIRST FLOOR : EXISTING CRAWL SPACE
 1/4"=1'-0"(24X36) NTS (11X17)



GROUND FLOOR : CORBETT AVENUE
 1/4"=1'-0"(24X36) NTS (11X17)

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HERZOG GEOTECHNICAL
 70 Woodside Lane
 Mill Valley, CA 94941
 v: 415 388 8355
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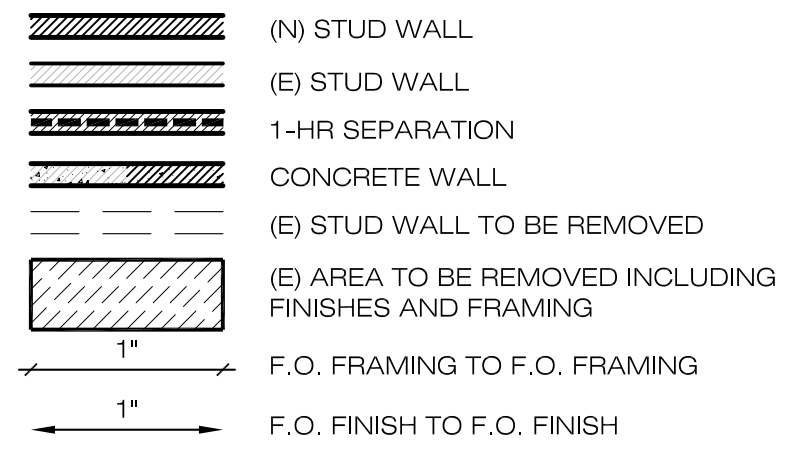
Revisions & Submittals

SITE PERMIT SUBMITTAL	06/09/10
SITE PERMIT REVISION Δ 1	08/30/10
VARIANCE SUBMITTAL	08/30/10

Drawn By: BS
 Checked By:
 Scale: Project Number 0804
 Date: 30 AUGUST 2010
 Title: **FLOOR PLANS**

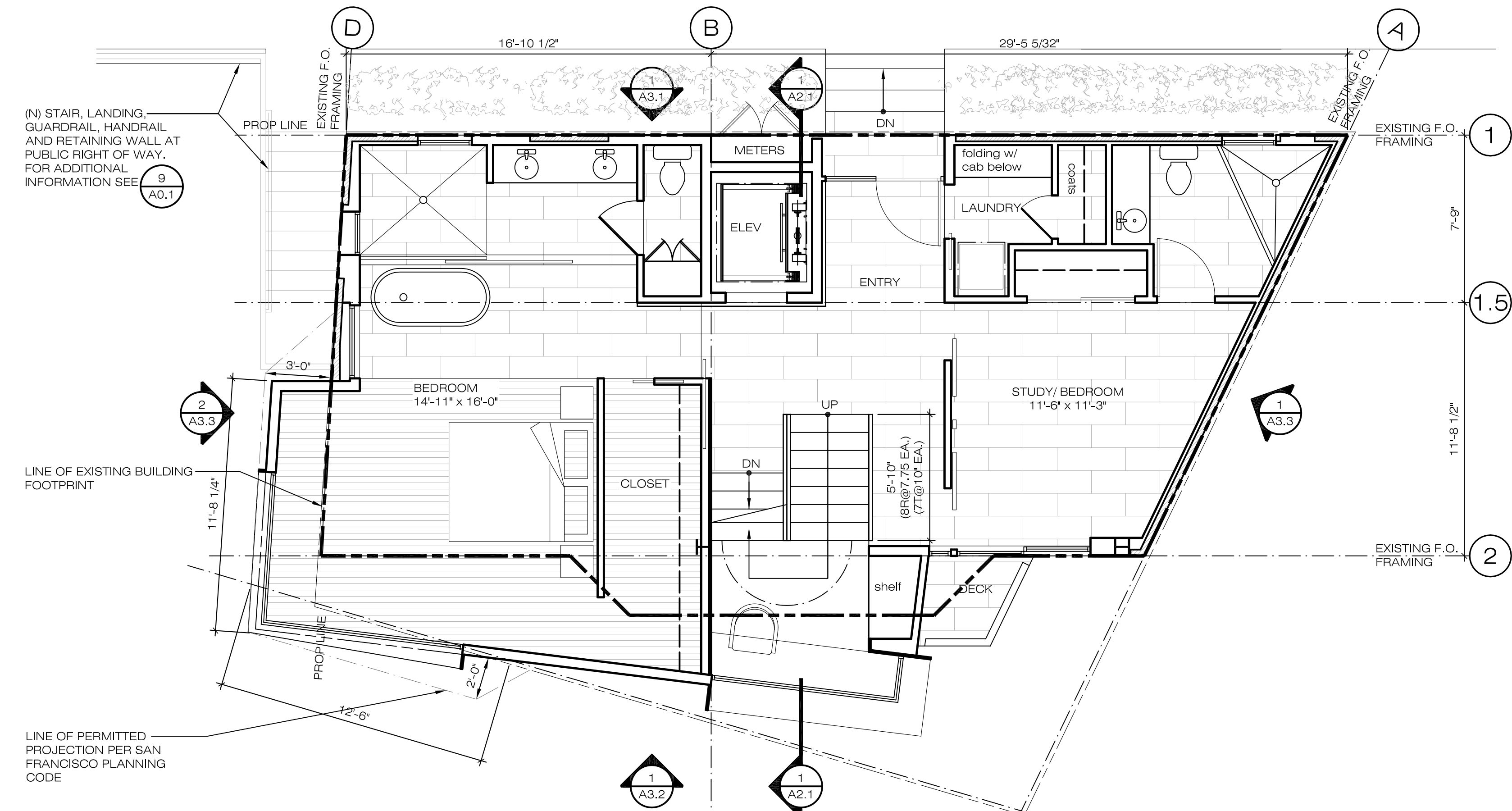
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A1.2
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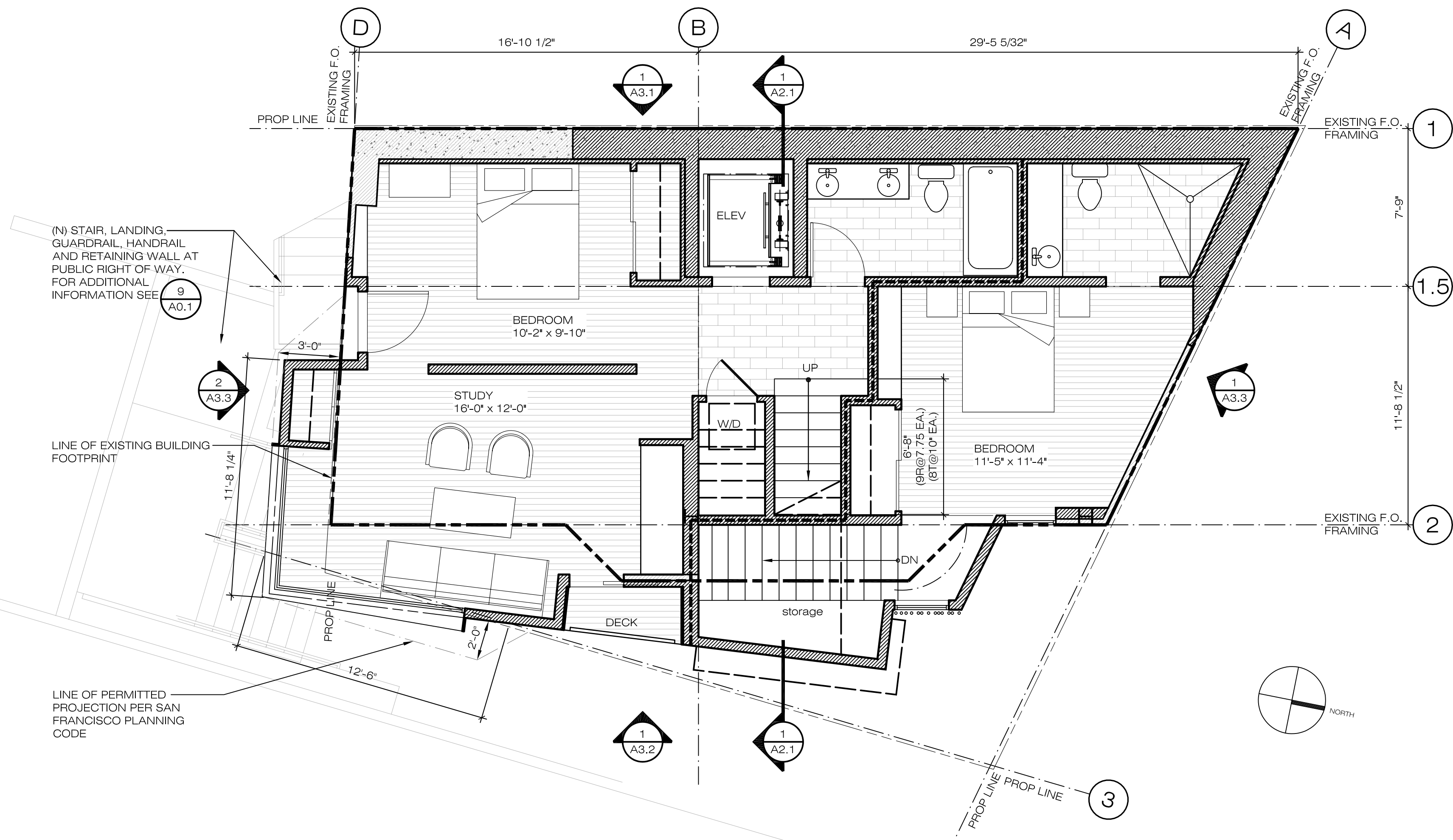


BATH	ROOM NAME	REVISION #
222	ROOM NUMBER	1
1.11	FLOOR FINISH KEYNOTE #	111
A1	PARTITION TYPE (SEE SCHEDULE)	222
6-10.5	B.O. FRAMING ELEVATION ABV FINISH FLOOR AT CEILING	
		WINDOW TYPE (SEE SCHEDULE)
		DOOR TYPE (SEE SCHEDULE)

NOTES & ABBREVIATIONS
 N.T.S. 12



THIRD FLOOR : MARS STREET LEVEL
 1/4"=1'-0"(24X36) NTS(11X17)



SECOND FLOOR : EXISTING MASTER BEDROOM
 1/4"=1'-0"(24X36) NTS(11X17)

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70 Woodside Lane
Mill Valley, CA 94941
v: 415 388 8355
fx: 415 388 9266

