SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Analysis
Residential Demolition/New Construction
HEARING DATE: JANUARY 7, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	December 31, 2015
Case No.:	**2014.1313DRM** **2014.1313DRP,DRP-01**
Project Address:	**831 CHENERY STREET**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lot:	6738/020
Project Sponsor:	Anthony Pantaleoni, Kotas/Pantaleoni Architects 70 Zoe Street, Suite 200 San Francisco, CA 94107
Staff Contact:	Andrew Perry – (415) 575-9017 Andrew.Perry@sfgov.org
Recommendation:	**Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.1313DRM	New Building Case Number	2014.1313DRP 2014.1313DRP-01
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2014.11.04.0619	New Building Application Number	2014.11.04.0616
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	0	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	4
Existing Building Area	±1,381 Sq. Ft.	New Building Area	±3,726 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	Yes, two DRs filed
311 Expiration Date	8/28/15, 12/17/15	Date Time & Materials Fees Paid	8/28/15; 12/15/15

PROJECT DESCRIPTION

The Project is to demolish an existing one-story over basement, single-family dwelling and construct a new three-story over basement, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The property at 831 Chenery Street is located on the south side of Chenery Street between Chilton and Lippard Avenues. The Property has approximately 25'-2" of lot frontage along Chenery Street with an average lot depth of 108'-8". The lot has a slight upward lateral slope along Chenery Street in the direction of Chilton Avenue, and a substantial downslope where the average grade decreases by approximately 20 feet from the front to the rear of the lot. The lot currently contains a one-story over basement, one-family detached dwelling of approximately 1,381 gross square feet, constructed circa 1907 according to historic water records. The dwelling is setback approximately 25 feet from the front property line, and contains a one-foot and a two-foot side setback along the east and west side property lines, respectively. The property is within a RH-1 (Residential House, One-Family) Zoning District with a 40-X Height and Bulk designation.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located in the Glen Park neighborhood, and the surrounding area consists of a mixture of predominantly one- and two--story buildings, containing mostly one- and two-residential dwelling units. This is primarily a residential neighborhood, with the Glen Park Neighborhood Commercial Transit District located within 1,000 feet of the project site to the east. The adjacent properties to the east are similar to the subject property with frontage along Chenery St., around 110 feet of lot depth, and a down-sloping site topography; these lots contain single-family dwellings that are one-story over garage along Chenery St., similar to the proposed project. The adjacent properties to the west and southwest are both wider and shorter than a standard lot; the lot to the west is also one-story over garage along the Chenery St. frontage, and the lot to the southwest (5-7 Chilton Ave.) is a two-story, two-unit building. The usable open space and yard area for the 5-7 Chilton Ave. property is irregular, located to the north of the building in what is technically the side yard. The adjacent property to the south is a full lot measuring approximately 25 feet by 120 feet, with a two-story, single-family home that abuts the subject property's rear lot line.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 28, 2015	December 28, 2015	10 days
Mailed Notice	10 days	December 28, 2015	December 28, 2015	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	4	1
Other neighbors on the block or directly across the street	0	0	15
Neighborhood groups	0	0	7

REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling unit with a two-car garage that utilizes a car lift system, and would rise to approximately 24'-2" in height, as measured from the top of curb per Planning Code Section 260. The main floor will contain the garage, kitchen, dining and living area, and three bedrooms will be located on the floor above. Below the main floor are an additional bedroom and living space, and the lowest level will provide a small storage area for gardening equipment. A roof deck with stair penthouse is proposed for the roof level.

The Project proposes a rear yard of approximately 36'-5", which exceeds the 25% rear yard requirement for the Subject Property. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade include cedar shingles and siding, with wood trim.

PUBLIC COMMENT

The Project completed Section 311 notification on August 28th, 2015, during which period a separate Public Initiated Discretionary Review was filed on the project by Lloyd Eakin, owner of adjacent 7 Chilton. Neighbors adjacent to the subject property at 5 Chilton Ave. (the same parcel as the DR Requestor of 7 Chilton), 825 Chenery St., and 845 Chenery St. all support the request for Discretionary Review, believing that the project will cause excessive loss of privacy and light, and will cut off adjacent properties from the midblock open space.

The project was subsequently revised following a review by the Residential Design Team on September 17th, 2015 that focused specifically on the concerns contained within the DR request. A second Section 311 notification was required, since although there was a reduction in massing in the rear, the revised project did expand the previously noticed building envelope in other areas. This second Section 311 notification was completed on December 17th, 2015; however, on December 15th an additional Discretionary Review was filed by Lesley Kinnear, owner of 5 Chilton Ave. which is located on the same parcel as the first DR requestor. The concerns contained within this second DR request were very similar to those contained in the first request, citing excessive loss of light, privacy, and connection to the midblock open space. No additional public comment was received following the filing of the second DR.

GENERAL PLAN COMPLIANCE

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT
Objectives and Policies

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:
Develop new housing, and encourage the remodeling of existing housing, for families with children.

The proposal creates one unit of family-housing, and replaces a small one-bedroom unit with a 4-bedroom family-sized home. The home is intended for owner-occupancy by a family with children.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO's NEIGHBORHOODS.

Policy 11.1:
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The proposal has been reviewed and is supported by the Residential Design Team. High-quality materials are proposed for the front façade, and are consistent with the residential character of the neighborhood.

Policy 11.7:
Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The proposal will not demolish or replace a known historic resource.

SECTION 101.1 PRIORITY POLICIES
Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

   The proposal will not have any impact on neighborhood-serving retail uses.

1. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

   The proposal will preserve the character of the surrounding neighborhood as it is a single-family home comparable in scale to other single-family homes in the vicinity.

2. That the City's supply of affordable housing be preserved and enhanced.

   The proposal will have no impact on the supply of affordable housing. The current home of the project sponsor will be put on the market for sale or rental once the project has been constructed.

3. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The proposal will have no impact on MUNI or transit service. The proposal includes a two-car garage and should have no impact on neighborhood parking availability.

4. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

   The proposal will have no impact on the industrial and service sectors of the City.

5. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   The proposal will be constructed to meet all applicable building and seismic standards and will be stronger than the existing structure.

6. Landmarks and historic buildings be preserved.

   The proposal will have no impact on landmarks and historic buildings.

7. Parks and open space and their access to sunlight and vistas be protected from development.

   The proposal will have no impact on parks and open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(l)(1) and 15303(a)] on November 24, 2014.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the originally noticed project on September 17th, 2015. In order to minimize the impact to the mid-block open space, the RDT requested that the depth of the second floor be reduced by 7'-7" to align with the third floor above, and that the projecting deck at the second floor level be eliminated, although the area over the first floor could be used as a roof deck. The upper-most roof deck and stair penthouse were supported, as the railings were set in from the sides to be minimally visible and to facilitate privacy for neighboring properties, and the penthouse was set back on the property so as not to be visible from any public right-of-way. The RDT also found the project meets the Department's lightwell policies, matching the adjacent lightwell at 825 Chenery with a minimum width of 3'.

The project sponsor made revisions in accordance with the request from the Residential Design Team, however the building envelope also included minor expansions at the rear setbacks along the side property lines, and a raising of the overall building height by 1 foot to accommodate a car lift within the garage. These additional changes required further notification under Section 311, but were supported by the Department from a design perspective. With the revisions, the RDT finds that the project does not create any exceptional or extraordinary circumstances.

The second request for Discretionary Review did not bring to light any additional concerns, exceptional or extraordinary circumstances that were not previously considered by the Residential Design Team. The

previous recommendation in support of the project stands from the RDT, and the second DR requestor was amenable to keeping the original hearing date for this item, of January 7th, 2016.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a demolition and new construction.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new single-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will create one family-sized dwelling unit, with four bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The Project has been well-designed, and respects Department standards with regard to site design, building scale and form, architectural features, and building details. The Project as revised does not create any exceptional or extraordinary circumstances.

RECOMMENDATION:

Case No. 2014.1313DRM – Do not take DR and approve the demolition.
Case No. 2014.1313DRP,DRP-01 – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

   Project Does Not Meets Criteria
   The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

   Project Meets Criteria
   Based on Planning staff's review of the Soundness Report prepared by Bonza Engineering, Inc. – an independent third party for this Project – the existing structure can be considered unsound housing. The

Soundness Report demonstrates that the ratio of construction upgrade cost to replacement cost exceeds 50 percent, and therefore meets the definition of an unsound building. The majority of the upgrade cost is tied into the repair of the building's foundation that would be needed, due to inadequate construction methods at the time of original construction and substantial weathering over the years.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria
A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria
The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria
Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project
The property is not a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project
The existing unit is currently vacant and thus not rental housing.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria
According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

   Project Does Not Meet Criteria
   The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a new family-sized unit that will replace a single-family home that contained only one bedroom. The creation of this family-sized unit will preserve the cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

   Project Meets Criteria
   The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible new building the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

   Project Does Not Meet Criteria
   The existing dwelling proposed for demolition is not above the 80% average price of a single-family home and is thus considered "relatively affordable and financially accessible" housing. While the dwelling is not defined as an "affordable dwelling unit" by the Mayor's Office of Housing, it is by nature more affordable than the replacement structure, as it is an older, existing building with only one bedroom. However, the replacement structure will be occupied by the property owner's family and their existing home will go onto the market for either sale or rental.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

    Project Does Not Meet Criteria
    The Project does not include any permanently affordable units, as the construction of one unit does not trigger Section 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

    Project Meets Criteria

    The Project replaces one single-family dwelling with another single-family dwelling unit in a neighborhood characterized by one- and two-family dwellings.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria
The Project will create one family-sized unit with four bedrooms.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria
The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria
The Project is in scale with the surrounding neighborhood and constructed of high-quality materials. Revisions were made to the project to address comments made by the Residential Design Team, and the Department supports the current proposal.

15. Whether the Project increases the number of on-site dwelling units;

Project Does Not Meet Criteria
The Project maintains the number of dwelling units on the site at one.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria
The Project increases the number of bedrooms on the site from one to four.

Attachments:
Design Review Checklist for replacement building
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice, First Mailing
- Plans noticed under first 311 mailing

Section 311 Notice, Second Mailing
Residential Demolition Application
Environmental Evaluation / Historic Resources Information
Soundness Report
Reduced Plans, Current Proposal
Public-Initiated DR Application – Lloyd Eakin, filed 8/28/15
Public-Initiated DR Application – Lesley Kinnear, filed 12/15/15
Project Sponsor Submittal
- Response to DR
- Meeting History with Neighbors

- Plans, with changes made during review
- 3D renderings

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of predominantly one- and two--story buildings, containing mostly one- and two-residential dwelling units. The adjacent properties to the east are similar to the subject property with frontage along Chenery St., around 110 feet of lot depth, and a down-sloping site topography; these lots contain single-family dwellings that are one-story over garage along Chenery St., similar to the proposed project. The adjacent properties to the west and southwest are both wider and shorter than a standard lot; the lot to the west is also one-story over garage along the Chenery St. frontage, and the lot to the southwest (5-7 Chilton Ave.) is a two-story, two-unit building. The usable open space and yard area for the 5-7 Chilton Ave. property is irregular, located to the north of the building in what is technically the side yard.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?	X		

Comments: The replacement building respects the existing block pattern with massing that is consistent with other homes along this block of Chenery Street, and a similar projection into the midblock open space. Setbacks from both east and west side property lines have been provided at the rear, provides the required front setback and respects the topography of the site by only having one story over garage at the street façade, like others on the block face.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street, providing the required front setback and having a height of one story over garage, like other buildings along the block face. The depth of the building is compatible with the existing mid-block open space, with a similar amount of projection and the provision of side setbacks along both sides at the rear. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?		X	
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		

Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance at grade level is not consistent with the predominant pattern of elevated entrances found along the south side of Chenery Street, however the entrance does enhance the connection between the private and public realm by providing a deeply recessed entry with a trellis feature above. The building articulation and bay at the upper floor is compatible with the style found within the neighborhood. The stair penthouse to the roof deck is centered on the building's mass to be minimally visible from the adjacent public right-of-ways.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The casement, aluminum-clad wood windows with wood trim are residential in character and compatible with the window patterns found on neighboring buildings. The

wood shingle siding at the front façade wraps around to the side of the building, and the remainder horizontal wood siding finishes are appropriate and compatible with other buildings in a residential neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

Exhibits

Block Book Map

6738

MISSION & 30TH ST.
EXT'N HD UNION BLK.11

BLK. RENUMBERED '18

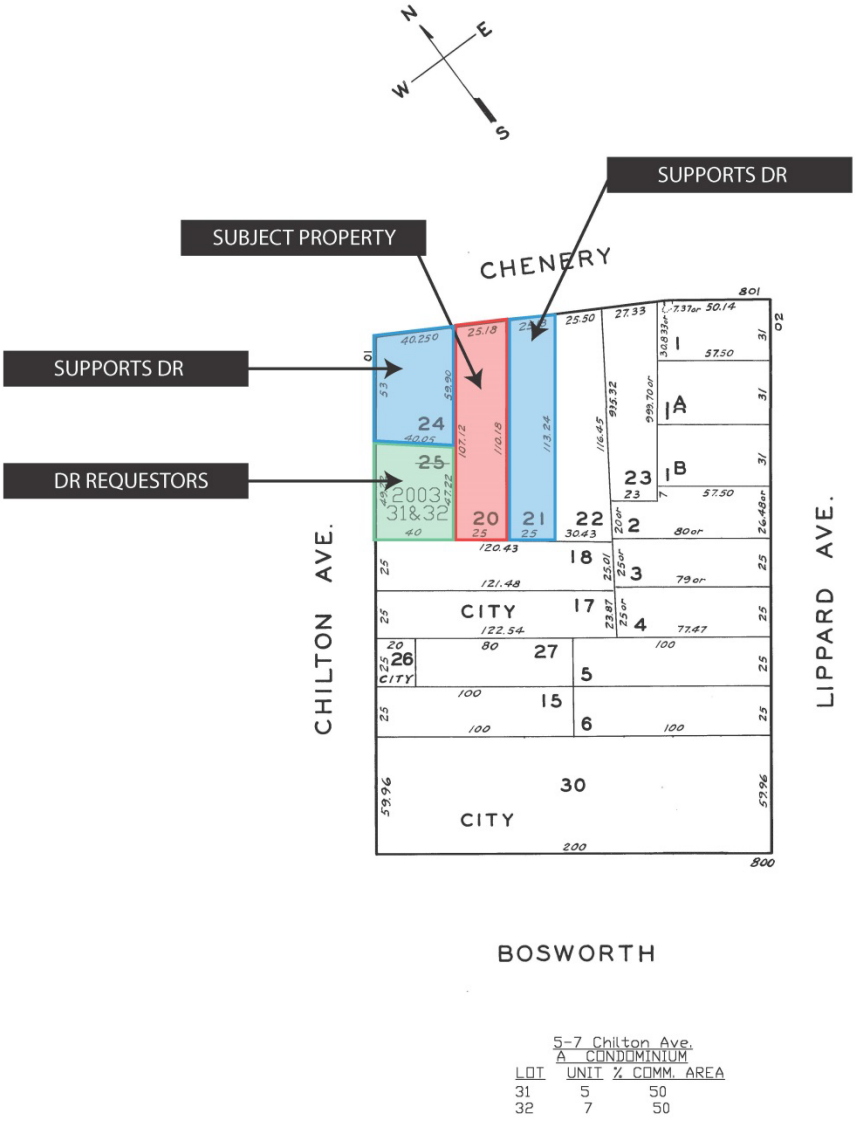
REVISED	'60
"	'66
"	'68
"	'70

LOTS MERGED

LOT 13 INTO LOTS 12 & 14 -1930
" 24 " " 1-1A-1B-2 -1949

lot25 into lots 31&32 for 2003 roll

Revised 2003



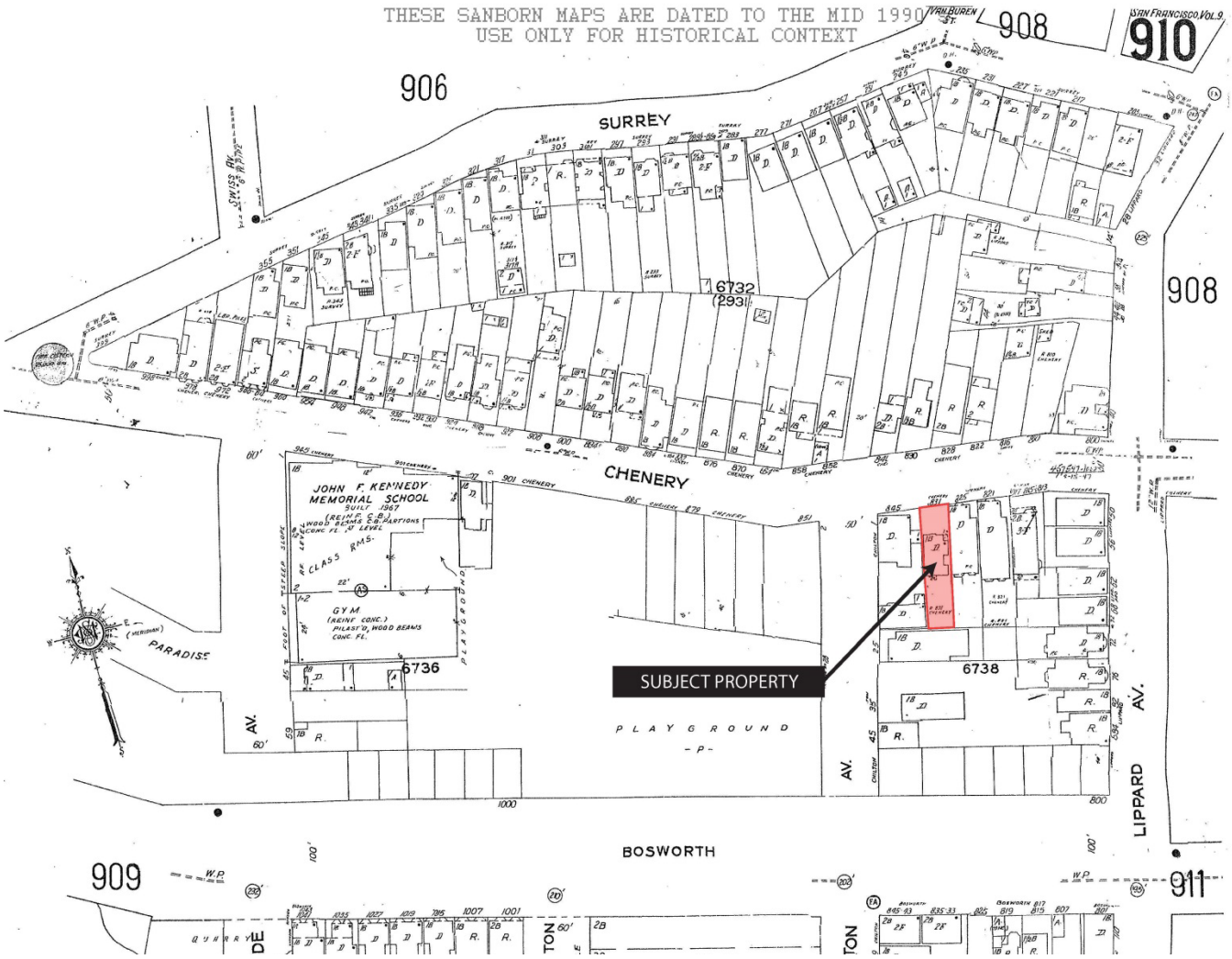
5-7 Chilton Ave.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
31	5	50
32	7	50

SAN FRANCISCO
PLANNING DEPARTMENT

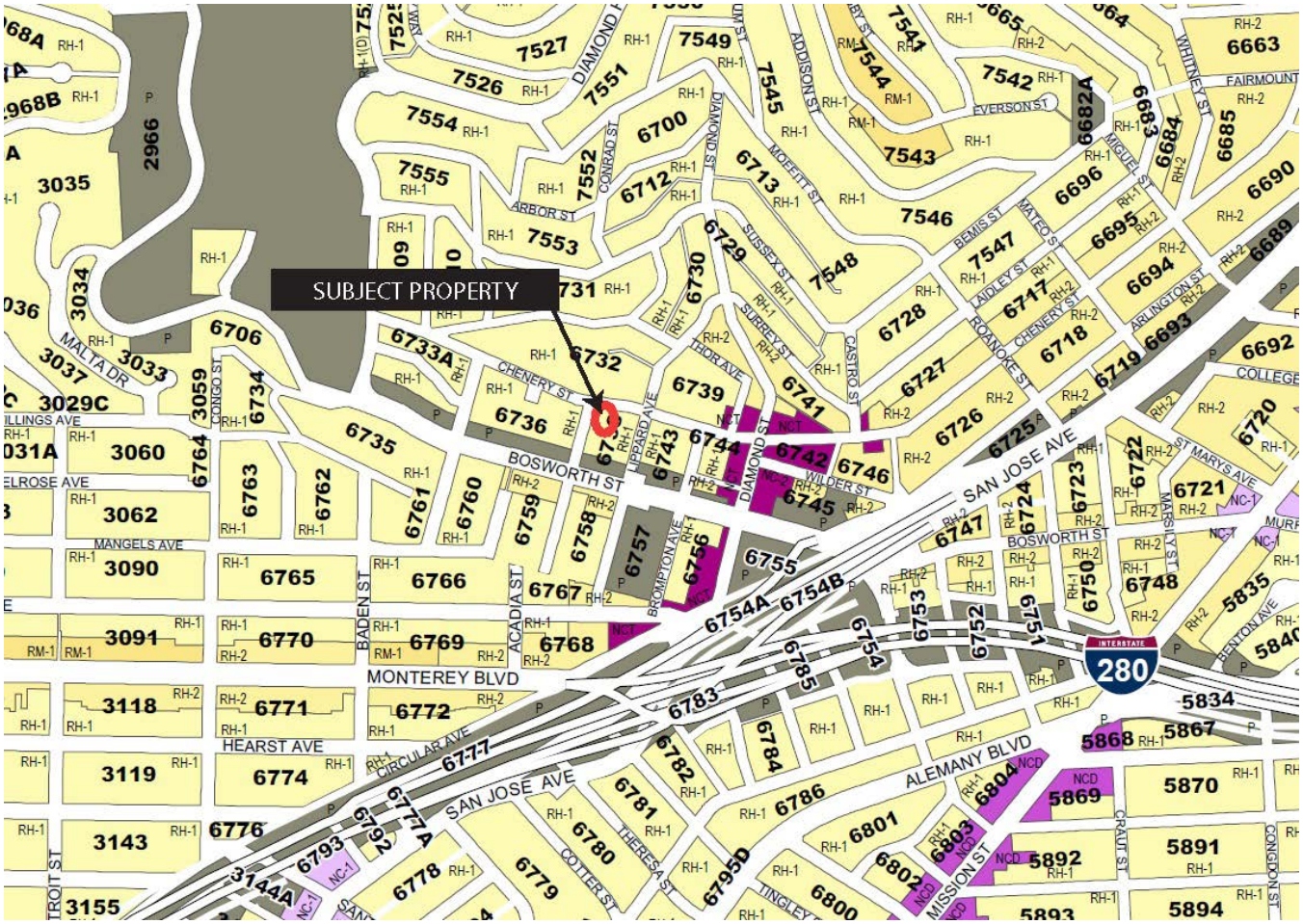
Discretionary Review Hearing
Case Number 2014.1313DRM
2014.1313DRP,DRP-01
831 Chenery Street
Block 6738 Lot 020

Sanborn Map*



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

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2014.1313DRM
2014.1313DRP,DRP-01
831 Chenery Street
Block 6738 Lot 020

Aerial Photo

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2014.1313DRM
2014.1313DRP,DRP-01
831 Chenery Street
Block 6738 Lot 020

Aerial Photo
(looking north)

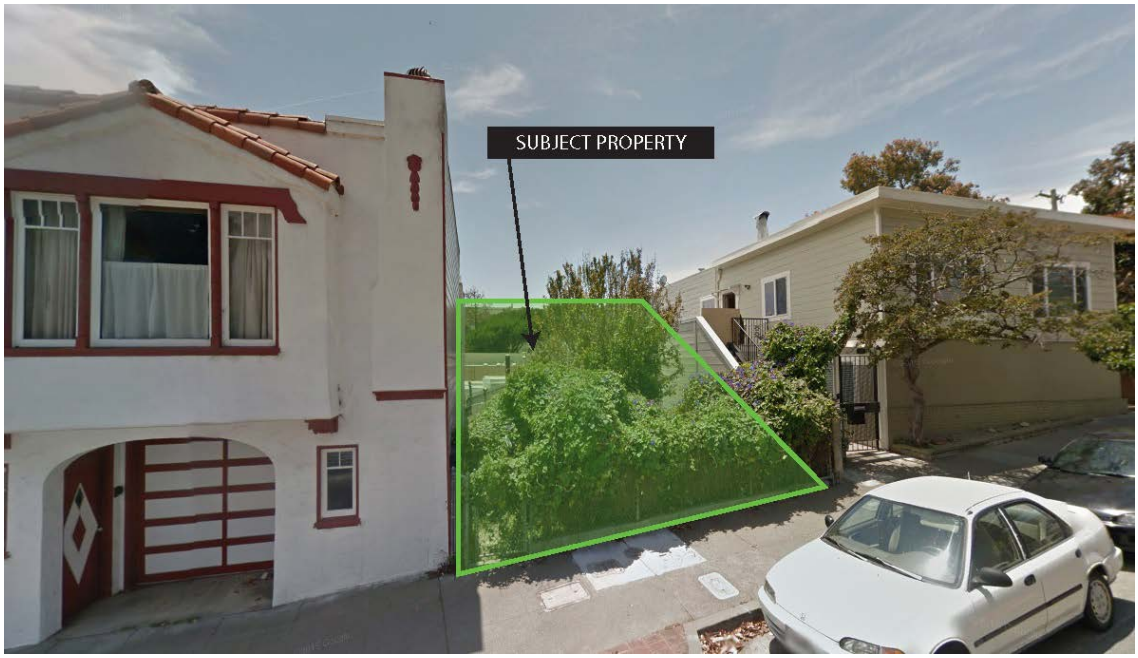
SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Hearing
Case Number 2014.1313DRM
2014.1313DRP,DRP-01
831 Chenery Street
Block 6738 Lot 020

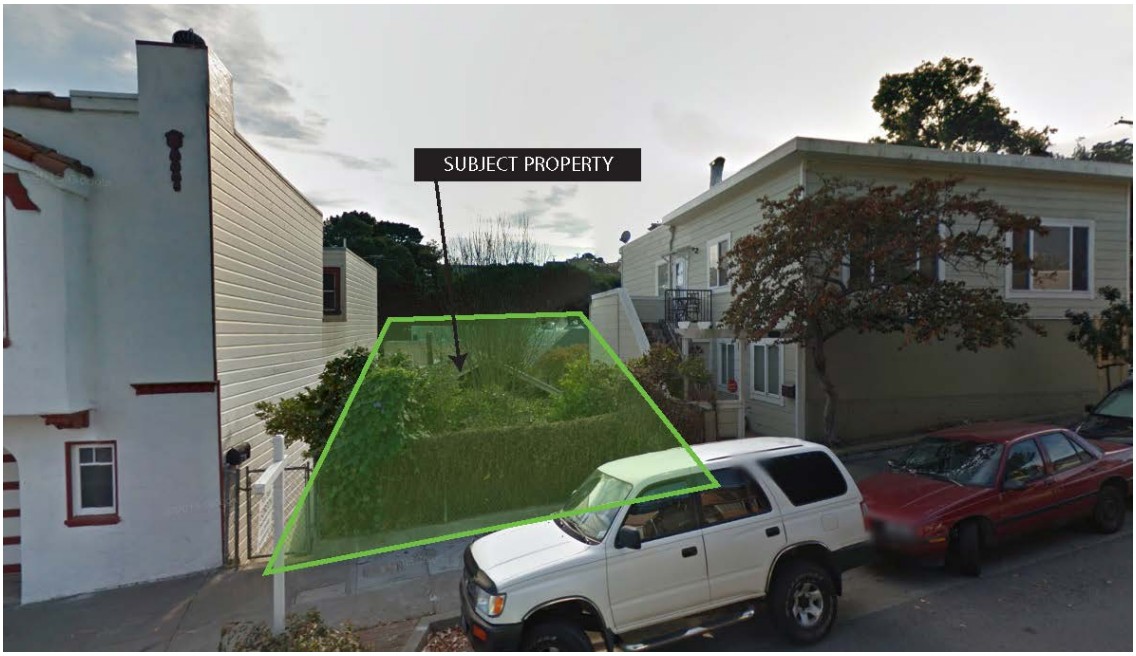
Aerial Photo
(looking south)

Aerial Photo
(looking west)

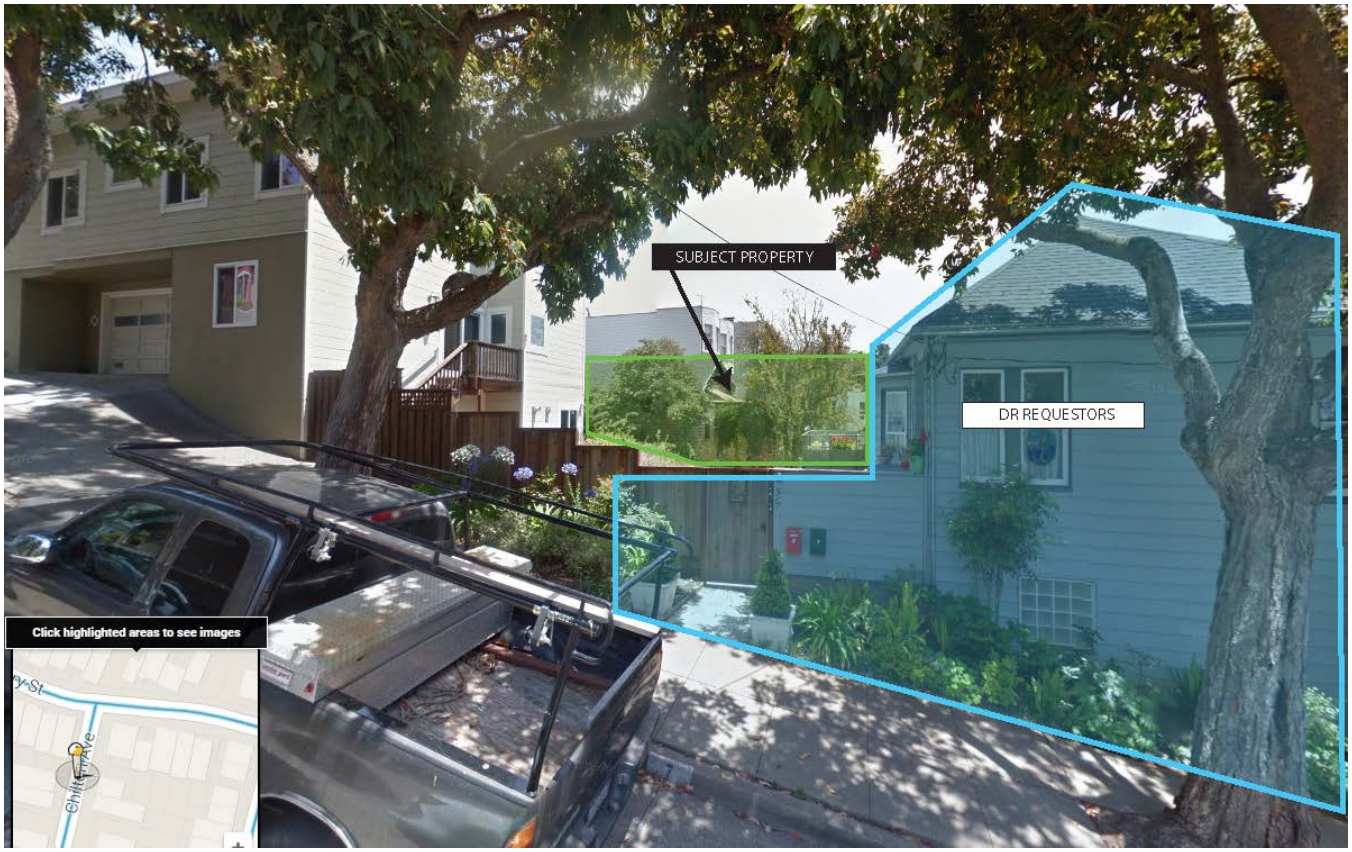
Site Photo
(on Chenery Street, looking south)



(on Chenery Street, looking south)



(on Chilton Street, looking east)



SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 4, 2014**, the Applicant named below filed Building Permit Application Nos. **2014.11.04.0616** and **2014.11.04.0619** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**831 Chenery Street**	Applicant:	**Tony Pantaleoni**
Cross Street(s):	**Chilton Ave.**	Address:	**70 Zoe Street, Suite 200**
Block/Lot No.:	**6738/020**	City, State:	**San Francisco, CA 94107**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 495-4051**

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		
☑ Demolition	☑ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☐ Rear Addition	☐ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Front Setback	~ 25'	~ 2' – 8"
Side Setbacks	1' and 2'	None
Building Depth	~ 37'	~ 70'
Rear Yard	~ 40' – 9"	~ 36' – 5"
Building Height	6' (from top of curb) 20' (at grade at rear)	22' (from top of curb) 40' (at finished grade at rear)
Number of Stories	1 over basement	3 over basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	0	2

PROJECT DESCRIPTION

The proposal is to demolish the existing 1-story over basement, single-family home and construct a new 3-story over basement single-family home. The gross square footage of the new home is approximately 3,718 square feet with 321 sf of deck space. At the street, the project is seeking permits from DPW to remove the existing curb planter, add a new curb cut and street tree in the sidewalk area. Pursuant to Section 317 of the Planning Code, the proposed demolition has been administratively approved for case No. 2014.1313DRM because the existing building has been determined to be unsound. Therefore, there will be no mandatory public hearing for the demolition. This does not preclude a member of the public from requesting discretionary review for any portion of the project. See attached plans.

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.

For more information, please contact Planning Department staff:

Planner: Andrew Perry
Telephone: (415) 575-9017
E-mail: andrew.perry@sfgov.org

Notice Date:
Expiration Date:

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.

CITY INFORMATION

831 CHENERY STREET

BLOCK:	6738
LOT:	020
ZONING:	RH-1
HT. LIMIT:	40-X
OCCUPANCY:	R-3
CONSTRUCTION:	V-B, SPRINKLERED

SQUARE FOOTAGE:

LOT SIZE: 2,716 SQ.FT.

EXISTING BUILDING SIZE:

BASEMENT:	583 SQ.FT.
1ST FLOOR:	798 SQ.FT.
TOTAL:	1,381 SQ. FT.

PROPOSED BUILDING SIZE:

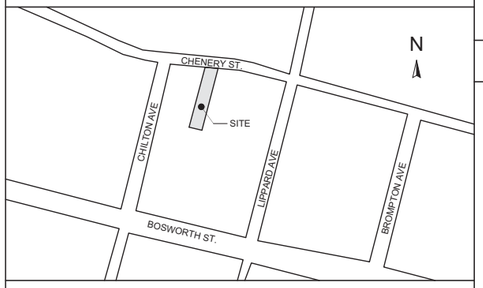
HABITABLE S.F.:		DECK S.F.:		MISC. STORAGE S.F.:	
1ST FLOOR:	767 S.F.	2ND FLOOR:	48 S.F.	BASEMENT:	410 S.F.
2ND FLOOR:	740 S.F.	3RD FLOOR:	80 S.F.	1ST FLOOR:	216 S.F.
3RD FLOOR:	1,106 S.F.	ROOF:	193 S.F.		
TOTAL:	2,613 S.F.	TOTAL:	321 S.F.	TOTAL:	626 S.F.

GARAGE:
2ND FLOOR: 479 S.F.

BUILDING CODE:
2013 CALIFORNIA BUILDING CODE (CBC)
2013 SAN FRANCISCO ADDENDUMS TO CBC
ENERGY CODE - TITLE 24
2013 SAN FRANCISCO MECH. & ELEC. CODES
2013 SAN FRANCISCO FIRE CODES

SCOPE:
EXISTING UNSOUND SINGLE FAMILY HOME TO BE DEMOLISHED AND REPLACED WITH A NEW SINGLE FAMILY HOME. PROJECT EXCAVATION = 35 TO 40 CUBIC YARDS.

VICINITY MAP



SYMBOLS

3 _____DOOR NO.

8 _____WINDOW NO.

6 / A-1 _____DETAIL NO. / _____SHEET NO.

4 / A-4 _____SECTION NO. / _____SHEET NO.

5 / A-3 INTERIOR & EXTERIOR _____ELEVATION NO. / _____SHEET NO.

1 / 4 / A-1 / 2 / 3 _____INTERIOR ELEV. NO. / _____SHEET NO.

DINING ROOM _____ROOM NAME

EL=164'-2" _____ELEVATION

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.

2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.

4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.

5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.

6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.

7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.

8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.

9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.

10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 10&11 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.

11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFBC (STC AND IIC OF 50 BETWEEN UNITS).

12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIRMENTS. SEE CODE SECTION 1202.2.7

ABBREVIATIONS

&	AND	FDN.	FOUNDATION	PT.	POINT
<	ANGLE	FIN.	FINISH	PTN.	PARTITION
@	AT	FL.	FLOOR		
C	CENTERLINE	FLUOR.	FLUORESCENT	R.	RISER
	DIAMETER OR ROUND	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	POUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REINF.	REINFORCED
		FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL.	ALUMINUM	GA.	GAUGE		
APPROX.	APPROXIMATE	GALV.	GALVANIZED	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	GD.	GRADE	SCHED.	SCHEDULE
		GYP.	GYPSUM	SECT.	SECTION
BD.	BOARD			SHT.	DRAWING SHEET
BLDG.	BUILDING	H.B.	HOSE BIB	SIM.	SIMILAR
BLK.	BLOCK	H/C	HANDICAPPED	SPEC.	SPECIFICATION
BLKG.	BLOCKING	H.C.	HOLLOW CORE	SQ.	SQUARE
BM.	BEAM	HDW.	HARDWARE	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	STD.	STANDARD
		H.M.	HOLLOW METAL	STL.	STEEL
CAB.	CABINET	HT.	HEIGHT	STOR.	STORAGE
CEM.	CEMENT	HWH	HOT WATER HEATER	STRL.	STRUCTURAL
CER.	CERAMIC			SUSP.	SUSPENDED
CLG.	CEILING	INSUL.	INSULATION	SYM.	SYMETRICAL
CL.	CLOSET	INT.	INTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
CLR.	CLEAR				
COL.	COLUMN	JAN.	JANITOR	T	TREAD
CONC.	CONCRETE	JT.	JOINT	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAM.	LAMINATE	T.B.S.	TO BE SELECTED
CTR.	CENTER	LAV.	LAVATORY	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE			T&G	TONGUE & GROOVE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	THK.	THICK
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT
DET.	DETAIL	MEMB.	MEMBRANE	T.W.	TOP OF WALL
DIA.	DIAMETER	MFR.	MANUFACTURER	TYP.	TYPICAL
DIM.	DIMENSION	MIN.	MINIMUM		
DN.	DOWN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DTL.	DETAIL	M.O.	MASONRY OPENING		
DW	DISHWASHER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING			VERT.	VERTICAL
		(N)	NEW		
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W/	WITH
EA.	EACH	NO. OR #	NUMBER	W.C.	WATER CLOSET
EL.	ELEVATION	N.T.S.	NOT TO SCALE	W/D	WASHER/DRYER
ELEC.	ELECTRICAL			WD.	WOOD
ELEV.	ELEVATOR	O.C.	ON CENTER	WDO.	WINDOW
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EQPT.	EQUIPMENT			WP.	WATERPROOF
EXP.	EXPANSION	PL.	PLATE	WT.	WEIGHT
EXT.	EXTERIOR	P.LAM.	PLASTIC LAMINATE		
		PLYWD.	PLYWOOD		
FAU	FORCED AIR UNIT	PR.	PAIR		
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED		

DRAWING SCHEDULE

ARCHITECTURAL/ CIVIL

A1.0	PROJECT INFO:	SITE & CITY INFO.
A1.1	PROJECT INFO.	SITE PLAN
A1.2	PROJECT INFO:	STREET/SIDEWALK IMPROVEMENT
A1.3	PROJECT INFO:	GREEN BUILDING FORM
1 of 1		ARCHITECTURAL SITE SURVEY
A2.0	FLOOR PLANS:	(E) PLANS AND ELEVS.
A2.1	FLOOR PLANS:	PROPOSED BASEMENT AND 1ST FLOORS
A2.2	FLOOR PLANS:	PROPOSED 2ND AND 3RD FLOORS
A2.3	FLOOR PLANS:	PROPOSED ROOF PLAN AND LONGITUDINAL SECTION
A3.0	EXTERIOR ELEVS:	PROPOSED ELEVS.

PROJECT DIRECTORY

CLIENT
TOM HUBER & GRETCHEN WALLACKER
26 BURNSIDE AVE.
SAN FRANCISCO, CA 94131

ARCHITECT
TONY PANTALEONI
KOTAS/PANTALEONI ARCHITECTS
70 ZOE STREET, SUITE 200
SAN FRANCISCO, CA. 94107
415-495-4051
415-495-6885 FAX

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit Revision 6.04.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
SITE & CITY INFO.

Scale: As Noted

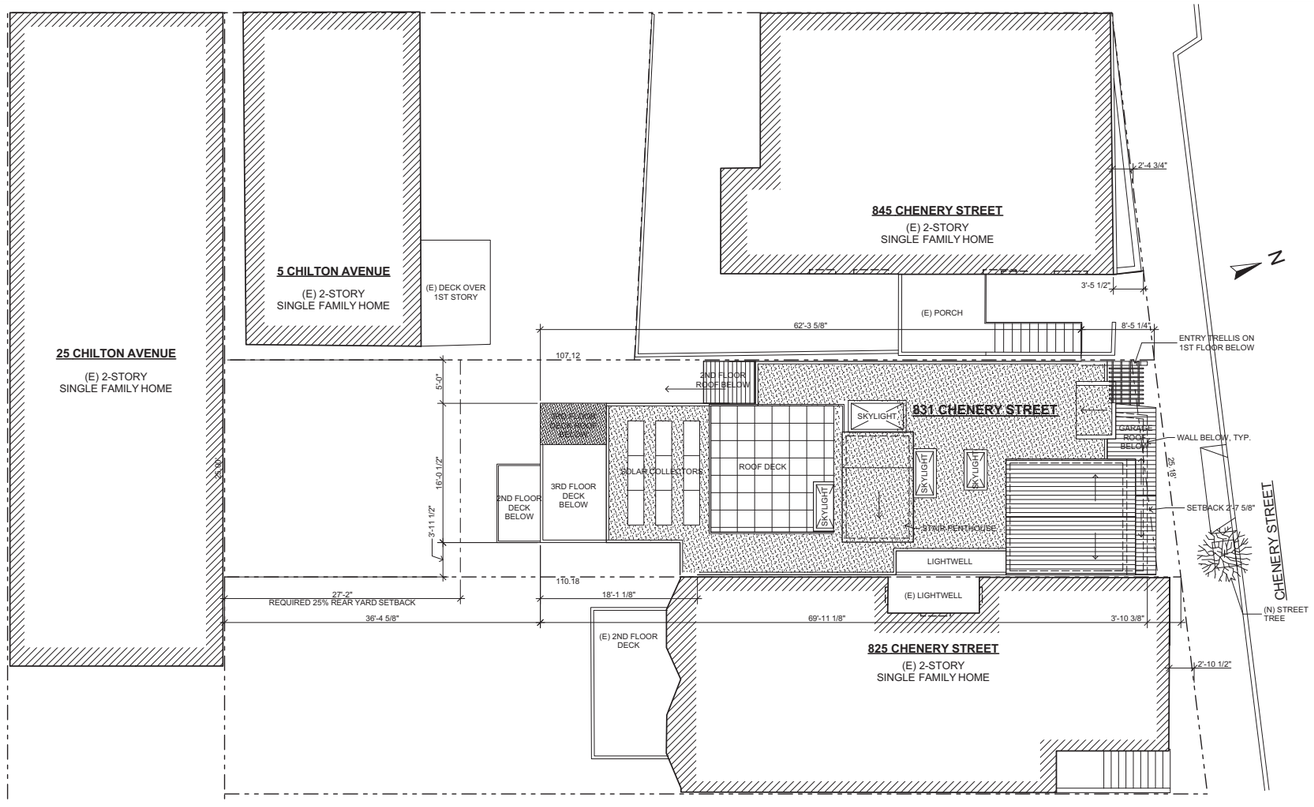
Date: 11.3.14

Drawn By: MKG

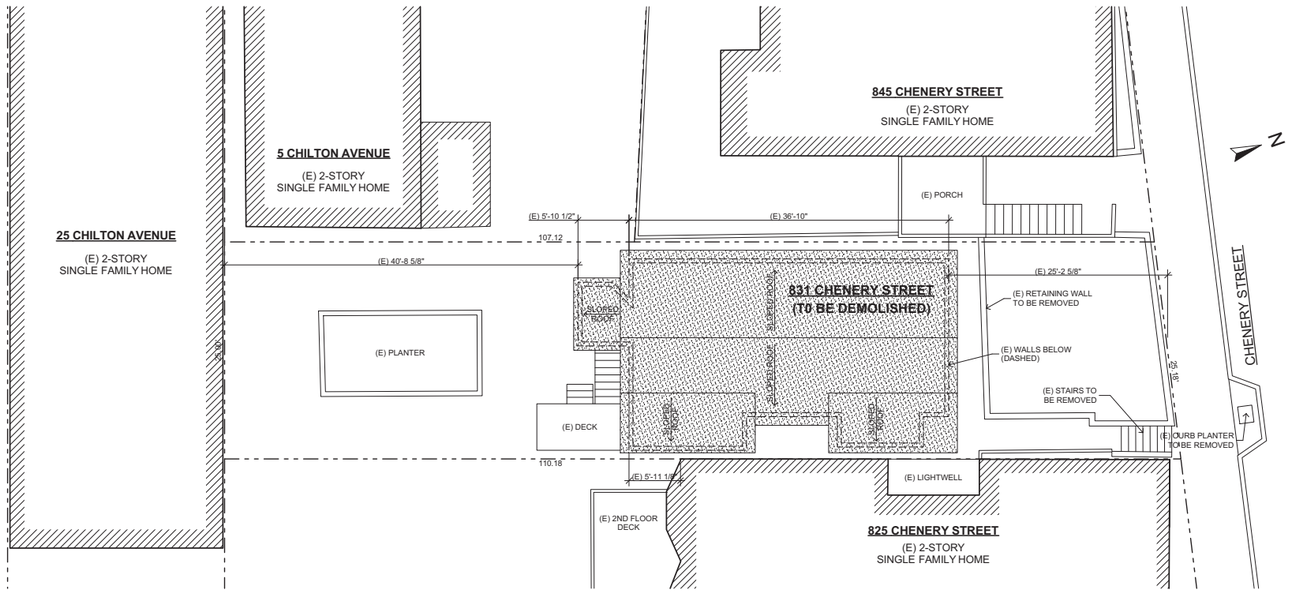
Job Number: 1-314

Sheet: A1.0

FRONT YARD SETBACK CALCULATION:	REAR YARD SETBACK CALCULATION:
825 CHENERY STREET = 2'-10 1/2"	WEST PROPERTY LINE = 107.12'
845 CHENERY STREET = 2'-4 3/4"	EAST PROPERTY LINE = 110.18'
AVERAGE BETWEEN NEIGHBORS = 5'-3 1/4" / 2 = 2'-7 5/8"	AVERAGE AT CENTER OF PROPERTY = 217.3' / 2 = 108.65'
	25% REAR YARD SETBACK = 108.65 * 25% = 27.16'



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



1 EXISTING SITE PLAN - BUILDING TO BE DEMOLISHED
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
SITE PLAN

Scale: As Noted

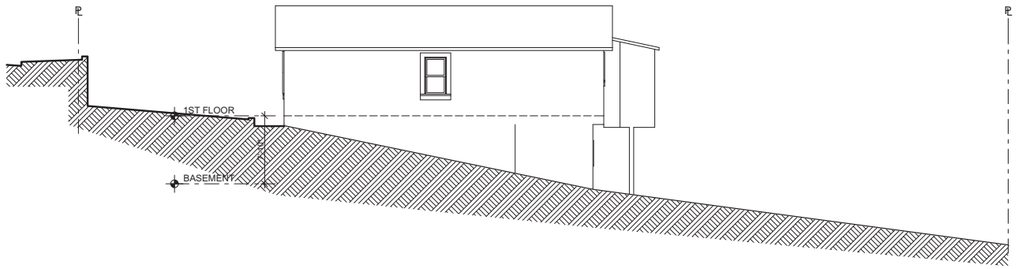
Date: 11.3.14

Drawn By: MKG

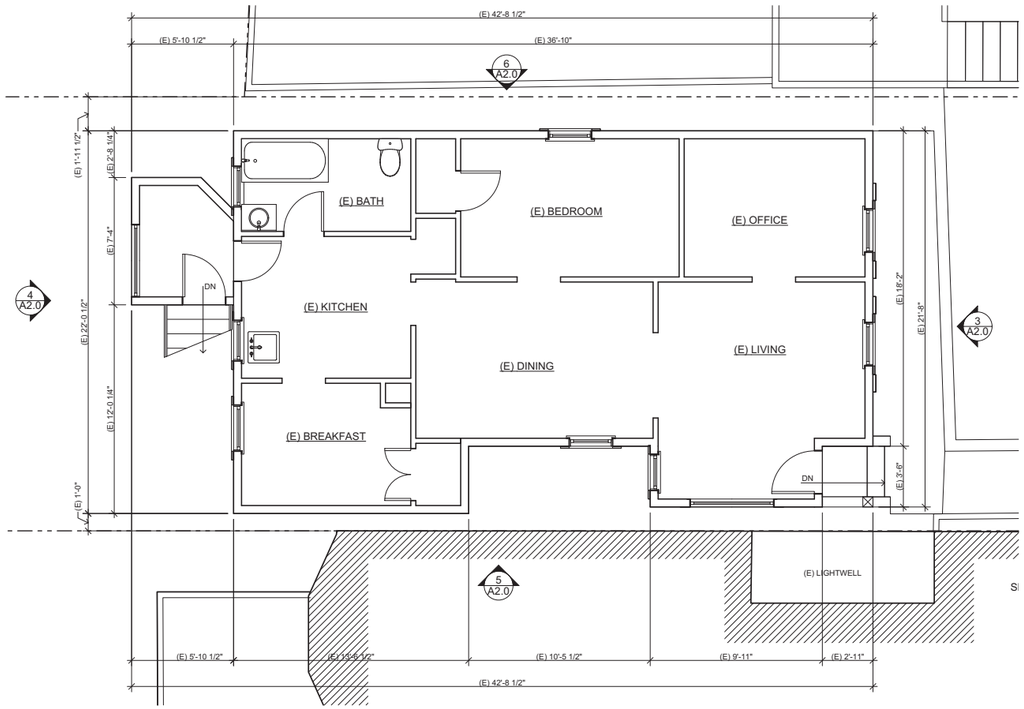
Job Number: 1-314

Sheet: A1.1

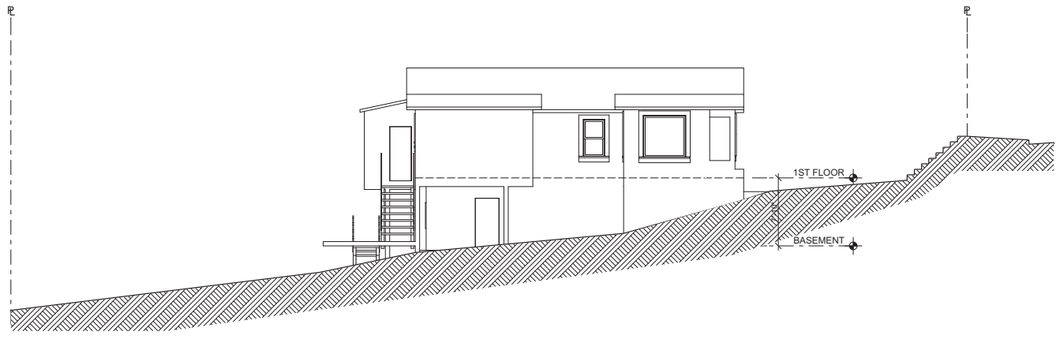
(E) BUILDING TO BE DEMOLISHED



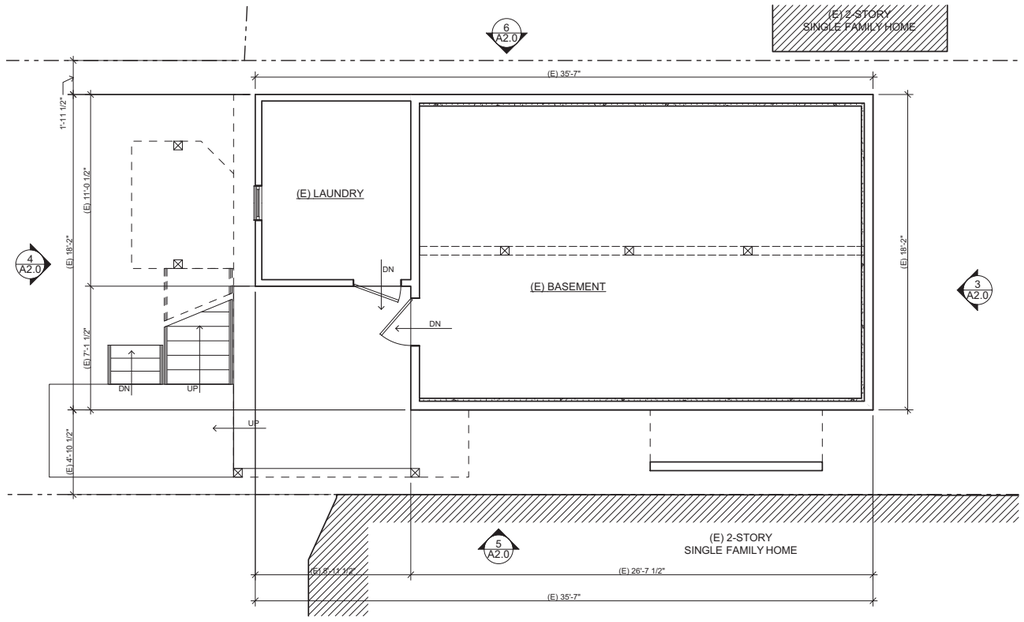
6 (E) WEST ELEVATION
SCALE: 1/8" = 1'-0"



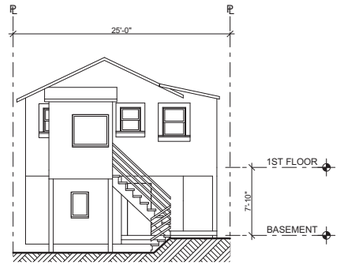
2 (E) 1ST FLOOR / DEMO
SCALE: 1/4" = 1'-0"



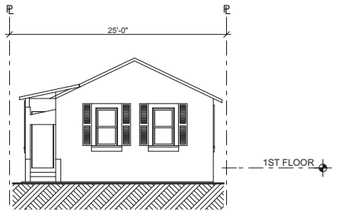
5 (E) EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 (E) BASEMENT / DEMO
SCALE: 1/4" = 1'-0"



4 (E) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 (E) NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
(E) PLANS AND ELEVS.

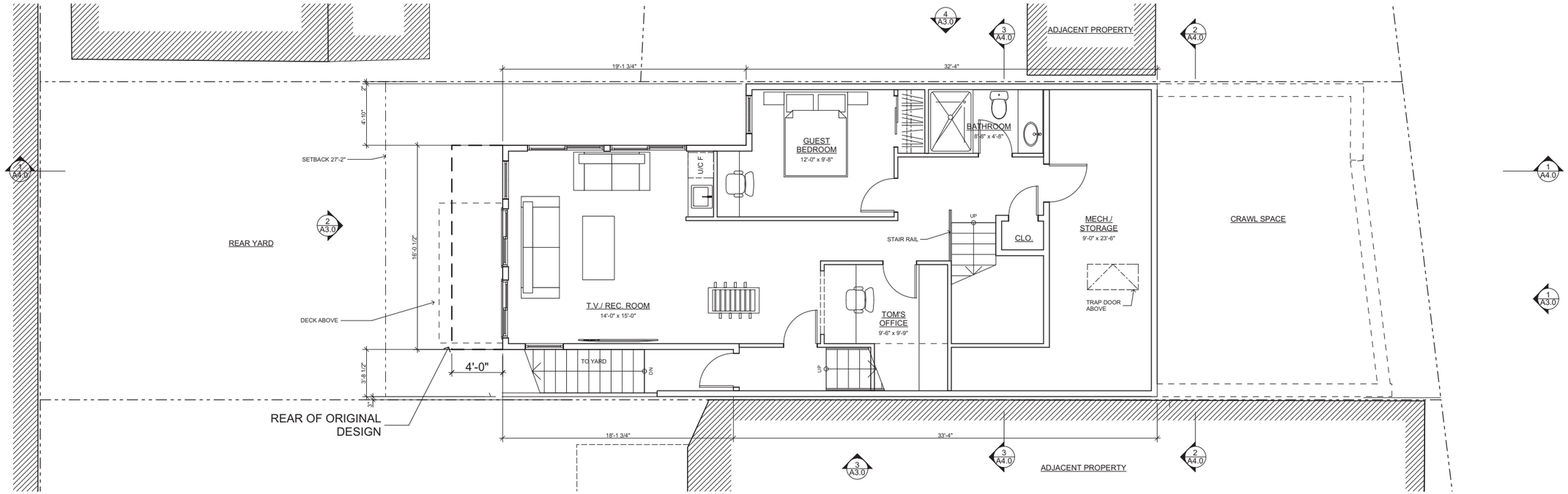
Scale: As Noted

Date: 11.3.14

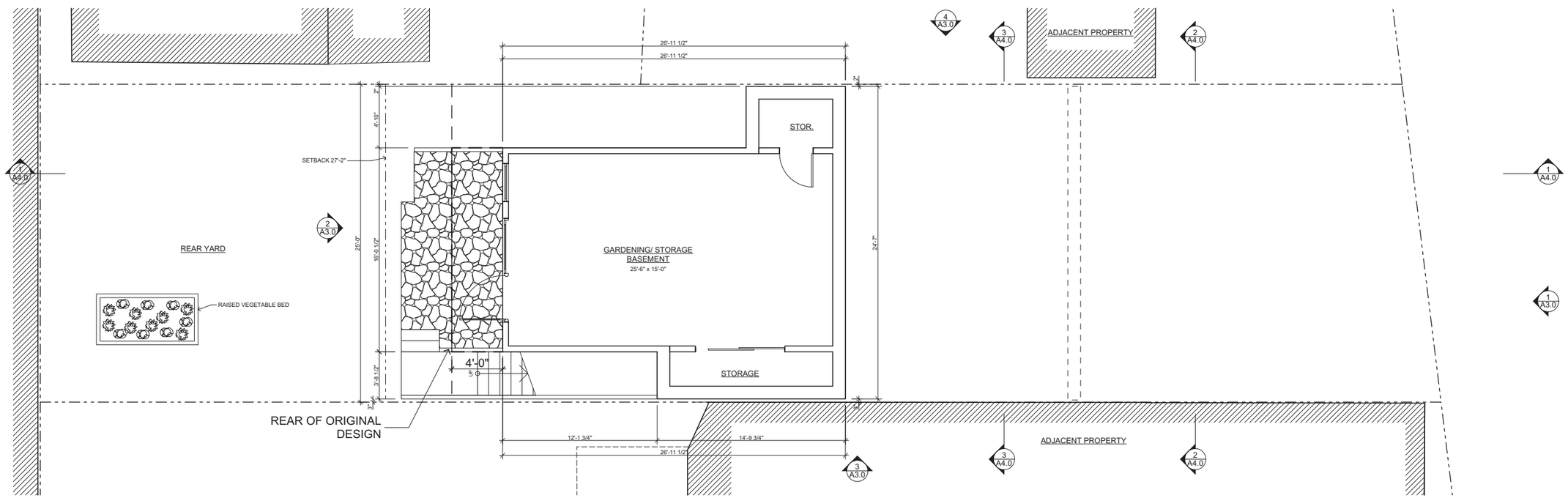
Drawn By: MKG

Job Number: 1-314

Sheet: A2.0



2 PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED BASEMENT & 1ST FLOOR

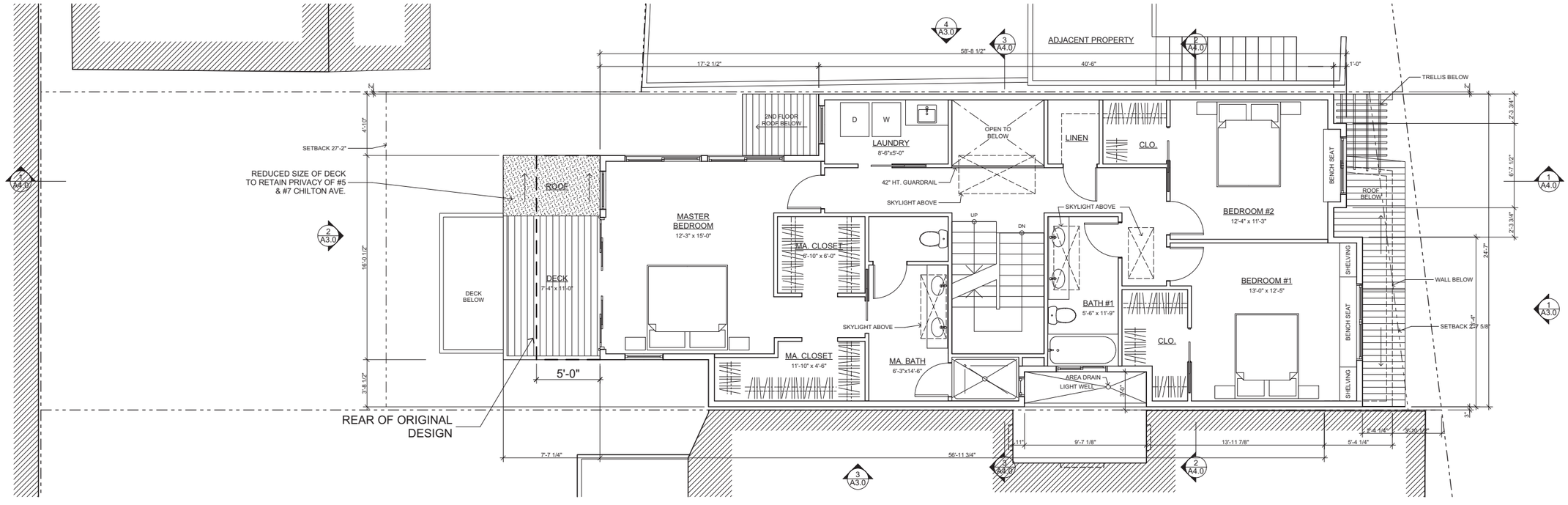
Scale: As Noted

Date: 11.3.14

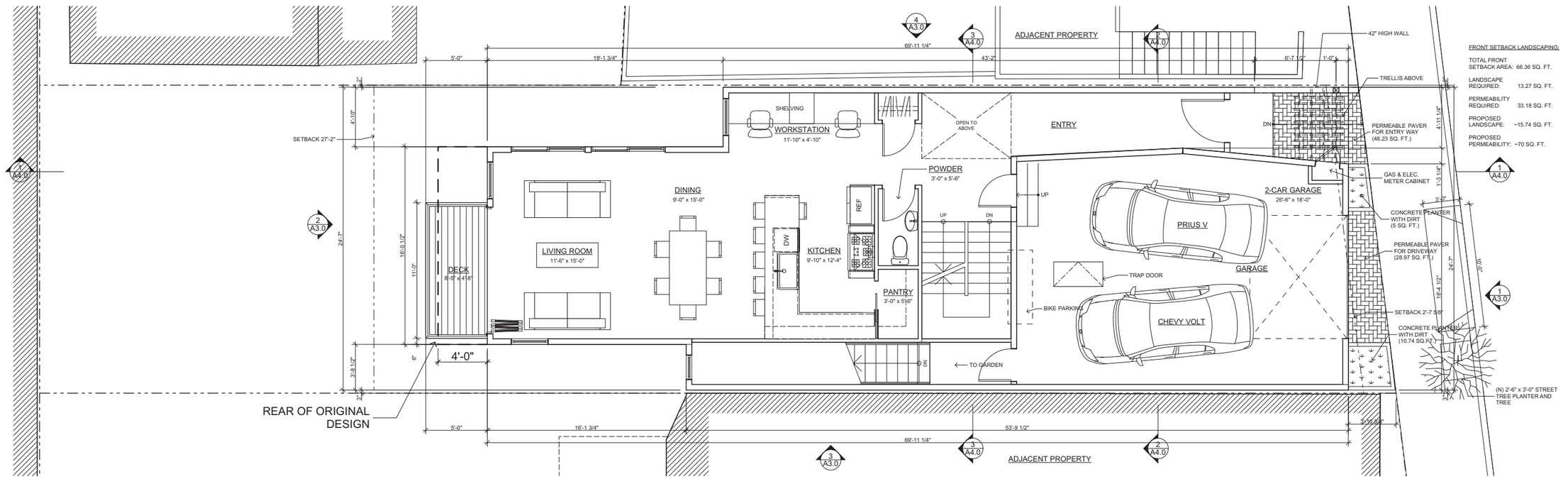
Drawn By: MKG

Job Number: 1-314

Sheet: A2.1



2 PROPOSED 3RD FLOOR
SCALE: 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED 2ND AND 3RD FLOORS

Scale: As Noted

Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

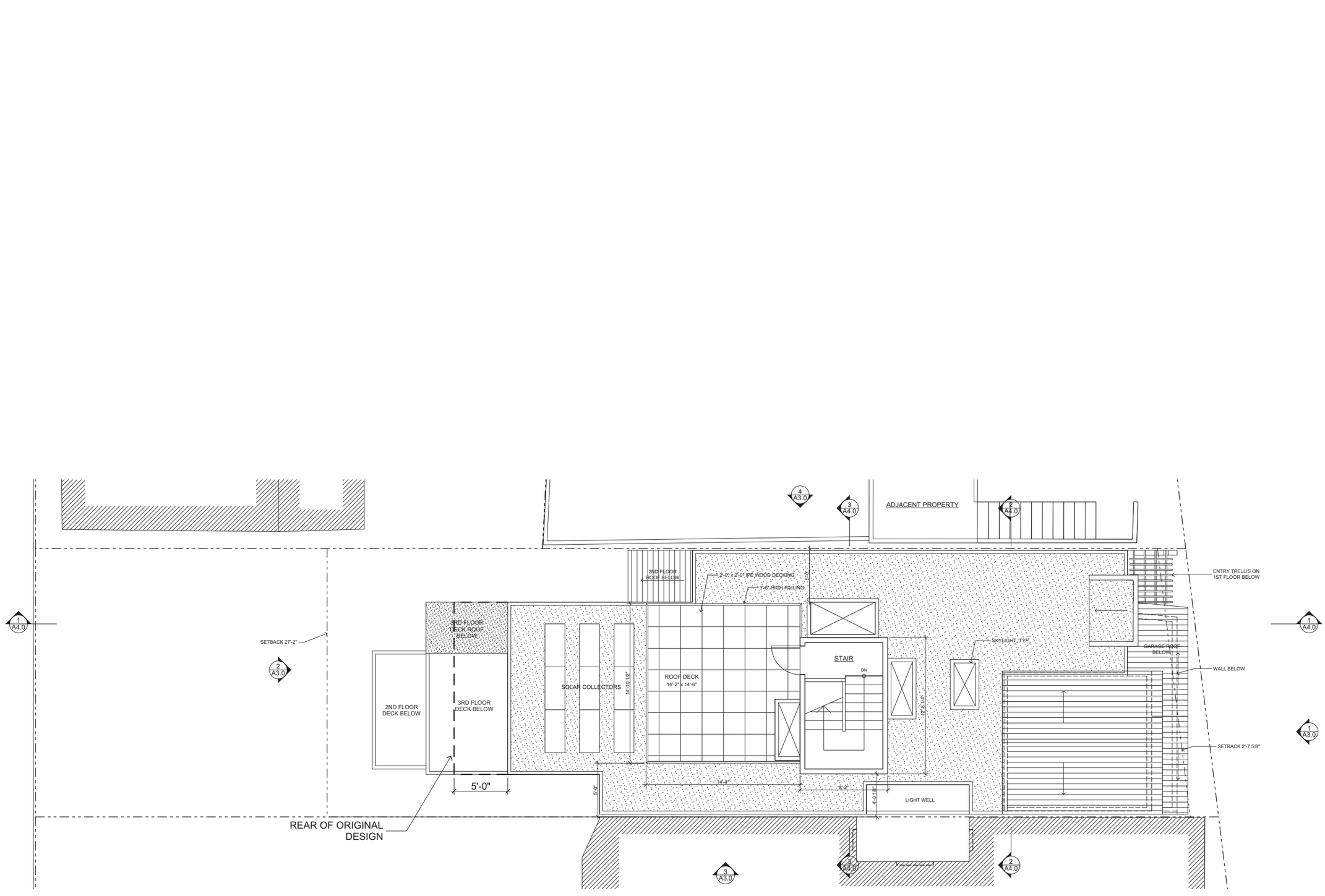
Sheet: A2.2

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED ROOF PLAN

Scale: As Noted

Date: 11.3.14

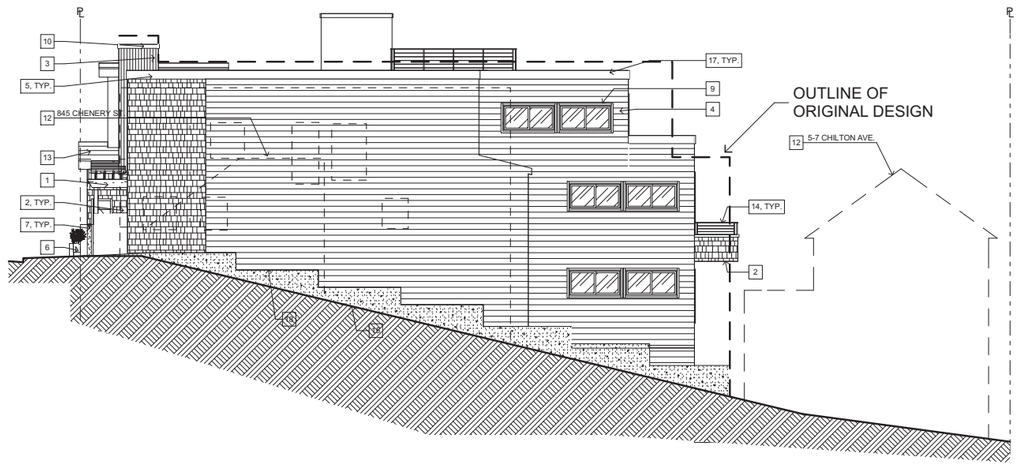
Drawn By: MKG

Job Number: 1-314

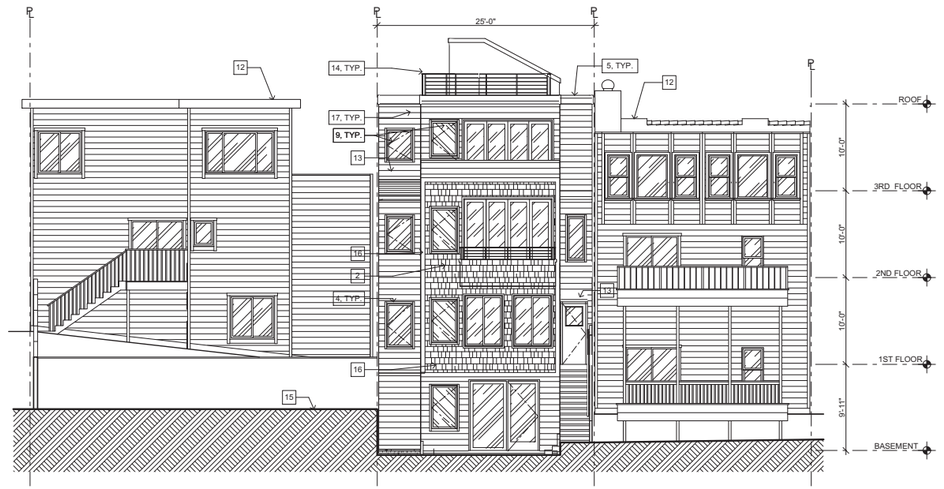
Sheet: A2.3

KEYNOTES:

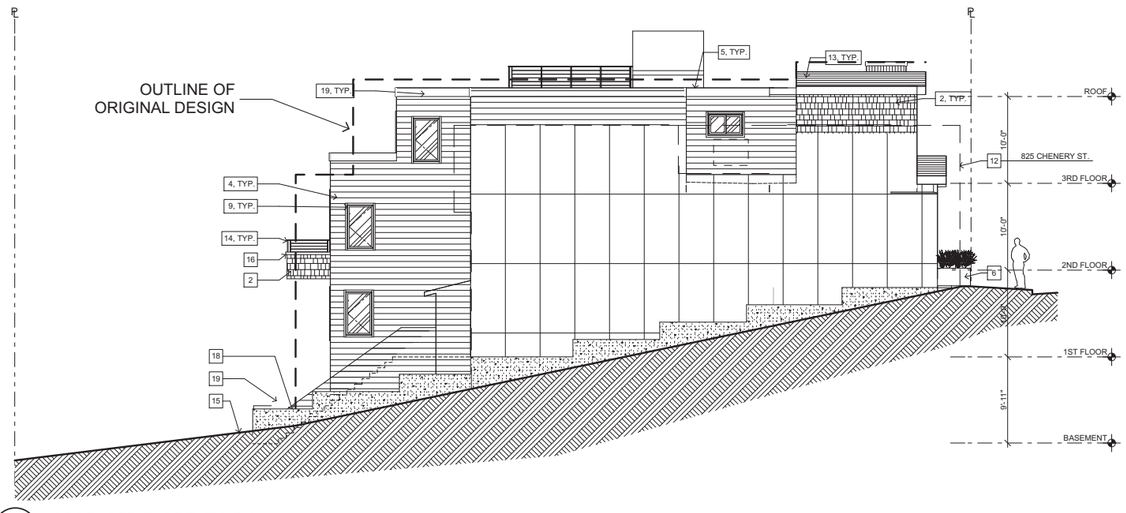
1 CEDAR TRELLIS
2 CEDAR SHINGLES
3 4" WIDE CEDAR VERTICAL SIDING
4 2 x 3 PAINTED WOOD TRIM
5 2 x 12 PAINTED WOOD FASCIA BOARD
6 CONCRETE PLANTER
7 PAINTED STUCCO
8 LIGHT FIXTURE
9 ALUMINUM CLAD WOOD DOUBLE PANE WINDOW AND/ OR DOOR
10 2 x 6 PAINTED WOOD TRIM
11 PAINTED WOOD KNEE BRACKET
12 ADJACENT BUILDING
13 ASPHALT SHINGLE ROOF
14 PAINTED METAL GUARDRAIL
15 GRADE
16 PAINTED TRIM
17 HORIZONTAL PAINTED SIDING
18 CONCRETE STEPPED FOUNDATION
19 PROPERTY LINE WALL @ OUTSIDE STAIR



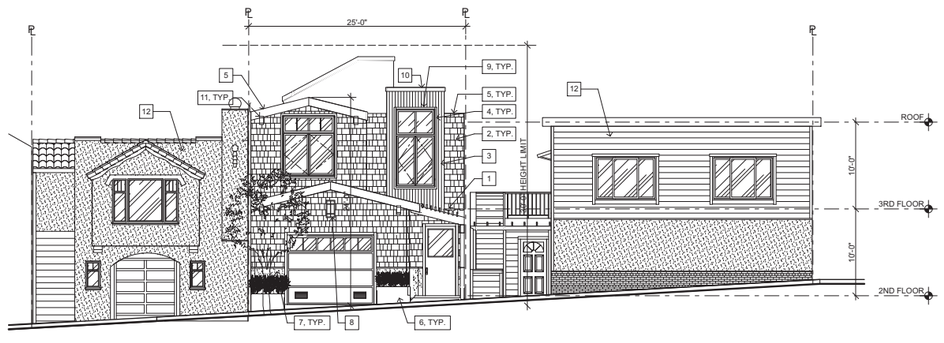
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



1 PROPOSED NORTH ELEVATION - CHENERY STREET
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs.:
PROPOSED ELEVS.

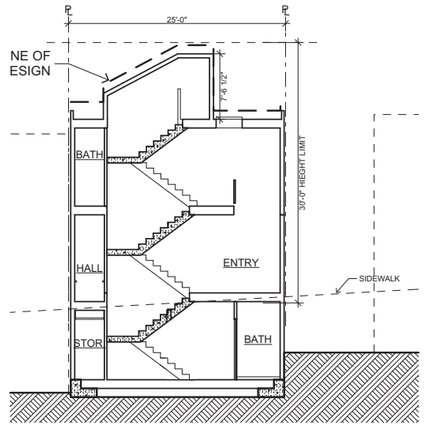
Scale: As Noted

Date: 11.3.14

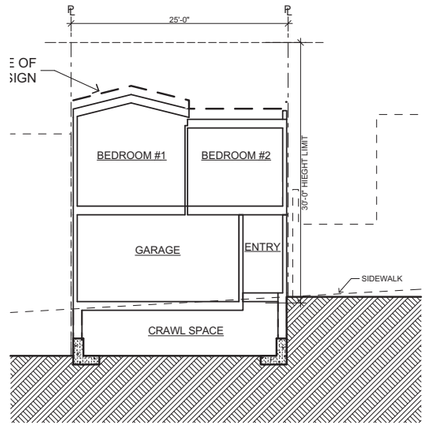
Drawn By: MKG

Job Number: 1-314

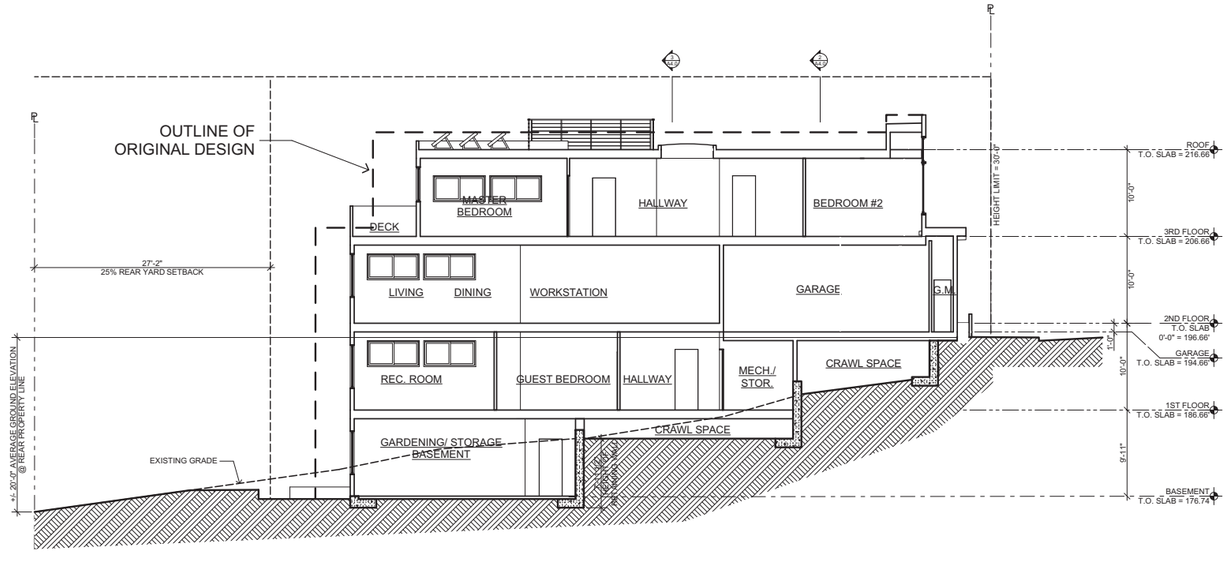
Sheet: A3.0



3 PROPOSED CROSS SECTION B
SCALE: 1/8" = 1'-0"



2 PROPOSED CROSS SECTION A
SCALE: 1/8" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit Revision 6.04.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Sections:
LONG. & CROSS

Scale: As Noted

Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

Sheet: A4.0

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 4, 2014**, the Applicant named below filed Building Permit Application Nos. **2014.11.04.0616** and **2014.11.04.0619** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**831 Chenery Street**	Applicant:	**Tony Pantaleoni**
Cross Street(s):	**Chilton Ave.**	Address:	**70 Zoe Street, Suite 200**
Block/Lot No.:	**6738/020**	City, State:	**San Francisco, CA 94107**
Zoning District(s):	**RH-1 / 40-X**	Telephone:	**(415) 495-4051**

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		
☑ Demolition	☑ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☐ Rear Addition	☐ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Front Setback	~ 25'	~ 2' – 8"
Side Setbacks	1' and 2'	None
Building Depth	~ 37'	~ 70'
Rear Yard	~ 40' – 9"	~ 36' – 5"
Building Height	6' (from top of curb) 20' (at grade at rear)	24'-2" (from top of curb) 39'-11" (at finished grade at rear)
Number of Stories	1 over basement	3 over basement
Number of Dwelling Units	1	No Change
Number of Parking Spaces	0	2

PROJECT DESCRIPTION

This project was previously noticed, however subsequent changes required a second mailed notification. The gross square footage of the new home is approximately 3,613 square feet with 306 sf of deck space, compared to the previous project totals of 3,718 sf and 321 sf, respectively. The largest change to the project is seen at the second floor, rear of the building, where a 5'-0" overhanging deck has been eliminated and the rear building wall has been pushed forward by 7'-7", to align with the third floor above. Minor expansions to the previous proposal are seen at the rear in the setback area along the western side property line – at the basement, first, and third floors an additional 4' of depth, with a 1.5' reduction at the second level to align with the floor above. Lastly, the overall height of the project has been raised by 1 foot. There is an active request for Discretionary Review filed on this project, however that does not preclude additional Discretionary Reviews from being filed. See attached plans.