Revisions & Submittals

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SITE PERMIT REVISION 1	08/30/10
VARIANCE SUBMITTAL	08/30/10

Drawn By: BS
Checked By:
Scale: Project Number 0804

Date: 30 AUGUST 2010

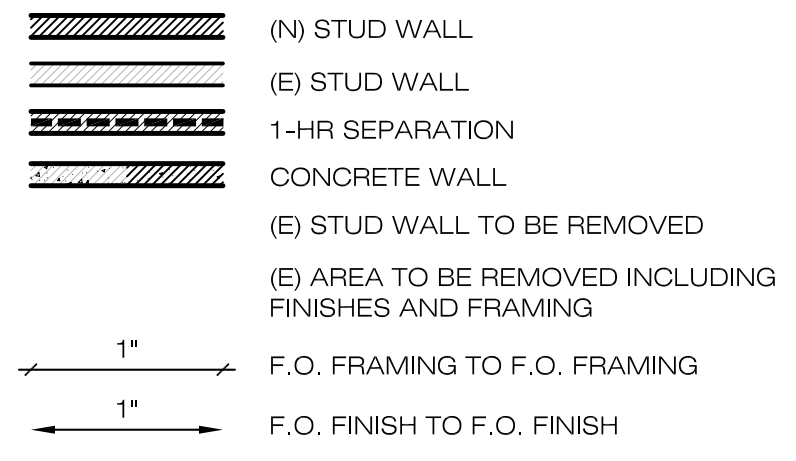
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FLOOR PLANS

Sheet

A1.3

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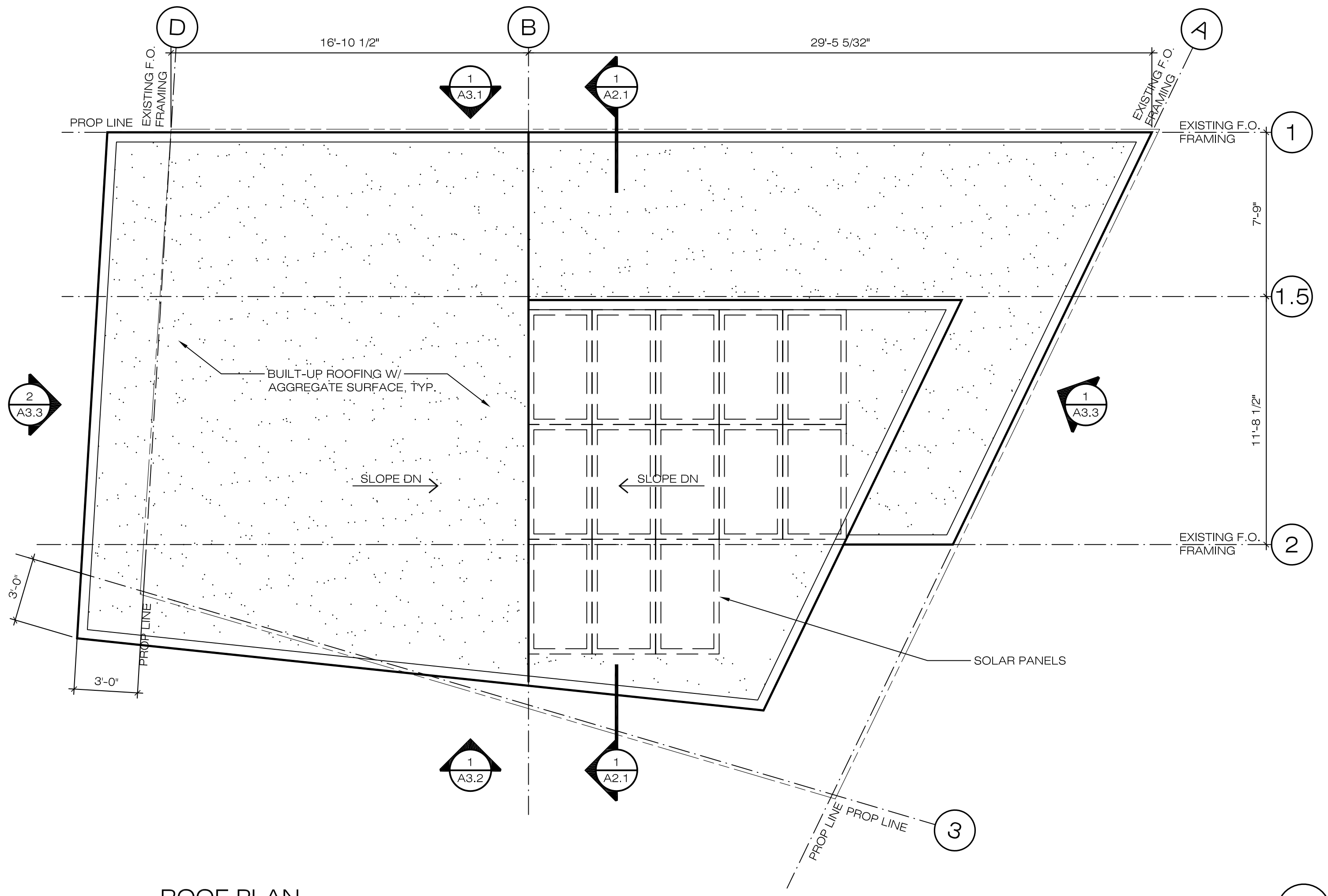


BATH	ROOM NAME	REVISION #
222	ROOM NUMBER	1
1.11	FLOOR FINISH KEYNOTE #	111
A1	PARTITION TYPE (SEE SCHEDULE)	222
6-10.5'	B.O. FRAMING ELEVATION ABV FINISH FLOOR AT CEILING	

NOTES & ABBREVIATIONS

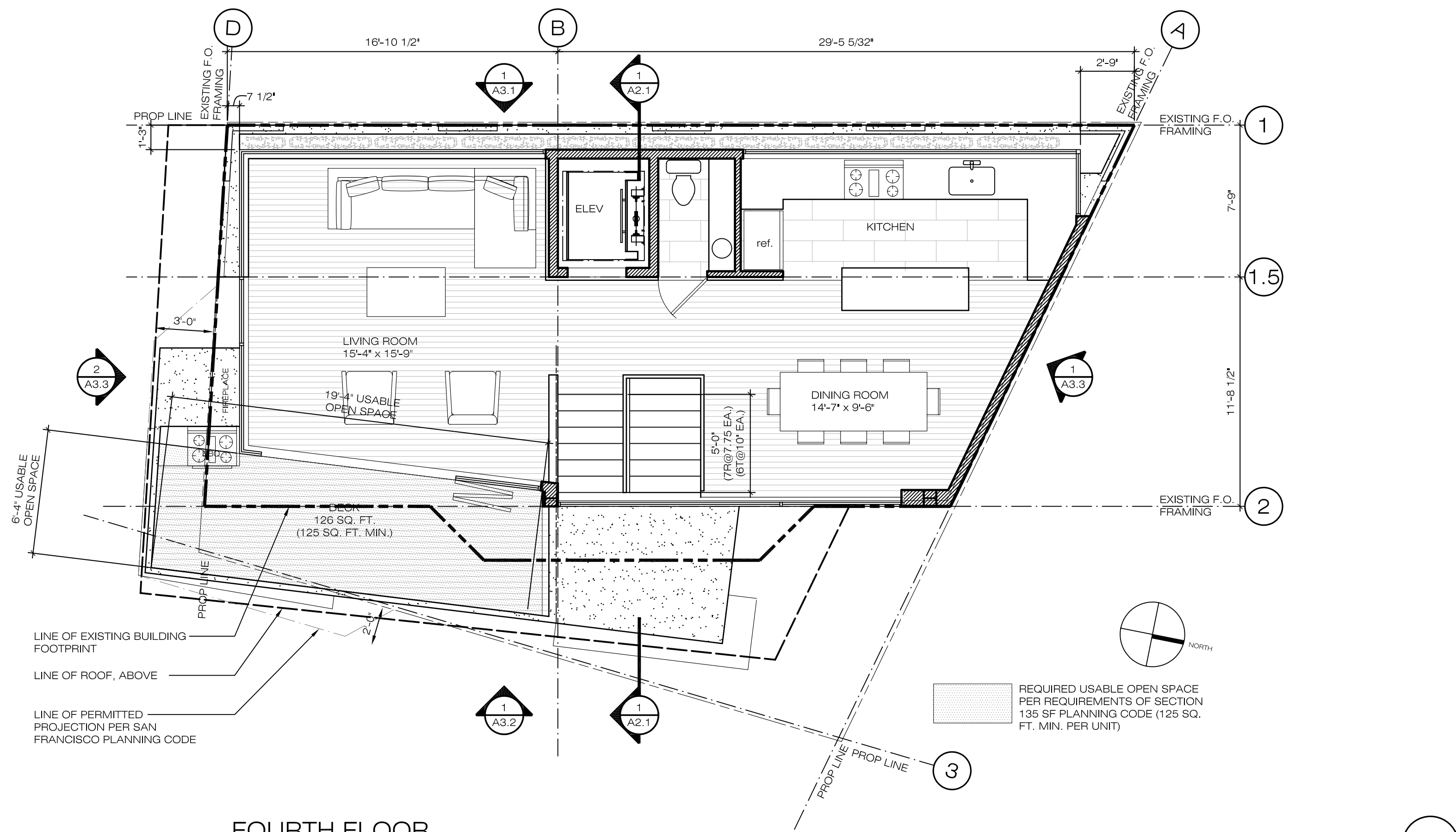
N.T.S.