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.

For more information, please contact Planning Department staff:

Planner: Andrew Perry
Telephone: (415) 575-9017
E-mail: andrew.perry@sfgov.org

Notice Date:
Expiration Date:

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

Dwelling Unit Removal
Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:
TOM HUBER & GRETCHEN WALLACKER

PROPERTY OWNER'S ADDRESS:
26 BURNSIDE AVE.
S.F. CA. 94131

TELEPHONE:
(415 205 - 1402

EMAIL:
teehewber@gmail.com

APPLICANT'S NAME:
ANTHONY A. PANTALEONI KOTAS/PANTALEONI ~~ARCHITECTS~~

APPLICANT'S ADDRESS:
70 ZOE ST. #200
S.F CA. 94107

TELEPHONE:
(415) 495-4051 x 211

EMAIL:
tony@kp-architects.com

CONTACT FOR PROJECT INFORMATION:

Same as Above ☒

ADDRESS:

TELEPHONE:
( )

EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

Same as Above ☐

ADDRESS:

TELEPHONE:
( )

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:
831 CHENERY ST.

ZIP CODE:
94131

CROSS STREETS:
BETWEEN CHILTON AVE & LIPPARD AVE.

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6738 / 020	25'x110'	2716 ±	RH-1	40X

COMMUNITY PLAN AREA (IF ANY):

3. Project Type and History

(Please check all that apply)

- [X] New Construction
- [ ] Alterations
- [X] Demolition
- [ ] Other Please clarify:

ADDITIONS TO BUILDING:

- [ ] Rear
- [ ] Front
- [ ] Height
- [ ] Side Yard

BUILDING PERMIT NUMBER(S):

DATE FILED:

DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)
11-15-203

ELLIS ACT	YES	NO
Was the building subject to the Ellis Act within the last decade?	[ ]	[X]

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	1	1
Hotel Rooms				
Parking Spaces	0		2	2
Loading Spaces				
Number of Buildings	1	0	1	1
Height of Building(s)	6'-3"	0	24'-2"	24'-2"
Number of Stories	2	0	3	3
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,381 sf	0	2,921 sf	2,921 sf
Retail				
Office				
Industrial/PDR *Production, Distribution, & Repair*				
Parking	0		556 sf	556 sf
Other (Specify Use)	STORAGE		772 sf	772 sf
TOTAL GSF				4,249 sf

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	0	
Rental Units:	0	0	
Total Units:	0	0	
Units subject to Rent Control:	0	0	
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	0	
Rental Bedrooms:	0	0	
Total Bedrooms:	0	0	
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

NO RENTAL UNITS

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY		ADDITIONAL CRITERIA (check all that apply)
EXISTING				☐ OWNER OCCUPIED	☐ RENTAL	☐ ELLIS ACT ☐ VACANT ☐ RENT CONTROL
PROPOSED				☐ OWNER OCCUPIED	☐ RENTAL	
EXISTING				☐ OWNER OCCUPIED	☐ RENTAL	☐ ELLIS ACT ☐ VACANT ☐ RENT CONTROL
PROPOSED				☐ OWNER OCCUPIED	☐ RENTAL	
EXISTING				☐ OWNER OCCUPIED	☐ RENTAL	☐ ELLIS ACT ☐ VACANT ☐ RENT CONTROL
PROPOSED				☐ OWNER OCCUPIED	☐ RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Not Applicable. Retail will not be affected by this new single family home.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed single family home will preserve the neighborhood character of the other surrounding single family homes.

3. That the City's supply of affordable housing be preserved and enhanced;

The current home of the project sponsor currently live in will be put on the market for sale or rental which will help to keep housing affordable.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Not Applicable. Muni will not be affected by this new single family home.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Not Applicable. Industrial and service sectors will not be affected by this new single family home.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The new home will be constructed to meet current code which will be stronger than the current house.

7. That landmarks and historic buildings be preserved; and

Not Applicable. No historic buildings will not be affected by this new single family home.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

Not Applicable. Parks and open space will not be affected by this new single family home.

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

(1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**

(2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	☐	☒
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	☒	☐
3	Is the property free of a history of serious, continuing code violations?	☒	☐
4	Has the housing been maintained in a decent, safe, and sanitary condition?	☒	☐
5	Is the property a *historical resource* under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? ☐ YES ☐ NO	☐	☒
	RENTAL PROTECTION	**YES**	**NO**
6	Does the Project convert rental housing to other forms of tenure or occupancy?	☐	☒
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	☐	☒
	PRIORITY POLICIES	**YES**	**NO**
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	☐	☒
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	☒	☐
10	Does the Project protect the relative affordability of existing housing?	☐	☒
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	☐	☒

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	☒	☐
13	Does the Project increase the number of family-sized units on-site?	☒	
14	Does the Project create new supportive housing?	☐	☒
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	☒	☐
16	Does the Project increase the number of on-site dwelling units?	☐	☒
17	Does the Project increase the number of on-site bedrooms?	☒	☐

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: Other information or applications may be required.

Signature: _____ Date: 7/23/2014

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

ANTHONY A. PANTALEONI

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	☐
Prop. M Findings (General Plan Policy Findings)	☐
Supplemental Information Pages for Demolition	☐
Notification Materials Package: (See Page 4)	☐*
Notification map	☐*
Address labels	☐*
Address list (printed list of all mailing data or copy of labels)	☐*
Affidavit of Notification Materials Preparation	☐*
Set of plans: One set full size AND two reduced size 11"x17"	☐
Site Plan (existing and proposed)	☐
Floor Plans (existing and proposed)	☐
Elevations (including adjacent structures)	☐
Current photographs	☐
Historic photographs (if possible)	■
Check payable to Planning Dept. (see current fee schedule)	☐
Letter of authorization for agent (if applicable)	☐
Pre-Application Materials (if applicable)	☐
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	■

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

■ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

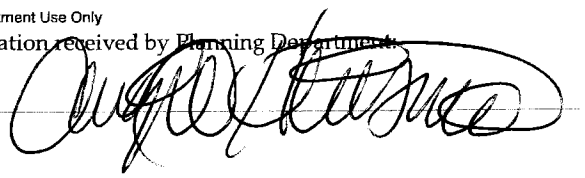
☐* Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: 

Date: 11/14/14

Architects

Kotas Pantaleoni

70 Zoe Street Suite 200 San Francisco CA 94107
Telephone 415 • 495 • 4051 Fax 415 • 495 • 6885
www.kp-architects.com • design@kp-architects.com

July 11, 2014

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA. 94103

Re: Letter of Authorization for 831 Chenery Street

To Whom It May Concern:

This is to inform you that Kotas/Pantaleoni Architects will be the authorized agent as well as the Architects for the proposed new home at 831 Chenery Street.

Feel free to give me a call if you have any questions.

Sincerely,

07-01-2014

Mr. Tom Huber
Property Owner
831 Chenery Street

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo

Administrative Review of Dwelling Unit Demolition

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	July 8, 2015
Case No.:	**2014.1313DRM**
Project Address:	**831 CHENERY STREET**
Demolition Permit:	**2014.11.04.0619**
Zoning:	RH-1 (Residential House, One-Family) 40-X Height and Bulk District
Block/Lots:	6738/020
Applicant:	Tony Pantaleoni 70 Zoe Street, Suite 200 San Francisco, CA 94107
Owner:	Tom Huber 831 Chenery Street San Francisco, CA 94131
Staff Contact:	Andrew Perry – (415) 575-9017 andrew.perry@sfgov.org

PROJECT DESCRIPTION:

The project is to demolish the existing one-story with basement and attic, single-family dwelling and construct a new three-story over basement, single-family dwelling within an RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The Project is seeking administrative approval under Case No. 2014.1313DRM to demolish the existing dwelling unit on the grounds that the dwelling is unsound.

ACTION:

Upon review of the soundness report, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Demolition Permit Application No. 2014.11.04.0619, proposing the demolition of the existing one-story with basement and attic, single-family dwelling.

FINDINGS:

The Zoning Administrator took the action described above because the proposed demolition meets the criteria outlined in Planning Code Section 317(d) as follows:

1. No permit to demolish a Residential Building in any zoning district shall be issued until a building permit for the replacement structure is finally approved, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code.

   The project applicant submitted Building Permit Application No. 2014.11.04.0616 for the proposed replacement building. This permit will undergo notification pursuant to Planning Code

Section 311. Building Permit Application No. 2014.11.04.0619 will not be administratively approved until the permit for the replacement structure is approved.

2. If Conditional Use authorization is required for approval of the permit to Demolish a Residential Building by other sections of this Code, the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application. If neither permit application is subject to Conditional Use authorization, then separate Mandatory Discretion Review cases shall be heard to consider the permit applications for the demolition and the replacement structure.

   Conditional Use is not required by any other part of the Planning Code for this proposal. The applicant filed a Mandatory Discretionary Review application for demolition of the subject building.

3. Single-Family Residential Buildings on sites in RH-1 Districts that are demonstrably not affordable or financially accessible, that is, housing that has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to demolish, are not subject to a Mandatory Discretionary Review hearing.

   The subject building is a single-family house within an RH-1 District and is therefore eligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code. However, the Project Sponsor did not submit an appraisal report to demonstrate that the value of the subject property is greater than at least 80 percent of the combined land and structure values of single-family homes in San Francisco. Therefore, the subject building is ineligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code.

4. Residential Buildings of two units or fewer that are found to be unsound housing are exempt from Mandatory Discretionary Review hearings and may be approved administratively. "Soundness" is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The "soundness factor" for a structure shall be the ratio of a construction upgrade cost to the replacement cost expressed as a percent. A building is unsound if its soundness factor exceeds 50%.

   The subject building is a single-family house and eligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code. The project sponsor submitted a soundness report in accordance with the Planning Code, which was verified by the Department to demonstrate that the ratio of construction upgrade cost to replacement cost exceeds 50%. Therefore, the approval of the demolition permit does not require a Mandatory Discretionary Review hearing before the Planning Commission and can be approved administratively.

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Demolition Permit Application. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
831 Chenery St.		6738/020	
Case No.	Permit No.	Plans Dated	
2014.1313E		7/22/2014	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Demolition of existing single-family home and construction of new single-family home.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*: per PTR form dated 11/20/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*): Gretchen A. Hilyard 11/24/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature:** Gretchen A. Hilyard 11/24/2014
	Project Approval Action: Select One: Planning Commission *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	11/19/2014

PROJECT INFORMATION:		
Planner:	**Address:**	
Gretchen Hilyard	831 Chenery Street	
Block/Lot:	**Cross Streets:**	
6738/020	Chilton Avenue	
CEQA Category:	**Art. 10/11:**	**BPA/Case No.:**
A	n/a	2014.1313E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
(•) CEQA	( ) Article 10/11	( ) Preliminary/PIC	(•) Alteration	( ) Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/22/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated January 2014). Proposed Project: Demolition and new construction.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present	( ) Yes	(•) No *	( ) N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ( ) Yes (•) No	Criterion 1 - Event: ( ) Yes (•) No
Criterion 2 -Persons: ( ) Yes (•) No	Criterion 2 -Persons: ( ) Yes (•) No
Criterion 3 - Architecture: ( ) Yes (•) No	Criterion 3 - Architecture: ( ) Yes (•) No
Criterion 4 - Info. Potential: ( ) Yes (•) No	Criterion 4 - Info. Potential: ( ) Yes (•) No
Period of Significance:	Period of Significance:
	( ) Contributor ( ) Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	◉ N/A
CEQA Material Impairment:	○ Yes	◉ No	
Needs More Information:	○ Yes	◉ No	
Requires Design Revisions:	○ Yes	◉ No	
Defer to Residential Design Team:	◉ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated January 2014) and information found in the Planning Department files, the subject property at 831 Chenery Street contains 1-story-over-basement, wood frame, single-family residence constructed in ca. 1907 (source: Water Tap Records) in a vernacular tradition by an unknown architect/builder for original owner Anna D. Roller. The building was occupied by Patrick Raftery and family from 1908 to 1957. Known exterior alterations to the property include: enclosure of the entry porch (1926), enlargement of the rear south east corner of the building (prior to 1938), the addition of a rear enclosed porch (prior to 1938), and recladding with wood singles (1973). The building was previously found to be eligible for listing in the California Register under Criteria 1 and 3 as part of the Glen Park Area Plan. However, these findings were not substantiated by evidence in the Historic Resource Evaluation conducted for the plan. The HRE prepared by Tim Kelley Consulting for the current proposed project uncovered new information to conclude that the building is not eligible for listing due to lack of significance. See the HRE report for more information. No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family cottage that was modified over time from its original appearance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Glen Park neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. The area was previously surveyed for potential historic districts as part of the historic resource studies conducted for the Glen Park Area Plan and no historic district was identified in this area. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Mara	11-20-2014

Part I Historical Resource Evaluation

831 Chenery Street

San Francisco, California

Tim Kelley Consulting, LLC

Historical Resources

2912 Diamond Street #330

San Francisco, CA 94131

415.337-5824

tim@timkelleyconsulting.com

42 Otis Street, Suite 4, San Francisco, CA 94103
P 415.516.3569 | www.bonzaengineering.com

BONZA
ENGINEERING, INC.

SOUNDNESS REPORT

831 CHENERY STREET
SAN FRANCISCO, CALIFORNIA

OCTOBER 24, 2014
REVISED APRIL 6, 2015

PROJECT SPONSOR:
TOM HUBER
26 BURNSIDE AVENUE
SAN FRANCISCO, CA 94131

BONZA ENGINEERING, INC. JOB# 0101

PAGES: 65

TABLE OF CONTENTS

October 24, 2014

Planning Department, 4th Floor
1650 Mission Street
San Francisco, CA 94103-2414

Re: 831 Chenery Street
Bonza Engineering Project Number: 0101
Subject: Soundness Report

Dear Planner:

This report summarizes the results of our structural evaluation of the existing building located at 831 Chenery Street in San Francisco. This evaluation is based on site visits made during the summer of 2014. Please note that this Soundness Report is based on Section 317 of the San Francisco Planning Code, and the Zoning Controls on the Removal of Dwelling Units, dated October 2014.

GENERAL DESCRIPTION

The subject property is located on Chenery Street between Chilton Avenue and Lippard Avenue in the Glen Park neighborhood. The lot (Block/Lot 6738/20) is 25-feet wide by 110- to 113-feet deep, with the front property line angled slightly to follow the direction of Chenery Street. The lot slopes down from the front to the back, and contains a one story single-family dwelling that is set back from the front property line. The building faces north towards Chenery Street and due to the front setback, the foliage in the front yard, and the fence at the property line, the building itself is barely visible from the street. On both the east and west sides the property if flanked by two story single-family dwellings. **See Photos 1-4.**

The building is wood-framed construction, with the main habitable level just above grade. It has a shallow gable roof, and a basement storage area and laundry room that are located below the main level. The building itself is approximately 18-feet wide by 37-feet long. The building

is configured as a main, rectangular section at the front, with a rear addition at the back that was added in 1926. The rear addition, along with the main entry area, extends to the property line, creating a disruption in the otherwise rectangular building. Neither of these two extensions extends below the main level. **See Photos 5-6.** The main living area contains a living room, dining room, bedroom, and office. The rear addition houses the kitchen and bathroom. There is also a small, enclosed entry porch off of the kitchen at the back. At the basement level, the ceiling height at the laundry room is between 6'-2" and 6'-5", while the storage space has headroom that slopes from 6'-5" at the back of the building, to 5-0" at the front due to the upward slope of the lot from back to front. **See Photos 7-9.**

The attic space under the gable roof has approximately 4'-6" of headroom at the ridge. There is no access to the attic space from inside the house, but because the building itself is set back from the property line on both sides, the roof framing can be determined from the rafter tails. **See Photos 10 & 11.** The building has a concrete foundation that appears to be original to the building and is in very poor condition.

Our investigations indicate that there are significant structural and habitability deficiencies that need to be corrected in this building to bring it up to minimal levels of safety and habitability. The cost to perform repairs on this building is substantial.

DISCUSSION OF STRUCTURAL ANALYSIS METHODS

The following sections address the methods of analysis that we employed in identifying structural hazards. In general, these principles have been applied to any structural member that we categorize as a structural hazard.

Building Codes

The regulation of building standards dates back hundreds of years. However, the earliest regulatory efforts were primarily aimed at limiting the spread of fire in cities, not establishing structural design standards. Today, building standards are established at the state level, typically through the adoption of a model code, such as the International Building Code (IBC). While the state has the authority to adopt minimum standards, municipalities are permitted to include additional requirements based on local conditions.

California enacted the first state law addressing building standards in 1909. However, this law, The Tenement Housing Act, was limited in scope to apartment houses and hotels within cities. From 1909 until the 1970s the history of California law regulating building standards continued a somewhat convoluted history, with various agencies having authority over different aspects of construction and building types. During this period, the establishment of building standards was predominantly left to individual municipalities, and standards varied considerably from city to city. Early efforts to develop a standardized code include the first publication of the National Bureau of Fire Underwriters code in 1905, and the first publication of the Uniform Building Code (UBC) in 1927. These model codes reflected the consensus of design professionals and were often used as the basis of local codes. However, throughout this time the City of San Francisco governed building standards, which were not specifically addressed in state law, through the adoption of municipal codes. It was not until 1984 that the San Francisco Building Code (SFBC) specifically adopted the UBC by reference. California has since adopted the IBC and the current SFBC is based on this model code. It is important to recognize that the structural design values set fourth in building codes represent the *minimum* requirements for life safety, and that they are governed by state law.

Based on our research, the first appearance of a local "code" establishing building standards in San Francisco was in 1901.[1] We discovered what might have been the earliest building standards in San Francisco published in a trade manual, "The Builder's Exchange," from 1895.[2] In addition, we also found copies of the 1910 edition of Building and Plumbing Law of the City and County of San Francisco[3].

For the purposes of determining "Soundness," we base our analysis of structural members on the code that was in effect at the time of construction. While our analysis is based on these

[1] City and County of San Francisco Ordinance 328, Approved July 20, 1901 as cited in "The History and Legal Basis of Building Code Development, Adoption and Enforcement as it Applies to San Francisco," SFDBI Brown Bag Lunch Series, April20, 2000. Note that this document cites its source as a paper originally presented at the SEAONC spring Workshop, April 18, 1996, the 90th Anniversary of the 1906 San Francisco Earthquake and Fire.

[2] This manual reprinted the Building and Fire Ordinance of the City and County of San Francisco. The ordinance number is left blank in the 1895 edition, suggesting that perhaps this was an early incarnation of an ordinance that was adopted in 1901.

[3] Bill No. 1121, Ordinance No. 1008.

historic codes, it is important to note that the principles of mechanics employed in structural analysis is fundamentally the same today as it was 100 years ago. For example, the calculation of dimensional properties and internal member forces, i.e. shear and bending moment, is unchanged. The difference is primarily in the determination of material properties, and the relationship between dimensional and material properties in determining member capacity.

Analysis Methods

At its most basic level, structural design is a balance between demand and capacity. This is the same principle behind every structure from the tallest modern skyscraper to the pyramids of ancient Egypt. The demands, or loads, imposed on a building must be met or exceeded by the capacity of the structural system to carry those loads. For the purposes of this report, determining structural hazards is a key issue. **If demand exceeds the capacity of a given structural element, then we consider that condition to be a structural hazard.** At issue is what loads are included in the analysis, and how capacity is determined.

The Planning Department policy on residential demolition does not allow for the inclusion of lateral loads, i.e. wind and seismic loads, in the structural analysis of a candidate building. For this reason, our report only addresses vertical loads, i.e. gravity loads. These loads are divided into two main categories: dead and live loads. Dead loads include the self-weight of the building and any permanently affixed substructure or equipment. Live loads include those loads imposed by the building occupants and furnishings. Obviously, a building's ability to support its own weight is paramount, but for a building to serve its intended purpose, it must be able to safely carry live loads as well. The application of live loads is governed by building codes, and is based on the usage and occupancy class.

Our analysis is based on The Building and Fire Ordinance of the City and County of San Francisco, as reprinted in the Handbook of the Builders' Exchange, for the period 1895-96. The determination of demand is based on the weight of the assembly in question combined with the live load requirements prescribed in the code. Our research has revealed that live load requirements in the early 1900s were typically higher than they are now. As model codes were developed and updated over the years, the trend has been to reduce the live load requirements—not to increase them. For example, in the Building and Fire Ordinance of the City and County of

San Francisco published in the 1895 edition of The Builder's Exchange trade manual, roof live loads are specified as 40 psf—twice the current 20 psf live load requirements for roofs. The floor live loads are specified as 70 psf—1.75 times the live load of 40 psf required for residential use today.

The capacity of a structural member to support imposed loads is a function of its physical dimensions and the properties associated with the material it is made from. The small residential structures that are considered for demolition are almost exclusively wood frame buildings. As a structural material, wood is light, versatile, and relatively inexpensive. However, its properties vary depending on factors such as species, growth rate, and imperfections. Today, this variability of wood is addressed through a grading system that describes the relative quality of lumber, with different allowable capacity values for each grade of each species. At the time of construction, there was no grading system. The values for the strength of lumber are taken from a table presented in "Kidder's Architects and Builder's Pocket-Book," as referenced in the San Francisco Building Code.[4]

The process of analyzing a structural member requires translating applied loads into internal forces in the member. Once this step is accomplished, the properties of the member can be related to its ability to resist those loads. At the time of construction, the Engineering handbooks referenced in the code used one simple formula to determine the capacity of a beam or joist. That formula incorporated the dimensional properties of the member and a coefficient for the species of lumber being analyzed. That coefficient, as reported in the handbooks, was based on experimental and statistical analysis of failure loads, corrected for a factor of safety, for various common lumber species. We have used these values and formulas directly from Kidder's Pocket-Book in determining the capacity of framing members. We used material values for California Redwood, as that was the available material at the time of construction. In addition, we calculate values for dimensional properties from the actual dimensions, which provides a fair analysis because it addresses the use of "rough" lumber that was typical at the time of

[4] The Building and Fire Ordinance of the City and County of San Francisco specifies in Section 8 that "The dimensions of each piece or combination of materials used in the construction of any building shall be ascertained by computation, according to the rules given by Trautwine's 'Engineer's Pocket-Book," F.E. Kidder's 'Architects' and Engineers' Pocket-Book,' or Haswell's 'Mechanics' and Engineers' Pocket-Book,' except as may be otherwise provided in this section."

construction. **We consider the inability of a member to support the loads imposed on it, calculated using these methods (i.e. demand exceeds capacity), to represent a structural hazard.** This relates directly to the Soundness Report Requirements, which allow for the elimination of structural hazards associated with members of "insufficient size to safely carry the imposed loads."

Horizontal members such as beams, joists, and rafters are also analyzed for their ability to limit overall deflection. Although the code in effect at the time of construction included some limitations on deflection, we focus primarily on the fundamental structural capacity. We do this because deflection frequently relates more to qualitative performance measures like appearance or "bounciness," rather than actual structural performance. In an effort to avoid over-penalizing the building in question, we typically do not include deflection in our evaluation unless it directly affects structural performance. Instead, we concentrate exclusively on the structural capacity parameters.

STRUCTURAL ANALYSIS

The building is comprised entirely of wood-framed construction. The load path is typical of a building of this era and method of construction: roof rafters, ceiling joists, and floor joists bear onto the exterior stud walls, and a centerline stud wall or post and beam system supports those members at the middle of the span.

Roof Framing

The roof is supported by 2x4 rafters at 32" c.c., with a span of 10-feet, supported by braces at the mid span. The roof sheathing is 1x solid-sawn skip sheathing, with multiple layers of shingles.

Our analysis is based on the 1895 San Francisco building code, given a 1907 date for original construction established in the HRE. This code shows that the framing members supporting the roof are insufficiently sized for their span and their loads, and would require additional strengthening to meet the capacity requirements based on the code at the time of

original construction. The only solution to this deficiency would be to remove the roof, and introduce new, deeper roof framing members that are capable of carrying the roof loads.

Floor Framing

At the original rectangular section of the building, the floor framing consists of 2x6 joists at 16" c.c., and spanning the full width of the building with a post and beam support system at mid span. At the rear addition, the floor framing is 2x8 joists at 16" c.c. There is no sheathing in either area, only solid fir flooring laid directly over the joists, as is common for buildings of this era. The ceiling at the storage and laundry areas is uncovered, as are the walls. The beam is built-up from three 2x6 members sandwiched together and supported on 6x6 posts. **See Photo 12.** Although the 2x8 joists are less common, in this case they are adequate because of the narrow 18-foot width of the building. However, the built up beam is undersized based on the code in effect at the time of original construction—even without considering any roof loads, and assuming adequate connection between the three members so that they act together as one beam. This beam would need to be replaced with a new beam that is adequately sized to carry the floor loads

Foundation

As stated in the General Description section, the foundation is concrete, and appears to be original to the building, which makes it over 100 years old. Early examples of concrete foundations, like this one, were typically unreinforced, or very sparsely reinforced. They were typically battered, or trapezoidal in shape, to provide additional area for bearing at the base of the foundation, although sometimes they were just straight rectangular elements with minimal area for bearing, minimal embedment, and frequently, inadequate earth-wood separation. Here in San Francisco, a key deficiency common to all foundations of this era was that the concrete was made with local beach sand. The salt content in the sand breaks down the cement that binds the aggregate and leads to spalling and loss of strength. Due to this deficiency, these early concrete foundations were destined to have a shortened lifespan. **See Photos 13-18.**

This particular foundation also suffers from another typical deficiency, which is "improper grade." This is a condition where the top of the foundation is at or below grade, which places the

base of the wood framing—the mudsill, siding, and sometimes even the wall studs—in contact with the earth. **See Photos 19-24.** Foundations function to provide an anchor for the building, to spread out the loads of the building so they do not exceed the bearing capacity of the soil, and to separate the wood framing members from constant contact with moisture. Therefore, this condition represents a fundamental failure of the foundation, which will always lead to rot at the framing and the foundation—the support point for the entire building above. There is no solution for this condition except to shore the building, remove the existing foundation, cut off the bottom of the studs to raise them above grade, and replace the foundation and mudsill.

Another issue related to the construction of both the side addition for the main entrance and the rear kitchen addition is settlement. Both of these areas of the building have obvious settlement relative to the original section of the building. For the most part this settlement is due to poor foundation design and construction. **See Photos 25-31.** Conditions such as improper grade have led to rotten framing members, which have compressed over time, allowing the building to shift. In the case of the side entry, the foundation has rotated, likely due to inadequate embedment and anchorage to the main section of the building. Although these additions appear to have been permitted, the construction is shoddy, and the result is premature failure.

GENERAL DISCUSSION

It is important to note that our structural analysis was based on the assumption that all the wood framing members are in excellent condition. This would imply that no rot or pest damage has occurred and that the wood framing members were of the highest grade at the time of construction. However, our visual inspection indicates that many of the framing members are indeed suffering from water damage. Our analysis was based on a "best case scenario," and determined that even without the presence of rot, many of the framing members are of insufficient size for the spans and loads they are supporting. This report only addresses those deficiencies that are a result of improper construction methods or noncompliance with the code at the time of original construction. No deficiencies related to deferred maintenance have been included in this report.

SETTLEMENT DISCUSSION

As a final note, it is important to briefly discuss why the differential settlement cannot easily be corrected. Many of the wood members involved in the area of settlement have assumed a permanent deflected shape. Simply re-leveling does not restore severely deflected members to their original un-deflected shape.

Like most materials, wood will deflect elastically—up to a point. Metals, such as steel, behave in this way too. The paperclip example is one that we all have experience with: A paperclip is deflected slightly out of shape to accommodate a stack of papers. When the deflection is relatively small, the paperclip can snap back to its original un-deflected shape, but if it is bent excessively, it only snaps back part of the way. Extreme bending moves the metal beyond its elastic region, past its yield point, and into the plastic region of behavior. Wood behaves in a similar way, but unlike steel, it has a very limited plastic range before it reaches its ultimate strength at failure. However, the plastic behavior of wood varies greatly depending on temperature and moisture content.[5] A good way to understand this is to look at the practice of steam bending. When wood is heated with steam, it becomes flexible enough to be permanently bent into extreme shapes that would cause failure at room temperature or under "dry" conditions. The wood fibers, as well as the lignin binding them together, behave differently when exposed to elevated temperatures and high moisture content. Wood also experiences creep, or permanent deflection resulting from long-term application of high loads that are nonetheless below the yield point and applied under standard temperature and moisture content ranges. In this case, the wood responds much as it would at elevated temperature and moisture content, but at a much slower rate. So, when wood is subjected to long-term deflection, it takes a permanent set, and it will not snap back to its un-deflected shape.

All cost estimates associated with leveling are based on the assumption that re-leveling and resetting a deflected wood member is possible. In reality, as the previous discussion makes clear, this is not the case. We make this assumption only to make the case that even if it was possible, the repair cost would still exceed the 50% threshold.

---

[5] For this reason, the building code gives reduction coefficients for wood properties when members will experience sustained exposure to elevated temperatures, or wet service conditions. See NDS Section 2.3.3 for Temperature Factor, C_t, and Tables 4A, 4B, 4C, 4D, and 4E for Wet Service factor, C_M.

STRUCTURAL ISSUES

In order for the structural framing system to safely support the current loading conditions in a sound manner, the following corrections would be required:

- Upgrade the existing roof framing system to adequately carry the loads imposed on it.
- Replace the existing foundation system to address the deteriorated condition of the existing one and correct the improper grade condition. This would require shoring the entire building.
- Upgrade the existing built-up central support beam.
- Repair cripple walls affected by dry rot. This would require shoring the house and cutting all of the studs that are affected. A new pressure treated sill plate with anchors would have to be placed. This work could be done in conjunction with installing the new foundation.

HABITABILITY ISSUES

The basic bathroom fixtures and kitchen appliances are present and assumed to be functioning. Further, the threshold for determining habitability, in our experience, is so low that any remaining deficiencies would be rejected. Therefore, we have not listed any additional habitability upgrades.

CONCLUSION

All buildings have a finite life. Even with perfect maintenance, materials degrade over time, and must ultimately be repaired or replaced. This is compounded by the fact for a building that is close to 100 years old, building practices varied widely at the time of construction, and practices that may have once been considered acceptable can accelerate the aging process.

While the existing building at 831 Chenery Street does not appear to have suffered greatly from differed maintenance, it is, nonetheless, showing its age. This building now has some significant deficiencies that need to be addressed. First and foremost, the original foundation has reached the end of its service life. The roof framing and central support beam supporting the floor are both considered *unsafe* by the code in effect at the time or original construction. These represent major structural deficiencies that need to be addressed. Existing roof rafters would

have to be strengthened, and foundations would have to be replaced with an engineered foundation system. There are also some dry rot problems that have resulted from improper foundation design that need to be addressed. To bring the existing structure up to acceptable habitability standards would exceed the 50% replacement cost threshold.

Based on the cost estimates enclosed, the cost to bring the building to acceptable standards for a family to live in outweighs the replacement costs. Given the small area provided for living space, and the extent of necessary repairs and upgrades, I recommend that the existing building should be demolished so that a new building that complies with the current building code can be built in its place.

Sincerely,

Kelton Finney, P.E.
Principal Engineer
Bonza Engineering, Inc.

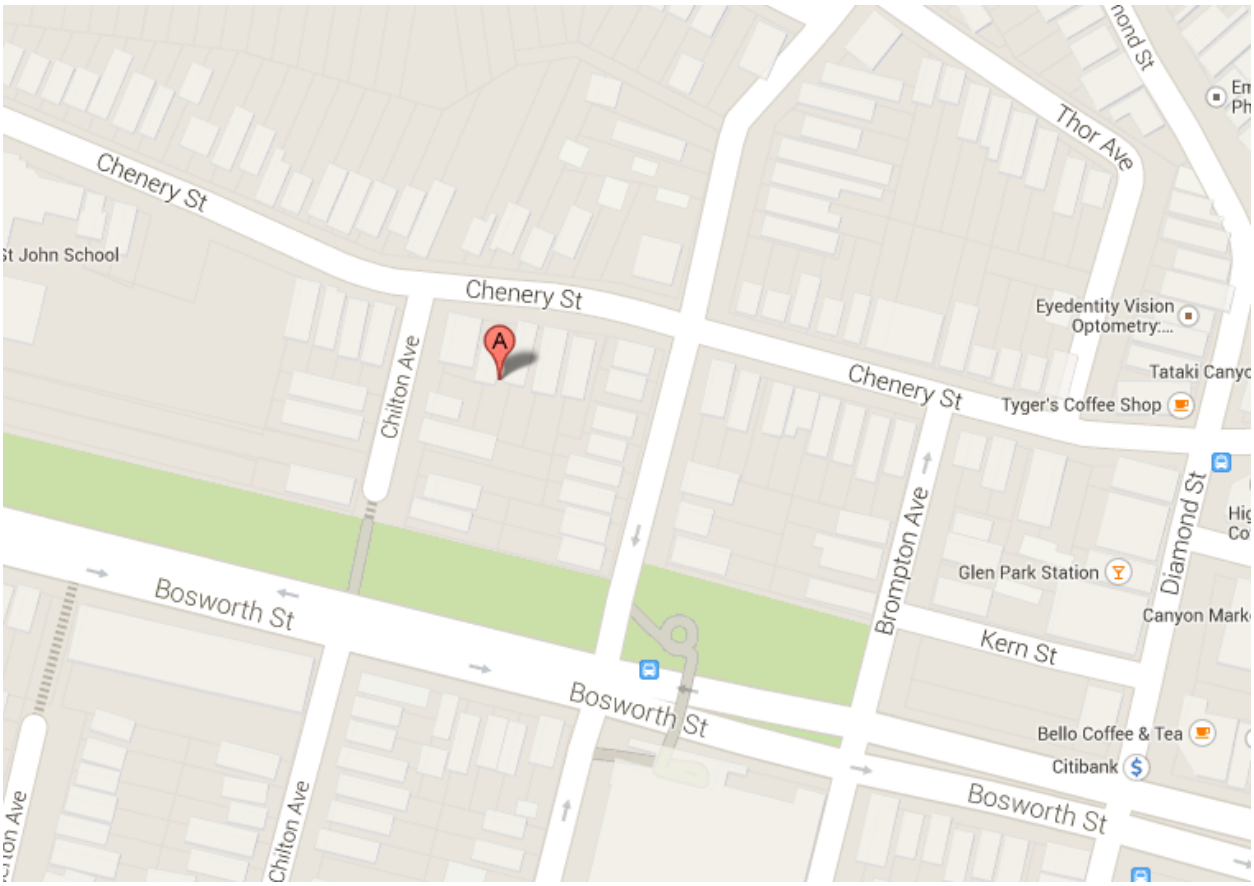
APPENDIX A: MAPS

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

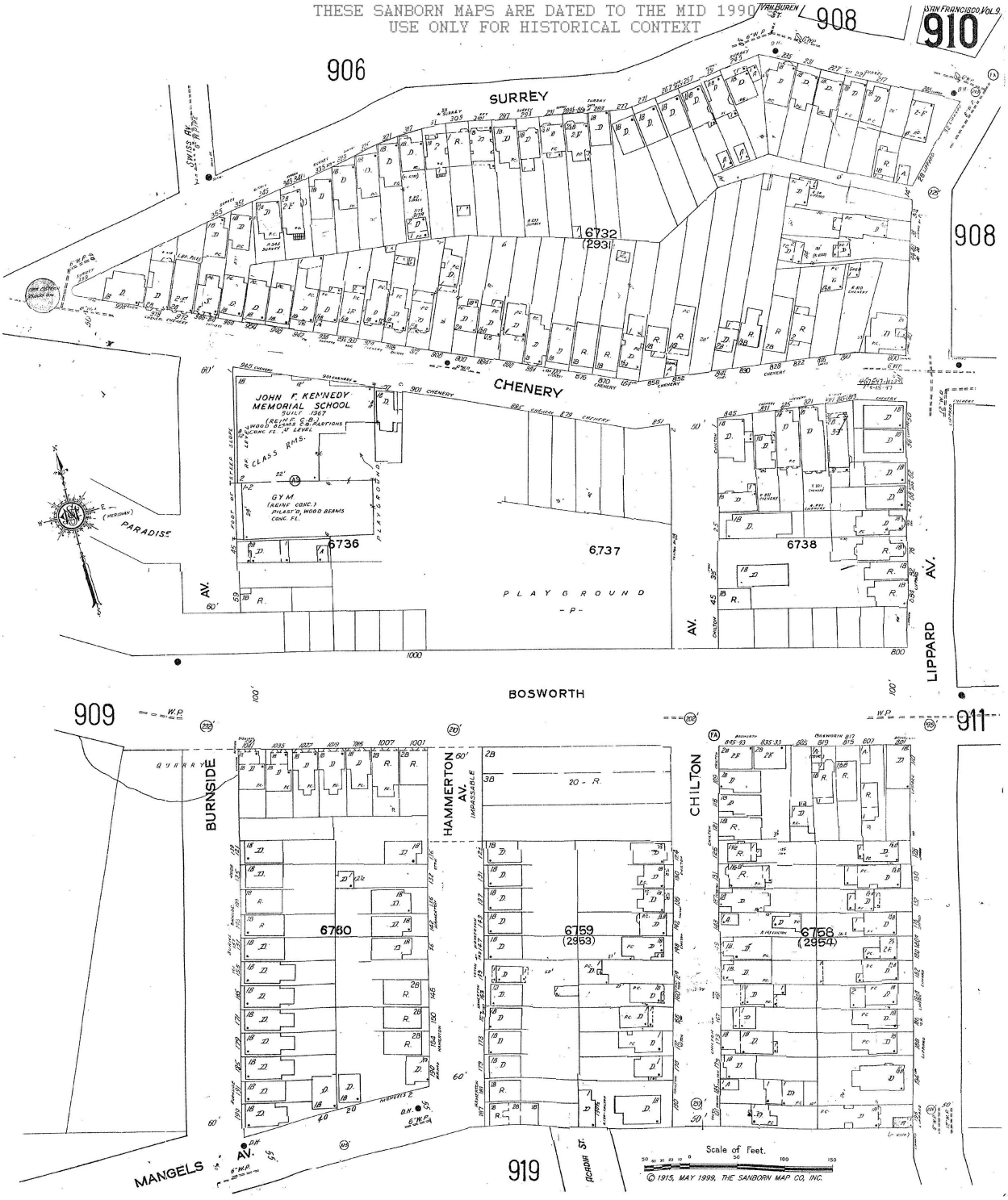
PAGES: 12-14

North



South

Map (Provided by Google) of 831 Chenery Street, San Francisco, CA



Most Recent Sanborn Map showing 831 Chenery Street.

APPENDIX B:
REPLACEMENT COSTS & REPAIR COSTS

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 15-17

COST ESTIMATION OF NEW CONSTRUCTION

Note that the Planning Department currently requires that replacement cost figures include a room-by-room breakdown of the living space area for each floor and dwelling unit. The table below represents this breakdown for the first floor living space at 831 Chenery Street.

First Floor	Unit (sq.ft.)
Living Room	138.80
Dining Room	123.40
Office	82.90
Bedroom	101.10
Closet	9.80
Kitchen	79.60
Bathroom	52.00
Breakfast Room	75.90
Porch	32.60
Total	**696.10**

The following table presents the replacement cost breakdown for each floor, as required by the Planning Department. The figures for living space area are taken directly from the table above, and the cost breakdown is given for each level. At the attic, the peak of the roof gable is only a 4'-6", so there is no area with headroom greater than 5'-0". In addition, the replacement cost figures for the 50% threshold are shown here as a reference.

Item	Description	Unit (sq.ft.)	Cost per Unit	Cost
Basement	sq.ft.	541.1	15	$ 8,117
First Floor	sq.ft.	696.10	240	$ 167,064
Attic	sq.ft.	710.19	15	$ 10,653
Total				**$ 185,833**
50% of Replacement Cost				**$ 92,917**

Replacement cost is defined as the current cost to construct a dwelling of the same size as the one proposed for demolition.

The Planning Department has adopted the following unit costs:

1. $240/sq.ft. for all occupied, finished spaces
2. $110/sq.ft. for all unfinished space with flat ceiling having > 7'-6" of headroom (eg. basements and garages).

3. $60/sq.ft. for all unfinished space with sloping ceiling having > 5'-0" of headroom (eg. attic space below pitched roof.
4. $15/sq.ft. for all non-occupiable space without legal headroom (e.g. 30" high crawl space below raised floor)

No allowance is given for site work (eg. walks, driveways, landscaping, non-structural retaining walls). This is based Cost Schedule of from the Zoning Controls on the Removal of Dwelling Units, dated October 2014.

COST ESTIMATION FOR REPAIRS

Cost Estimate based on 2012 RSMeans Residential Repair & Remodeling Costs

Cost Estimation for 50% Threshold

	ITEM & DESCRIPTION	Unit	Qty	U.Cost	Cost
A	**FOUNDATION UPGRADE**				**$75,595.53**
1	Relocate: Plumbing for Shoring/Framing/Excavation	MH	50.4	$60.00	$3,024.00
2	Shoring and Leveling of Building	-	-	-	$13,230.00
3	Demolition: Existing Footings (< 3' Tall)	LF	91.25	$40.48	$3,693.57
4	Demolition: Existing Concrete Square Footings	CF	3	$8.74	$26.22
5	Demolition: Existing Retaining Walls (> 3' Tall)	SF	152.5	$35.28	$5,380.20
6	Excavation: Compacted Dirt/Clay for New Footings	CF	416.1	$3.62	$1,507.19
7	Hauling: Clean Concrete	CY	12.15	$88.20	$1,072.05
8	Hauling: Clean Fill	CY	20.49	$88.20	$1,807.65
9	Concrete: Stemwalls < 3' Tall	LF	91.25	$246.49	$22,491.98
10	Concrete: Square Footings	CF	18	$63.00	$1,134.00
11	Concrete: Retaining Walls > 3' Tall	SF	174.9	$75.60	$13,220.55
12	Carpentry: New Sill Plate @ Base of Walls	LF	136	$5.10	$694.01
13	Concrete: Concrete Retaining Wall Waterproofing	SF	174.9	$15.12	$2,644.11
14	Concrete: Sand Trap for Subsurface Drainage	EA	1	$5,670	$5,670.00
B	**FIRST FLOOR BEAM UPGRADE**				**$1,048.38**
1	Shoring	-	-	-	$630.00
2	Demo: Existing Centerline Beam	LF	26.125	$4.81	$125.74
3	Carpentry: New Centerline Beam	LF	26.125	$11.20	$292.64
C	**ROOF FRAMING REPAIR/UPGRADE**				**$5,361.95**
1	Demolition: Existing Roof (Completely)	SF	742.5	$1.08	$804.57
2	Hauling: Construction Debris and Trash	CY	5	$88.20	$441.00
3	Carpentry: Sister New Roof Joists	SF	742.5	$1.85	$1,375.25
4	Roofing: New Sheathing (5/8" CDX)	SF	742.5	$1.66	$1,234.91
5	Roofing: Felt Underlayment for Asphalt Shingles	SF	742.5	$0.15	$112.26
6	Roofing Asphalt Shingles	SF	742.5	$1.88	$1,393.96
	SUBTOTAL				**$82,005.86**
	Contractor's Profit & Overhead (18% of Above Items)	-	-	-	$14,761.05
	Permits & Fees (Assume 2.5% of Subtotal)	-	-	-	$2,050.15
	Total Cost				**$98,817.06**
	50% Cost Threshold				**$92,916.68**

APPENDIX C:
PHOTOGRAPHS

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 18-34

Photo 1: Subject property as seen from the front yard.

Photo 2: Subject property as seen from the street.

Photo 3: Adjacent single family dwelling to the west.

Photo 4: Adjacent single family dwelling to the east.

Photo 5: This photo shows the eastern side of the building where the rear addition and main entry porch extend beyond the main building to the property line. The entry area can be seen in the middle of the photograph.

Photo 6: This photo shows a view of the rear addition taken from the main entry area and showing the rear addition as it extends to the property line. Note that the siding boards do not line up, indicating that the two sections were not built at the same time.

Photo 7: Area below the kitchen showing the entrance to the laundry room to the left and the storage area under the main building (green door). Note the extent of the main building and the additions for the kitchen and entry area that extend to the property line.

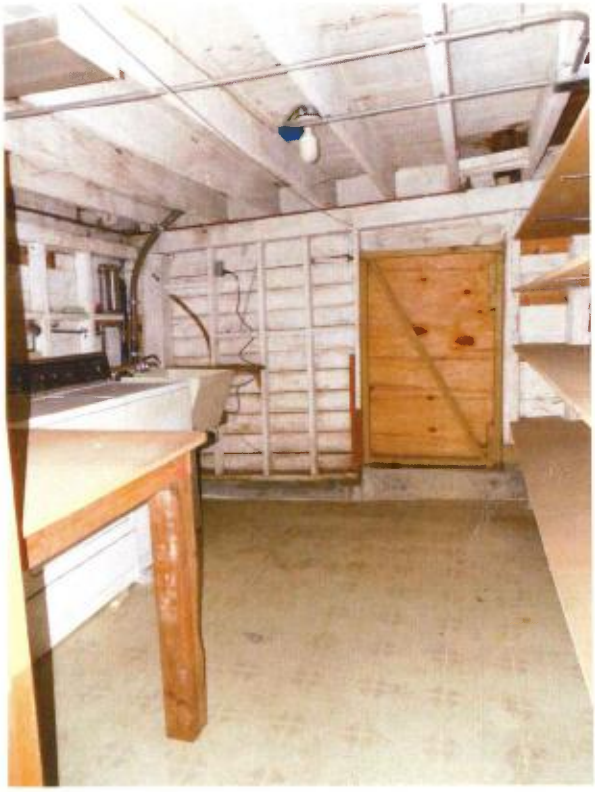


Photo 8: The laundry room is located underneath the kitchen addition at the back of the building. The headroom varies from 6'-2" to 6'-5".

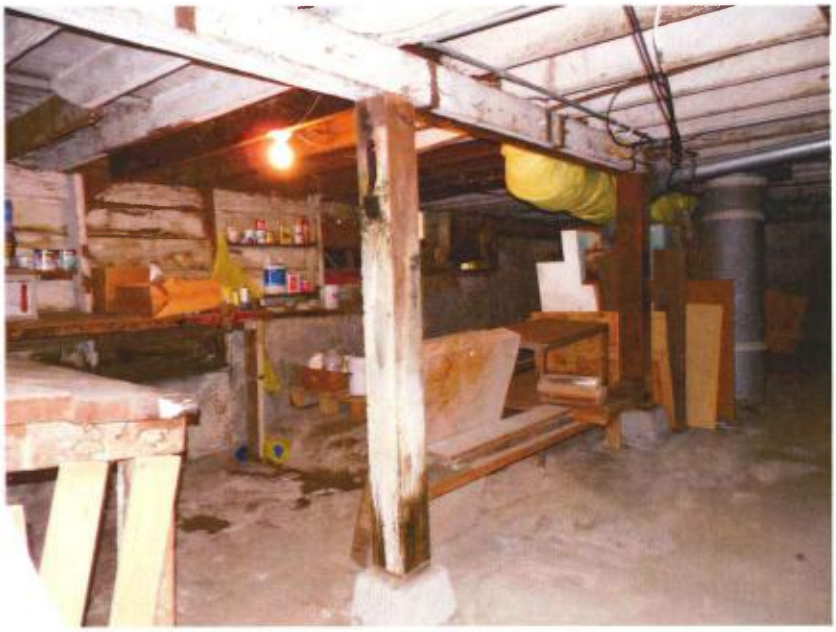


Photo 9: The storage area, which is located under the rectangular footprint of the original building, barely has enough room to stand at the back of the building. The floor slopes up towards the front of the building, where headroom drops to 5'-0".

Photo 10: The building is setback from both property lines, allowing the gabled roof to overhang . The roof framing can be determined from the exposed the rafter tails.

Photo 11: The building is setback from both property lines, allowing the gabled roof to overhang and expose the rafter tails.

Photo 12: A built-up beam supports the floor at the mid span of the joists, the bearing wall above, and the ceiling joists at their mid span. It is comprised of three 2x6 members sandwiched together. This beam does not meet the code in effect at the time of original construction and needs to be upgraded.

Photo 13: This photo shows an example of spalling concrete. Note also the water stains and rot at the base of the stud, which is a result of "improper grade," where the sill plate is at or below grade, putting the wood framing in contact with the ground and leading to rot.

Photo 14: This photo shows another example of spalling concrete. Note the concrete dust at the base of this wall, where the wall has begun to disintegrate over time. As in the previous photo, water stains are also visible at the base of the building here as well.

Photo 15: This photo shows the left rear corner of the storage area. Note the rotten framing at the left, which is due to improper grade. The foundation shows signs of spalling throughout.

Photo 16: This photo shows the center of the retaining wall at the back of the storage area. The centerline support beam terminates at the top of this wall, and it's proximity to the exterior grade has also led to some decay in the end of this member.

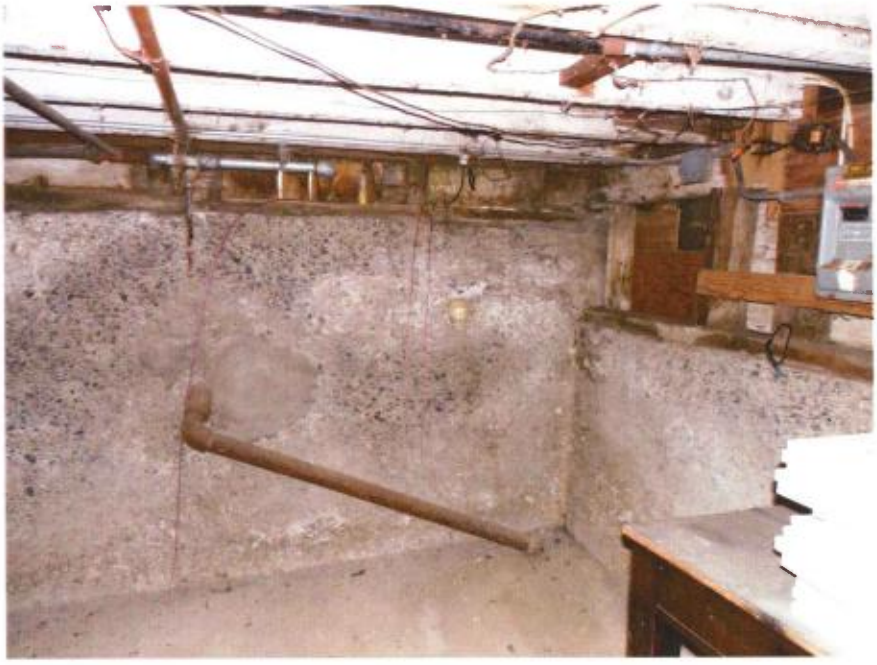


Photo 17: This photo shows the right rear corner of the storage area. Note the rot in the ends of the joists adjacent to the entry porch, and the repair beam at the corner.

Photo 18: This photo was taken outside at the front of the building. Note the chunk of concrete that has crumbled away. Also note that the sill plate is too close to the soil and is completely exposed, which will allow water to saturate it and lead to rot over time.

Photo 19: This is another view of the sill plate across the front of the building. The siding should always extend below the bottom of the sill plate to protect it from the elements, but in this case the plate is too close to the ground to extend the siding without burring it in the dirt.

Photo 20: This is the corner of the building at the front showing another view of the improper grade condition and the exposed sill plate.

Photo 21: This photo shows the base of one of the two support posts for the rear addition where it extends to the property line. This post is sitting at grade, and it has been damaged by beetles and rot, which has likely contributed to the settlement in this location.

Photo 22: This photo shows the exposed mud sill at the rear wall of the laundry room under the kitchen addition. The foundation was made wider that the sill plate at the exterior, which prevents the siding from covering the plate and allows water to reach this critical piece of framing that forms the interface between the building and its foundation. This is a fundamental deficiency associated with poor construction techniques.

Photo 23: This photo shows the rear corner of the kitchen addition. This corner of the building is supported on a large concrete block that does not provide any mechanism for elevating the framing above the level of the concrete surface (grade in this case). This has allowed water access to the framing at the base of the building in a way that is similar to the previous two examples. In addition, the exterior sheathing was not properly installed and the gaps in the envelope at the corner of the building have also allowed water to saturate the framing.

Photo 24: This is a close up of the previous photo. It shows how the framing gets saturated and rots over time due to continual exposure to moisture.

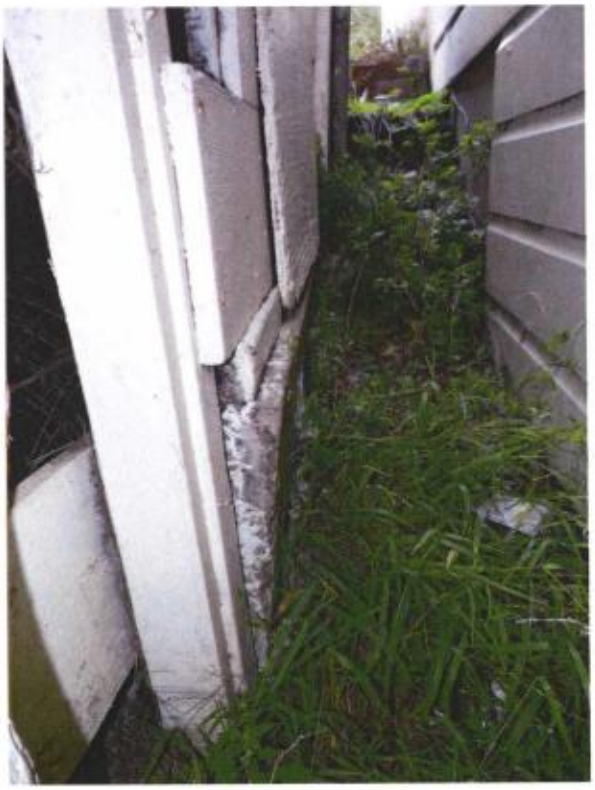


Photo 25: This photo shows the foundation element at the side addition for the main entry. Note how this concrete wall has rotated. This has caused differential settlement in the building at this location, which is quite noticeable from inside the building. This is most likely the result of a foundation wall without adequate embedment or anchorage to the main building.

Photo 26: This photo shows the inside of the building at the main entrance. Note the sagging beam supporting the original roof framing at the interface of the new shed roof over the side addition. In addition, although it is hard to see in the photograph, the floor sags towards the property line.

Photo 27: This photo shows the floor at the main entrance. Although the slope of floor is actually quite pronounced, the photo does show some of the slope. This is a considerable differential for such a short distance.

Photo 28: This photo shows how the front door jamb has racked due to the settlement of the side addition.

Photo 29: This photo shows the main entrance looking opposite the front door. The window jamb is obviously racked out of square here as well.

Photo 30: This photo shows the effect of settlement at the back of the building. Again, the photo does convey the true extent of the settlement, but like the front addition, it is quite pronounced when you actually stand in the house.

Photo 31: This photo shows that the stove has been shimmed at its base to compensate for the floor sloping so significantly towards the back of the building. Again, consider that the stove is only about 3-feet wide, so this is a considerable slope over such a short distance.

APPENDIX D:
EXCERPTS FROM 1895 SAN FRANCISCO CODE

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 35-39

HAND BOOK

OF

THE BUILDERS' EXCHANGE

OF

SAN FRANCISCO, CAL.

1895-6.

CONTAINING THE

Articles of Incorporation, By-Laws, Rules, Regulations and Classified List of the Members of the Builders' Exchange of San Francisco, Cal. The Building and Fire Ordinance of the City and County of San Francisco, Lien Law of the State with Reference Abstract and form of Lien and other matter invaluable to Architects, Builders, Contractors and Owners, with a Full and Complete List of

ARCHITECTS OF THIS CITY,

—AND—

Classified Directory of Kindred Trades of Building Industries.

PRICE, $2.00

L. H. COSPER & CO., Publishers.

INDEX TO CONTENTS.

[HEIGHT OF BUILDINGS.]

No building shall hereafter be erected fronting on any street within the City and County of San Francisco of a height exceeding that herein provided for, to wit:

On all streets one hundred feet and more in width, no building shall be constructed exceeding one hundred and thirty feet in height.

On all streets less than one hundred feet in width, no building shall be constructed exceeding one hundred feet in height.

No building shall hereafter be erected of a height exceeding eighty feet, unless the same is constructed of fireproof material and in conformity with all the provisions of this Order relative thereto: The said buildings being embraced and classified in this Order as "Class A."

No building shall hereafter be erected of eighty feet or less in height within the fire limits unless the same is constructed in conformity with all the provisions of this Order relative thereto: The said buildings being embraced and classified in this Order as "Class B."

[STRENGTH OF MATERIALS.]

SECTION 8. The dimensions of each piece or combination of materials used in the construction of any building shall be ascertained by computation, according to the rules given by Trautwine's "Engineer's Pocket-Book," F. E. Kidder's "Architects' and Engineers' Pocket-Book," or Haswell's "Mechanics' and Engineers' Pocket-Book," except as may be otherwise provided in this section.

[WEIGHTS OF MATERIALS.]

In computing the weights of walls, floors and materials, a cubic foot of material shall be deemed to weigh as given in the tables of the above-mentioned handbooks.

[FACTORS OF SAFETY.]

The factors of safety shall not be less than one is to four for wood, wrought iron and steel, and as one is to six for all cast metals, and as one is to eight for all mason work.

[SUSTAINING POWER OF SOIL.]

Good, solid, natural earth, or confined dry sand, shall be deemed to safely sustain a load of four tons to the superficial foot.

[QUALITY OF MATERIALS.]

All materials are to be of good quality and shall conform to legal, trade and manufacturers' standards, and shall be subject to the approval of the Board of Fire Wardens.

[MORTAR.]

Mortar shall be made with such proportion of sand as will insure a proper degree of cohesion and tenacity.

The following rules shall be complied with:

Mortar below level of water shall be no poorer than one part good Portland cement and three parts sand.

Mortar for buildings of class "A" and "B" shall be no poorer than one part good Portland cement and eight parts of lime mortar, made with A No. 1 fresh slacked lime, with the proper proportion of sand.

The best lime mortar shall be used for all other purposes.

[WOODEN BUILDINGS USED FOR MANUFACTURING PURPOSES ALLOWED WITHIN CERTAIN LIMITS.]

SECTION 9. In that portion of the city and county bounded by a line drawn at right angles from Howard to Folsom, 137 6-12 feet northeasterly from and parallel with First street; the northerly line of Folsom street; the southerly line of Howard street and the waters of the bay; frame buildings may be erected for manufacturing purposes.

The frame of said buildings to be constructed of heavy timbers and to be covered with corrugated or sheet iron or cement plaster, the work to be

strapped with wrought-iron straps of the same size, and at the same distance apart, and in the same beams as the wall anchors.

Cast-iron or stone lintels, spanning openings exceeding eight feet in width, shall not be permitted.

[STRENGTH OF FLOORS AND ROOFS.]

SECTION 19. In every building used as a tenement, dwelling, apartment house or hotel, each floor shall be of sufficient strength in all its parts to bear safely at least seventy pounds upon each superficial foot of its surface, in addition to the weight of the materials of which the floor is composed; and if used as an office building, not less than one hundred pounds; and if used as a place of public assembly, not less than one hundred and twenty pounds; and if used as a store, factory, warehouse or for any other manufacturing or commercial purpose, two hundred and fifty pounds and upwards.

[ROOFS.]

The roofs of all buildings shall be proportioned to bear safely forty pounds upon every superficial foot of their surface, in addition to the weight of the materials composing the same.

[COLUMNS AND POSTS.]

Every column, post or other vertical support, shall be of sufficient strength to bear safely the weight of the portion of each and every floor depending on it for support, in addition to the weight required as before stated to be supported safely upon said portions of said floors.

[ROOF COVERING.]

SECTION. 20. Sub. 1. The roofs af all buildings hereafter erected within the fire limits, and the roofs of all brick or stone buildings within the City and County of San Francisco, shall be covered with either metal, slate, tiles, terra cotta or asphaltum; (provided the asphaltum be covered with at least ¾ of an inch of fine gravel) so as to protect the said building from fire.

Sub. 2. Whenever the roof or roofs of any building or buildings within the fire limits shall, (in the judgment of the Board or Fire Wardens) be, or become damaged to the extent of 40 per cent of the value of said roof or roofs then said roof or roofs shall be covered as provided in Subdivision 1 of this section.

Sub. 3. The supports, rafters and all parts of roofs within the fire limits rising at any point to a height of more than twenty feet from the top of the masonry walls, or one hundred feet above the ground, shall be constructed entirely of fireproof material.

Sub. 4. All mansard roofs, or mansard stories within the fire limits, shall be constructed of fireproof materials.

Sub. 5. Appendages within the fire limits, such as skylights, dormer windows, cornices, gutters, moldings, eaves, parapets, balconies, bay windows, towers, spires, ventilators, erections over elevators, turrets, lantern lights, or other erections on roofs, if not wholly fireproof, shall be enveloped with fireproof material, in which case the sheathing underneath is to be covered with the best fireproof paint.

Sub. 6. No staging of any kind, nor stand for observation purposes of wood, shall be constructed upon the roof of any building within the fire limits.

[ATTICS TO BE DIVIDED INTO COMPARTMENTS.]

SECTION 21. The attic or the unfinished space between the ceiling and roof rafters of every building shall be divided into compartments or rooms, in order to prevent the rapid progress of fire. No such compartments shall have a floor area of more than 2,500 square feet, provided this section shall not apply to buildings of Class "A."

[CORNICES, BELTS, ETC.]

SECTION 22. All exterior cornices, belts, gutters, etc., on buildings within the fire limits shall be constructed of or covered entirely with fireproof material.

APPENDIX E:
EXCERPTS FROM KIDDER'S ENGINEERING POCKET-BOOK

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 40-44

THE

ARCHITECT'S AND BUILDER'S POCKET-BOOK.

A HANDBOOK FOR ARCHITECTS, STRUCTURAL ENGINEERS, BUILDERS, AND DRAUGHTSMEN.

BY

FRANK E. KIDDER, C.E., PH.D.,

Consulting Architect and Structural Engineer, Denver, Colo.;
Fellow of the American Institute of Architects;
Author of "Building Construction and Superintendence."

Illustrated with 1000 Engravings, mostly from Original Designs.

FOURTEENTH EDITION, REWRITTEN.

NINTH THOUSAND.

TOTAL ISSUE, TWENTY-FIVE THOUSAND.

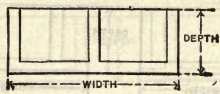
NEW YORK:

JOHN WILEY & SONS.

LONDON: CHAPMAN & HALL, LIMITED.

1905.

TABLE I.—SAFE DISTRIBUTED LOADS IN TONS FOR CAST-IRON LINTELS—(*Continued*).



LINTELS OF SHAPES.

Loads include weight of lintel. Maximum tensile stress 3,000 lbs. per square inch. See remarks page 558.

Size, width by depth, ins.	Thickness of metal, ins.	Wt. per foot, lbs.	*C*, tons.	Span in feet.							
				5	6	7	8	9	10	11	12
20×10	¾	111.9	112.0	22.40	18.66	16.00	14.00	12.44	11.20	10.18	9.33
	1	146.9	139.7	27.94	23.28	19.95	17.46	15.52	13.97	12.70	11.64
	1¼	180.7	163.5	32.70	27.25	23.35	20.43	18.16	16.35	14.86	13.62
20×12	¾	126.0	146.7	29.34	24.45	20.95	18.33	16.30	14.67	13.33	12.22
	1	165.6	184.8	36.96	30.80	26.40	23.10	20.53	18.48	16.80	15.40
	1¼	204.1	218.8	43.76	36.46	31.25	27.35	24.31	21.88	19.89	18.33
24×8	¾	107.2	91.9	18.38	15.31	13.12	11.49	10.21	9.19	8.35	7.66
	1	140.6	112.8	22.56	18.80	16.11	14.10	12.53	11.28	10.25	9.40
	1¼	172.6	130.2	26.04	21.70	18.57	16.27	14.47	13.02	11.83	10.85
24×10	¾	121.3	127.8	25.56	21.30	18.25	15.97	14.20	12.78	11.61	10.65
	1	159.4	159.5	31.90	26.58	22.78	19.94	17.72	15.95	14.50	13.29
	1¼	196.3	183.6	36.72	30.60	26.23	22.95	20.40	18.36	16.69	15.30
24×12	¾	135.3	166.6	33.32	27.76	23.80	20.82	18.51	16.66	15.14	13.88
	1	178.1	209.3	41.86	34.88	29.90	26.16	23.25	20.93	19.02	17.44
	1¼	219.7	247.7	49.54	41.28	35.39	30.96	27.52	24.77	22.51	20.64
28×10	¾	130.7	141.4	28.28	23.57	20.20	17.67	15.71	14.14	12.85	11.78
	1	171.9	177.4	35.48	29.57	25.34	22.17	19.71	17.74	16.12	14.78
	1¼	211.9	207.8	41.56	34.63	29.68	25.97	23.09	20.78	18.89	17.31
28×12	¾	144.7	186.0	37.20	31.00	26.57	23.25	20.66	18.60	16.91	15.50
	1	190.6	234.6	46.92	39.10	33.51	29.32	26.06	23.46	21.32	19.55
	1¼	235.3	277.9	55.58	46.31	39.70	34.74	30.88	27.79	25.26	23.16

Strength of Wooden Beams.

Wooden beams are almost invariably square or rectangular shaped timbers, and we shall therefore consider only that shape in the following rules and formulas.

For beams with a rectangular cross-section, we can simplify our formulas for strength by substituting for the moment of inertia its value, viz., $\frac{b \times d^3}{12}$, where b=breadth of beam and d its depth.

Beams supported at both ends, loaded at middle (Fig. 7).

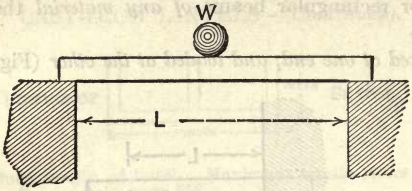


Fig. 7

$$\text{Safe load in pounds} = \frac{\text{breadth} \times \text{square of depth} \times A^*}{\text{span in feet}}, \quad (8)$$

or

$$\text{Breadth in inches} = \frac{\text{span in feet} \times \text{load}}{\text{square of depth} \times A}. \quad (9)$$

Beams supported at both ends, load uniformly distributed (Fig. 8).

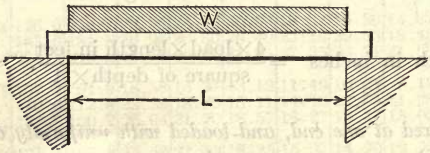


Fig. 8

$$\text{Safe load in pounds} = \frac{2 \times \text{breadth} \times \text{square of depth} \times A^*}{\text{span in feet}}, \quad (10)$$

or

$$\text{Breadth in inches} = \frac{\text{span in feet} \times \text{load}}{2 \times \text{square of depth} \times A}. \quad (11)$$

Beams supported at both ends, load uniformly distributed over only a portion of the span (Fig. 9).

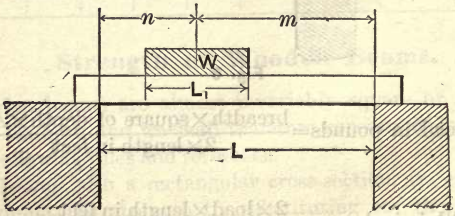


Fig. 9

* For value of A, see Table II.

direct compression of 48,000 lbs. What should be the size of the beam?

Ans. Assuming 12 inches for the depth, we find the breadth for the transverse load by formula 11

$$\text{Breadth} = \frac{10 \times 6{,}000}{2 \times 144 \times 60} = 3\tfrac{1}{2} \text{ ins. nearly.}$$

Looking in the table giving the strength of white pine posts, Chapter XIV., we find that an 8×12 post 10 feet long will support 51,450 lbs., or a little more than our compressive stress. Hence it will require an 8×12 beam to resist the compressive stress and a beam $3\frac{1}{2} \times 12$ to resist the transverse load. We should therefore make the beam 12×12 ins. to resist them both.

Values of the Constant *A*.

The letter A in formulas 4–16 denotes the safe load for a unit beam one inch square and one foot span, loaded at the centre. This is also one-eighteenth of the modulus of rupture or fibre stress for safe loads. The following are the values of A, which are obtained by dividing the moduli of rupture in Chap. XV. by 18.

TABLE II.—VALUES OF *A*.—CO-EFFICIENT FOR BEAMS.

Material.	*A* lbs.	Material.	*A* lbs.
Cast iron	308	Pine, white, Western	65
Wrought iron	666	" Texas yellow	90
Steel	888	Spruce	70
		Whitewood (poplar)	65
American woods:		Redwood (California)	60
Chestnut	60	Bluestone flagging (Hudson	
Hemlock	55	River)	25
Oak, white	75	Granite, average	17
Pine, Georgia yellow	100	Limestone	14
" Oregon	90	Marble	17
" red or Norway	70	Sandstone	8 to 11
" white, Eastern	60	Slate	50

These values for the co-efficient A are one-third of the breaking-weight of timbers of the same size and quality as that used in first-class buildings. This is a sufficient allowance for timbers in roof trusses, and beams which do not have to carry a more severe load than that of a dwelling-house floor, and small halls, etc. Where there is likely to be very much vibration, as in the floor of a mill, or a gymnasium floor, or floors of large public halls,

APPENDIX F:
STRUCTURAL CALCULATIONS

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 45-48

Job Address:	831 Chenery
Job Number:	101

Roof	psf
Roofing	6.0
5/8" Ply sheathing	1.88
1x skip sheathing	1.25
2x4 @ 32" c.c.	0.55
Total Dead Load	9.7
Live Load	40.0
Total	**49.7**

Ceiling	
2x6 @16" c.c.	1.7
Lath @ plaster	8.0
Total Dead Load	**9.7**

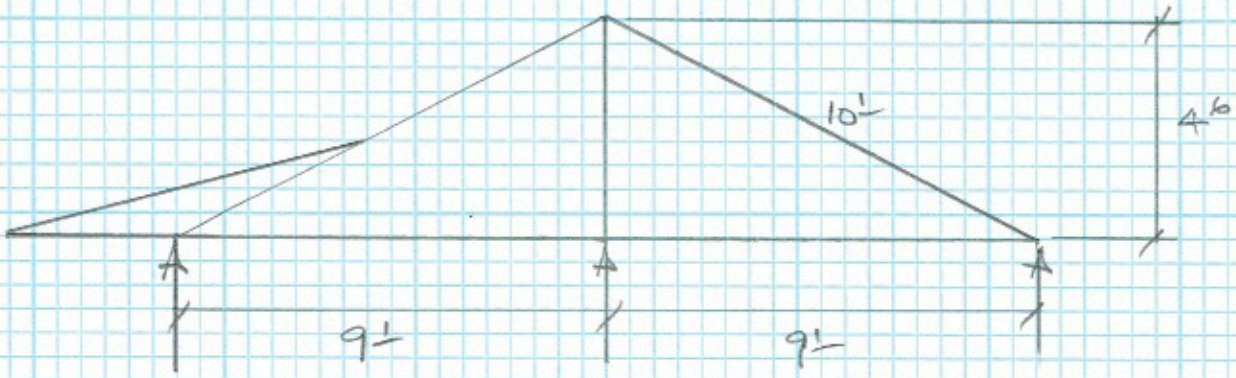
1st Floor	
1x Fir Flooring	4.0
2x6 @ 16" c.c.	1.7
Total Dead Load	5.7
Live Load	70.0
Total	**75.7**

Interior partition walls	
Lath & plaster	10
2x4 @ 16" c.c.	1.1
Lath & plaster	10
Total Dead Load	**21.1**

831 CHENERY
SANFRANCISCO

JOB # 0101

CHECK (E) ROOF JOISTS



(E) ROOF FRAMING IS 2x4 @ 32" c.c., REDWOOD
THE REQUIRED LIVE LOAD FROM THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION IS 40 PSF.

$W = (49.7\ PSF)(32/12) = 133\ PLF$

FROM KIDDER'S ARCHITECTS & ENGINEERS POCKET-BOOK, THE SAFE LOAD IS GIVEN BY:

$$\text{ALLOWABLE LOAD} = \frac{2.5\, d^2 \cdot A}{L}$$

WHERE b = JOIST BREADTH
d = JOIST DEPTH
L = JOIST LENGTH
A = COEFFICIENT, TABLE II

FOR A FULL DIMENSION 2x4, WITH MAXIMUM SPAN OF 10'-1", AND USING A=60 FROM TABLE II FOR REDWOOD,

$$\text{ALLOWABLE LOAD} = \frac{2.2 \cdot 4^2 \cdot 60}{10'} = 381\#$$

$$\text{ACTUAL LOAD} = W \cdot L = (133)(10') = 1341\#$$

THE ACTUAL LOAD EXCEEDS THE ALLOWABLE LOAD BY 3.5, BASED ON A LIVE LOAD OF 40 PSF PRESCRIBED BY THE CODE IN EFFECT AT THE TIME OF ORIGINAL CONSTRUCTION.

CHECK (E) CL BEAM

THE CENTRAL POST + BEAM SYSTEM SUPPORTS ½ OF THE FLOOR + CEILING LOADS, PLUS THE WEIGHT OF THE BEARING WALL ABOVE. ROOF LOADS ARE NOT ASSUMED TO CONTRIBUTE (I.E. NO SUPPORT @ RIDGE)

w(FLOOR) = (75.7)(18²)/2 = 688 PLF

w(CEILING) = (9.7)(18²)/2 = 88 PLF

w(WALL) = (21.1)(9') = 190 PLF

966 PLF

THE SPACING BETWEEN POSTS RANGES FROM 5² TO 7², SO THE LOAD ON THE BEAM RANGES FROM 4991 # TO 6923 #

THE ALLOWABLE LOAD FOR A FULL DIMENSION 6X6, ASSUMING THAT THE BUILT-UP BEAM FUNCTIONS AS A 6x6, IS GIVEN BY:

$$\text{ALLOWABLE LOAD} = \frac{2 \cdot 6 \cdot 6^2 \cdot 60}{5^2}$$

$$= 5017 \text{ \# MAXIMUM}$$

THE CENTRAL SUPPORT BEAM FAILS FOR EVERY SPAN EXCEPT FOR THE FIRST, SHORT SPAN.

APPENDIX G:
PLANNING DEPARTMENT TEMPLATE

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 49-54

Soundness Report Template

Project Address: 831 Chenery Street

Job Number: 0101

50% Replacement Cost $92,917

	Type of Space	Area (Square Feet)	Cost per Square Foot	Cost
1	Occupied, finished spaces	696.10	$240	$167,064
2	Non-occupiable space without legal headroom	541.10	$15	$8,117
3	Unfinished space with sloping ceiling having < 5'-0" headroom	710.19	$15	$10,653
			Replacement Cost Total	$185,833

WORK THAT COULD BE INCLUED IN THE UPGRADE COST ESTIMATE FOR THE 50% THRESHOLD:
(Attach cost estimates from relevant consultants)

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
1	Providing room dimensions at a minimum of 70 sq. ft. for any habitable room.				
2	Providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen.				
3	Providing at least one switched electrical light in any room where there in running water.				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
4	Correcting lack of flashing or proper weather protection if not originally installed.				
5	Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed.				
6	Provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted).				
7	Eliminating structural hazards in foundation due to structural inadequacies.	Here in San Francisco, a key deficiency common to all foundations of this era was that the concrete was made with local beach sand. The salt content in the sand breaks down the cement that binds the aggregate and leads to spalling and loss of strength. Due to this deficiency, these early concrete foundations were destined to have a shortened lifespan. This particular foundation also suffers from another typical deficiency, which is “improper grade.” This is a condition where the top of the foundation is at or below grade, which places the base of the wood framing—the mudsill, siding, and sometimes even the wall studs—in contact with the earth. Another issue related to the construction of both the side addition for the main entrance and the rear kitchen addition is settlement. Both of these areas of the building have obvious settlement relative to the original section of the building. For the most part this settlement is due to poor foundation design and construction. Conditions such as improper grade have led to rotten framing members, which have compressed over time, allowing the building to shift. In the case of the side entry, the foundation has rotated, likely due to inadequate embedment and anchorage to the main section of the building. Although these additions appear to have been permitted, the construction is shoddy, and the result is premature failure.	See line items A1-A14 on the upgrade cost spreadsheet	See photos 13-25	$75,595.53

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
8	Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.	Although the 2x8 floor joists in the area of the original building are less common, in this case they are adequate because of the narrow 18-foot width of the building. However, the built up beam is undersized based on the code in effect at the time of original construction—even without considering any roof loads, and assuming adequate connection between the three members so that they act together as one beam. This beam would need to be replaced with a new beam that is adequately sized to carry the floor loads.	See line items B1-B3 on the upgrade cost spreadsheet	See photo 12	$1,048.38
9	Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry vertical loads.				
10	Eliminating structural hazards in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.	The roof is supported by 2x4 rafters at 32" c.c., with a span of 10-feet, supported by braces at the mid span. The roof sheathing is 1x solid-sawn skip sheathing, with multiple layers of shingles. Our analysis is based on the 1895 San Francisco building code, given a 1907 date for original construction established in the HRE. This code shows that the framing members supporting the roof are insufficiently sized for their span and their loads, and would require additional strengthening to meet the capacity requirements based on the code at the time of original construction. The only solution to this deficiency would be to remove the roof, and introduce new, deeper roof framing members that are capable of carrying the roof loads.	See line items C1-C6 on the upgrade cost spreadsheet	See photos 10-11	$5,361.95
11	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				
12	Upgrading electrical wiring which does not conform to the regulations in effect at the time or installation.				
13	Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation.				
14	Providing exiting in accordance with the code in effect at the time of construction.				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
15	Correction of improper roof, surface or sub-surface drainage if not originally installed, if related to the building and not to landscape or yard areas.				
16	Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation).				
17	Repair of fire-resistive construction and fire protection systems if required at the time of construction, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.				
18	Wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration.				
19	Repairs as needed to provide at least one properly operating water closet, and lavatory, and bathtub or shower.				
20	Repair of a kitchen sink not operating properly.				
21	Provision of kitchen appliances, when provided by the owner, in good working condition, excluding minor damage.				
22	Repair if needed of water heater to provide a minimum temperature of 105^{o} and a maximum of 102^{o}, with at least 8 gallons of hot water storage.				
23	Provision of both hot and cold running water to plumbing fixtures.				
24	Repair to a sewage connection disposal system, if not working.				
25	Repair heating facilities that allow the maintenance of a temperature of 70^{o} in habitable rooms, if not working.				