12



ROOF PLAN

1/4"=1'-0"(24X36) NTS (11X17)



FOURTH FLOOR

1/4"=1'-0"(24X36) NTS (11X17)

1

75 MARS ST.
 SAN FRANCISCO, CALIFORNIA
 BLOCK / LOT : 2653 / 016

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Revisions & Submittals

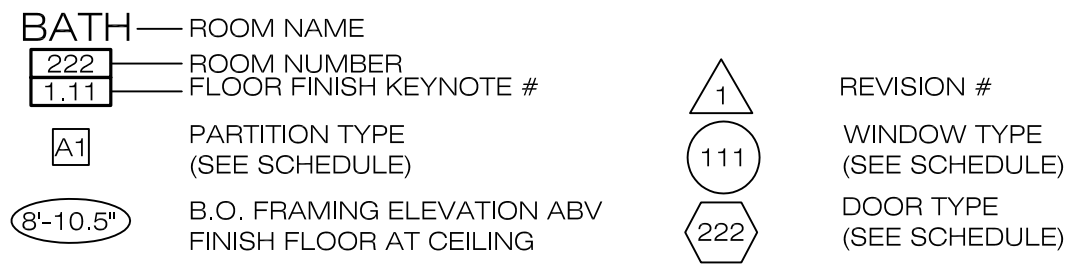
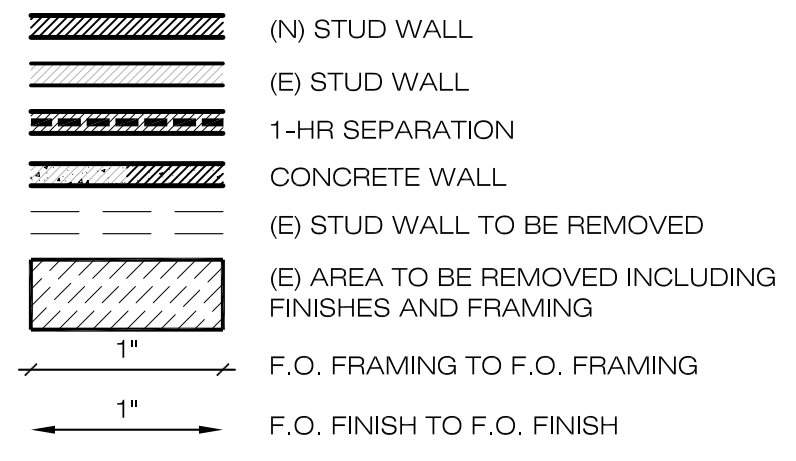
SITE PERMIT SUBMITTAL	06/09/10
SITE PERMIT REVISION ¹	08/30/10
VARIANCE SUBMITTAL	08/30/10

Drawn By: BS
 Checked By:
 Scale: Project Number: 0804

Date: 30 AUGUST 2010
 Title: SECTION

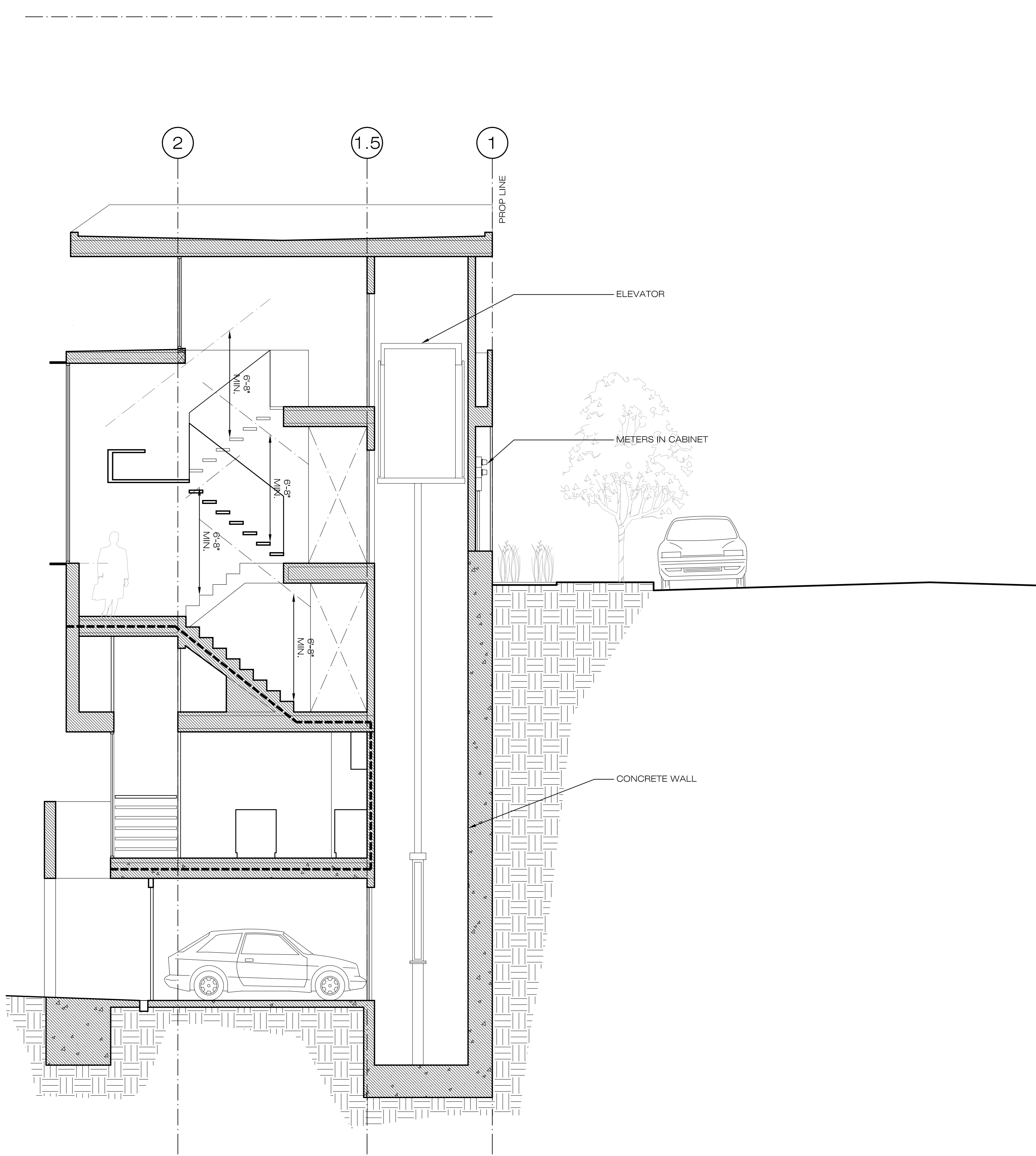
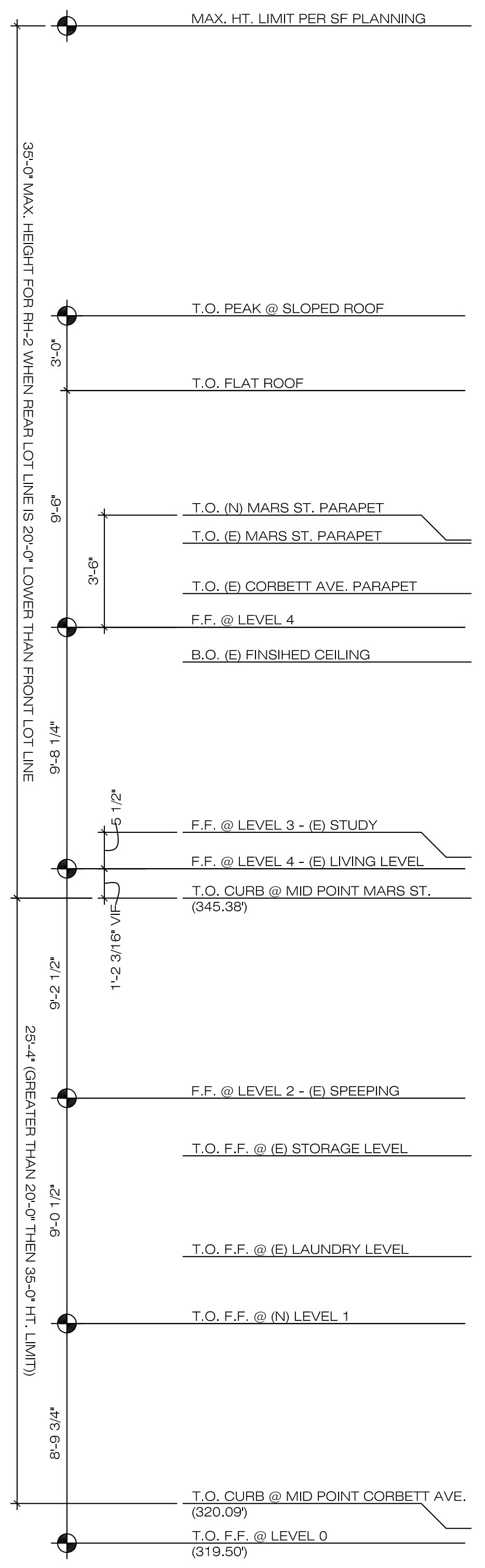
Sheet: **A2.1**
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NOTES & ABBREVIATIONS
 N.T.S.

12



SECTION
 1/4"=1'-0"(24X36) NTS(11X17)

1

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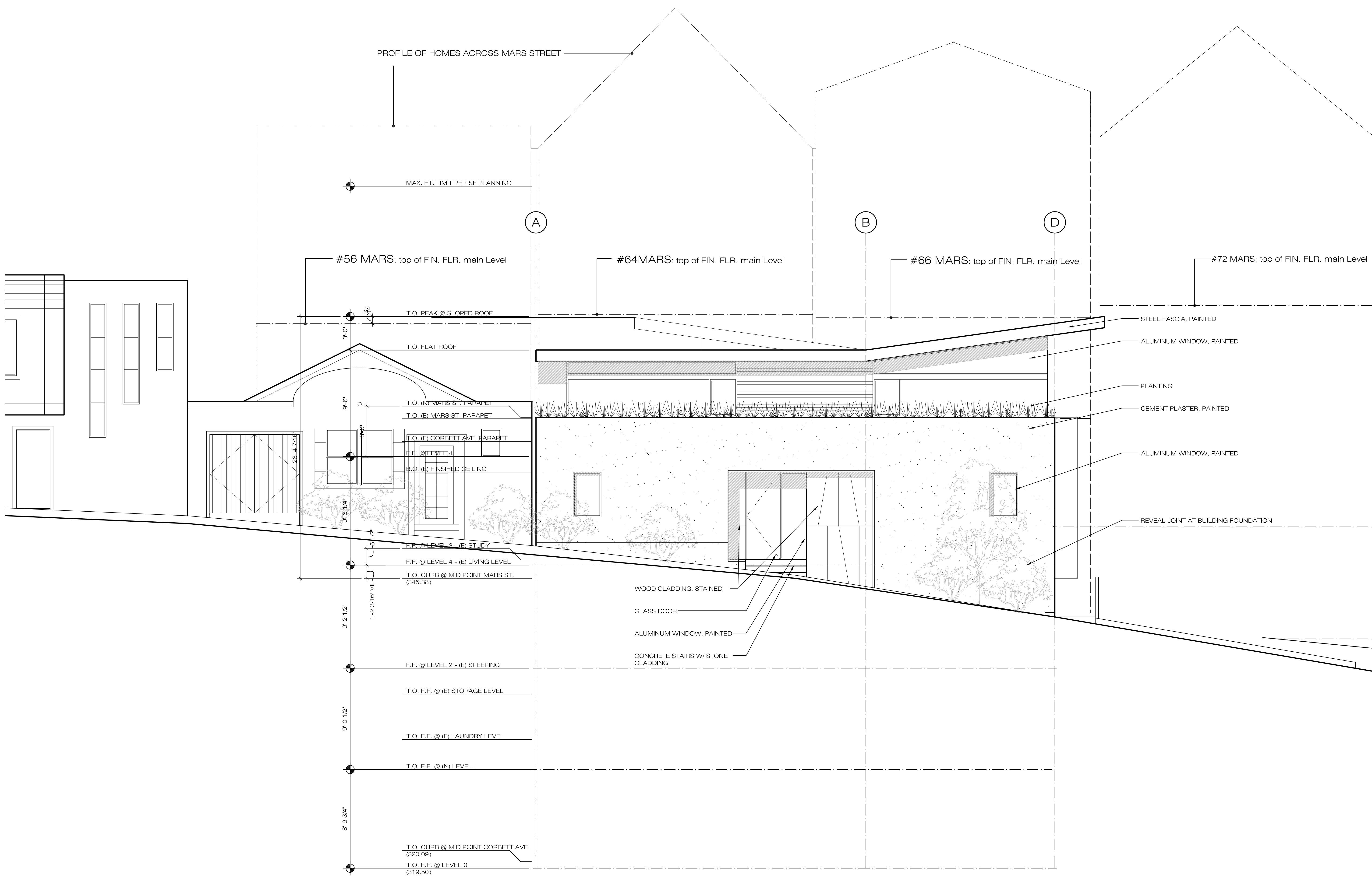
Geotechnical:
HERZOG GEOTECHNICAL
 70 Woodside Lane
 Mill Valley, CA 94941
 v: 415 388 8355
 fx: 415 388 9266