	Items considered under 50% Threshold	Description of deficiencies (leave blank if not applicable)	Reference items in cost estimates (pest inspection reports, contractor estimates)	Photo ID that illustrates deficiencies	Cost
26	Repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working.				
27	Provision of operable windows in habitable rooms (certain exceptions apply).				
28	Repair of electrical wiring if not maintained in a safe condition.				
29	Repair of plumbing materials and fixtures if not maintained in good condition.				
30	Eliminating chronic, severe mold and mildew.				
31	Abating hazardous lead, asbestos or other materials where peeling, deteriorating, flaking, friable, chipped or otherwise deteriorating surfaces create significant exposure to the material.				
32	Building Permit Application cost	2.5% of total costs corrected for location			$2,050.15
33	Contractor's profit & overhead, not to exceed 18% of construction subtotal, if unit costs used for repair items do not include profit & overhead	18% of total costs corrected for location			$14,761.05
				50% Threshold Cost Subtotal	$98,817.06

Summary

50% Replacement Cost: $92,917

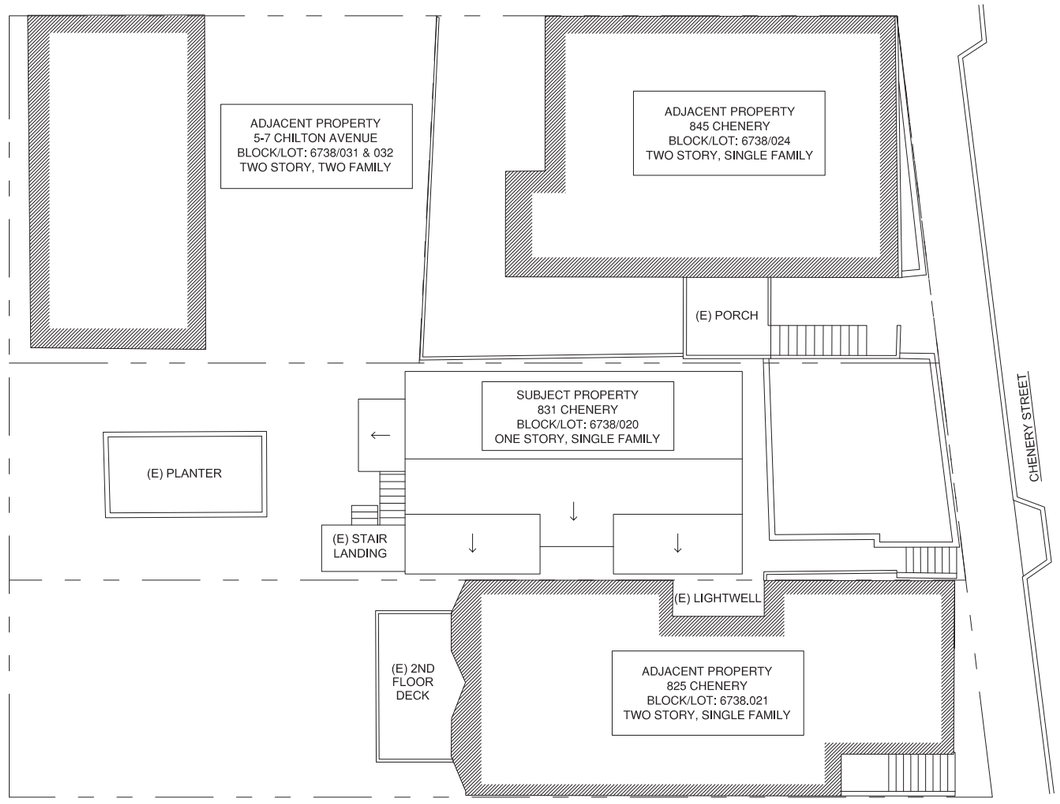
50% Threshold Repair Cost: $98,817

APPENDIX H:
AS-BUILT DRAWINGS

831 CHENERY STREET
SAN FRANCISCO, CA

OCTOBER 24, 2014

PAGES: 55-60



SITE PLAN

SCALE: 1/8"=1'-0"

NORTH

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KEVIN FINNEY
NO. C72562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

AS BUILT CONDITIONS
831 CHENERY STREET
SAN FRANCISCO, CA

SITE PLAN

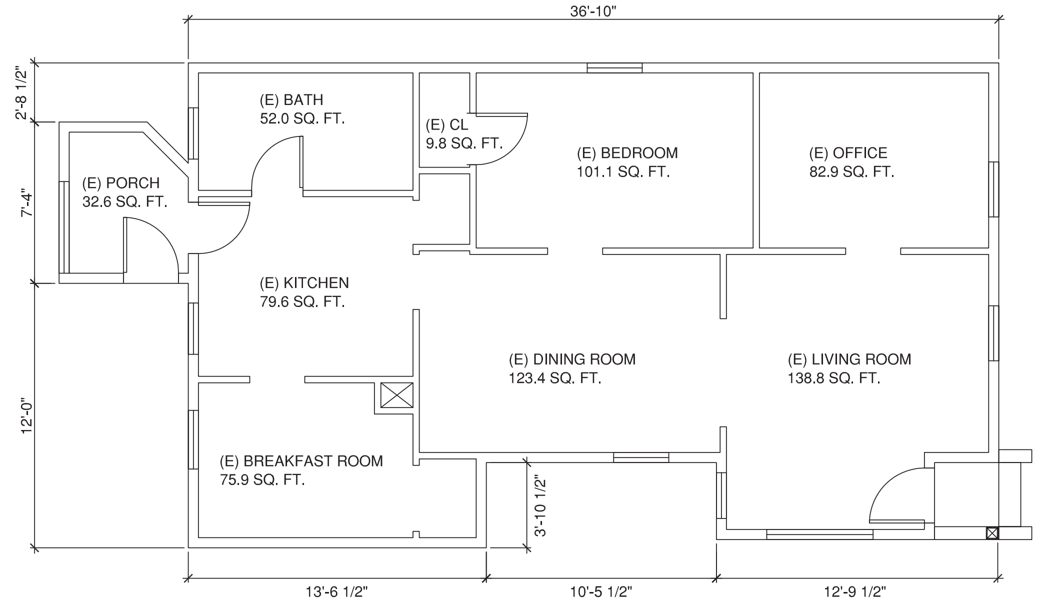
10-24-14

PERMIT SUBMITTAL

JOB NO: 0101

A1

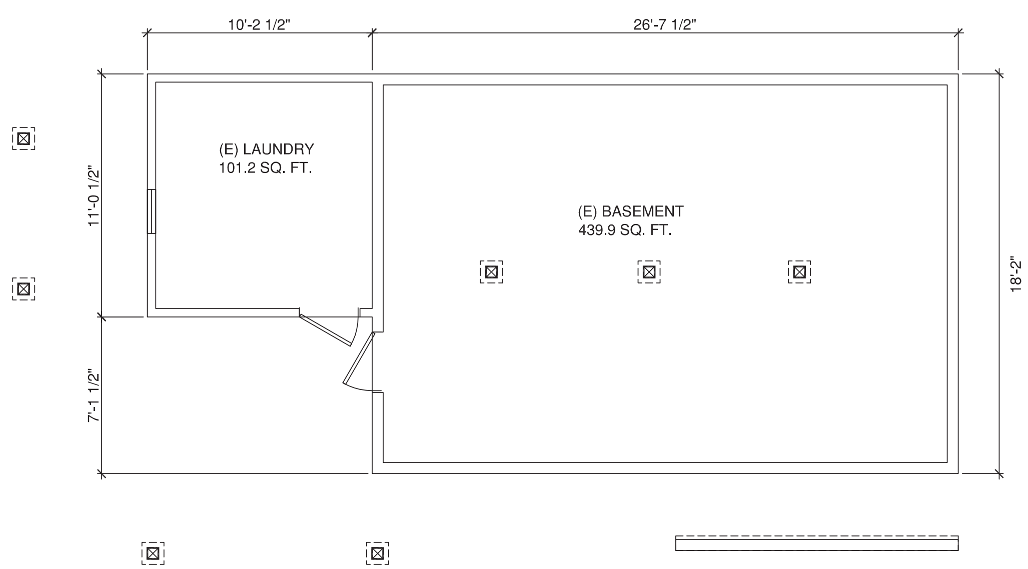
Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 As Built.dwg



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH



BASEMENT PLAN

SCALE: 1/4"=1'-0"

NORTH

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER KEVIN FINNEY No. C72562 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

AS BUILT CONDITIONS
831 CHENERY STREET
SAN FRANCISCO, CA

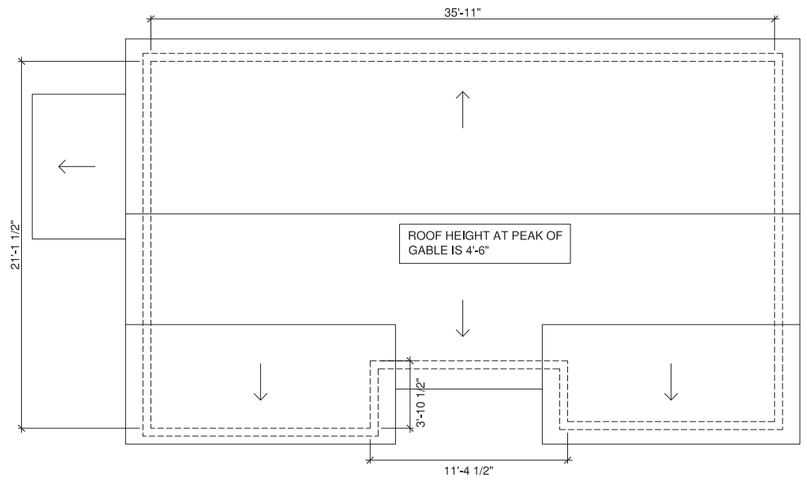
FIRST FLOOR PLAN
BASEMENT PLAN

10-24-14

PERMIT SUBMITTAL

JOB NO: 0101

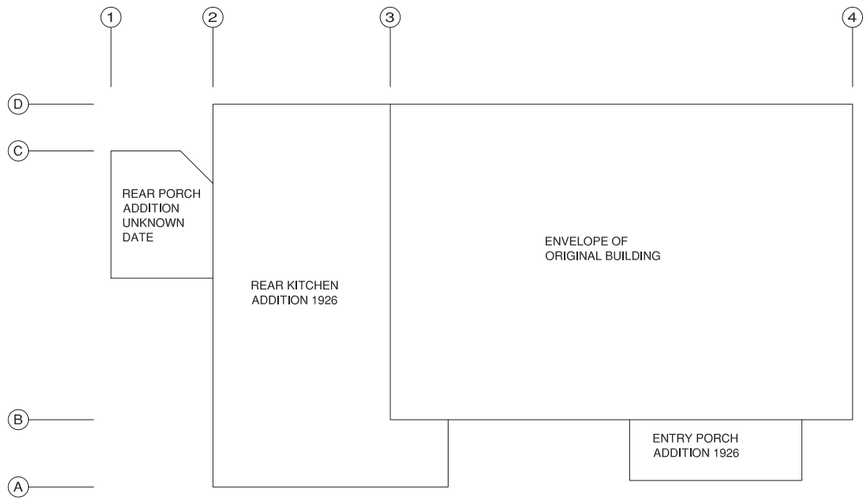
A2



ROOF PLAN & ATTIC PLAN BELOW

SCALE: 1/4"=1'-0"

NORTH



CONSTRUCTION HISTORY

SCALE: 1/4"=1'-0"

NORTH

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER * KEVIN FINNEY * NO. C72562 Exp. 6/30/16 * CIVIL * STATE OF CALIFORNIA

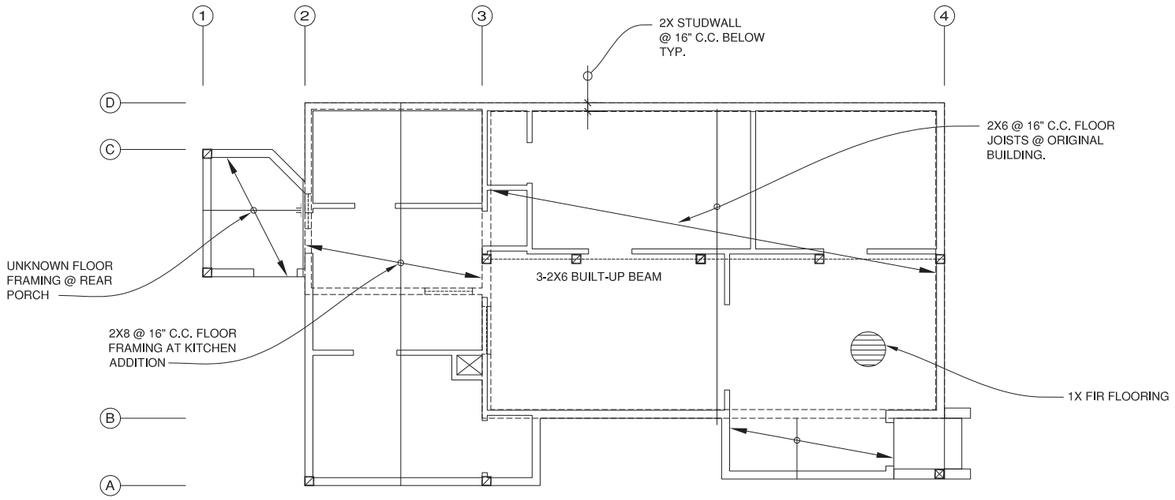
AS BUILT CONDITIONS
831 CHENERY STREET
SAN FRANCISCO, CA

ROOF PLAN & ATTIC PLAN BELOW
CONSTRUCTION HISTORY

PERMIT SUBMITTAL 10-24-14
1 PLAN CHECK 4-6-15

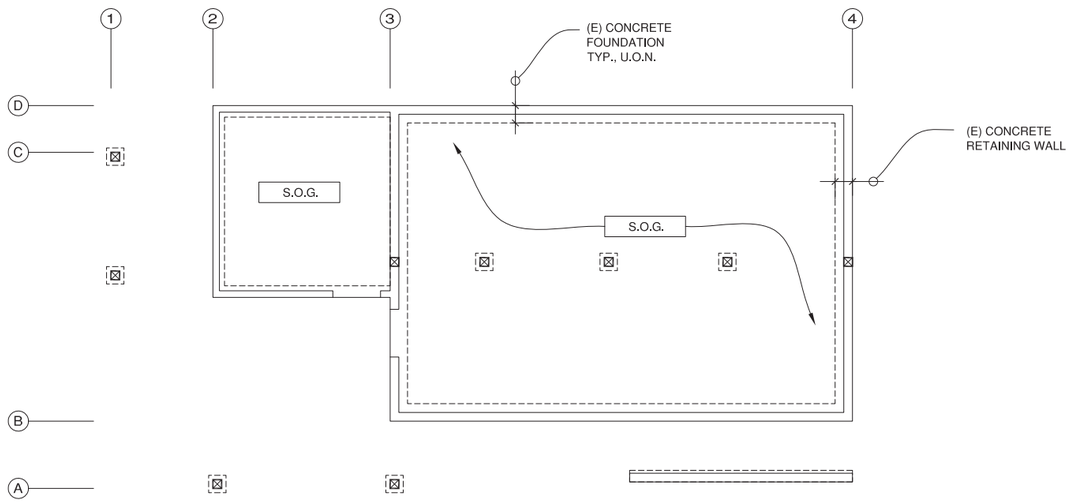
JOB NO: 0101

A3



FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"



BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KEVIN FINNEY
NO. C72562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

AS BUILT CONDITIONS
831 CHENERY STREET
SAN FRANCISCO, CA

FIRST FLOOR FRAMING PLAN
BASEMENT & FOUNDATION PLAN

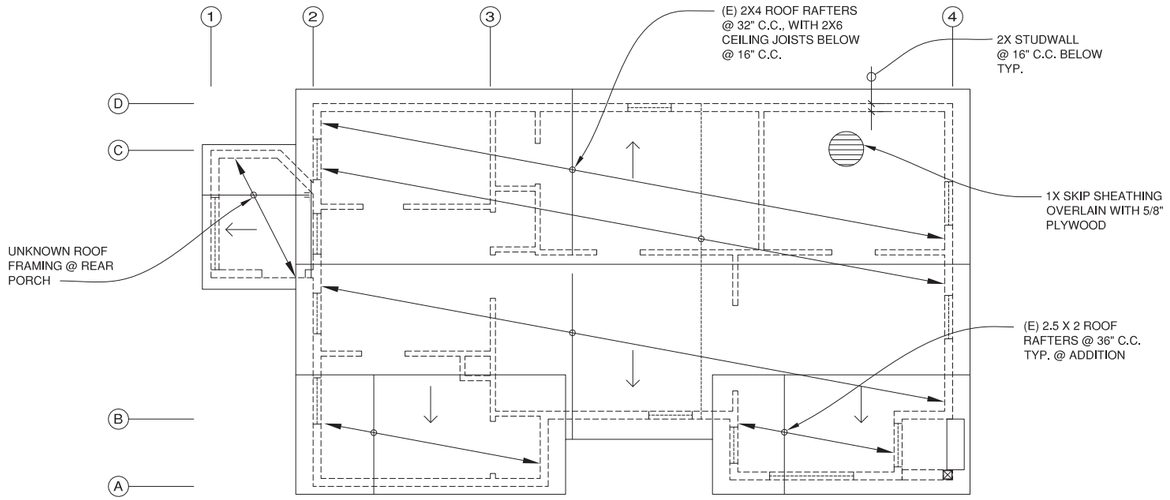
10-24-14

PERMIT SUBMITTAL

JOB NO: 0101

S1

Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 As Built.dwg



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KEVIN FINNEY
No. C72562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

AS BUILT CONDITIONS
831 CHENERY STREET
SAN FRANCISCO, CA

ROOF FRAMING PLAN

PERMIT SUBMITTAL 10-24-14

JOB NO: 0101

S2

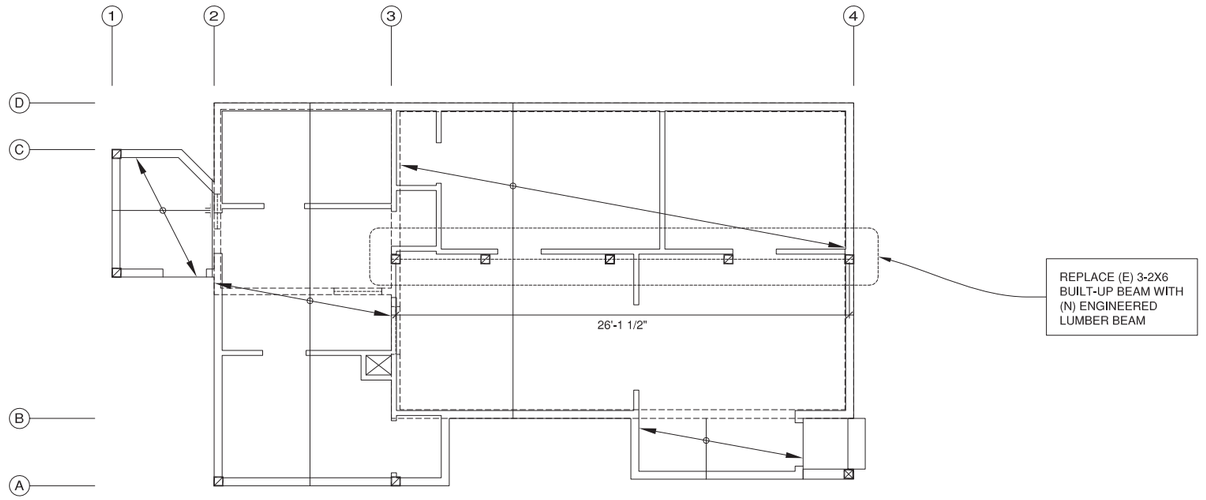
Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 As Built.dwg

APPENDIX I:
REPAIR SKETCHES & PHOTOGRAPH LOCATIONS

831 CHENERY STREET
SAN FRANCISCO, CA

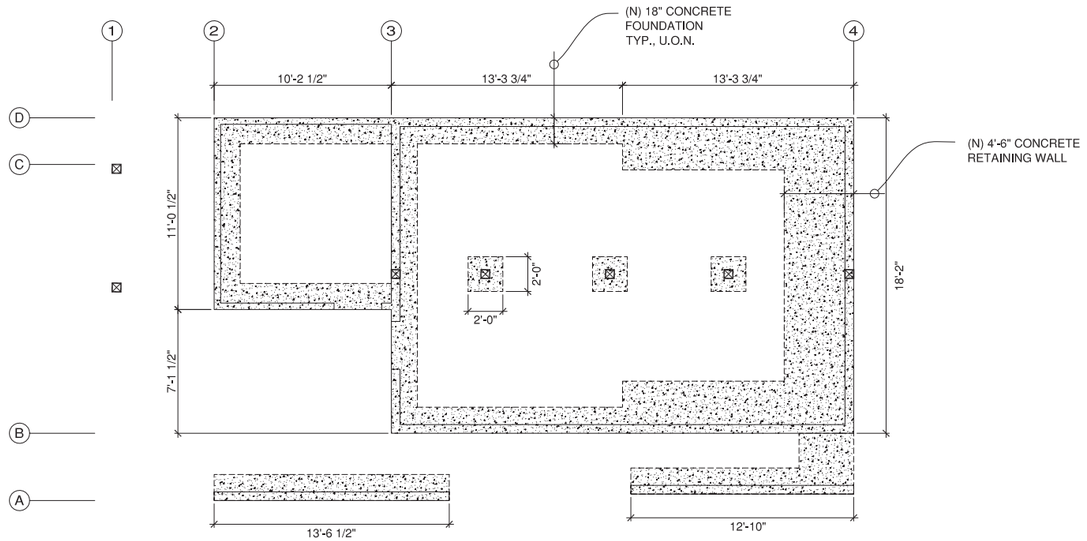
OCTOBER 24, 2014

PAGES: 61-65



FIRST FLOOR BEAM UPGRADE

SCALE: 1/4"=1'-0"



FOUNDATION REPLACEMENT PLAN

SCALE: 1/4"=1'-0"

BONZA ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER * YINHUA CUI * No. C72562 Exp. 6/30/16 * STATE OF CALIFORNIA

REAPIR SKETCHES & PHOTOS
831 CHENERY STREET
SAN FRANCISCO, CA

FIRST FLOOR BEAM UPGRADE
FOUNDATION REPLACEMENT PLAN

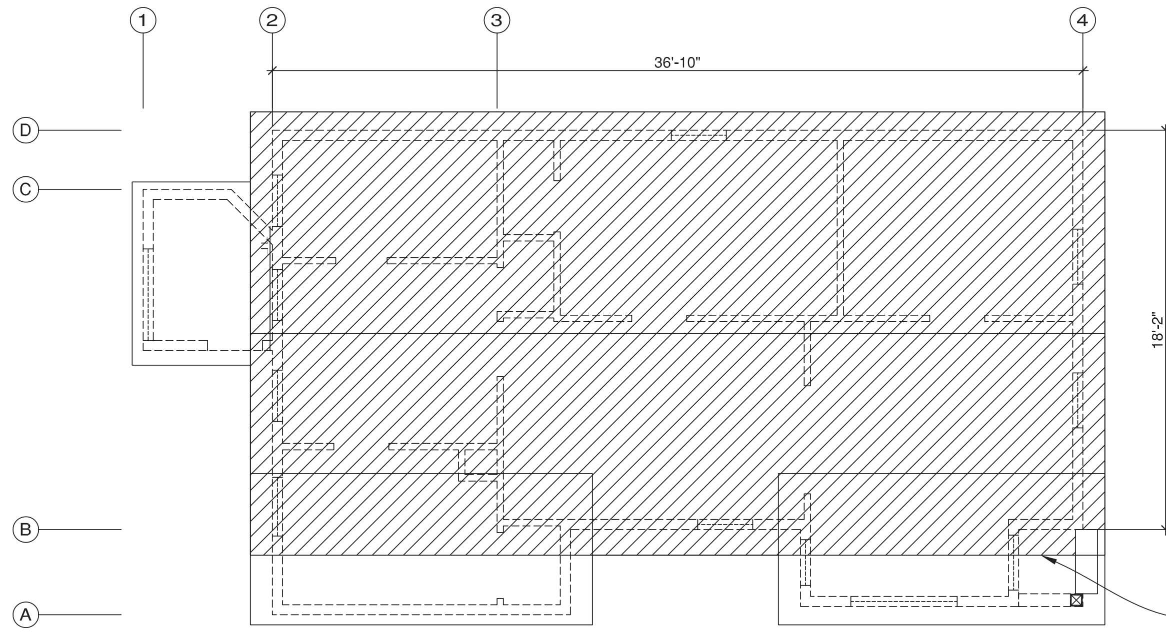
10-24-14

PERMIT SUBMITTAL

JOB NO: 0101

SK1

Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 Repair and photo sketches.dwg



AREA OF ROOF FRAMING UPGRADE. REMOVE (E) ROOFING AND SHEATHING, SISTER (E) RAFTERS WITH (N) RAFTERS @ 16" C.C., INSTALL (N) SHEATHING AND ROOFING.

ROOF DEMO & FRAMING UPGRADE

SCALE: 1/4"=1'-0"

BONZA ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER KELTON FINNEY No. C72562 Exp. 6/30/16 CIVIL STATE OF CALIFORNIA

REAPIR SKETCHES & PHOTOS
831 CHENERY STREET
SAN FRANCISCO, CA

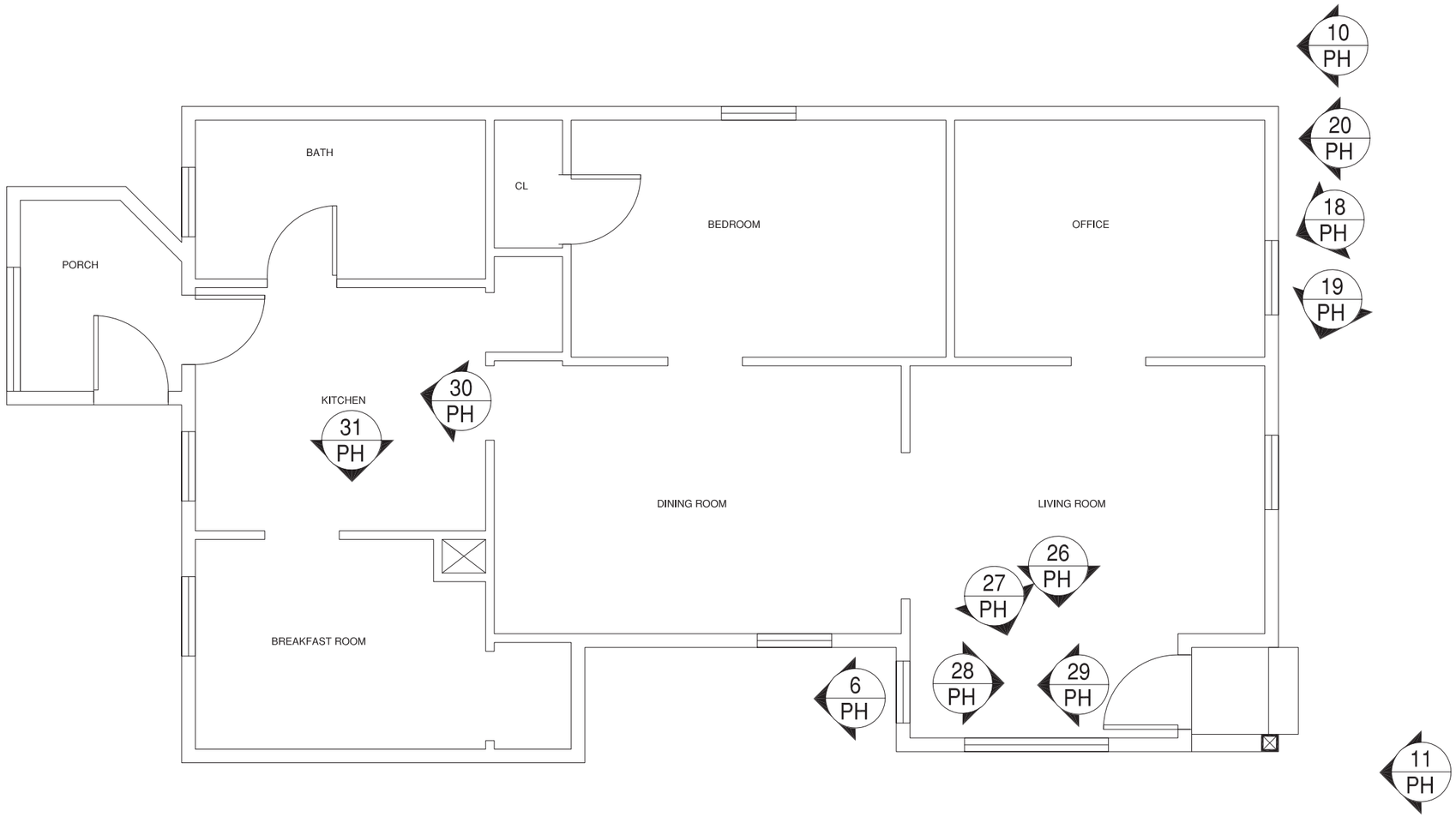
ROOF FRAMING UPGRADES

PERMIT SUBMITTAL 10-24-14

JOB NO: 0101

SK2

Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 Repair and photo sketches.dwg



FIRST FLOOR PHOTOGRAPH LOCATIONS

SCALE: 1/4"=1'-0"

NORTH

BONZA ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER * YINHUA FANG * NO. C72562 Exp. 6/30/16 CIVIL * STATE OF CALIFORNIA *

REAPIR SKETCHES & PHOTOS
831 CHENERY STREET
SAN FRANCISCO, CA

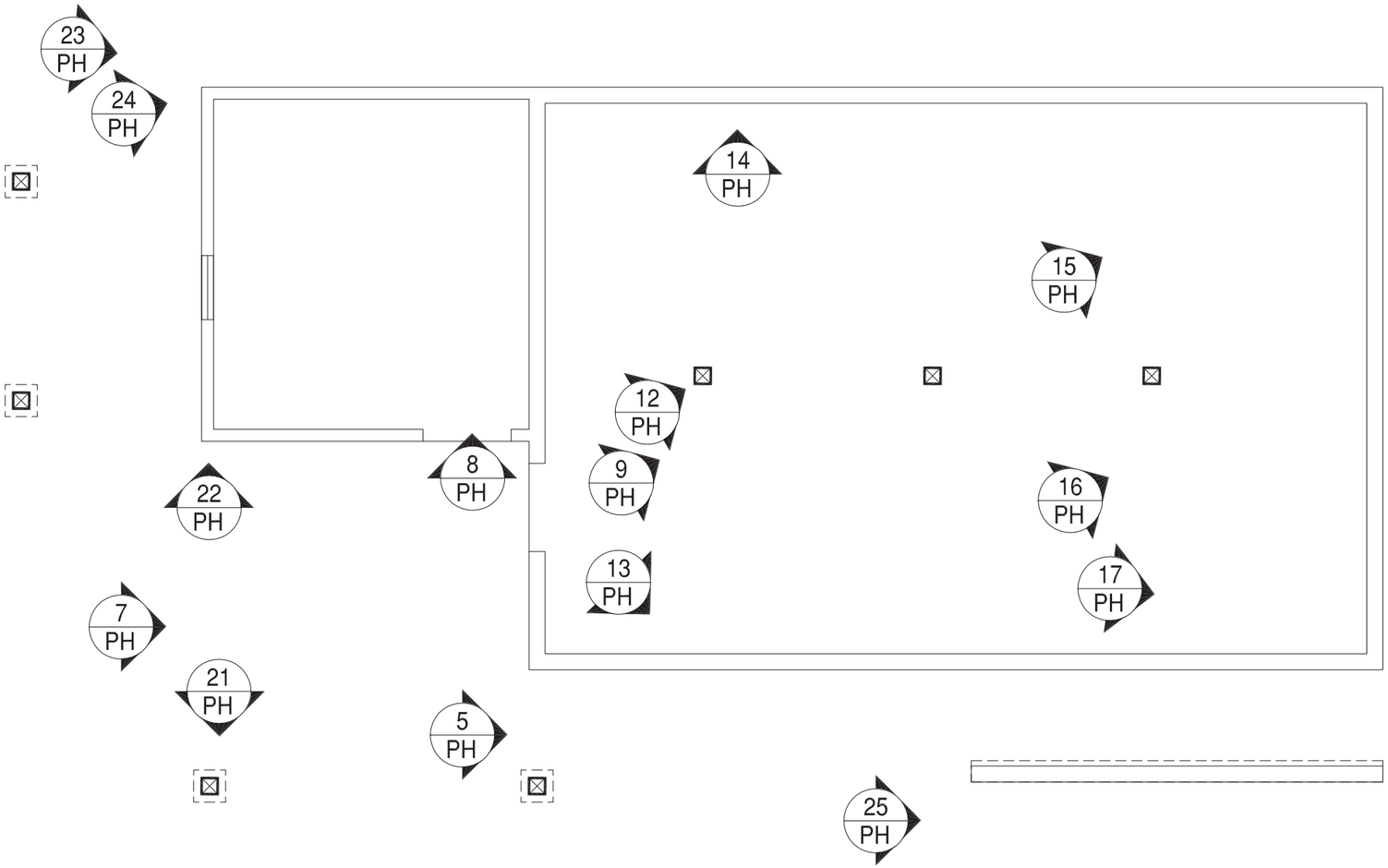
FIRST FLOOR PHOTOGRAPH LOCATIONS

PERMIT SUBMITTAL 10-24-14

JOB NO: 0101

PH-1

Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 Repair and photo sketches.dwg



BASEMENT PHOTOGRAPH LOCATIONS

SCALE: 1/4"=1'-0"

NORTH

BONZA
ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
KEITH FINNEY
NO. C72562
Exp. 6/30/16
CIVIL
STATE OF CALIFORNIA

REAPIR SKETCHES & PHOTOS
831 CHENERY STREET
SAN FRANCISCO, CA

BASEMENT PHOTOGRAPH LOCATIONS

10-24-14
PERMIT SUBMITTAL

JOB NO: 0101

PH-2

Y:\Documents\BONZA PROJECTS\0101 831 Chenery\As Built\0101 Repair and photo sketches.dwg

CITY INFORMATION

831 CHENERY STREET

BLOCK:	6738
LOT:	020
ZONING:	RH-1
HT. LIMIT:	40-X
OCCUPANCY:	R-3
CONSTRUCTION:	V-B, SPRINKLERED

SQUARE FOOTAGE:

LOT SIZE: 2,716 SQ.FT.

EXISTING BUILDING SIZE:

BASEMENT:	583 SQ.FT.
1ST FLOOR:	798 SQ.FT.
TOTAL:	1,381 SQ. FT.

PROPOSED BUILDING SIZE:

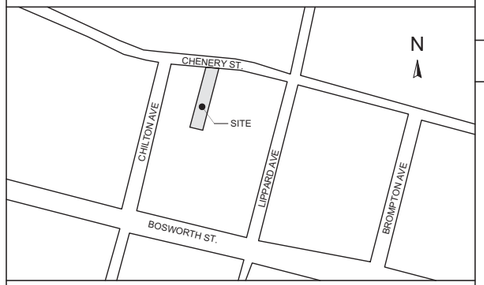
HABITABLE S.F.:		DECK S.F.:		MISC. STORAGE S.F.:	
1ST FLOOR:	787 S.F.	2ND FLOOR:	113 S.F.	BASEMENT:	430 S.F.
2ND FLOOR:	658 S.F.	3RD FLOOR:	0 S.F.	1ST FLOOR:	196 S.F.
3RD FLOOR:	1,126 S.F.	ROOF:	193 S.F.		
TOTAL:	2,571 S.F.	TOTAL:	306 S.F.	TOTAL:	626 S.F.

GARAGE:
2ND FLOOR: 416 S.F.

BUILDING CODE:
2013 CALIFORNIA BUILDING CODE (CBC)
2013 SAN FRANCISCO ADDENDUMS TO CBC
ENERGY CODE - TITLE 24
2013 SAN FRANCISCO MECH. & ELEC. CODES
2013 SAN FRANCISCO FIRE CODES

SCOPE:
EXISTING UNSOUND SINGLE FAMILY HOME TO BE DEMOLISHED AND REPLACED WITH A NEW SINGLE FAMILY HOME. PROJECT EXCAVATION = 35 TO 40 CUBIC YARDS.

VICINITY MAP



SYMBOLS

3 _____DOOR NO.

8 _____WINDOW NO.

6 / A-1 _____DETAIL NO. / _____SHEET NO.

4 / A-4 _____SECTION NO. / _____SHEET NO.

5 / A-3 INTERIOR & EXTERIOR _____ELEVATION NO. / _____SHEET NO.

1 / 4 / A-1 / 2 / 3 _____INTERIOR ELEV. NO. / _____SHEET NO.

DINING ROOM _____ROOM NAME

EL=164'-2" _____ELEVATION

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.

2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.

4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.

5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.

6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.

7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.

8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.

9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.

10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABLITIES ACT OUTLINED IN SECTIONS 10&11 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.

11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFBC (STC AND IIC OF 50 BETWEEN UNITS).

12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIRMENTS. SEE CODE SECTION 1202.2.7

ABBREVIATIONS

&	AND	FDN.	FOUNDATION	PT.	POINT
<	ANGLE	FIN.	FINISH	PTN.	PARTITION
@	AT	FL.	FLOOR		
C	CENTERLINE	FLUOR.	FLUORESCENT	R.	RISER
	DIAMETER OR ROUND	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	POUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REINF.	REINFORCED
		FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL.	ALUMINUM	GA.	GAUGE		
APPROX.	APPROXIMATE	GALV.	GALVANIZED	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	GD.	GRADE	SCHED.	SCHEDULE
		GYP.	GYPSUM	SECT.	SECTION
BD.	BOARD			SHT.	DRAWING SHEET
BLDG.	BUILDING	H.B.	HOSE BIB	SIM.	SIMILAR
BLK.	BLOCK	H/C	HANDICAPPED	SPEC.	SPECIFICATION
BLKG.	BLOCKING	H.C.	HOLLOW CORE	SQ.	SQUARE
BM.	BEAM	HDW.	HARDWARE	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	STD.	STANDARD
		H.M.	HOLLOW METAL	STL.	STEEL
CAB.	CABINET	HT.	HEIGHT	STOR.	STORAGE
CEM.	CEMENT	HWH	HOT WATER HEATER	STRL.	STRUCTURAL
CER.	CERAMIC			SUSP.	SUSPENDED
CLG.	CEILING	INSUL.	INSULATION	SYM.	SYMETRICAL
CL.	CLOSET	INT.	INTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
CLR.	CLEAR				
COL.	COLUMN	JAN.	JANITOR	T	TREAD
CONC.	CONCRETE	JT.	JOINT	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAM.	LAMINATE	T.B.S.	TO BE SELECTED
CTR.	CENTER	LAV.	LAVATORY	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE			T&G	TONGUE & GROOVE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	THK.	THICK
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT
DET.	DETAIL	MEMB.	MEMBRANE	T.W.	TOP OF WALL
DIA.	DIAMETER	MFR.	MANUFACTURER	TYP.	TYPICAL
DIM.	DIMENSION	MIN.	MINIMUM		
DN.	DOWN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DTL.	DETAIL	M.O.	MASONRY OPENING		
DW	DISHWASHER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING			VERT.	VERTICAL
		(N)	NEW		
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W/	WITH
EA.	EACH	NO. OR #	NUMBER	W.C.	WATER CLOSET
EL.	ELEVATION	N.T.S.	NOT TO SCALE	WD	WASHER/DRYER
ELEC.	ELECTRICAL			WD.	WOOD
ELEV.	ELEVATOR	O.C.	ON CENTER	WDO.	WINDOW
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EQPT.	EQUIPMENT			WP.	WATERPROOF
EXP.	EXPANSION	PL.	PLATE	WT.	WEIGHT
EXT.	EXTERIOR	P.LAM.	PLASTIC LAMINATE		
		PLYWD.	PLYWOOD		
FAU	FORCED AIR UNIT	PR.	PAIR		
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED		

DRAWING SCHEDULE

ARCHITECTURAL/ CIVIL

PROJECT DIRECTORY

CLIENT
TOM HUBER & GRETCHEN WALLACKER
26 BURNSIDE AVE.
SAN FRANCISCO, CA 94131

ARCHITECT
TONY PANTALEONI
KOTAS/PANTALEONI ARCHITECTS
70 ZOE STREET, SUITE 200
SAN FRANCISCO, CA. 94107
415-495-4051
415-495-6885 FAX

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
SITE & CITY INFO.

Scale: As Noted

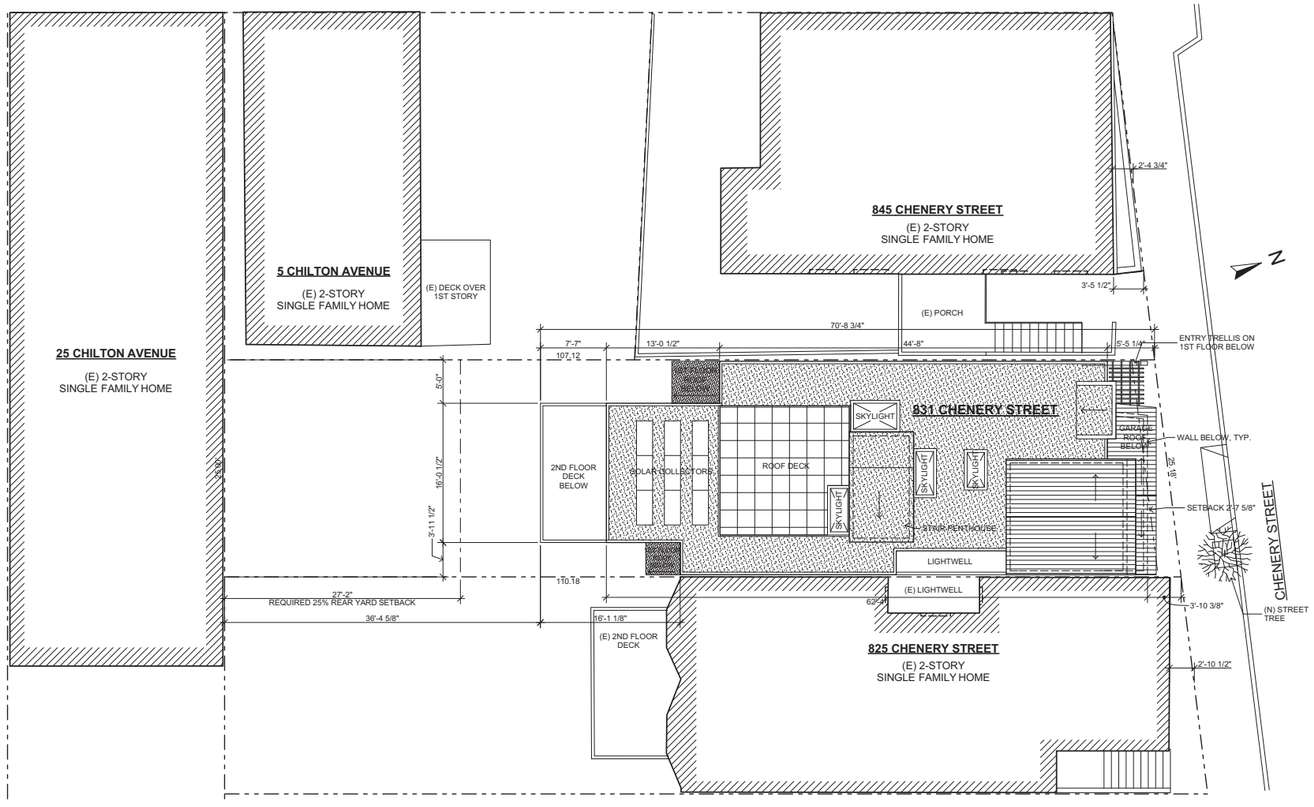
Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

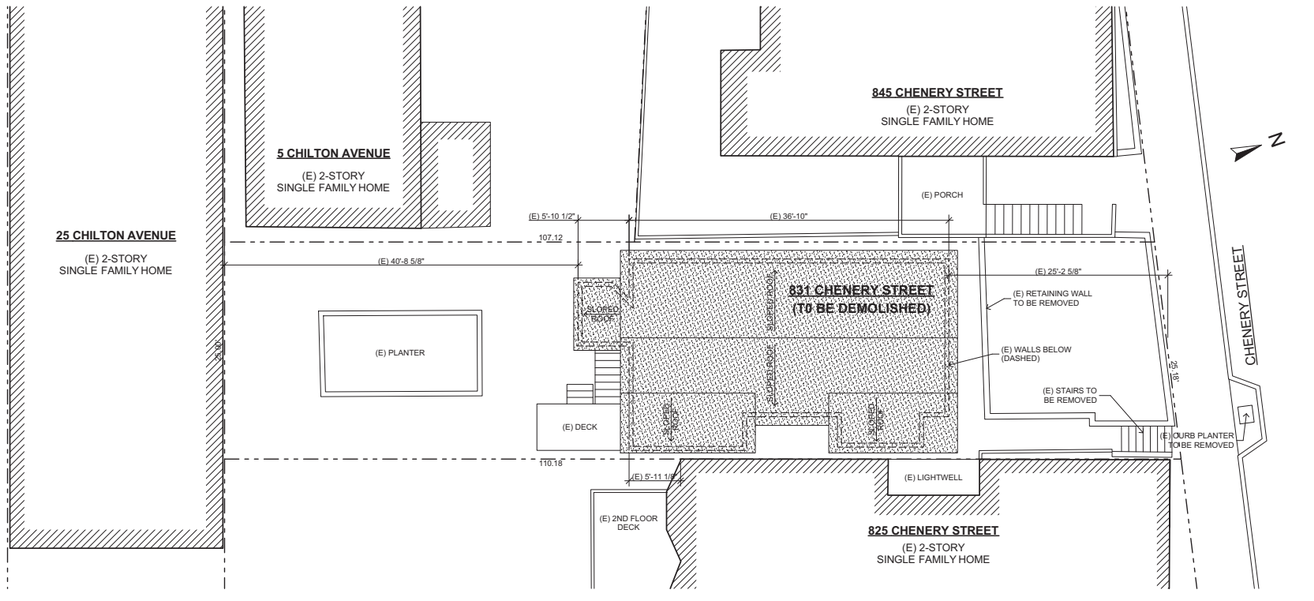
Sheet: A1.0

FRONT YARD SETBACK CALCULATION:	REAR YARD SETBACK CALCULATION:
825 CHENERY STREET = 2'-10 1/2"	WEST PROPERTY LINE = 107.12'
845 CHENERY STREET = 2'-4 3/4"	EAST PROPERTY LINE = 110.18'
AVERAGE BETWEEN NEIGHBORS = 5'-3 1/4" / 2 = 2'-7 5/8"	AVERAGE AT CENTER OF PROPERTY = 217.3' / 2 = 108.65'
	25% REAR YARD SETBACK = 108.65 * 25% = 27.16'



2 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN - BUILDING TO BE DEMOLISHED

SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
SITE PLAN

Scale: As Noted

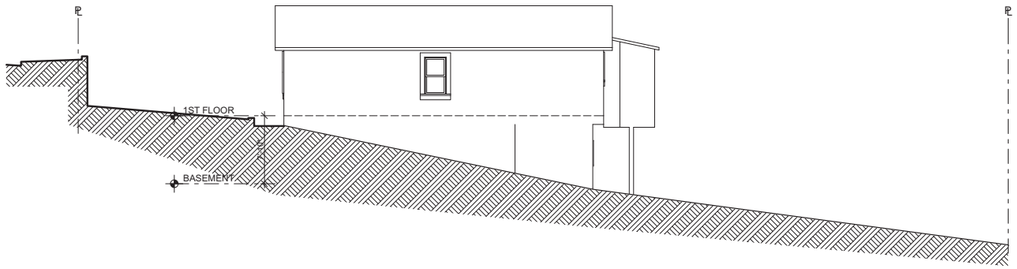
Date: 11.3.14

Drawn By: MKG

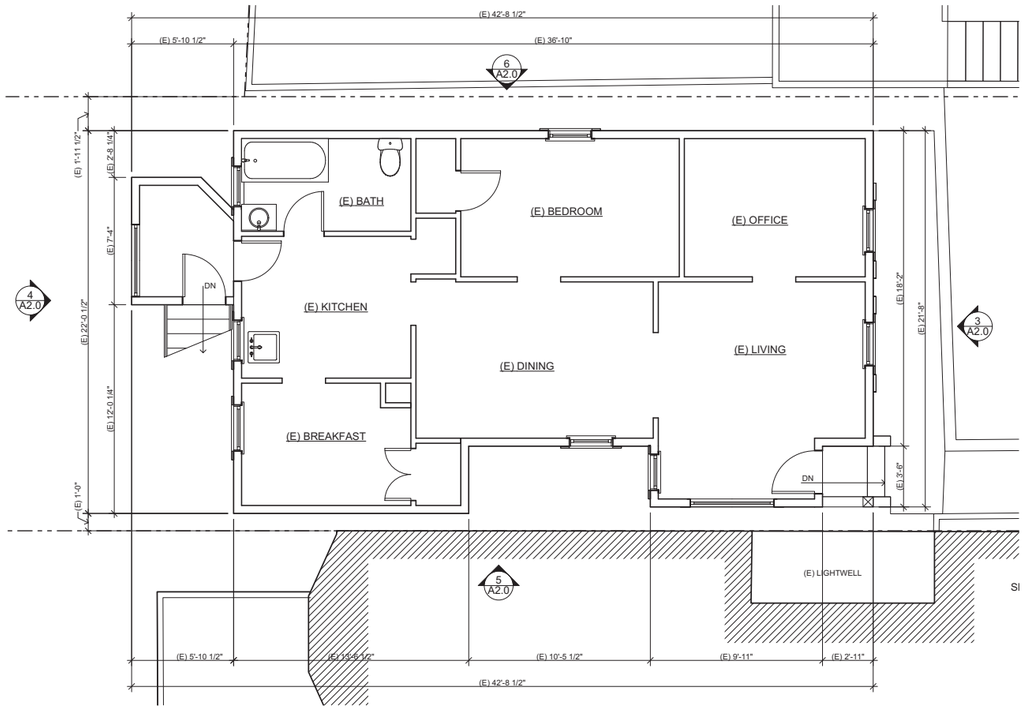
Job Number: 1-314

Sheet: A1.1

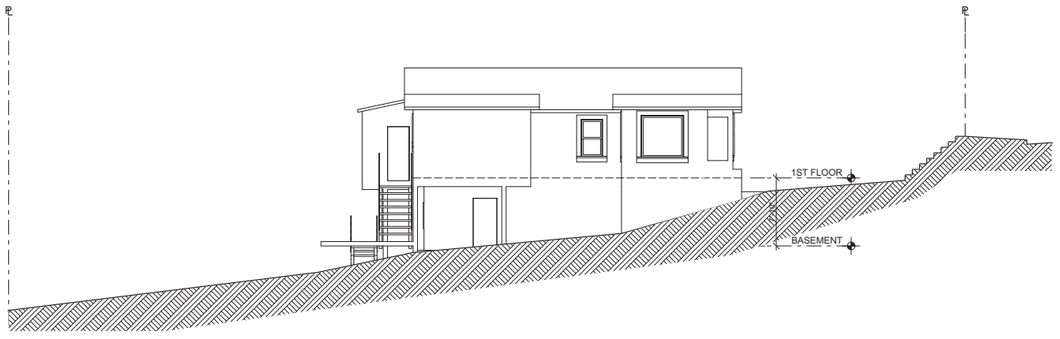
(E) BUILDING TO BE DEMOLISHED



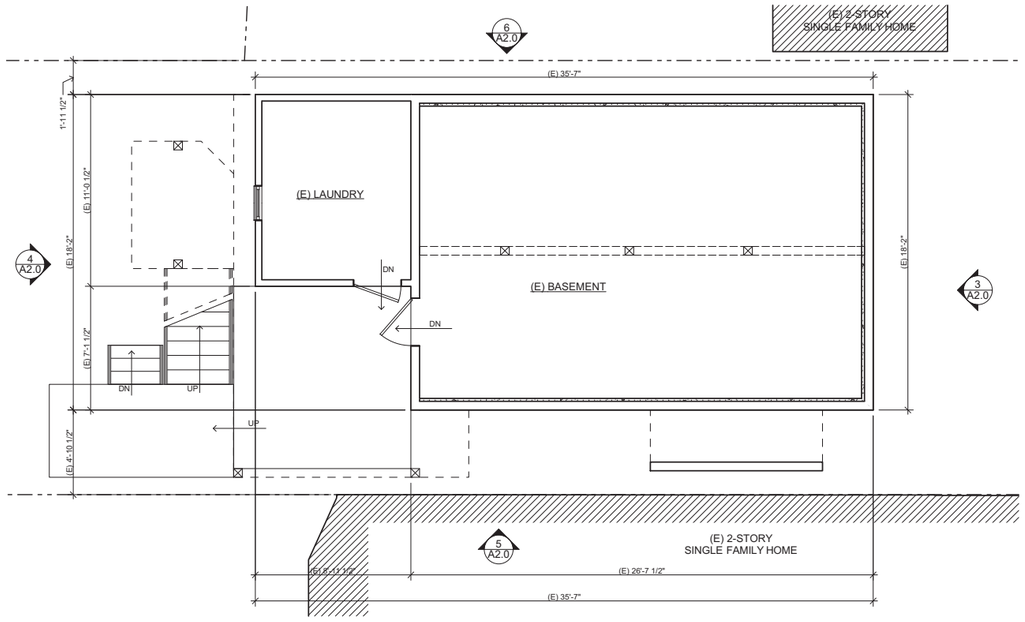
6 (E) WEST ELEVATION
SCALE: 1/8" = 1'-0"



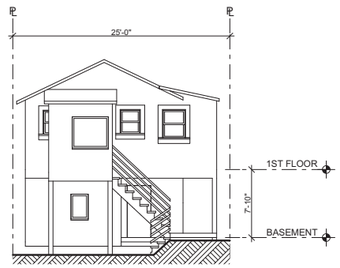
2 (E) 1ST FLOOR / DEMO
SCALE: 1/4" = 1'-0"



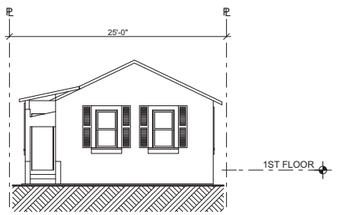
5 (E) EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 (E) BASEMENT / DEMO
SCALE: 1/4" = 1'-0"



4 (E) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 (E) NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
(E) PLANS AND ELEVS.

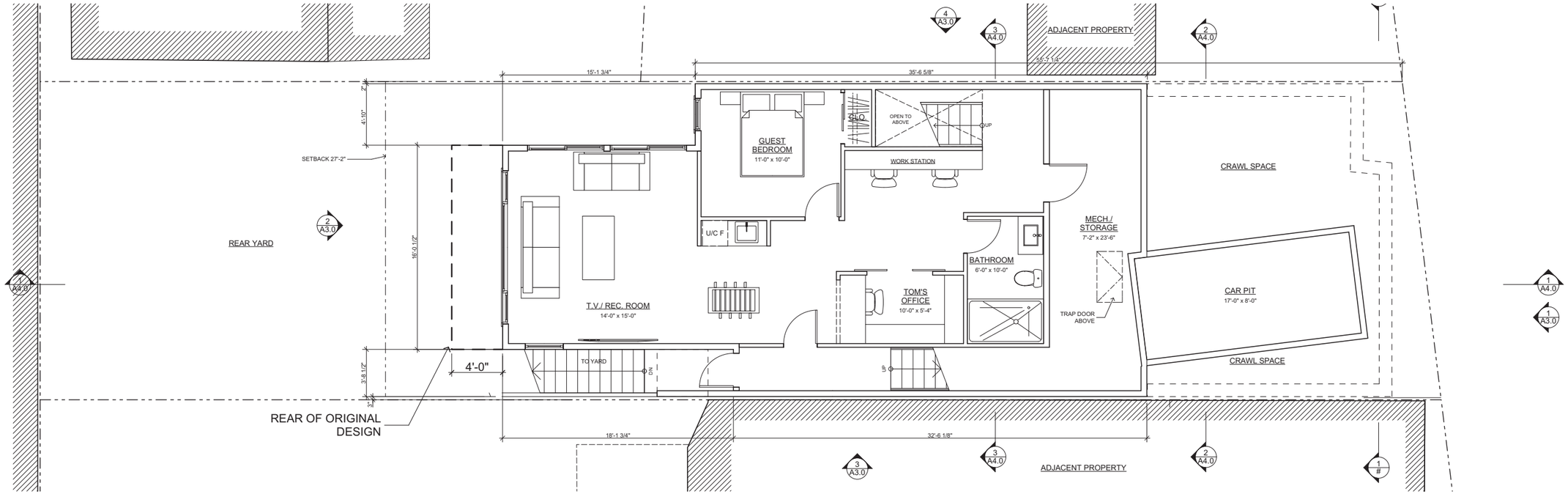
Scale: As Noted

Date: 11.3.14

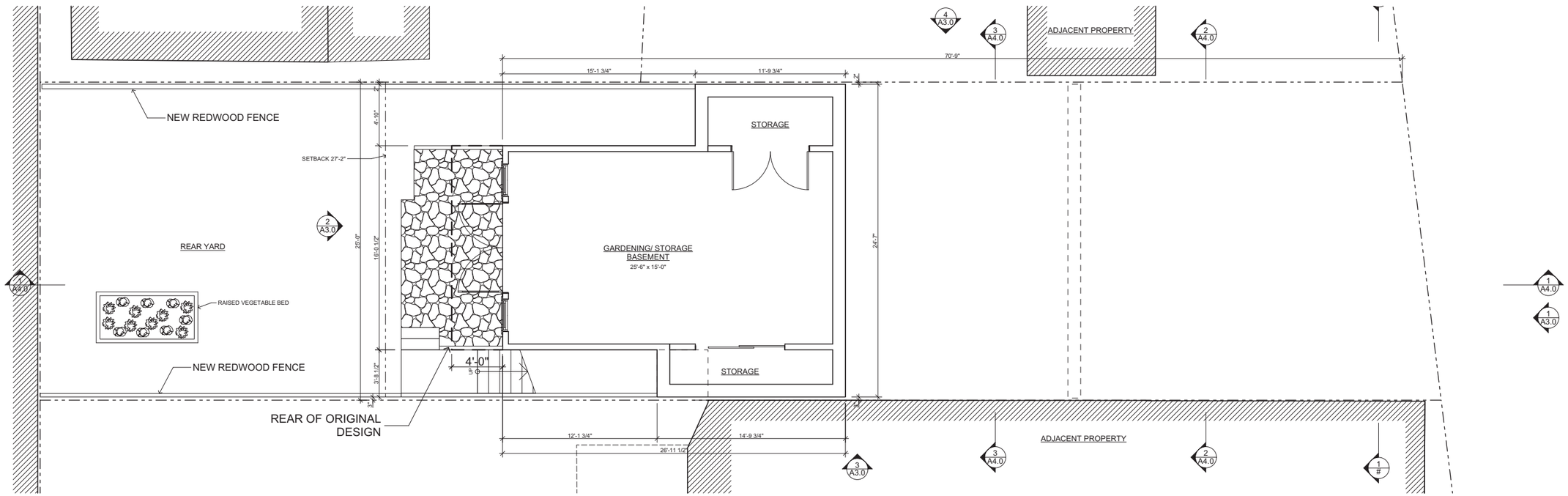
Drawn By: MKG

Job Number: 1-314

Sheet: A2.0



2 PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED BASEMENT & 1ST FLOOR

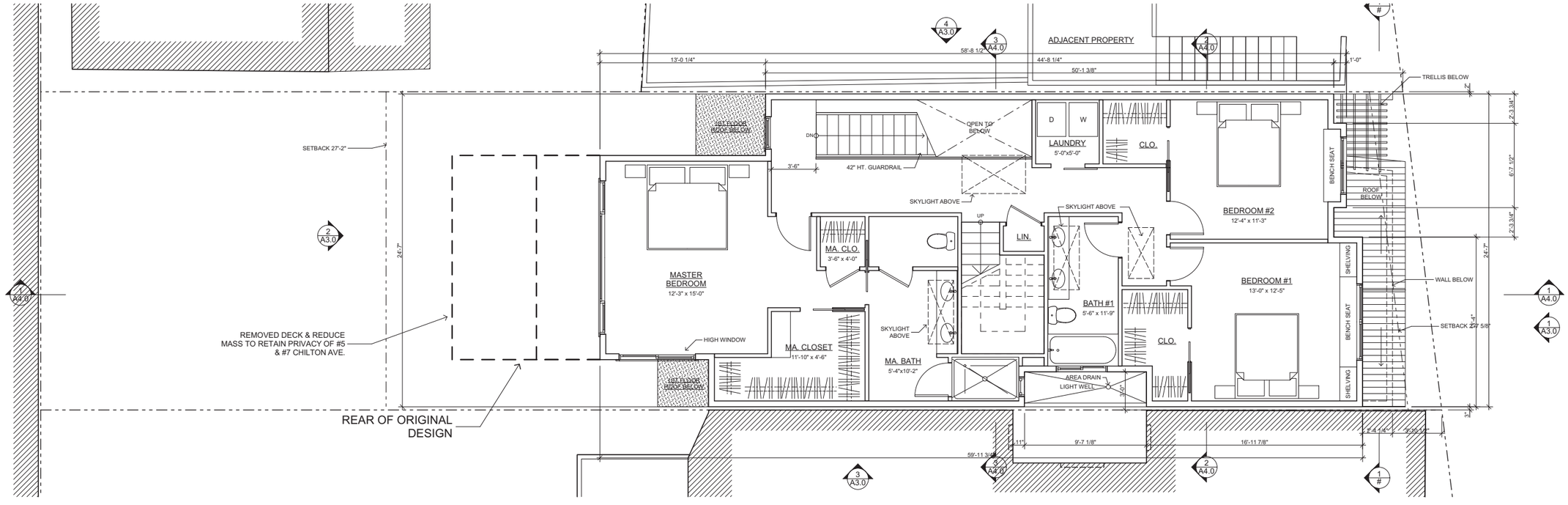
Scale: As Noted

Date: 11.3.14

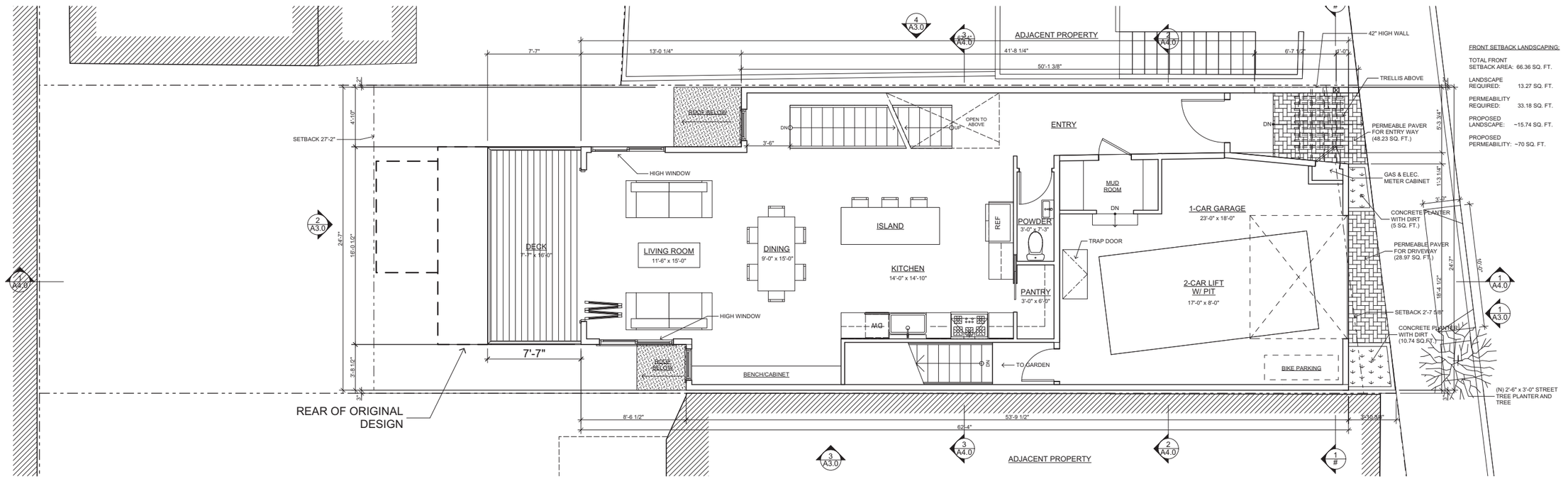
Drawn By: MKG

Job Number: 1-314

Sheet: A2.1



2 PROPOSED 3RD FLOOR
SCALE: 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED 2ND AND 3RD FLOORS

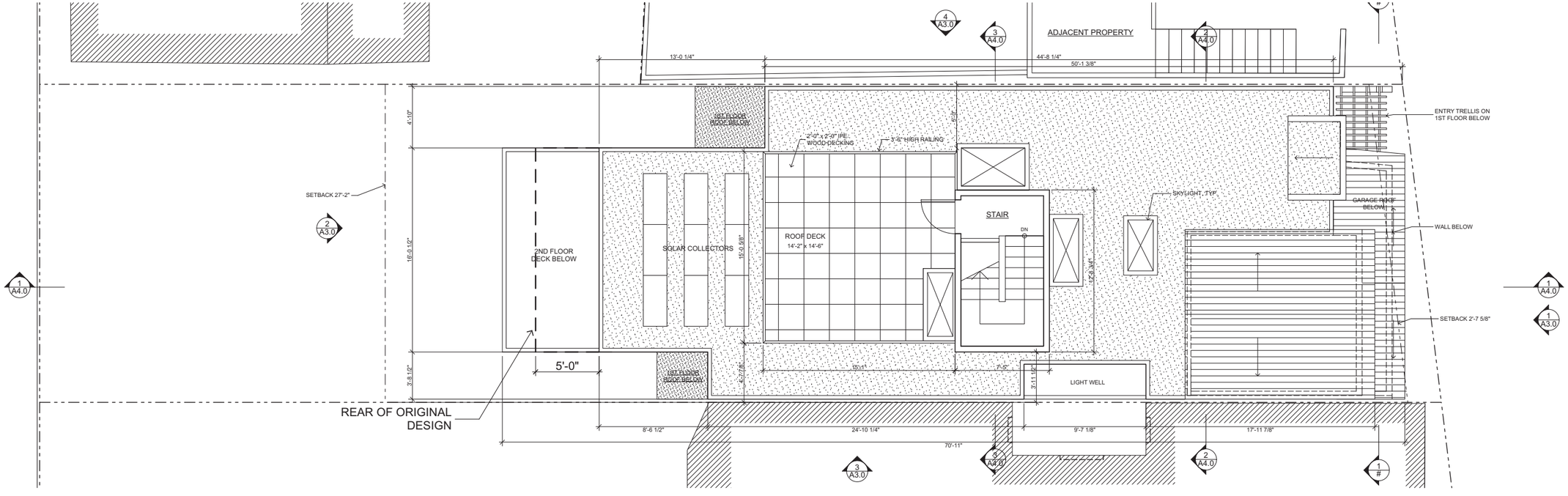
Scale: As Noted

Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

Sheet: A2.2



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED ROOF PLAN

Scale: As Noted

Date: 11.3.14

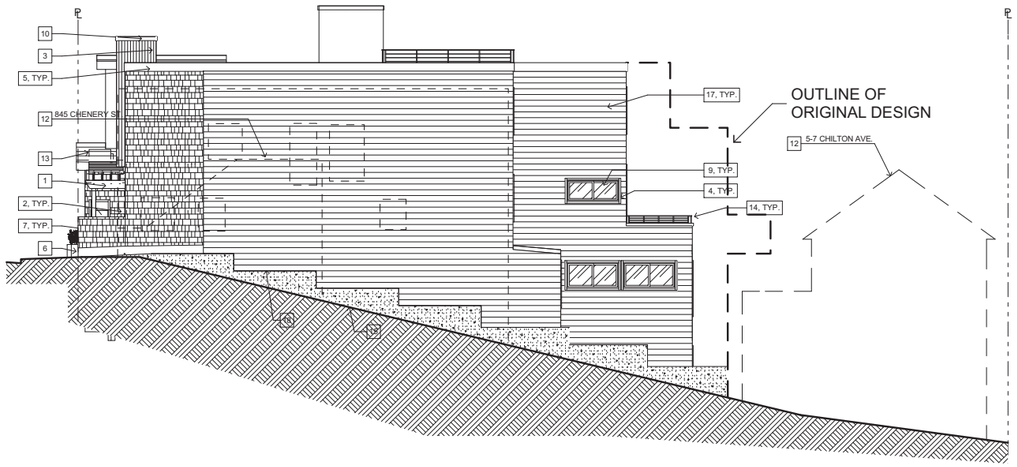
Drawn By: MKG

Job Number: 1-314

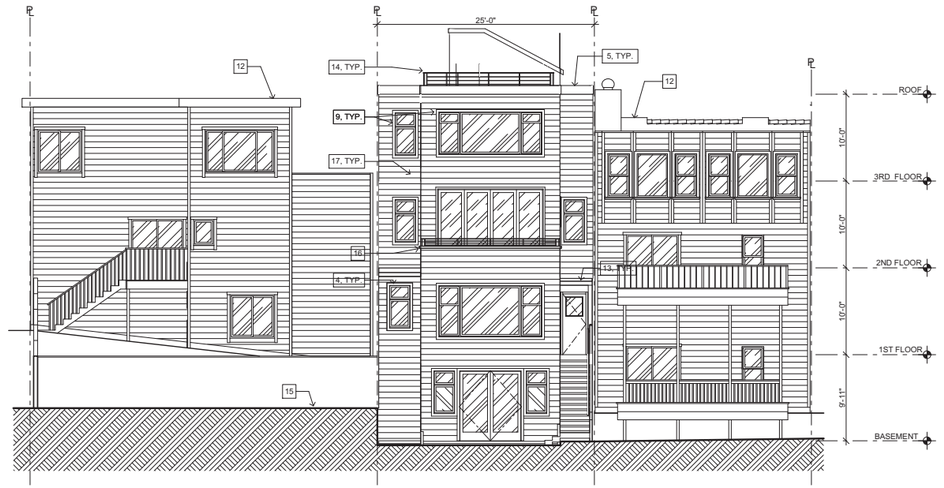
Sheet: A2.3

KEYNOTES:

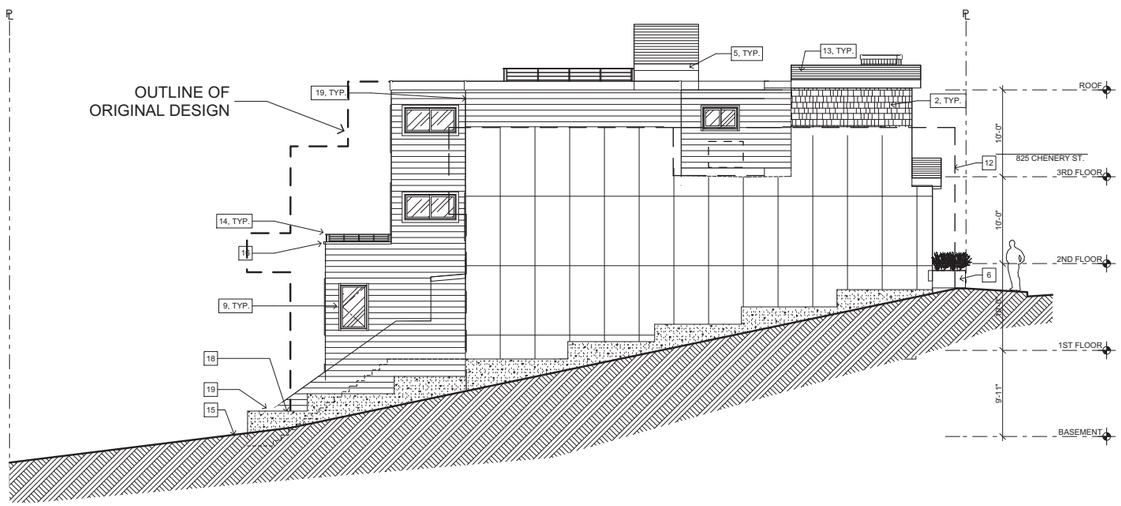
1 CEDAR TRELLIS
2 CEDAR SHINGLES
3 4" WIDE CEDAR VERTICAL SIDING
4 2 x 3 PAINTED WOOD TRIM
5 2 x 12 PAINTED WOOD FASCIA BOARD
6 CONCRETE PLANTER
7 PAINTED STUCCO
8 LIGHT FIXTURE
9 ALUMINUM CLAD WOOD DOUBLE PANE WINDOW AND/ OR DOOR
10 2 x 6 PAINTED WOOD TRIM
11 PAINTED WOOD KNEE BRACKET
12 ADJACENT BUILDING
13 ASPHALT SHINGLE ROOF
14 PAINTED METAL GUARDRAIL
15 GRADE
16 PAINTED TRIM
17 HORIZONTAL PAINTED SIDING
18 CONCRETE STEPPED FOUNDATION
19 PROPERTY LINE WALL @ OUTSIDE STAIR



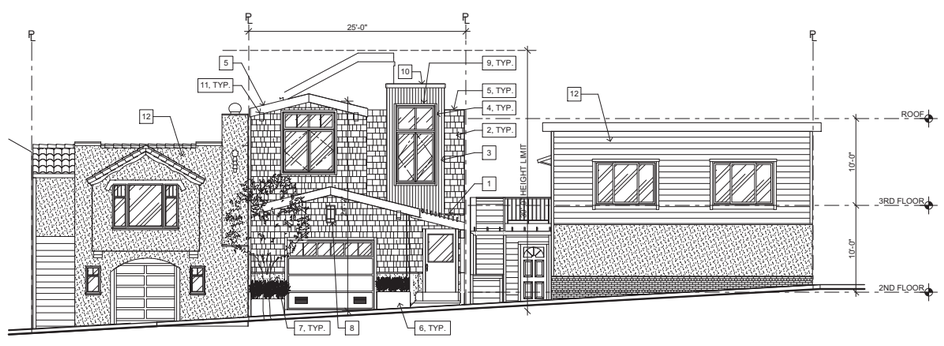
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



1 PROPOSED NORTH ELEVATION - CHENERY STREET
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs.:
PROPOSED ELEVS.

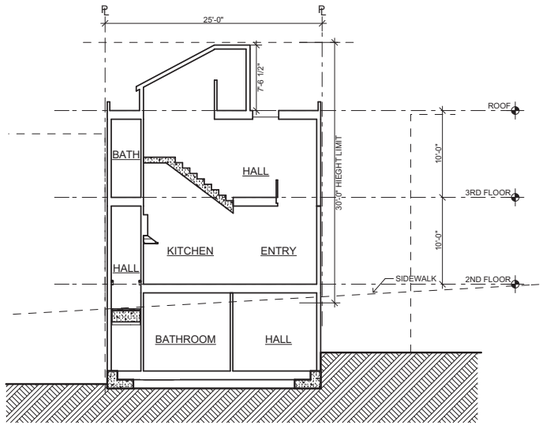
Scale: As Noted

Date: 11.3.14

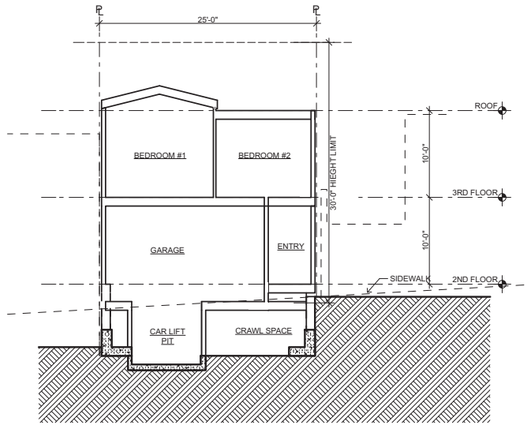
Drawn By: MKG

Job Number: 1-314

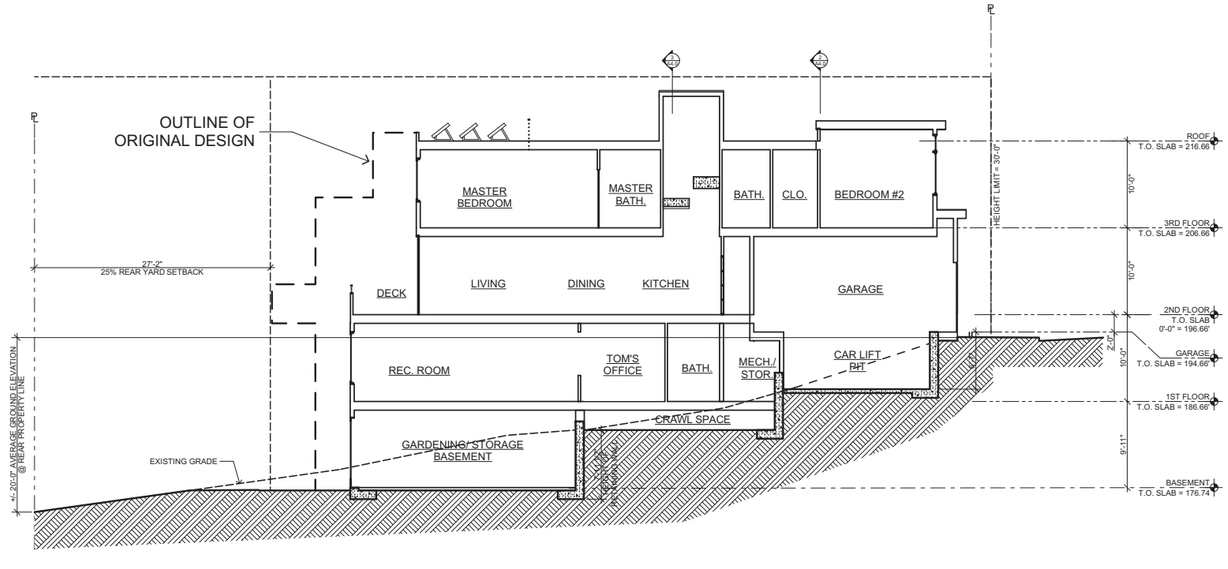
Sheet: A3.0



3 PROPOSED CROSS SECTION B
SCALE: 1/8" = 1'-0"



2 PROPOSED CROSS SECTION A
SCALE: 1/8" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Sections:
LONG. & CROSS

Scale: As Noted

Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

Sheet: A4.0

Application for Discretionary Review

CASE NUMBER: For Staff Use only: 2014.1313DRP

RECEIVED

AUG 28 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PTC

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Lloyd Eakin		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
7 Chilton Ave.	94131	(415) 587-5788

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Tom Huber		
ADDRESS:	ZIP CODE:	TELEPHONE:
26 Burnside Ave.	94131	(415) 587-5675

CONTACT FOR DR APPLICATION:		
Same as Above ☒		
ADDRESS:	ZIP CODE:	TELEPHONE:
		( )
E-MAIL ADDRESS:		
llmesasy@icloud.com		

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
831 CHENERY	94131
CROSS STREETS:	
Chilton	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6738 / 020	25X108.6	2716	RH1 / 40X	

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: Residential

Proposed Use: Residential

Building Permit Application No. 2014.11.04.0616 Date Filed: NOV. 4, 2014

ORIGINAL

Application for **Discretionary Review**

CASE NUMBER.
For Staff Use only

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 ADDENDUM 1

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

SEE ADDENDUM 2

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?