Revisions & Submittals

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VARIANCE SUBMITTAL	08/30/10

Drawn By: BS
 Checked By:
 Scale:
 Project Number: 0804
 Date: 30 AUGUST 2010
 Title: **ELEVATION**

Sheet
A3.1
 Preliminary:
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WEST ELEVATION (MARS STREET)
 1/4"=1'-0"(24X36) NTS(11X17)

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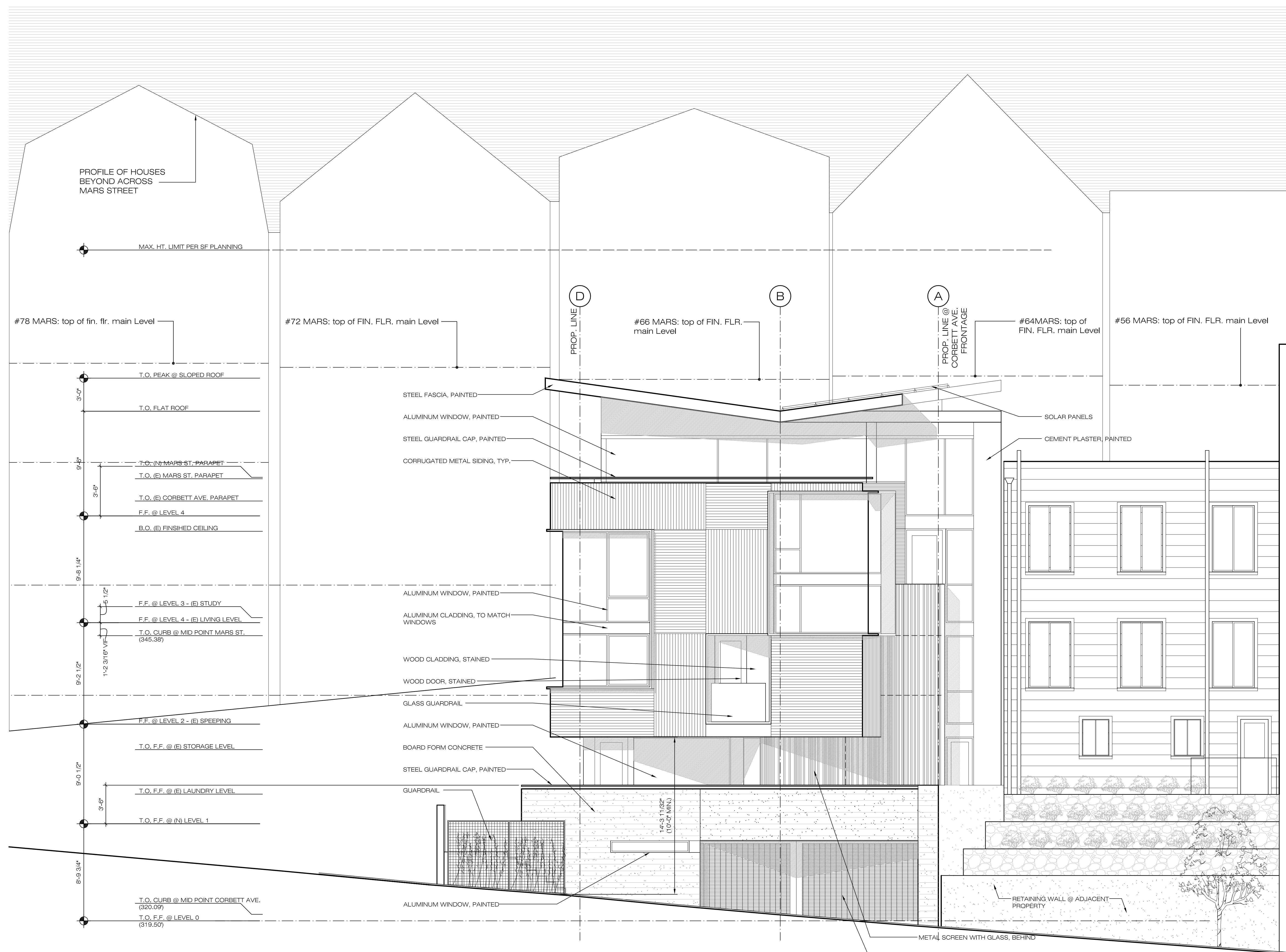
Scale: Project Number 0804

Date: 30 AUGUST 2010

Title: **ELEVATION**

Sheet: **A3.2**

Preliminary:
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EAST ELEVATION (CORBETT AVENUE)
1/4"=1'-0"(24X36) NTS(11X17)

1

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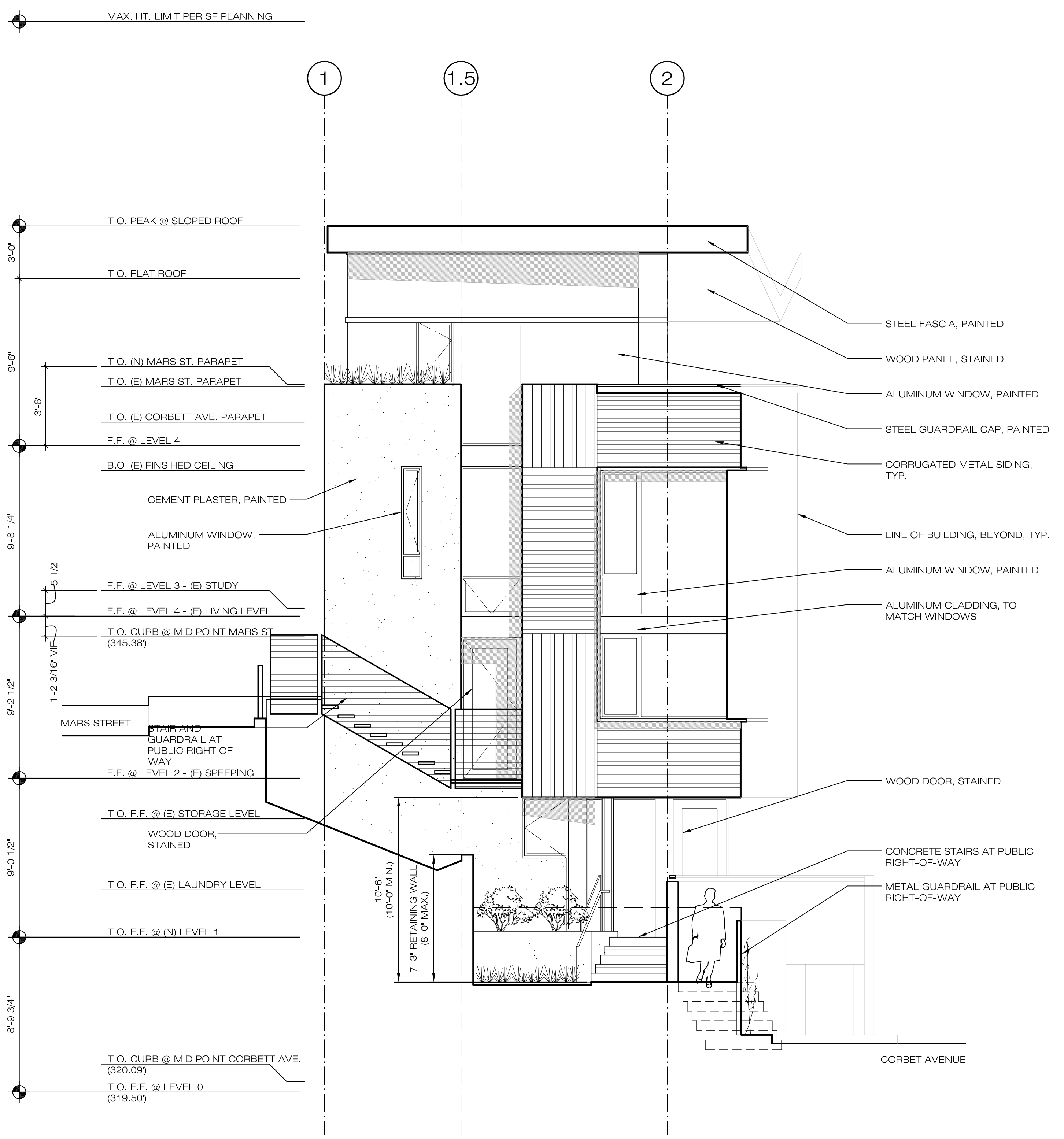
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VARIANCE SUBMITTAL	08/30/10