- REMOVE ALL DECKS INCLUDING ROOF DECK
- LOWER ENTIRE BUILDING 2'.
- MOVE ALL FLOOR 4' FURTHER TOWARD CHENERY.
- SEE ADDENDUM 3 FOR ADDITIONAL REQUESTS WITH EXPLANATION

Discretionary Review Request

Addendum 1

Re: 831 Chenery

We are requesting because we believe the project conflicts with the priorities of the Residential Design Guidelines in the following ways:

- Will cause excessive loss of Privacy.
- Will cause excessive loss of Light.
- Will significantly cut off adjacent properties from mid-block open space as it is not compatible with height and depth of near by buildings
- Is significantly out of scale with neighbors at a gross of approximately 4500sf.

Discretionary Review Request

Addendum 2

Re: 831 Chenery

We accept that any construction at 831 Chenery will cause a loss of privacy and light as well as impact the mid-block open space but the proposed building will do so in excess. Specifics as follows:

7 Chilton will loose morning sun in some degree but the more important issues are loss of privacy from proposed decks and rear openings and the cut-off from the mid-block open space.

5 Chilton will experience the same issues but the impact on the deck of this unit will be even more pronounced.

845 Chenery will experience loss of light and privacy which will be most felt on the small rear yard. In addition the imposing size of the project will be ever present.

825 Chenery will experience all of the above but will suffer the extraordinary loss of use from the side deck which will be completely enclosed by a light well.

Chenery General: mid-block open space cut off.

Chenery Opposite side: Upper parapet and deck not compatible with existing buildings.

Discretionary Review application
Re: 831 Chenery Street
Addendum 3

Submitted by:
Anthony & Diane G. Jaramillo
825 Chenery Street
San Francisco, Ca 94131

August 27, 2015

The following responds to the DR request questions stating facts regarding the project at 831 Chenery St., which create unfavorable exceptional and extraordinary circumstances for 825 Chenery St. (adjacent house). The 825 Chenery St. property is owned by Anthony & Diane G. Jaramillo.

Discretionary Review Request questions

1. **The extraordinary circumstance is the impact of major loss of light caused by the height of the house eliminating light to the breakfast room, patio, and kitchen. The wall adjacent to 825 Chenery St. blocks out all ambient light to the patio area (40 sq.ft.), and the small dining/breakfast room (approx, 60 sq. ft.), as well as the kitchen and bathroom.**

2. **The unreasonable impact is the affect on the small dining room & patio. This room has access to the patio through a 2′6″ x 6′ door with 8 - 14″ x 10″ windows. This door provides the only natural light to this room. The ambient light through this door, especially from the south, creates a much more usable room & patio throughout the day. Rendering this area dark is a significant loss.**

3. **One alternative to consider is to reduce the overall size of the proposed structure. This**

alternative is in line with Residential Design Guidelines. Instead of going from one floor to three, going from one to two floors is consistent with the existing mixed visual character of the block. Another alternative mentioned in the RDG is to provide setbacks on the upper floors. Another might be to keep the existing setback, which would be consistent with the RDG of varied front setbacks, quite common in Glen Park. The size of the proposed structure eliminates the existing set back open space and reduces mid block open space. The structure is too big and takes away too much open space.

4. It worth noting that the plans incorrectly identify this area as a light well when it is clearly a deck / patio and a intergal part of the desigh.

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☐	☒

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.

OWNER LOWERED ROOF LINE 1 FOOT
OWNER MOVED REAR OF ALL FLOORS 4 FEET CLOSER TO CHENERY ST (CUT 4 FEET FROM BACK OF PROJECT)
ALTERED SIDE WINDOWS TO LESSEN PERCIEVED IMPACT ON ADJACENT PROPERTIES.

NOTE: INSOFAR AS THE PROJECT WAS OBVIOUSLY TOO LARGE THESE MODIFICATIONS DO NOT REPRESENT ANY REAL CONCESSIONS.

CASE NUMBER
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

NOTES:
☐ Required Material.
▒ Optional Material.
○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

AUG 28 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

For Department Use Only
Application received by Planning Department:

By: [signature] 9/3/15 for Ozzie Tack Date:

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: Lloyd Eakin Date: 8/27/2015

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

OWNER Lloyd Eakin
Owner / Authorized Agent (circle one)

SIGNED BELOW ARE OWNERS OF ADJACENT PROPERTIES WHO SUPPORT THIS REQUEST FOR DISCRETIONARY REVIEW AND AGREE TO BE BOUND BY declarations a. b, & c. ABOVE

SIGNATURE [signature] DATE 8-22-15
PRINTED NAME Lesley Kinnear OWNER (415) 587.7671
ADDRESS 5 Chilton Ave, SF CA. 94131

SIGNATURE [signature] DATE 8-27-2015
PRINTED NAME MARGARET JEANNE HAWKINS OWNER (415) 215.2278
ADDRESS 845 Chenery St, S.F 94131

SIGNATURE [signature] DATE 8/27/2015
PRINTED NAME Anthony Jaramillo OWNER yes
ADDRESS 825 Chenery ST. (415) 587.0761

APPENDIX D – DESIGN REVIEW CHECKLIST

NEIGHBORHOOD CHARACTER (pages 7-10*)

831 CHENERY

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	

Comments:

SITE DESIGN (pages 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?			X
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?		X	
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?	X		
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?		X	
Is the building articulated to minimize impacts on privacy to adjacent properties?		X	
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?		X	
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments:

* All page numbers refer to the Residential Design Guidelines

BUILDING SCALE AND FORM (pages 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?		X	
Is the building's height and depth compatible with the existing building scale at the mid-block open space?		X	
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?		X	

Comments:

ARCHITECTURAL FEATURES (pages 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?			
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?		X	
Are the parapets compatible with the overall building proportions and other building elements?		X	
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments:

* All page numbers refer to the Residential Design Guidelines

BUILDING DETAILS (pages 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

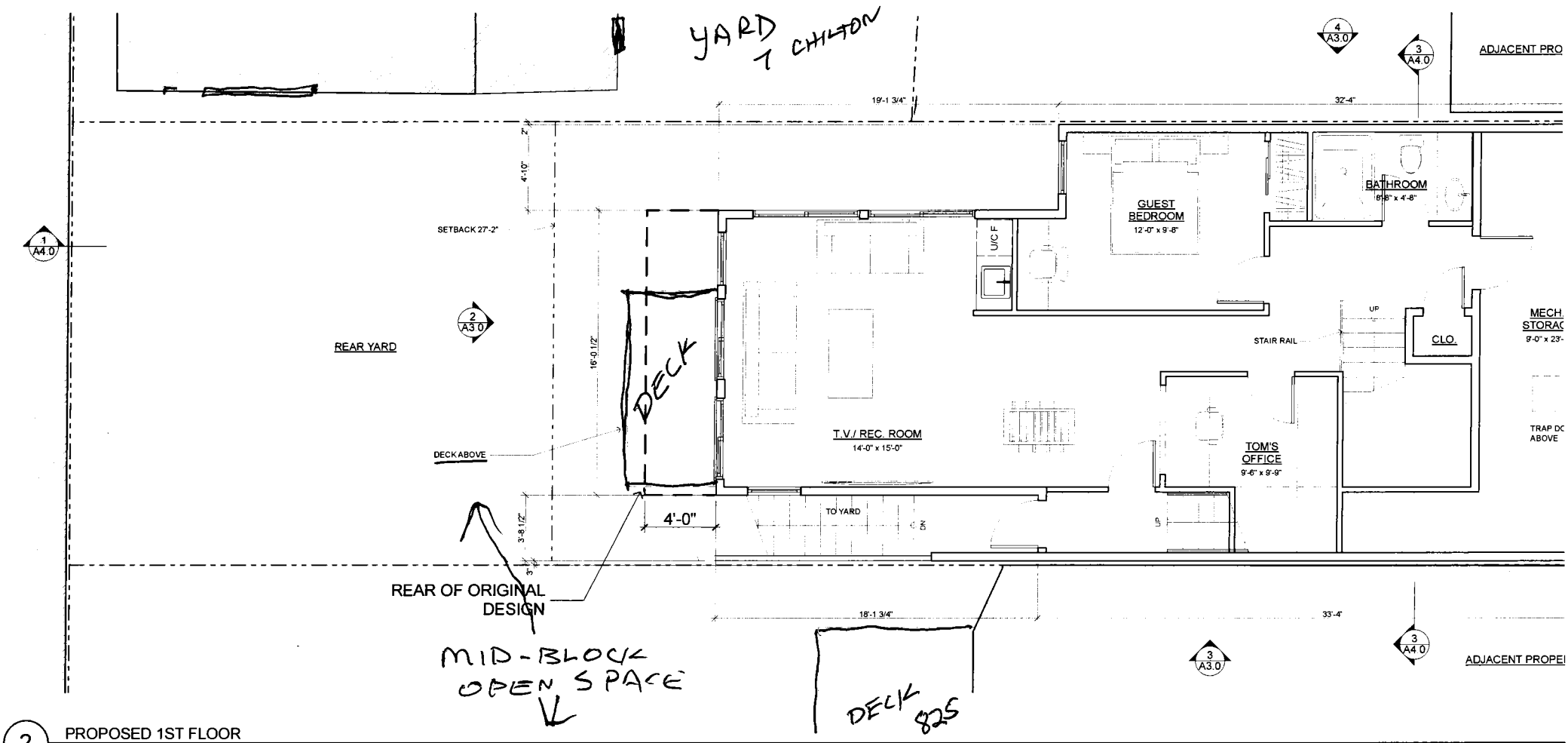
Comments:

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (pages 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			
Are the character-defining building form and materials of the historic building maintained?			
Are the character-defining building components of the historic building maintained?			
Are the character-defining windows of the historic building maintained?			
Are the character-defining garages of the historic building maintained?			

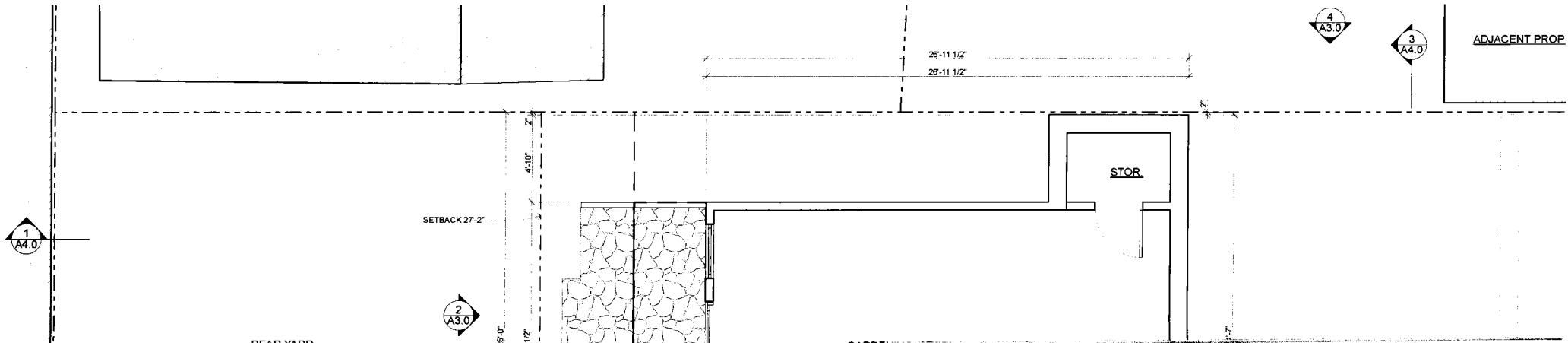
Comments:

* All page numbers refer to the Residential Design Guidelines



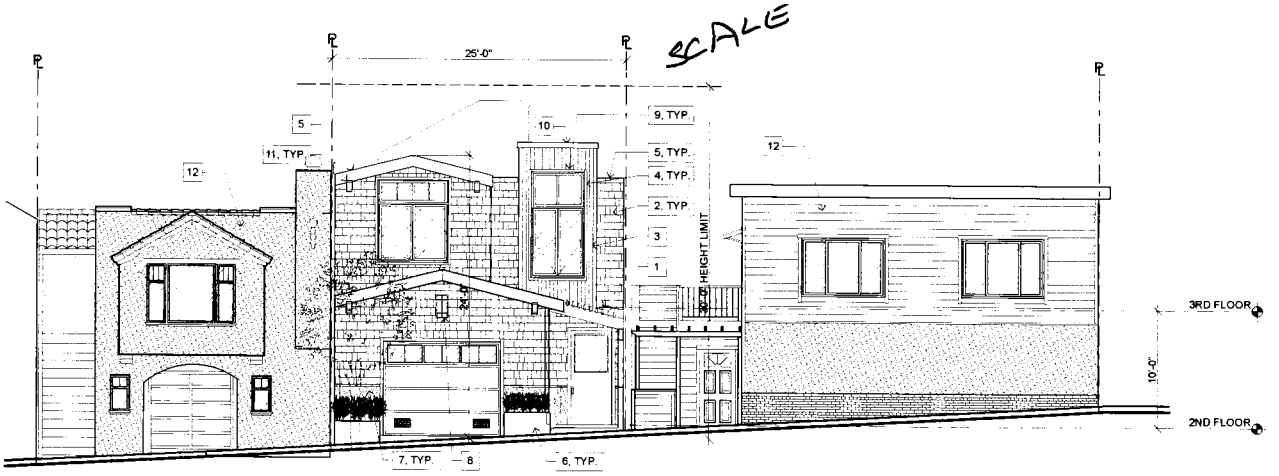
2 PROPOSED 1ST FLOOR

SCALE: 1/4" = 1'-0"

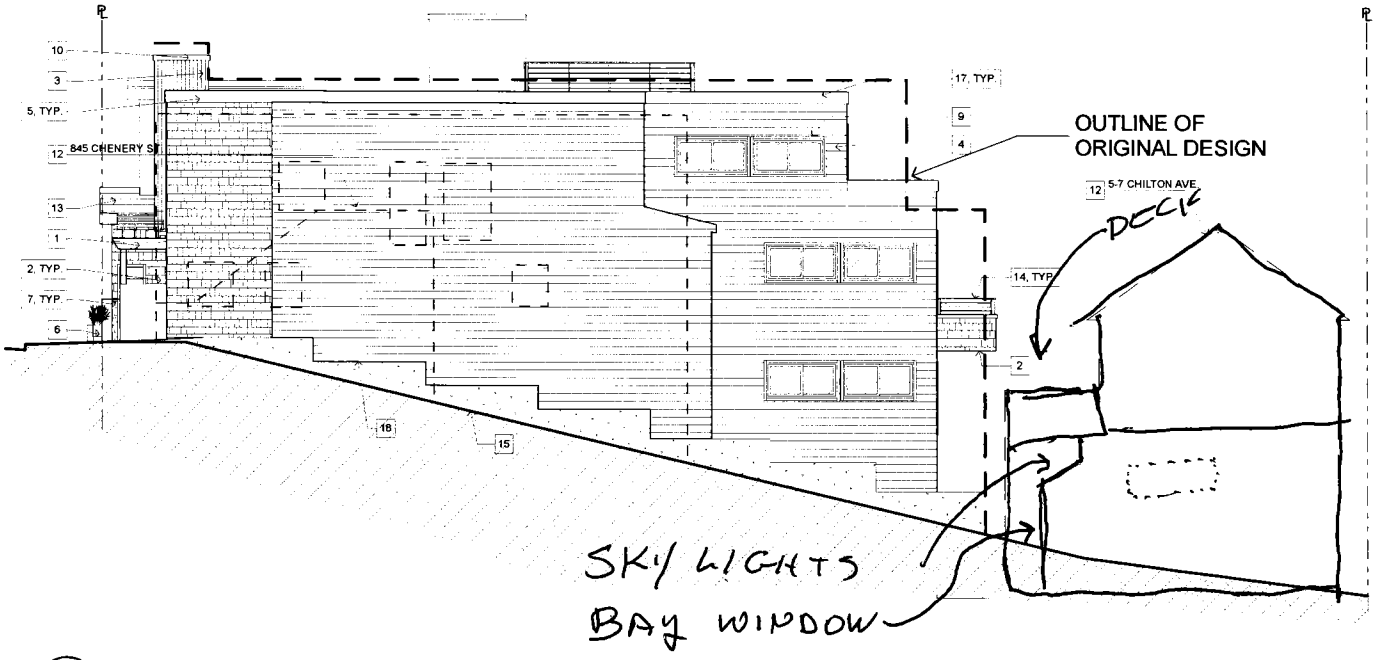


3 4" WIDE CEDAR VERTICAL SIDING
4 2 x 3 PAINTED WOOD TRIM
5 2 x 12 PAINTED WOOD FASCIA BOARD
6 CONCRETE PLANTER
7 PAINTED STUCCO
8 LIGHT FIXTURE
9 ALUMINUM CLAD WOOD DOUBLE PANE WINDOW AND/ OR DOOR
10 2 x 6 PAINTED WOOD TRIM
11 PAINTED WOOD KNEE BRACKET
12 ADJACENT BUILDING
13 ASPHALT SHINGLE ROOF
14 PAINTED METAL GUARDRAIL
17 HORIZONTAL PAINTED SIDING
18 CONCRETE STEPPED FOUNDATION
19 PROPERTY LINE WALL @ OUTSIDE STAIR

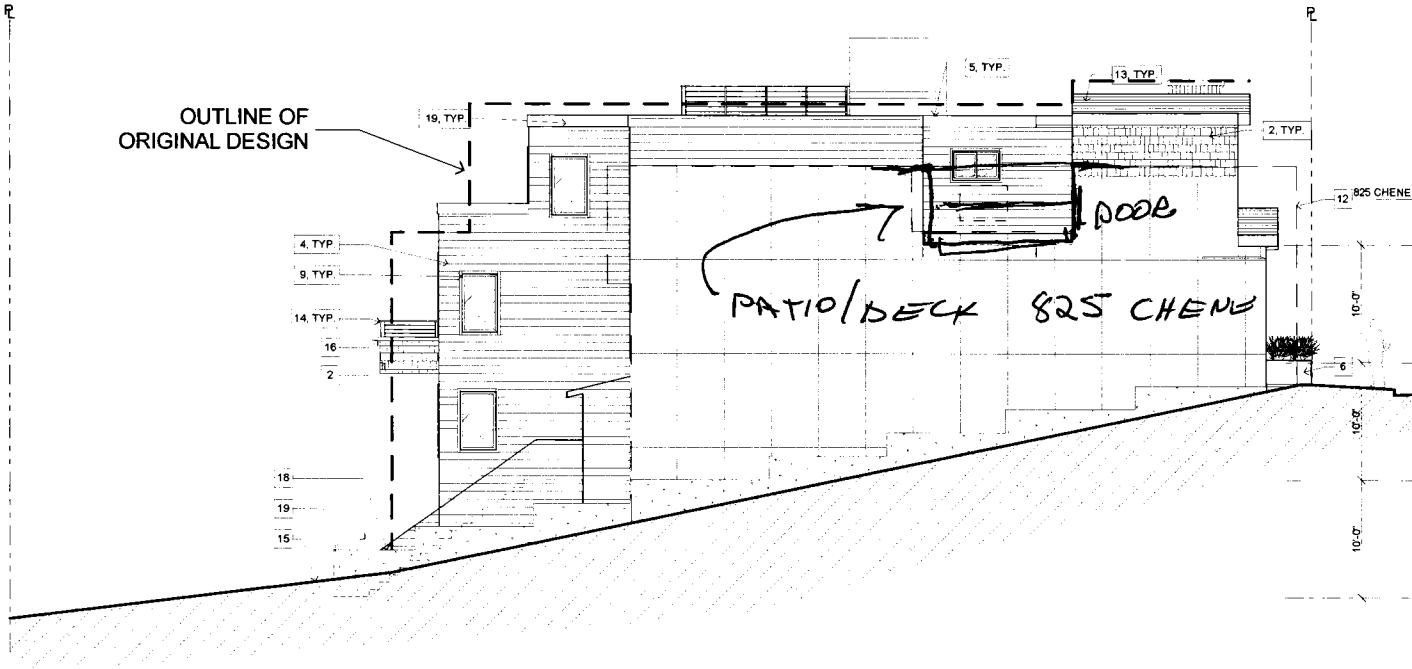
2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



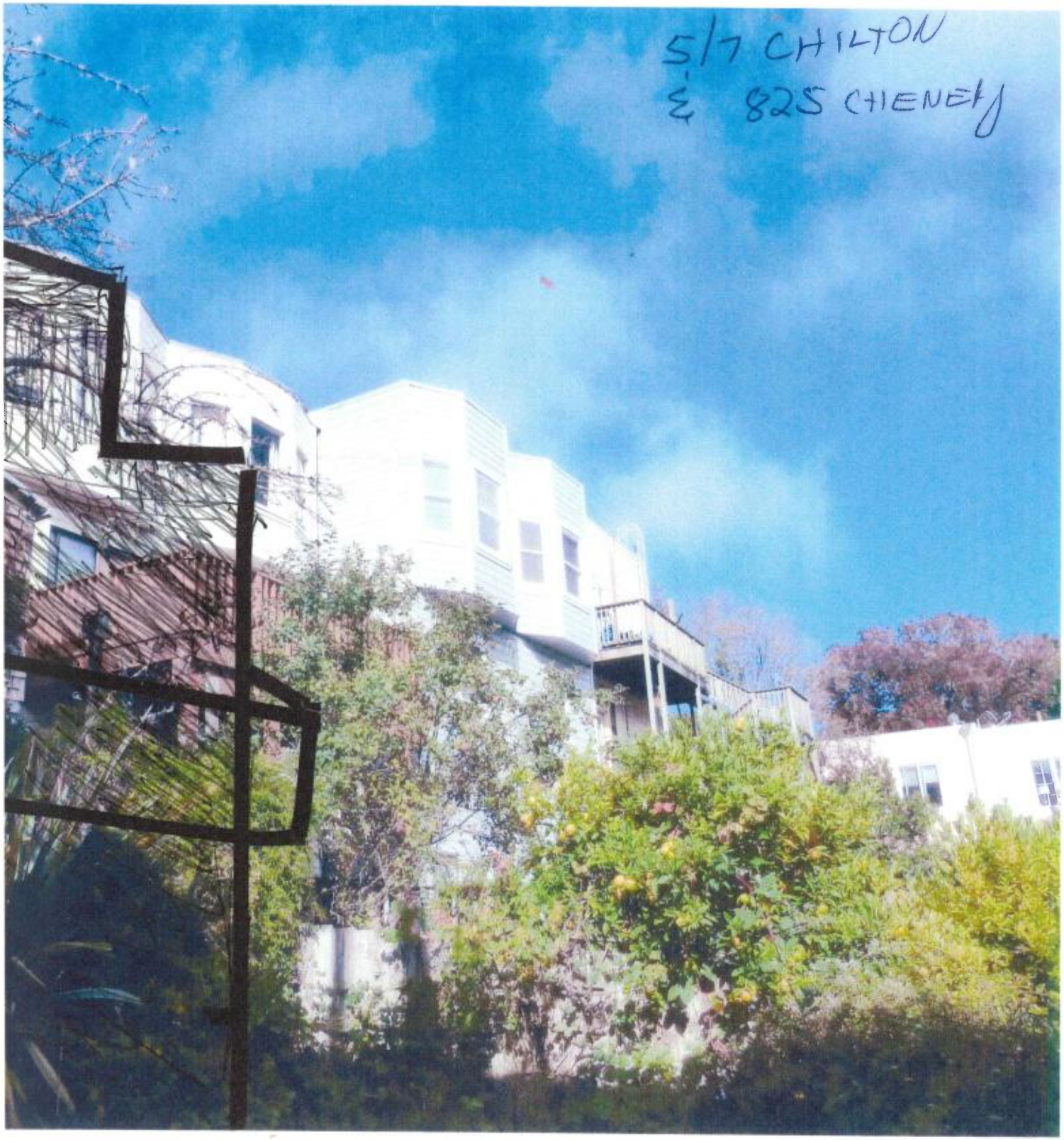
1 PROPOSED NORTH ELEVATION - CHENERY STREET
SCALE: 1/8" = 1'-0"



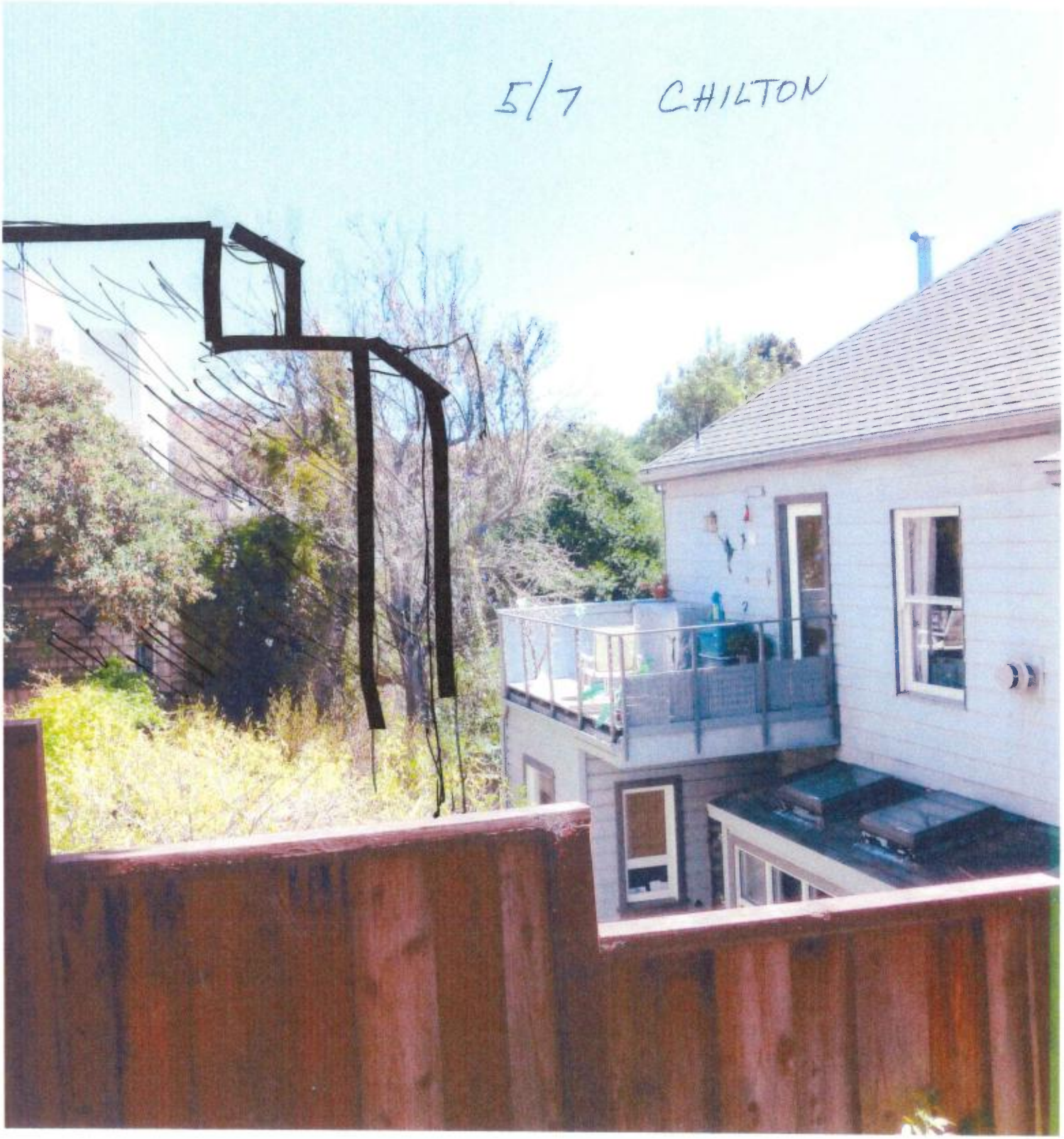
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

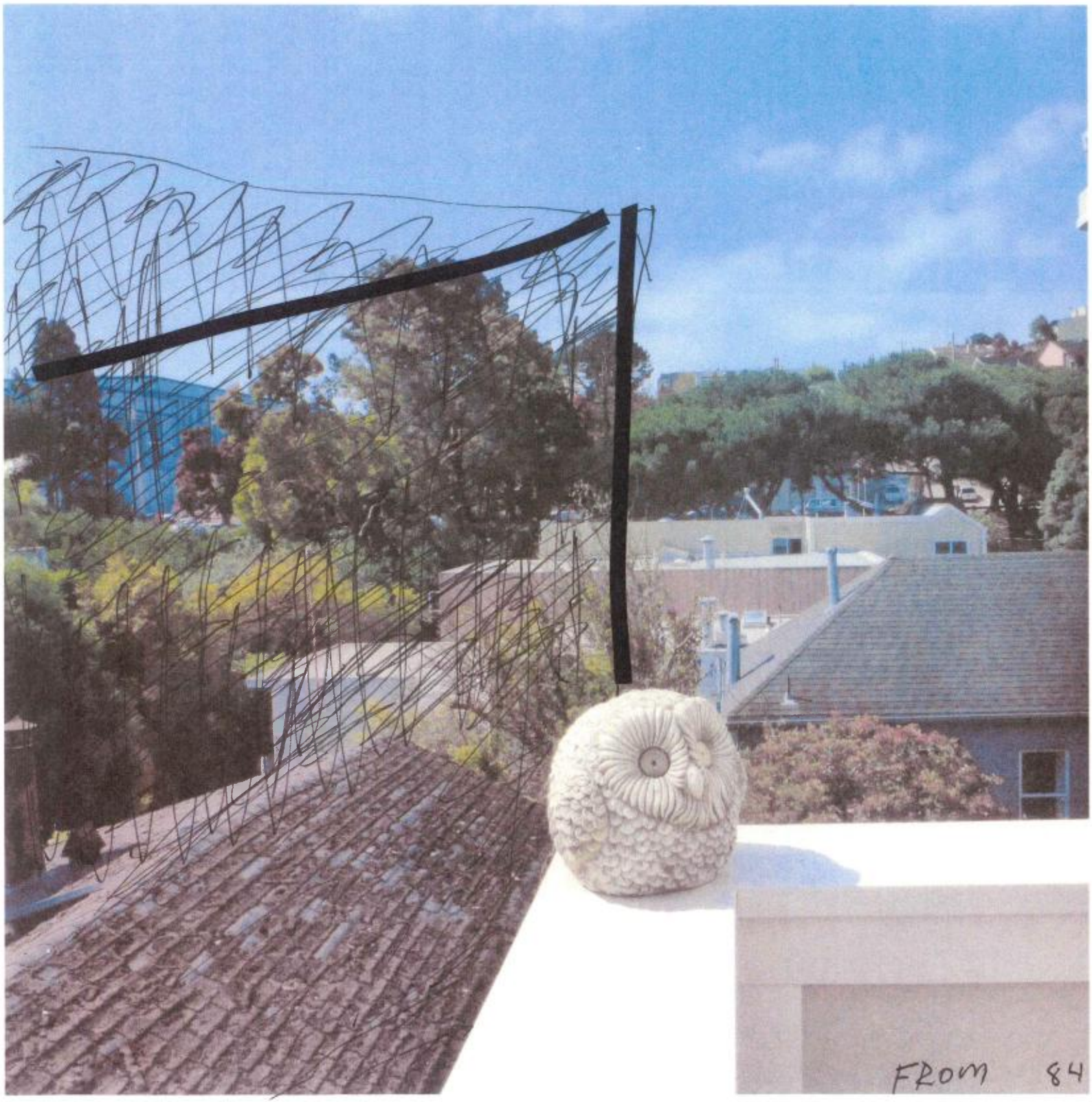

5/7 CHILTON
& 825 CHENEY

5/7 CHILTON



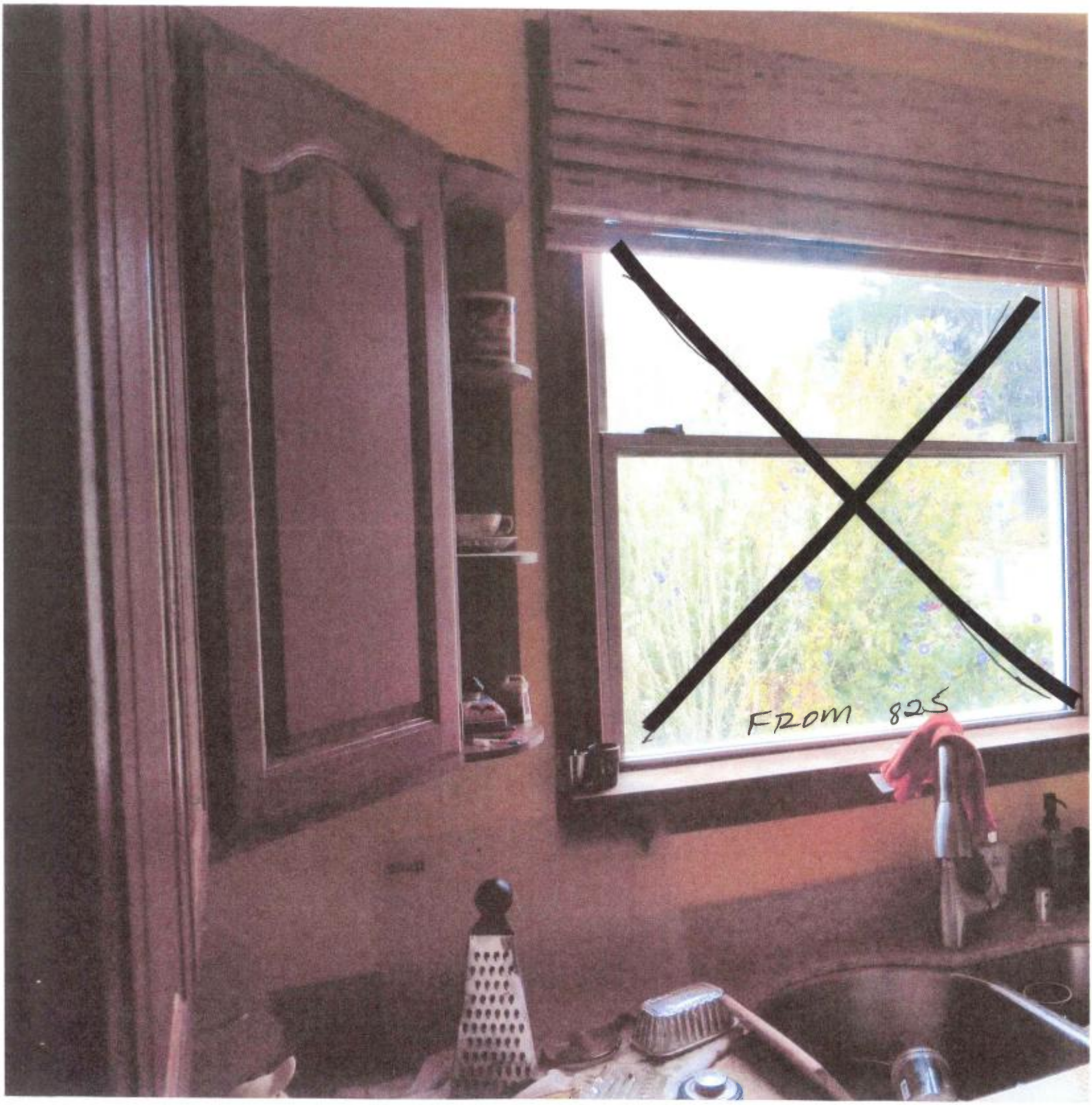
APPROXIMATE FOOTPRINT OF 831 CHEMERY

845 ENTRY STAIRS


FROM 84

FROM 825 DECK


FROM 825


FROM 825


825

Application for **Discretionary Review**

CASE NUMBER: For Staff Use only

RECEIVED

DEC 15 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

APPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: LESLEY KINNEAR

DR APPLICANT'S ADDRESS: 5 CHILTON, AVE. San Francisco | ZIP CODE: 94131 | TELEPHONE: (415 587-7671

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Tom Huber, Gretchen Wallacker

ADDRESS: 831 Chenery, San Francisco | ZIP CODE: 94131 | TELEPHONE: ( )

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS: | ZIP CODE: | TELEPHONE: ( )

E-MAIL ADDRESS: sfoljk@gmail.com.

2. Location and Classification

STREET ADDRESS OF PROJECT: 831 Chenery St. San Francisco CA. | ZIP CODE: 94131

CROSS STREETS: Chilton + Hippard

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6738 /	020	2716	RH 1	40 x 1

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

Proposed Use: single family

Building Permit Application No. ~~2014.1313E~~ 2014 | 10 406 16 Date Filed: _____

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	☒	☐
Did you discuss the project with the Planning Department permit review planner?	☒	☐
Did you participate in outside mediation on this case?	☐	☒

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 mediation

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

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.

Mass will reduce light greatly
Location of deck will cause significant loss of privacy.
Will cut off interior green space
Twice the footprint of neighbors.

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:

some loss of light + privacy is expected. But the project with the reduction of the second floor still means that 5 Chilton loses privacy (also #7 chilton + 345 chenery) The entire block affected by the cut off of interior green space. Entrance to 345 Chenery + 5+7 chilton will face a large blank wall. Reduction of morning sun for 5+7 chilton.

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?

Reduce the footprint to conform with rest of chenery block would preserve green space. I ask the reduction of 1st floor + basement to inline with 3rd floor. Expanding to the fence would preserve their square footage. Remove roof deck parapet.

① Concerns were addressed with owner at August meeting → No action taken
② Owner met with planner with NO input sought from neighbors
③ At Planners request owner modified plans + still no neighbor input sought.
④ changes do not address our concerns materially
⑤ owner request neighbors contact planner and PLANNER requests neighbors contact owner.
⑥ Height of First (1st) floor at rear is as high ~~higher than~~ #7 + #5 chilton.
⑦ Cuts off mid block green space - hippard to chilton

After several meeting with Tom it is apparent he has done all he intends to do. We are willing to meet again.

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: Lesley Kinnear Date: 12-15-15

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

Lesley Kinnear
Owner / ~~Authorized Agent (circle one)~~

chilton → Lippard. # 5 Chilton

Project
831 Chenery St.

View inside #5

Project
831 Cheney SD

Project
831 Chenery St

PROTEST 421 CHENERY St

RESPONSE TO

DISCRETIONARY REVIEW (DRP)

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 831 Chenery Street Zip Code: 94131

Building Permit Application(s): 2014.11.04.0616

Record Number: 2014.1313DRP Assigned Planner: Andrew Perry

Project Sponsor

Name: Thomas Huber & Gretchen Wallacker Phone: (415) 205-1402

Email: teehewber@gmail.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

DR requestor's concerns are light, mid-block open space, privacy. We had 4 meetings with DR requestors (see Appendix #1) . Privacy we addressed with window reduction and reduced number of decks. We addressed light and mid-block open space concerns by reduced project massing.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

In our second round of revisions dated 10-21-15 (see plans and Appendix #2) we redesigned the interior stairs and included a car lift in the garage to reduce the depth of the 2nd and 3rd floors 11'-7". We reduced the basement and 1st floors by 4'-0". We also removed the master bedroom deck and raised window sills to address the neighbor's concern for privacy.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

We have been Glen Park residents since 1996. We purchased this property in 2013 for the purpose of building our new family home. We have twice made revisions to the plans and feel that the current design will not have any adverse effect on the surrounding properties. Planning staff and the Residential Design Team agree. Any further reduction of the rear mass or loss of square footage will no longer accommodate the needs of our family.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	0	2
Bedrooms	2	4
Height	6'-0"	24'-2"
Building Depth	62'-0"	70'-0"
Rental Value (monthly)	$2500	$7000
Property Value	$615,000	$1,800,000

I attest that the above information is true to the best of my knowledge.