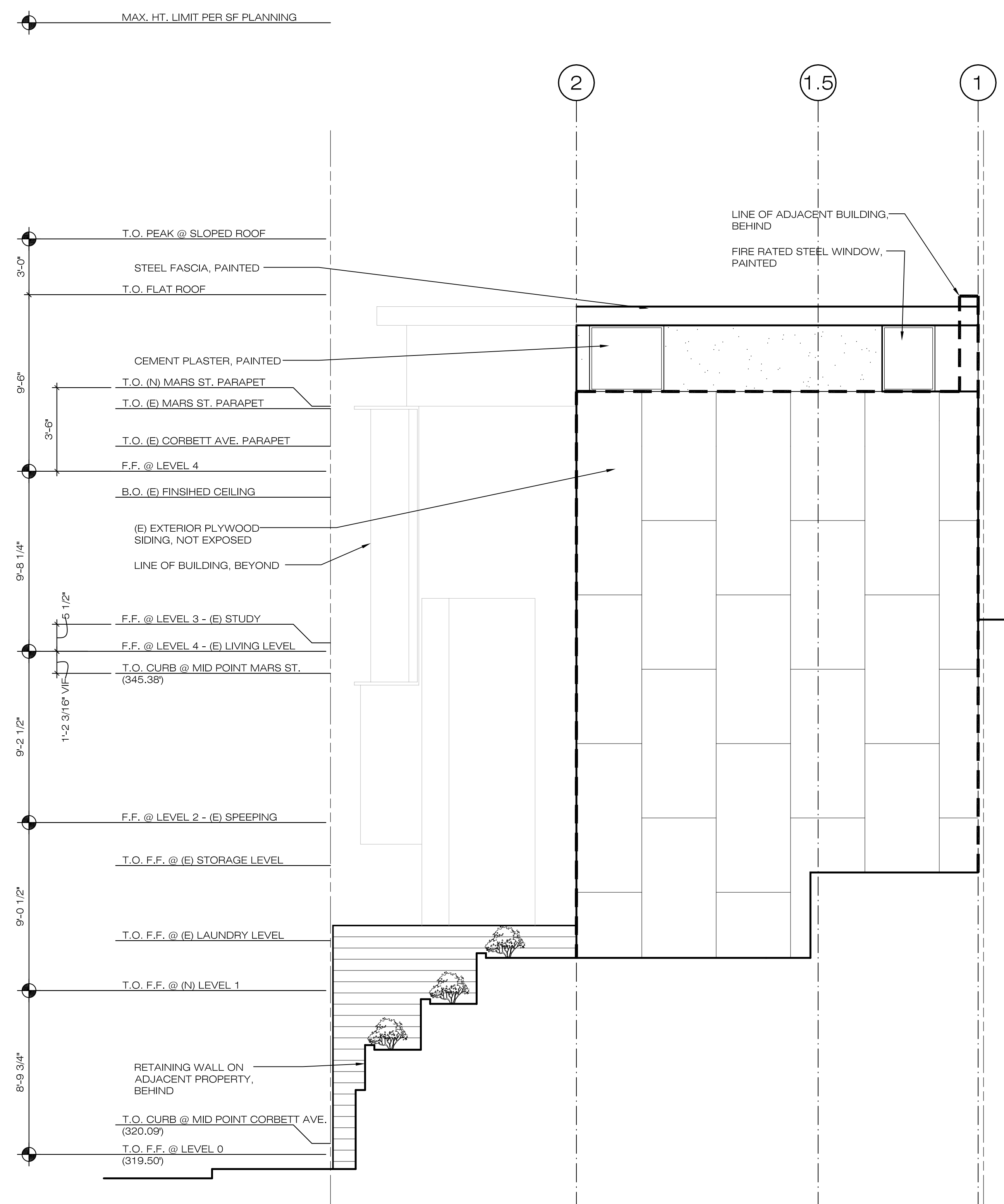
Drawn By: BS
 Checked By:
 Scale: Project Number 0804

Date: 30 AUGUST 2010
 Title: ELEVATION

Sheet
A3.3
 Preliminary:
 Not for Construction



SOUTH ELEVATION (PUBLIC RIGHT-OF-WAY)
 1/4"=1'-0"(24X36) NTS(11X17) 2

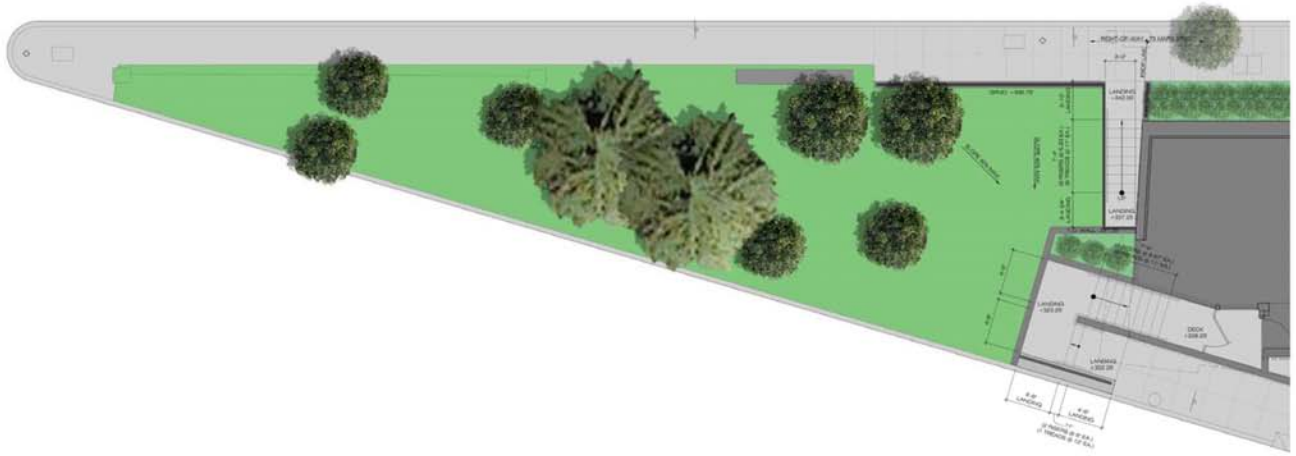


NORTH ELEVATION (BLIND WALL)
 1/4"=1'-0"(24X36) NTS(11X17) 1

Exhibit-C

Community Meeting Information

- Corbett Heights Neighborhood Association Meeting, July 22, 2010: Proposed Plan at right-of-way
- Corbett Heights Neighborhood Association Meeting, July 22, 2010: Proposed site plan and elevation of project
- Pre-application, January 05, 2010: Sign-in
- Pre-application, January 05, 2010: Meeting notes



75 Mars Street
21 MAY 2010

Kennedy
architecture & planning



PLAN @ PROPOSED RIGHT-OF-WAY, PHASE 1
1/8"=1'-0"



PLAN @ PROPOSED RIGHT-OF-WAY, PHASE 2
1/8"=1'-0"

Kennedy
architecture & planning
1000 Market Street, Suite 200
San Francisco, CA 94102
415.774.2444
415.774.2445

75 MARS ST.
SAN FRANCISCO, CALIFORNIA
BLOCK / LOT: 2653 / 016

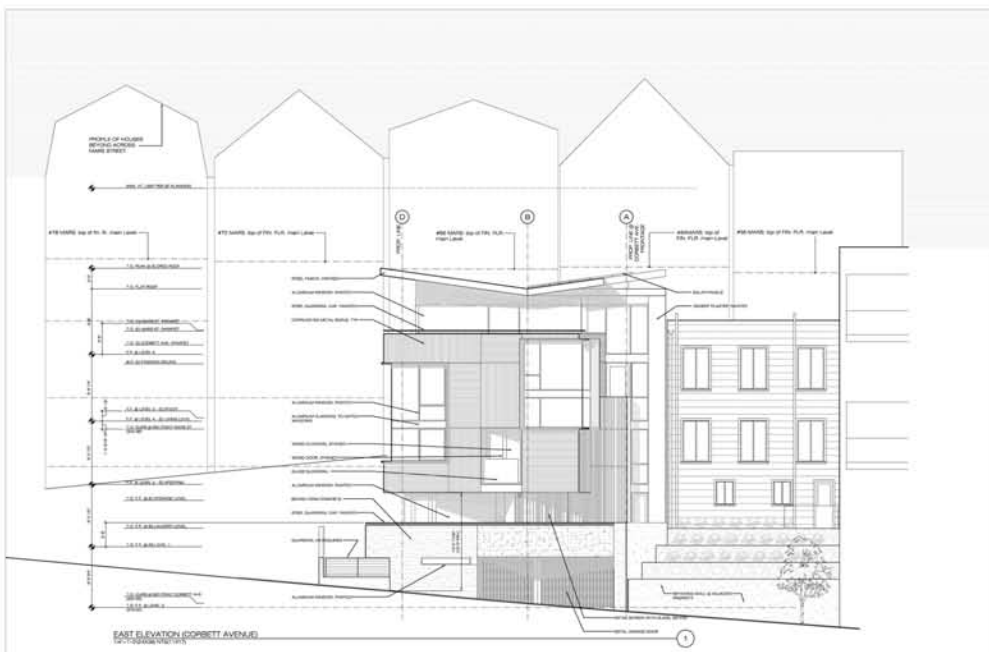
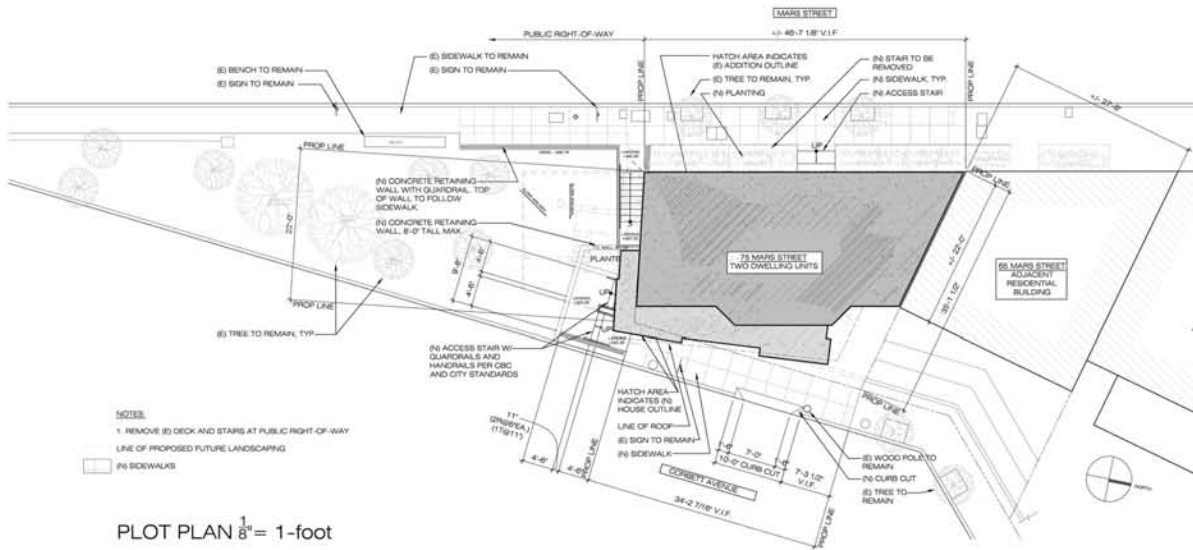
Client: **FREDERICK T. SEVER**
San Francisco, CA
415.397.1410
415.397.1411
415.397.1412

Consultant: **HERZOG GEOTECHNICAL**
1000 Market Street, Suite 200
San Francisco, CA 94102
415.397.1410
415.397.1411
415.397.1412

Project No. _____ Date: _____
Scale: _____
Sheet: _____ of _____
Date: _____

PROPOSED PLAN @ RIGHT-OF-WAY

A1.0B



Corbett Heights Neighborhood Association Meeting, July 22, 2010: Proposed site plan and elevation of project

Pre-Application Meeting Sign-in Sheet

Meeting Date: 05 January 2010

Meeting Time: 6:30 P.M.

Meeting Address: 75 Mars Street, San Francisco, CA

Project Address: 75 Mars Street, San Francisco, CA

Property Owner Name: David Otto

Project Sponsor/Representative: Kennerly Architecture and Planning

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Jeff Campbell	45 Mars St.	8615494		<input type="checkbox"/>
2. Jeff Kuler	76 Mars	265-7336		<input type="checkbox"/>
3. Isidoro Kaelch	197 Corbett	8638600		<input checked="" type="checkbox"/>
4. JOHN KORLOCH	197 CORBETT	863-8600		<input type="checkbox"/>
5. Shula Somers	72 Mars St	255-1115		<input type="checkbox"/>
6. Lenny Page	59 MARS ST	437-2421		<input type="checkbox"/>
7. Mark Casarotto	72 Mars St.	255-1115		<input type="checkbox"/>
8. MARTIN DEAN	4 MARS	775-1101		<input type="checkbox"/>
9. CHARLES STINSON	78 MARS	861-8288		<input type="checkbox"/>
10. Michaeline Kin	59 Mars St.	437-1919		<input type="checkbox"/>
11. BRION STRYZEL	Kennerly Arch 230 2-	255-2550		<input type="checkbox"/>
12. Gary Weiss	78 Mars	861-8288		<input checked="" type="checkbox"/>
13. HYMIE LUDEN	65 Mars	863-3220		<input type="checkbox"/>
Miranda Cossey	299 Corbett Ave	863-825-3		

SAN FRANCISCO
PLANNING DEPARTMENT

Pre-Application Meeting Sign-in Sheet

Meeting Date: 15 January 2010

Meeting Time: 10:00 A.M.

Meeting Address: 375 Alabama Street

Project Address: 75 Mars Street, San Francisco, CA

Property Owner Name: David Otto

Project Sponsor/Representative: Kennerly Architecture and Planning

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Tom Murphy / David Otto	68 MARS	6512309851	TBM7341@gmail.com TBM@SAN	<input checked="" type="checkbox"/>
2.				<input type="checkbox"/>
3.				<input type="checkbox"/>
4.				<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 05 January 2010

Meeting Time: 6:30 P.M.

Meeting Address: 75 Mars Street, San Francisco, Ca

Project Address: 75 Mars Street, San Francisco, Ca

Property Owner Name: David Otto

Project Sponsor/Representative: Kennerly Architecture and Planning/ Owen Kennerly & Brian Stryzek

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

Leslie Koeloch (197 Corbett Avenue)

- How far into the city property is the stair at east right-of-way?
- Can you legally do this?
- Is this a private area to be only used by the only 75 Mars?

Project Sponsor Response:

The process of for improving the Public Right of Way is called a minor street encroachment. We have met with the Department of Public Works to discuss the proposal and they are supportive of these improvements because they increase safety and accessibility. The proposed terraces would be public.

For the Site Permit submittal, the improvements in the Public Right Of Way have been reduced to include access to the residential units and not a connection from Mars Street to Corbett Avenue.

Question/Concern #2:

Jeff Kuller (56 Mars Street)

- Is the building design dependent on the proposed Public Right of Way stair?

Project Sponsor Response:

No, the project would be viable with stair within the property or a small stair in the Public Right of Way to access the units only and not connect Mars Street to Corbett Avenue. The Site Permit submittal shows the reduced Public Right of Way stair.

Question/Concern #3:

Tim?

- Has been maintaining the Public Right of Way area since 1988. He wants the stair to connect Mars Street to Corbett Avenue and has considered many options. The proposed layout does not seem like best layout option.

Project Sponsor Response:

The proposed layout is not the final design. There are several organizations including Public Works, Bureau Street and Mapping, Urban Forestry and Neighbor groups/ neighbors that will be have input prior to the a final design proposal.

An updated design connecting Mars Street and Corbett Avenue is in development and will be discuss with the aforementioned regulatory agencies, organizations, and individuals to receive input and consensus.

Question/Concern #4:

Hymie Luden (65 Mars Street)

- Nice design
- How will the sun on his property be affected by the design proposal? Wants shadow study on equinoxes and solstices.
- Story poles would be helpful to visualize design and impact on views.

Project Sponsor Response:

Owner and architect understand the concerns and will install story poles. The architect developed a shadow study showing the existing house without proposed project, the community meeting massing, and an alternative massing to reduce shadows on the property at 65 Mars Street. The Site Permit drawings depict the alternative massing.

Question/Concern #5:

Jeff Kuller (56 Mars Street)

- Beautiful design
- Wants to see how views are affected from lower windows of his property. The elevations and renderings are not enough to see the how much view will be obstructed; requests story poles.
- What is the height of the building is relation to existing roof and existing front parapet?

Project Sponsor Response:

Owner and architect understand the concerns and the owner will install story poles. The proposed building height in relation to existing building elements will be explained with story poles.

Question/Concern #6:

Leslie Koeloch (197 Corbett Avenue)

- What are the proposed materials?

Project Sponsor Response:

The existing house will remain painted stucco, while the new elements are shown as corrugated copper with accents of veneer wood panels.

Question/Concern #7:

Jeff (56 Mars Street) & Michaeline (59 Mars Street)

- Are the proposed solar panels flat to the roof or placed on support racks? Support racks would increase the building height 1'-2' feet or more.

Project Sponsor Response:

The roof design with butterfly roof is to accommodate solar panels mounted flat to the roof. There will not be a racks increase the height 1'-2' feet or more.

Question/Concern #8:

Michaeline (59 Mars Street)

- Can the public occupy the proposed terraces at the Public Right-of-Way?
- Explain terrace and the proposed retaining wall layout at the Public Right-of-Way?
- Can guardrails be more open at the proposed retaining walls in the Public Right-of-Way?
- Will my views be blocked? Wants story poles to see impact.
- Would like the "rustic" quality of the current Public Right-of-Way to be incorporated in the proposed design.

Project Sponsor Response:

The terraces would be public. The proposal shows a set of terraces connected by stairs as shown on the site plan. We will research city requirements for guardrails and believe open guardrails would benefit the design.

Owner and architect understand the concerns and the owner will install story poles.

Question/Concern #9:

Lenny Page (59 Mars Street)

- Loves the building design, roof and Public Right-of-Way proposal.

Question/Concern #10:

Gary Weise (78 Mars Street) and Shelia Somers (72 Mars Street)

- They were surprised the height at the roof and peak were not higher than the proposed design drawing show, but want story poles.

Project Sponsor Response:

Owner and architect understand the concerns and the owner will install story poles.

Question/Concern #11:

Shelia Somers (72 Mars Street)

- Big tree at Public Right-of-Way seems much larger in diameter than shown. Concerned the tree would obstruct the proposed stair layout. Confirm tree diameter.

Project Sponsor Response:

As the Public Right-of-Way design develops, tree sizes will be confirmed.

Question/Concern #12:

Gary Weise (78 Mars Street)

- Beautiful design.
- Needs to see story poles.

Project Sponsor Response:

Owner and architect understand the concerns and the owner will install story poles.

Summary of discussion from the Pre-Application Meeting

Meeting Date: 15 January 2010

Meeting Time: 10:00 A.M.

Meeting Address: 75 Mars Street, San Francisco, Ca

Project Address: 75 Mars Street, San Francisco, Ca

Property Owner Name: David Otto

Project Sponsor/Representative: Kennerly Architecture and Planning/ Owen Kennerly

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- Design and presentation: He thought the design was beautiful and loved the materials. He suggested rendering a view from directly across Mars perhaps as seen from Rebecca's house. He also wanted to see updated renderings of the Mars side with the solid wall area (behind the elevator and 1/2 bath at top floor) clearly shown. He liked that there is some solid wall at the living level due to privacy concerns.

Project Sponsor Response:

The architect has developed a new rendering directly across Mars Street with solid wall area.

Question/Concern #2 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- He is concerned with the whole public stair move. Though he appreciates the civic gesture and the safe passage down to Corbett, he is concerned about future owners of the property and that they may get either proprietary or negligent about the garden space.

Project Sponsor Response:

The project team has met again with Tom Murphy, Tim and Gary Weise concerning the Public Right of Way. A revised plan will be developed for the Public Right of Way to address neighborhood concerns.

For the Site Permit submittal, the improvements in the Public Right Of Way have been reduced to include access to the residential units and not a connection from Mars Street to Corbett Avenue.

Question/Concern #3 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- He asked whether the project could work without the development of the garden next door.

Project Sponsor Response:

He was assured by the project sponsor it could be and for the Site Permit submittal, the improvements in the Public Right Of Way have been reduced to include access to the residential units and not a connection from Mars Street to Corbett Avenue.

Question/Concern #4 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- He is concerned about the street trees and planting along Mars.

Project Sponsor Response:

The project sponsor explained that DPW requires this as part of the compulsory street improvement permit.

Question/Concern #4 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- He like the roof design but was concerned about the roof material and that it is neutral and attractive, not causing glare.

Project Sponsor Response:

The Site Permit submittal shows the roofing material as built-up-roofing with an aggregate surface to reduce glare and create an attractive surface. The aggregate surface color to be determined.

Question/Concern #5 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- Height: He acknowledged that views aren't legally protected, but wants assurances the building would be no taller than what is shown in the elevations.

Project Sponsor Response:

The project sponsor described the roof elevations relative to his house and he felt comfortable.

Question/Concern #6 by (name of concerned neighbor/neighborhood group):

Tom Murphy (68 Mars Street)

- He inquired about variances.

Project Sponsor Response:

The project sponsor explained that only a rear yard variance is required.

Exhibit-D

Story Pole Photographs

- Composite view from window of 65 Mars Street, February 2011
- Photo at Mars Street, June 2010
- Photo at Mars Street with 65 Mars in Foreground, June 2010

Composite view from window of 65 Mars Street,
February 2011





Photo at Mars Street,
June 2010



Photo at Mars Street with 65 Mars in Foreground,
June 2010

Exhibit-E

Shadow Studies

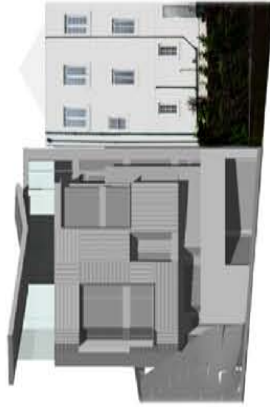
- January 2011 Study: Revised massing at solar noon, 2 hours, and 4 hours prior to solar noon
- January 2011 Study: Community meeting massing at solar noon, 2 hours, and 4 hours prior to solar noon
- December 2010 Study: Elevational study of community meeting massing and revised massing at solar noon
- December 2010 Study: Plan study of community meeting massing and revised massing at solar noon
- March 2010 Study: Plan study of existing massing at 9:30 A.M., 12:30 P.M., and 3:30 P.M.
- March 2010 Study: Plan study of community room massing at 9:30 A.M., 12:30 P.M., and 3:30 P.M.
- March 2010 Study: Plan study of revised massing at 9:30 A.M., 12:30 P.M., and 3:30 P.M.

JUNE 21ST
SUMMER SOLSTICE



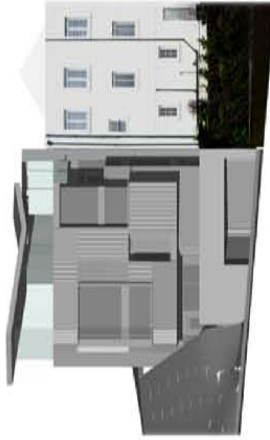
4 HOURS PRIOR TO SOLAR NOON

MARCH / SEPTEMBER 21 ST
EQUINOX



2 HOURS PRIOR TO SOLAR NOON

DECEMBER 21ST
WINTER SOLSTICE



SOLAR NOON



JUNE 21ST
SUMMER SOLSTICE



4 HOURS PRIOR TO SOLAR NOON

MARCH / SEPTEMBER 21 ST
EQUINOX



2 HOURS PRIOR TO SOLAR NOON

DECEMBER 21ST
WINTER SOLSTICE



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75 MARS STREET, SAN FRANCISCO
Community Meeting Massing
Shadow Study 05 January 2011
Elevational Studies at 65 Mars

SHADOW FROM EXISTING MASS
SHADOW FROM PROPOSED MASSES

December 2010 Study: Elevational study of community meeting massing and revised massing at solar noon

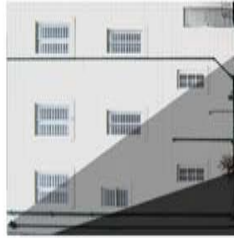
JUNE 21ST
SUMMER SOLSTICE

solar noon:
sun coming directly from south



MARCH / SEPTEMBER 21 ST
EQUINOX

solar noon:
sun coming directly from south



DECEMBER 21ST
WINTER SOLSTICE

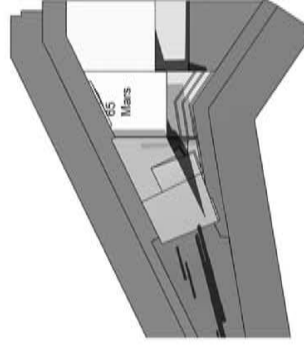
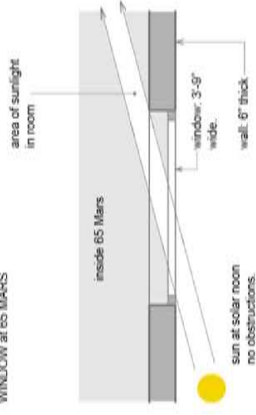
solar noon:
sun coming directly from south



PROPOSED:
COMMUNITY MEETING MASSING

PROPOSED:
REVISED MASSING

DIAGRAM OF SUN ANGLE IN WINDOW at 65 MARS

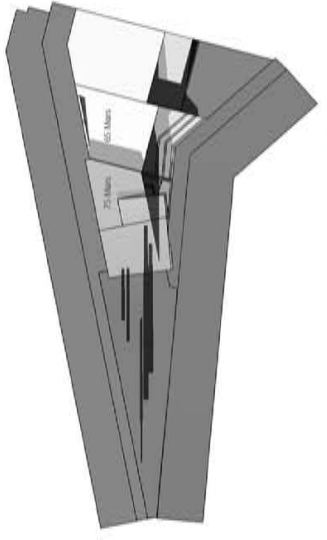
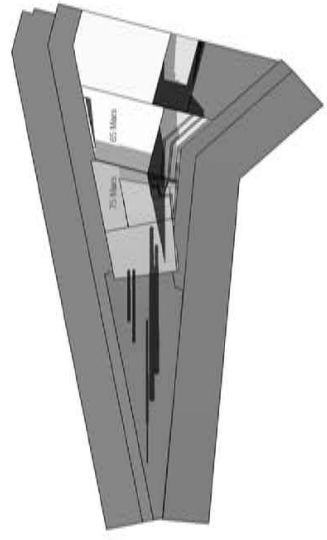


SHADOW FROM EXISTING MASS
SHADOW FROM PROPOSED MASSES

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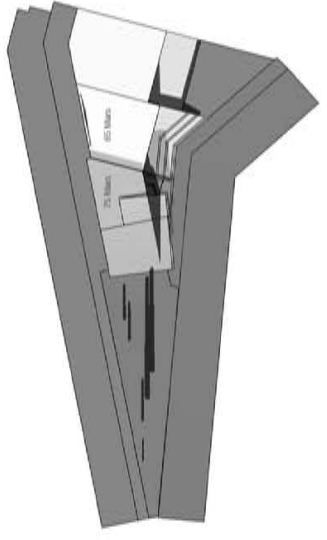
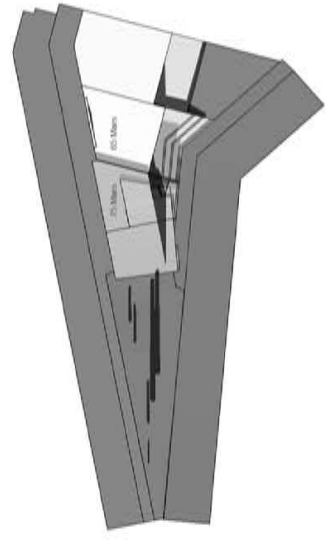
75 MARS STREET, SAN FRANCISCO
Shadow Study 12-2-2010
Elevational Studies at 65 Mars

DECEMBER 21ST
WINTER SOLSTICE



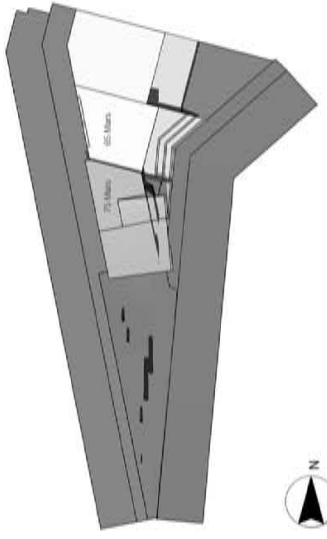
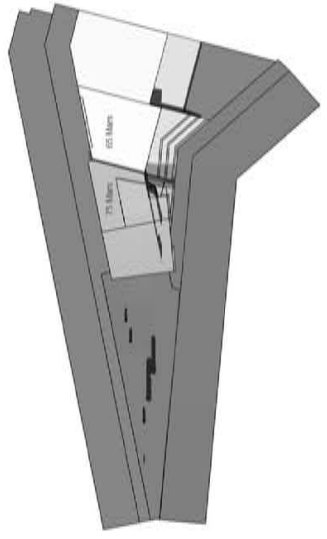
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75 MARS STREET, SAN FRANCISCO
Shadow Study 12-2-2010

JUNE 21ST
SUMMER SOLSTICE



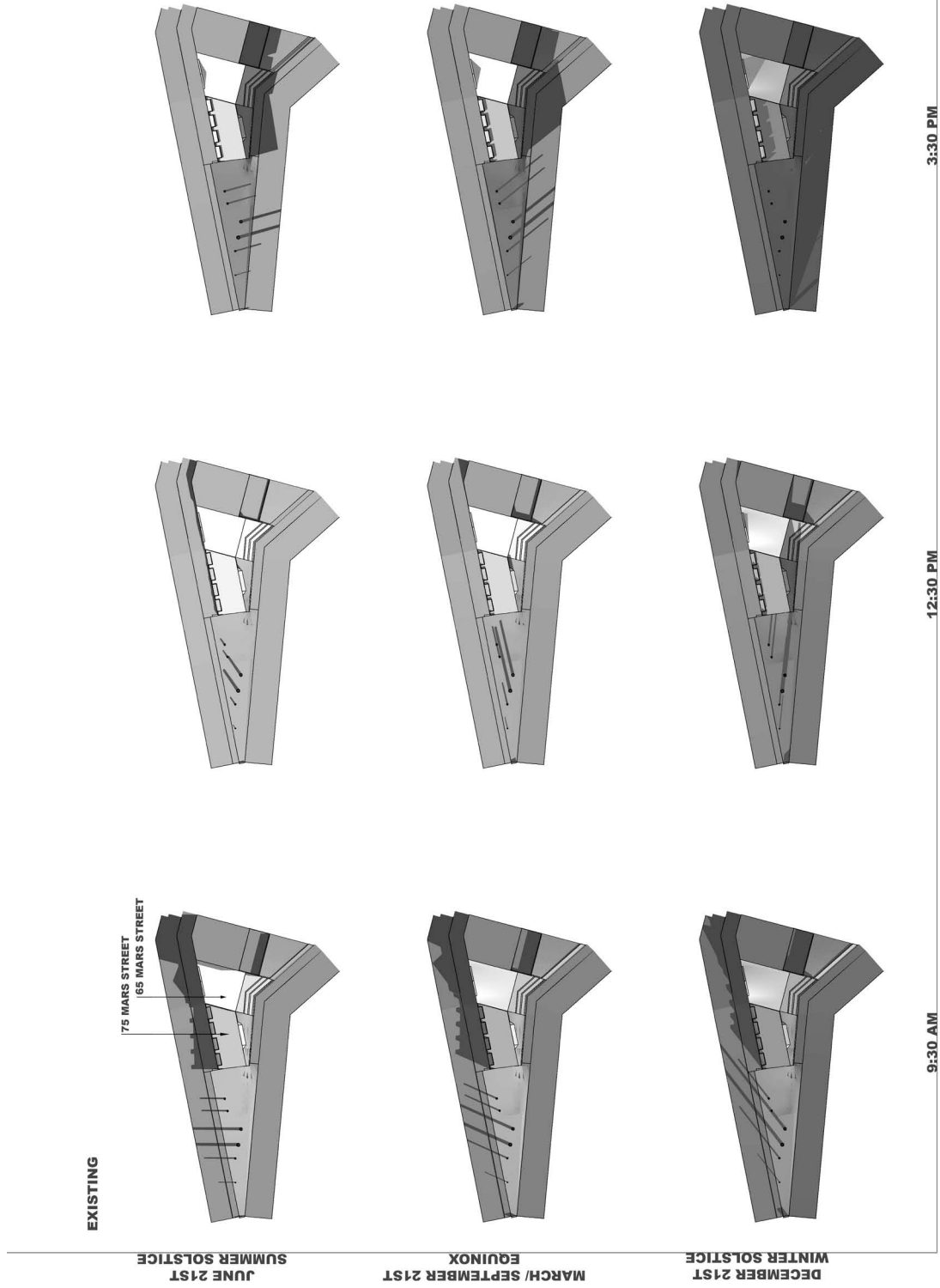
SHADOW FROM EXISTING MASS

SHADOW FROM PROPOSED MASSES

PROPOSED:
COMMUNITY MEETING MASSING

PROPOSED
REVISSED MASSING

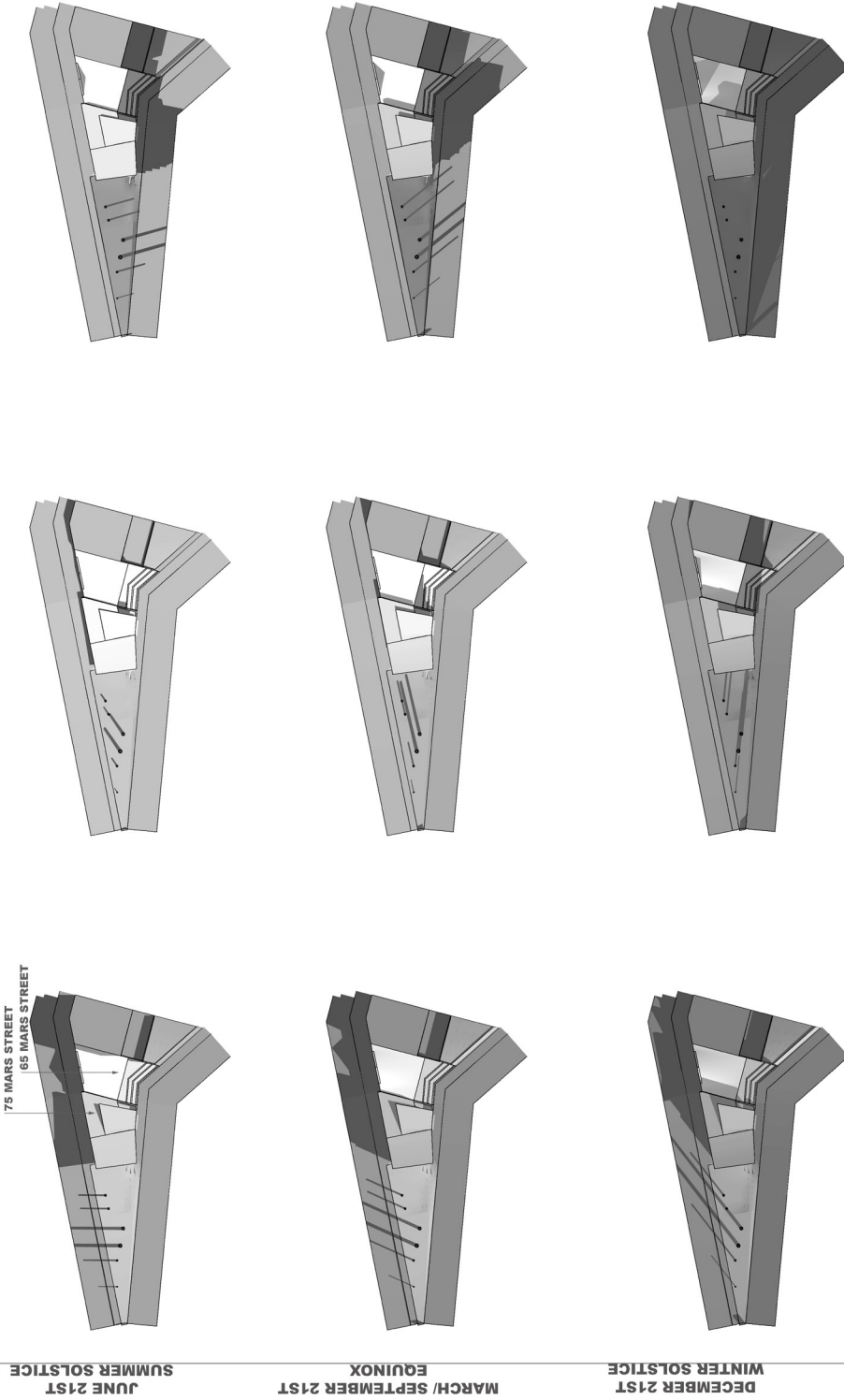
December 2010 Study: Plan study of community meeting massing and revised massing at solar noon



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PROPOSED: COMMUNITY MEETING MASSING

75 MARS STREET
65 MARS STREET



JUNE 21ST
SUMMER SOLSTICE

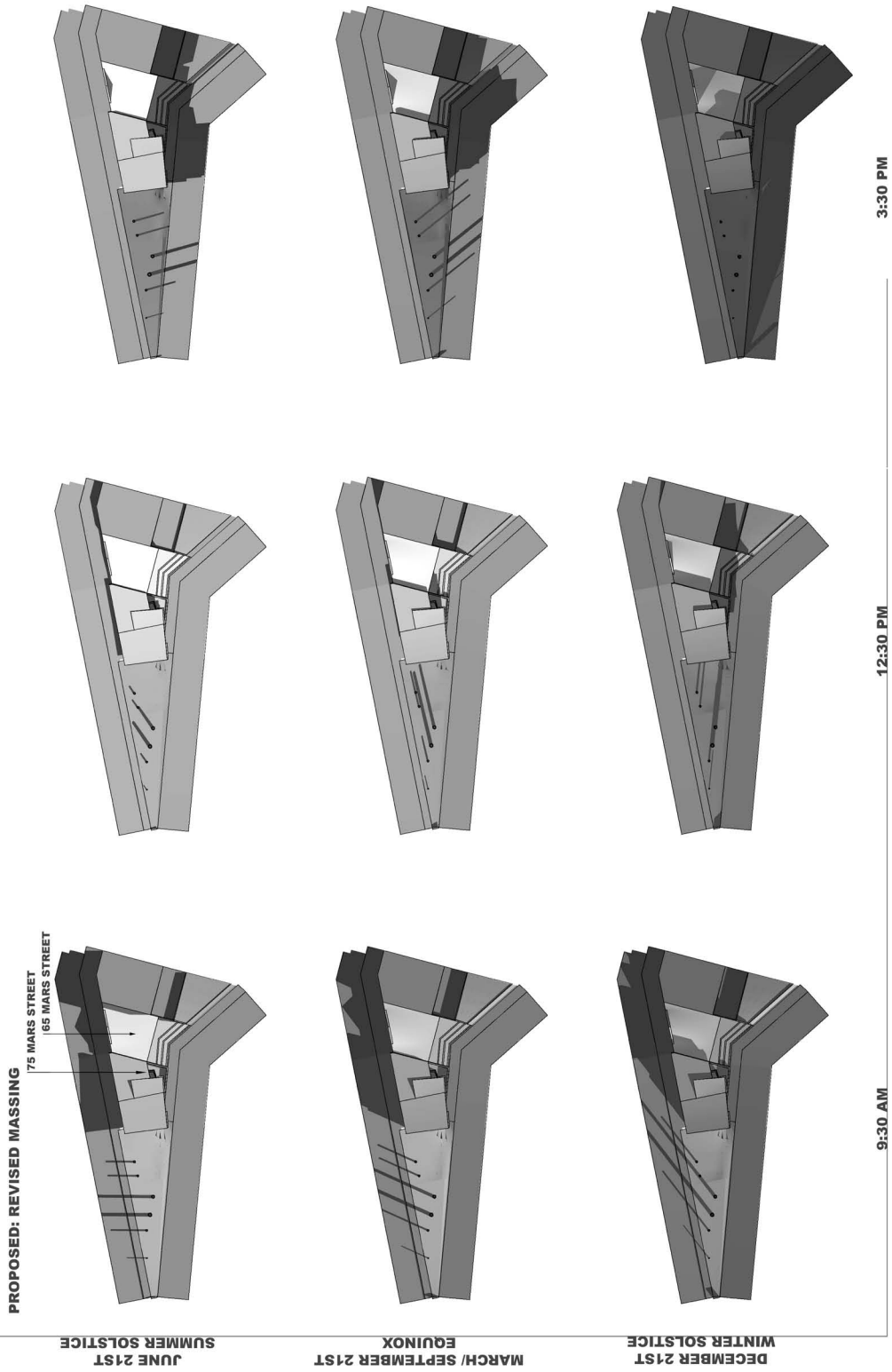
MARCH / SEPTEMBER 21ST
EQUINOX

DECEMBER 21ST
WINTER SOLSTICE

9:30 AM

12:30 PM

3:30 PM



March 2010 Study: Plan study of revised massing at 9:30 A.M.,
 12:30 P.M., and 3:30 P.M.