Signature:

Date: 12/7/11

Printed Name: Thomas J Huber

☑ Property Owner
☐ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Appendix #1

831 Chenery Street

Meetings with DR Requestors (5/7 Chilton) and Mitigating Project Changes

August 25, 2015 – Meeting before DR at 825 Chenery.

- DR Requestor Tony Jaramillo requested changed to protect views from his light well / unpermitted side deck. Project appropriately matches his light well as recommended by the RDG.
- DR Requestors asked to eliminate all decks and reduce project depth.

May 9, 2015 – Meeting at 5/7 Chilton

- DR Requestors asked for reduction in height and depth.
- We reduced project depth.

Approx. April, 2014 Meeting at 831 Chenery

- Before 1st RDT meeting
- On-site walk-thru showing of plans and building envelope locations.

July 10, 2014 Pre-Application Meeting

- 8 total attendees
- DR Requestors Present
- Showing of initial plans

CITY INFORMATION

831 CHENERY STREET

BLOCK:	6738
LOT:	020
ZONING:	RH-1
HT. LIMIT:	40-X
OCCUPANCY:	R-3
CONSTRUCTION:	V-B, SPRINKLERED

SQUARE FOOTAGE:

LOT SIZE: 2,716 SQ.FT.

EXISTING BUILDING SIZE:

BASEMENT:	583 SQ.FT.
1ST FLOOR:	798 SQ.FT.
TOTAL:	1,381 SQ. FT.

PROPOSED BUILDING SIZE:

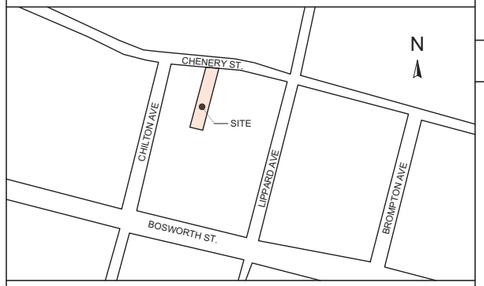
HABITABLE S.F.:		DECK S.F.:		MISC. STORAGE S.F.:	
1ST FLOOR:	724 S.F.				
2ND FLOOR:	748 S.F.	2ND FLOOR:	113 S.F.	BASEMENT:	468 S.F.
3RD FLOOR:	1,111 S.F.	ROOF:	193 S.F.	1ST FLOOR:	196 S.F.
TOTAL:	2,583 S.F.	TOTAL:	306 S.F.	TOTAL:	664 S.F.

GARAGE:
2ND FLOOR: 416 S.F.

BUILDING CODE:
2013 CALIFORNIA BUILDING CODE (CBC)
2013 SAN FRANCISCO ADDENDUMS TO CBC
ENERGY CODE - TITLE 24
2013 SAN FRANCISCO MECH. & ELEC. CODES
2013 SAN FRANCISCO FIRE CODES

SCOPE:
EXISTING UNSOUND SINGLE FAMILY HOME TO BE DEMOLISHED AND REPLACED WITH A NEW SINGLE FAMILY HOME. PROJECT EXCAVATION = 35 TO 40 CUBIC YARDS.

VICINITY MAP



SYMBOLS

3 _____DOOR NO.

8 _____WINDOW NO.

6 / A-1 _____DETAIL NO. / _____SHEET NO.

4 / A-4 _____SECTION NO. / _____SHEET NO.

5 / A-3 _____INTERIOR & EXTERIOR ELEVATION NO. / _____SHEET NO.

1 / 4 / A-1 / 2 / 3 _____INTERIOR ELEV. NO. / _____SHEET NO.

DINING ROOM _____ROOM NAME

EL=164'-2" _____ELEVATION

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.

2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.

4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.

5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.

6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.

7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.

8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.

9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.

10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 10&11 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.

11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFBC (STC AND IIC OF 50 BETWEEN UNITS).

12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIRMENTS. SEE CODE SECTION 1202.2.7

ABBREVIATIONS

&	AND	FDN.	FOUNDATION	PT.	POINT
<	ANGLE	FIN.	FINISH	PTN.	PARTITION
@	AT	FL.	FLOOR		
C	CENTERLINE	FLUOR.	FLUORESCENT	R.	RISER
	DIAMETER OR ROUND	F.O.C.	FACE OF CONCRETE	R.D.	ROOF DRAIN
#	POUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REFRIGERATOR
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REINF.	REINFORCED
		FT.	FOOT OR FEET	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR			R.W.L.	RAIN WATER LEADER
AL.	ALUMINUM	GA.	GAUGE		
APPROX.	APPROXIMATE	GALV.	GALVANIZED	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	GD.	GRADE	SCHED.	SCHEDULE
		GYP.	GYPSUM	SECT.	SECTION
BD.	BOARD			SHT.	DRAWING SHEET
BLDG.	BUILDING	H.B.	HOSE BIB	SIM.	SIMILAR
BLK.	BLOCK	H/C	HANDICAPPED	SPEC.	SPECIFICATION
BLKG.	BLOCKING	H.C.	HOLLOW CORE	SQ.	SQUARE
BM.	BEAM	HDW.	HARDWARE	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	STD.	STANDARD
		H.M.	HOLLOW METAL	STL.	STEEL
CAB.	CABINET	HT.	HEIGHT	STOR.	STORAGE
CEM.	CEMENT	HWH	HOT WATER HEATER	STRL.	STRUCTURAL
CER.	CERAMIC			SUSP.	SUSPENDED
CLG.	CEILING	INSUL.	INSULATION	SYM.	SYMETRICAL
CL.	CLOSET	INT.	INTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
CLR.	CLEAR				
COL.	COLUMN	JAN.	JANITOR	T	TREAD
CONC.	CONCRETE	JT.	JOINT	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAM.	LAMINATE	T.B.S.	TO BE SELECTED
CTR.	CENTER	LAV.	LAVATORY	T.C.	TOP OF CURB
		LT.	LIGHT	TEL.	TELEPHONE
DBL.	DOUBLE			T&G	TONGUE & GROOVE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	THK.	THICK
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	T.P.	TOP OF PAVEMENT
DET.	DETAIL	MEMB.	MEMBRANE	T.W.	TOP OF WALL
DIA.	DIAMETER	MFR.	MANUFACTURER	TYP.	TYPICAL
DIM.	DIMENSION	MIN.	MINIMUM		
DN.	DOWN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DTL.	DETAIL	M.O.	MASONRY OPENING		
DW	DISHWASHER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING			VERT.	VERTICAL
		(N)	NEW		
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W/	WITH
EA.	EACH	NO. OR #	NUMBER	W.C.	WATER CLOSET
EL.	ELEVATION	N.T.S.	NOT TO SCALE	W/D	WASHER/DRYER
ELEC.	ELECTRICAL			WD.	WOOD
ELEV.	ELEVATOR	O.C.	ON CENTER	WDO.	WINDOW
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EQPT.	EQUIPMENT			WP.	WATERPROOF
EXP.	EXPANSION	PL.	PLATE	WT.	WEIGHT
EXT.	EXTERIOR	P.LAM.	PLASTIC LAMINATE		
		PLYWD.	PLYWOOD		
FAU	FORCED AIR UNIT	PR.	PAIR		
F.D.	FLOOR DRAIN	P.T.	PRESSURE TREATED		

DRAWING SCHEDULE

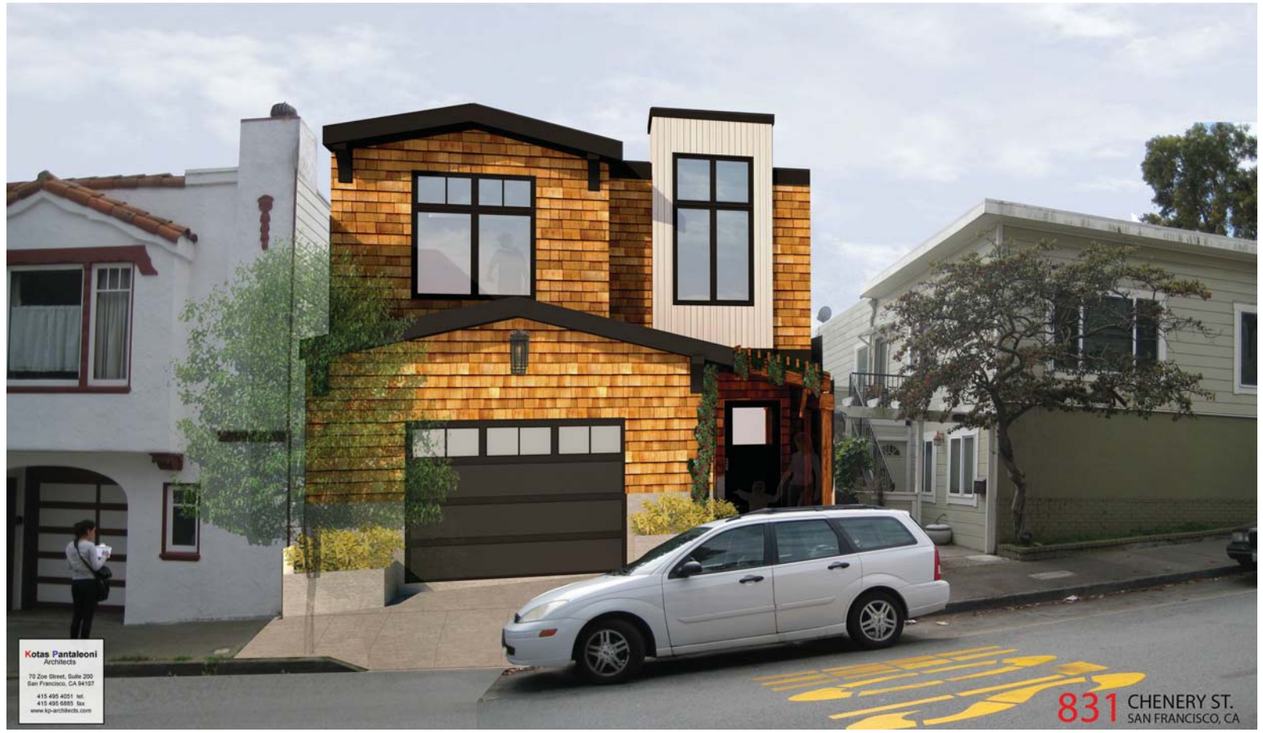
ARCHITECTURAL/ CIVIL

A1.0	PROJECT INFO:	SITE & CITY INFO.
A1.1	PROJECT INFO.	SITE PLAN
A1.2	PROJECT INFO:	STREET/SIDEWALK IMPROVEMENT
A1.3	PROJECT INFO:	GREEN BUILDING FORM
1 of 1		ARCHITECTURAL SITE SURVEY
A2.0	FLOOR PLANS:	(E) PLANS AND ELEVS.
A2.1	FLOOR PLANS:	PROPOSED BASEMENT AND 1ST FLOORS
A2.2	FLOOR PLANS:	PROPOSED 2ND AND 3RD FLOORS
A2.3	FLOOR PLANS:	PROPOSED ROOF PLAN AND LONGITUDINAL SECTION
A3.0	EXTERIOR ELEVS:	PROPOSED ELEVS.

PROJECT DIRECTORY

CLIENT
TOM HUBER & GRETCHEN WALLACKER
26 BURNSIDE AVE.
SAN FRANCISCO, CA 94131

ARCHITECT
TONY PANTALEONI
KOTAS/PANTALEONI ARCHITECTS
70 ZOE STREET, SUITE 200
SAN FRANCISCO, CA. 94107
415-495-4051
415-495-6885 FAX



Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
SITE & CITY INFO.

Scale: As Noted

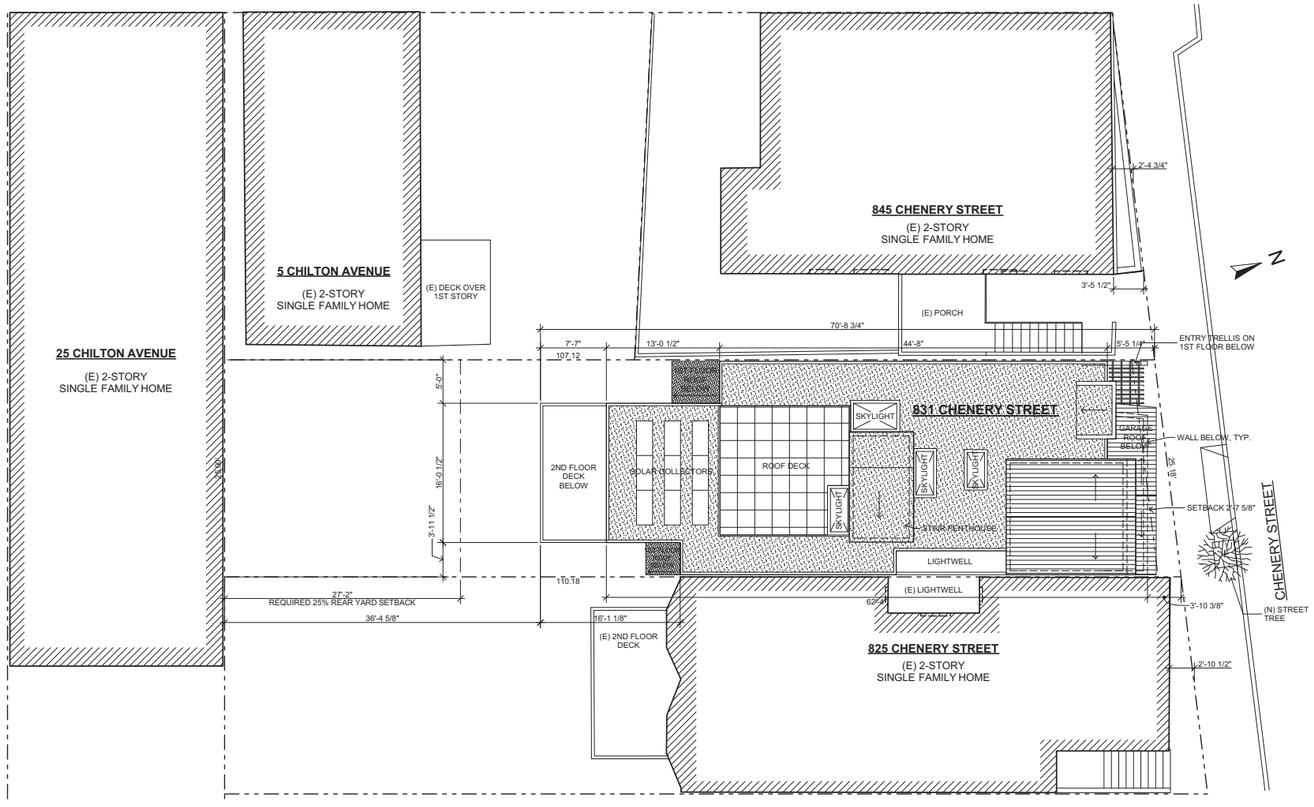
Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

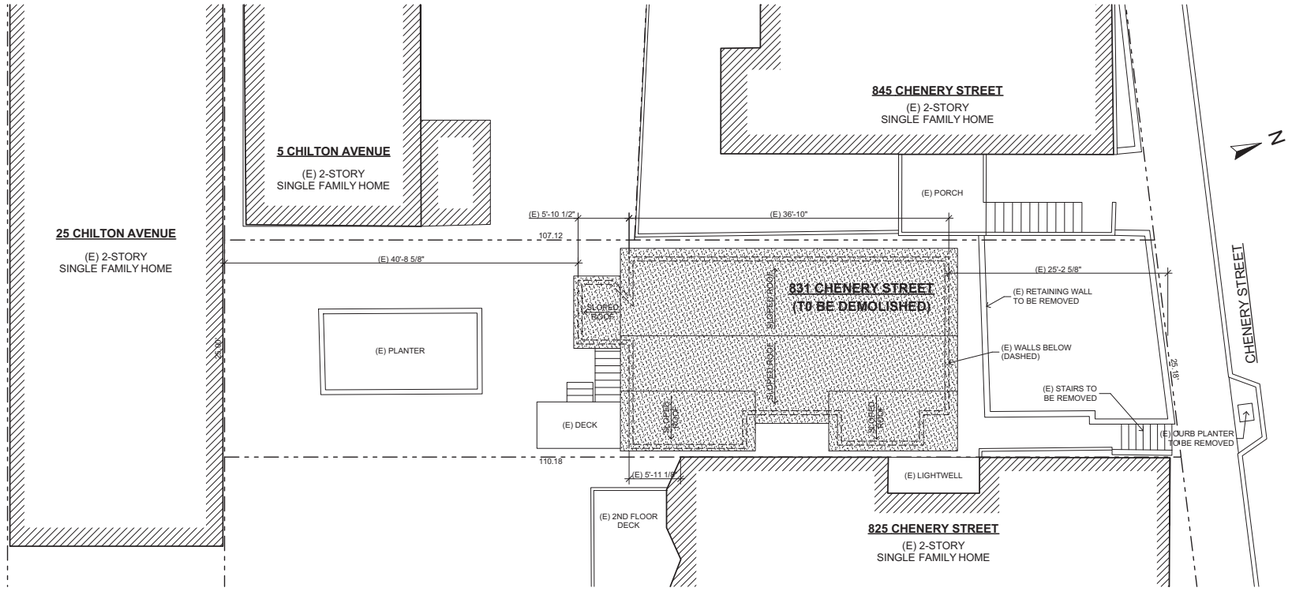
Sheet: A1.0

FRONT YARD SETBACK CALCULATION:	REAR YARD SETBACK CALCULATION:
825 CHENERY STREET = 2'-10 1/2"	WEST PROPERTY LINE = 107.12'
845 CHENERY STREET = 2'-4 3/4"	EAST PROPERTY LINE = 110.18'
AVERAGE BETWEEN NEIGHBORS = 5'-3 1/4" / 2 = 2'-7 5/8"	AVERAGE AT CENTER OF PROPERTY = 217.3' / 2 = 108.65'
	25% REAR YARD SETBACK = 108.65 * 25% = 27.16'



2 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN - BUILDING TO BE DEMOLISHED

SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Project Info:
SITE PLAN

Scale: As Noted

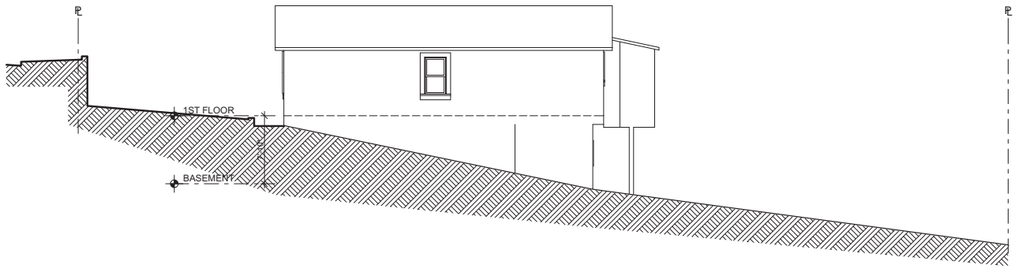
Date: 11.3.14

Drawn By: MKG

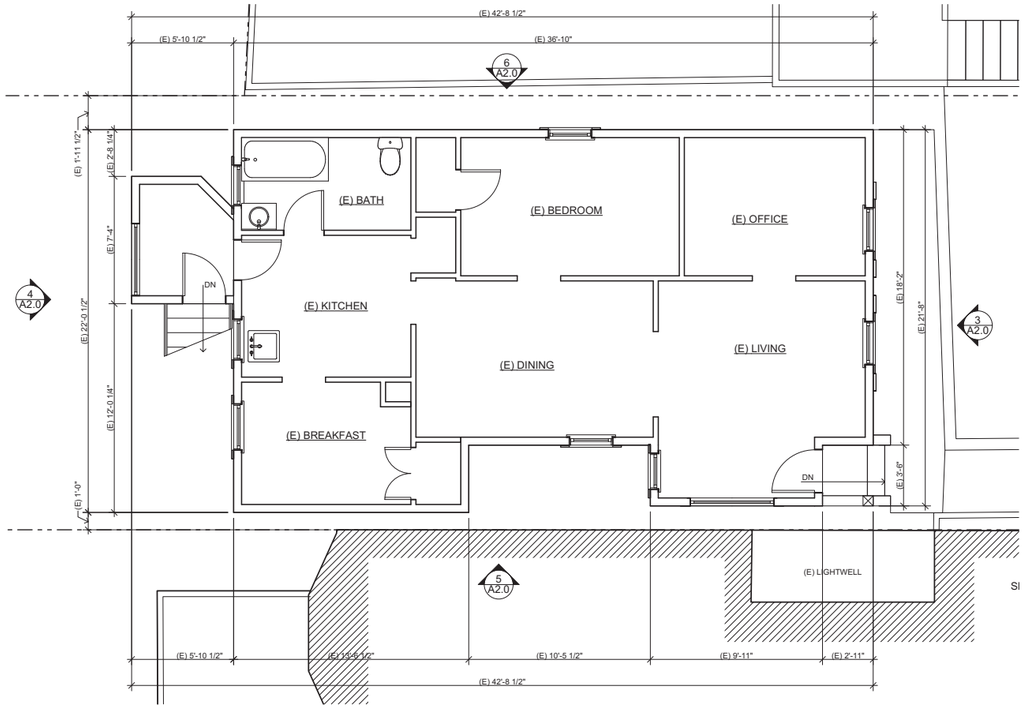
Job Number: 1-314

Sheet: A1.1

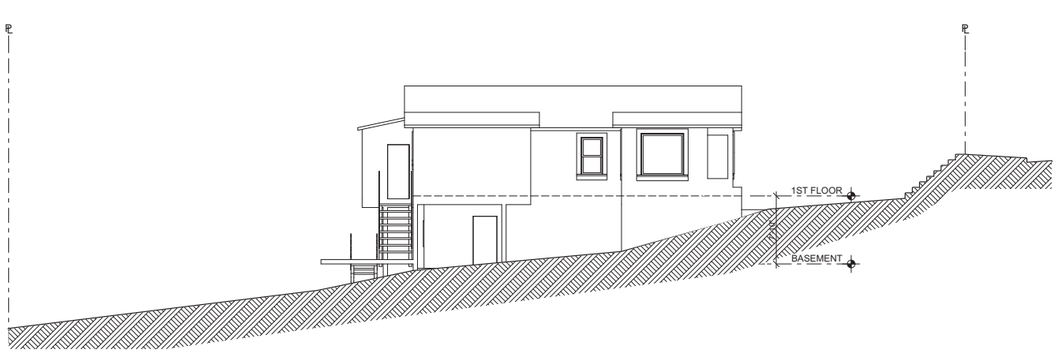
(E) BUILDING TO BE DEMOLISHED



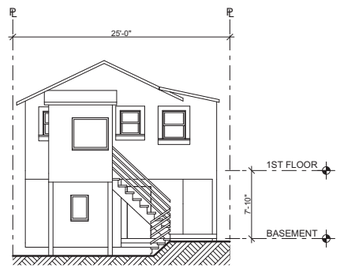
6 (E) WEST ELEVATION
SCALE: 1/8" = 1'-0"



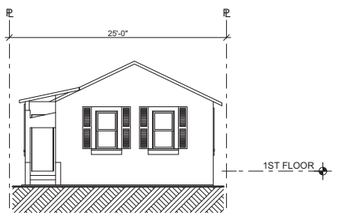
2 (E) 1ST FLOOR / DEMO
SCALE: 1/4" = 1'-0"



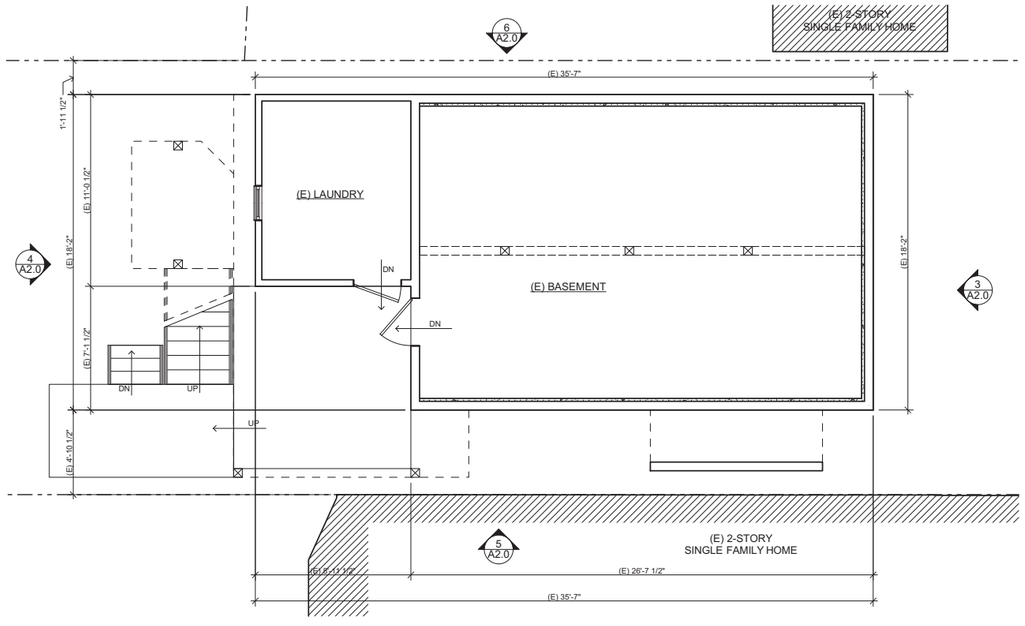
5 (E) EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 (E) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 (E) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 (E) BASEMENT / DEMO
SCALE: 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Demo Permit 11.03.14	MKG
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
(E) PLANS AND ELEVS.

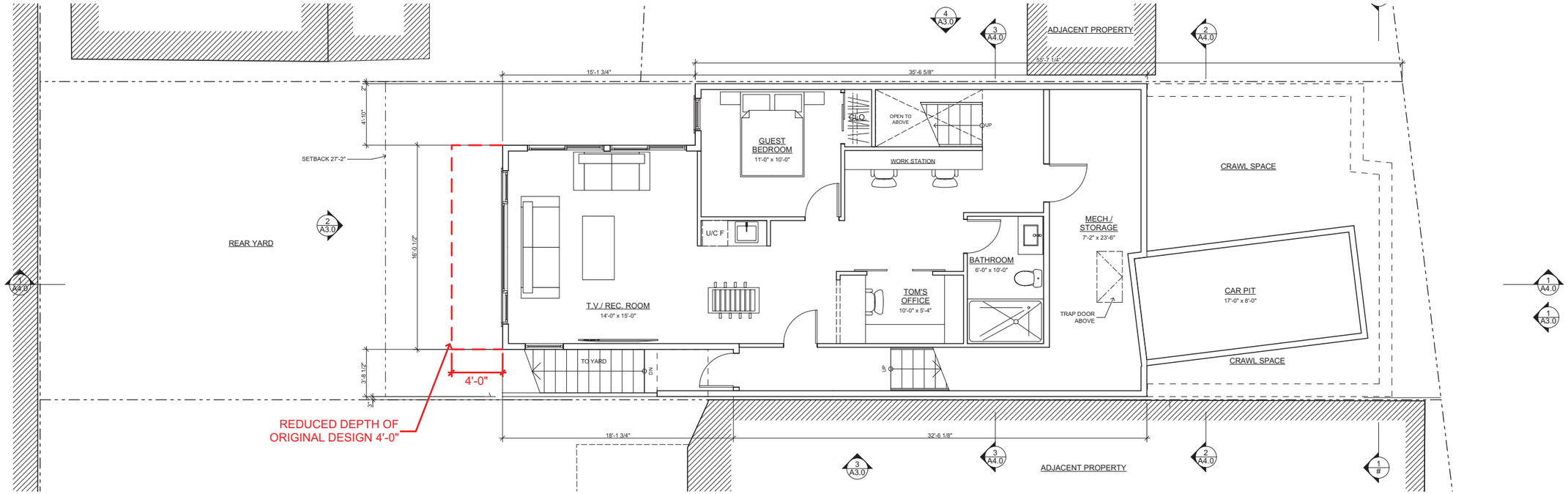
Scale: As Noted

Date: 11.3.14

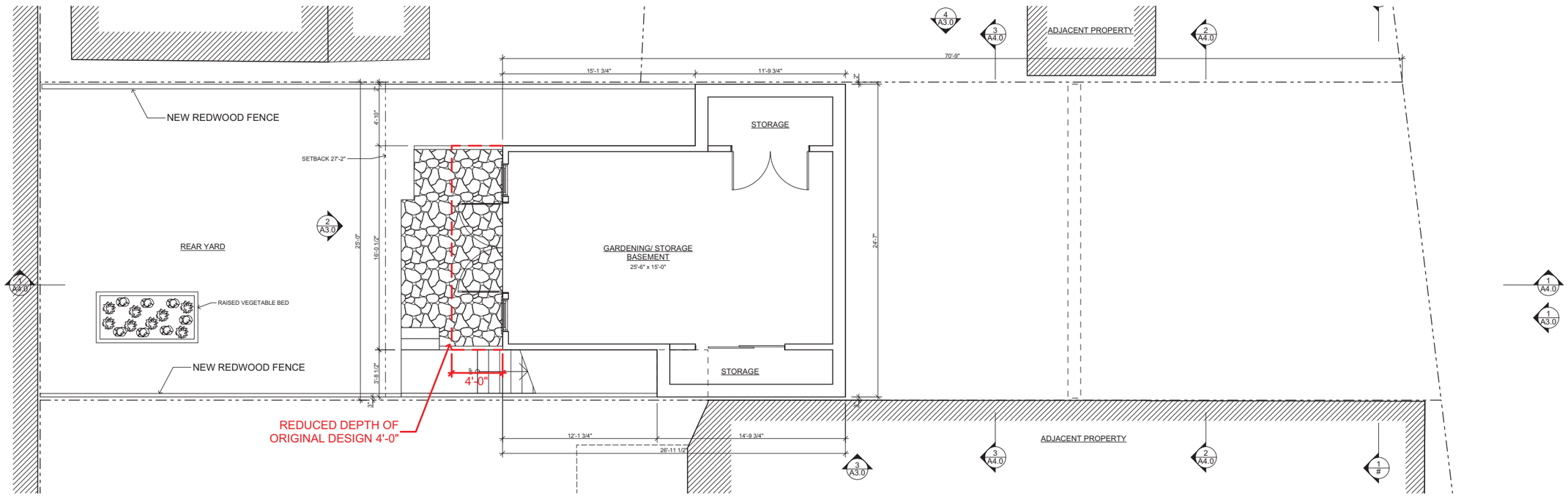
Drawn By: MKG

Job Number: 1-314

Sheet: A2.0



2 PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR
SCALE: 1/4" = 1'-0"

Kotas/ Pantaleoni Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED BASEMENT & 1ST FLOOR

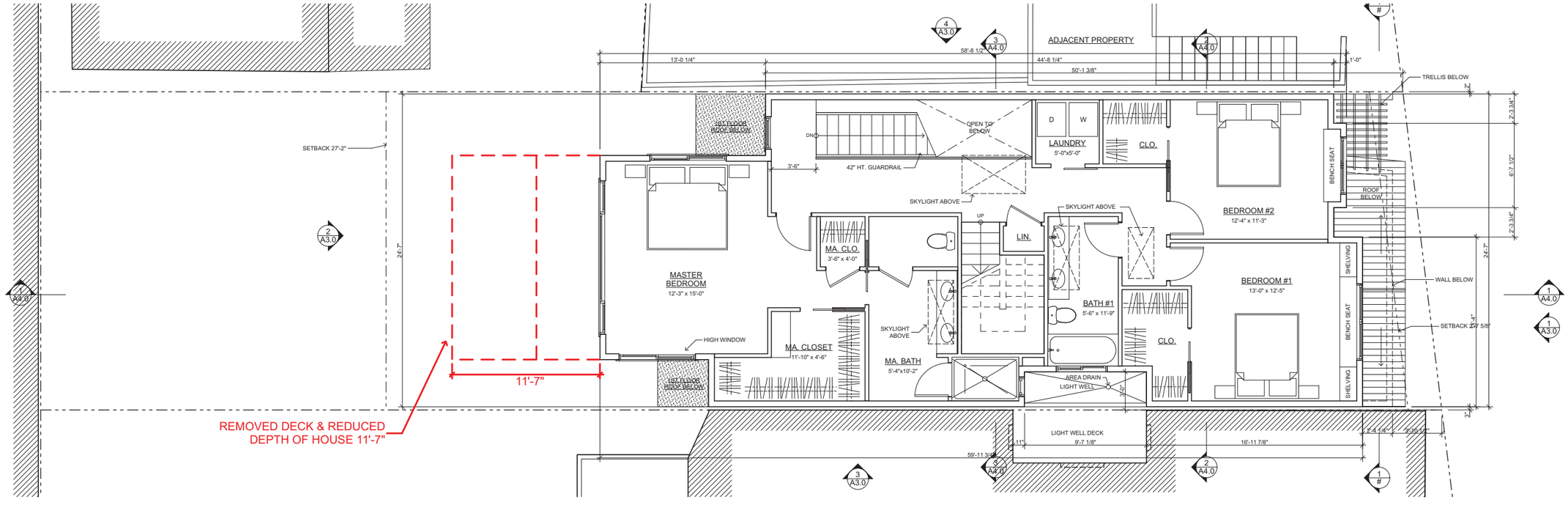
Scale: As Noted

Date: 11.3.14

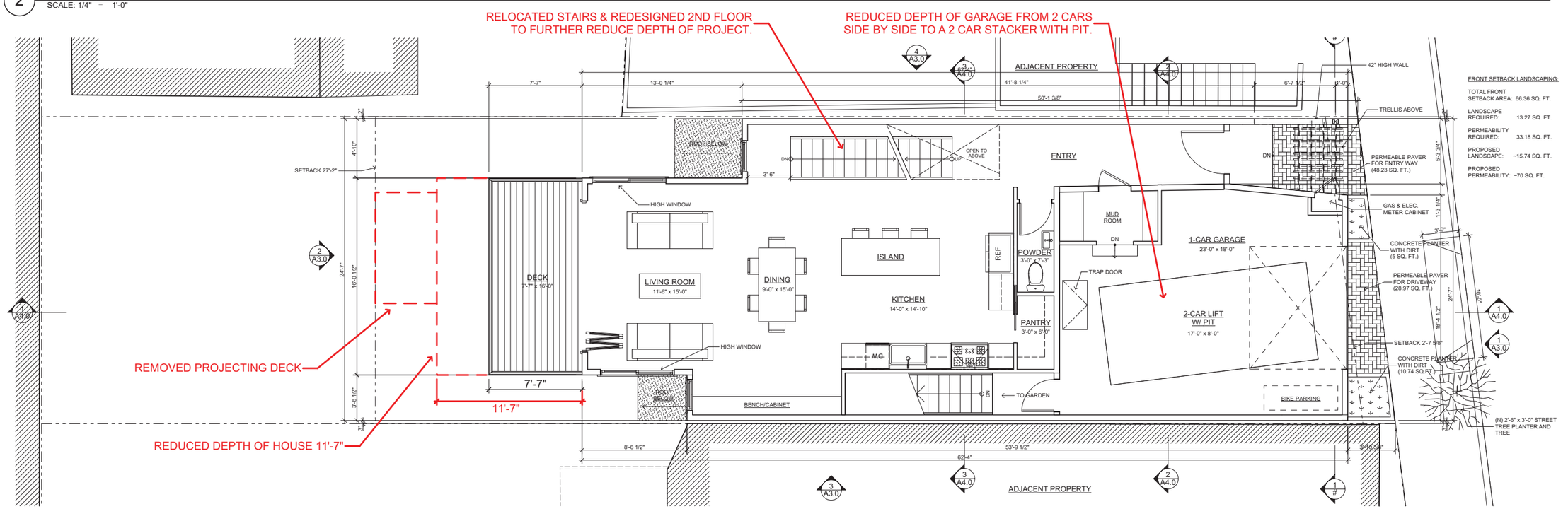
Drawn By: MKG

Job Number: 1-314

Sheet: A2.1



2 PROPOSED 3RD FLOOR
SCALE: 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR
SCALE: 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED 2ND AND 3RD FLOORS

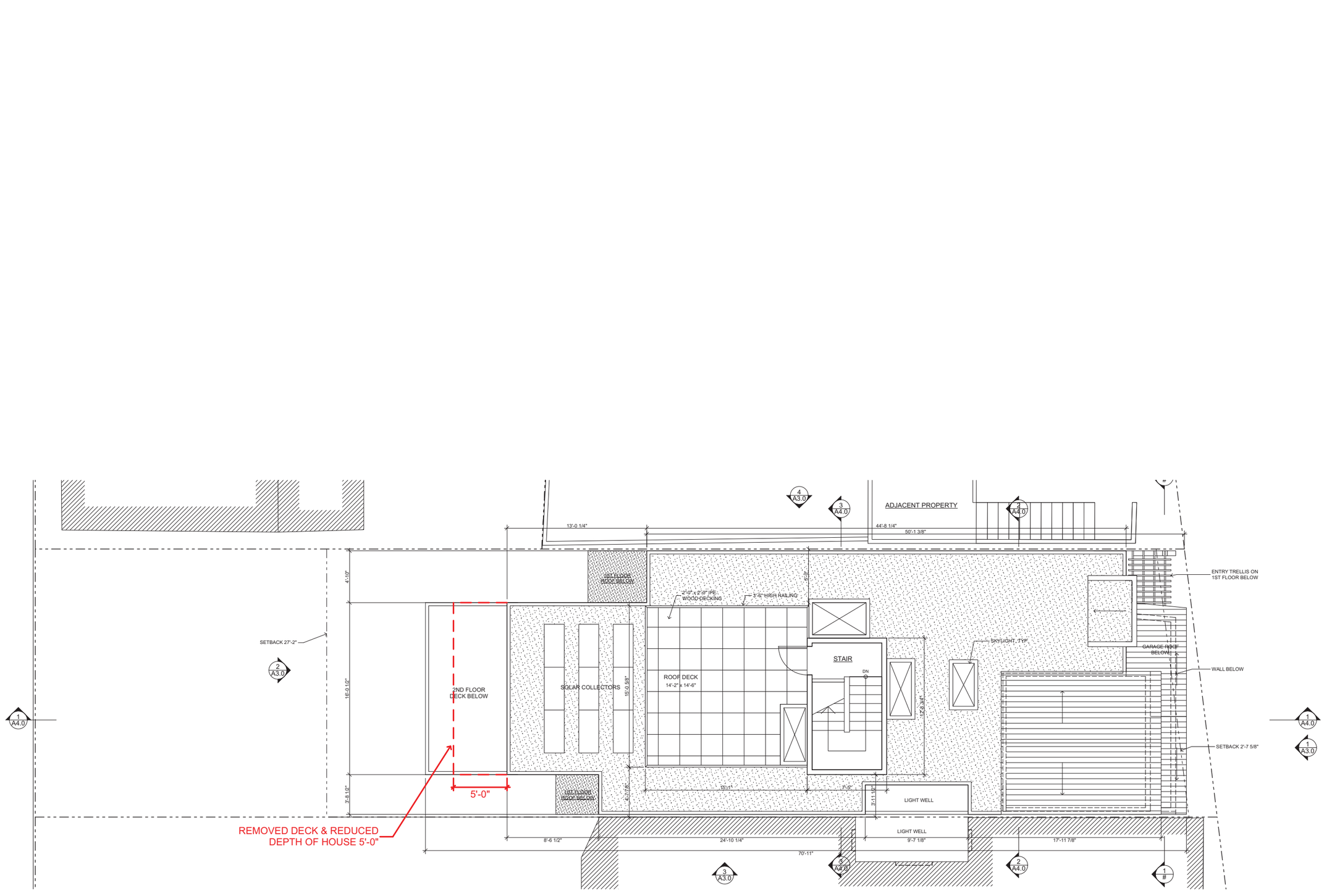
Scale: As Noted

Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

Sheet: A2.2



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
PROPOSED ROOF PLAN

Scale: As Noted

Date: 11.3.14

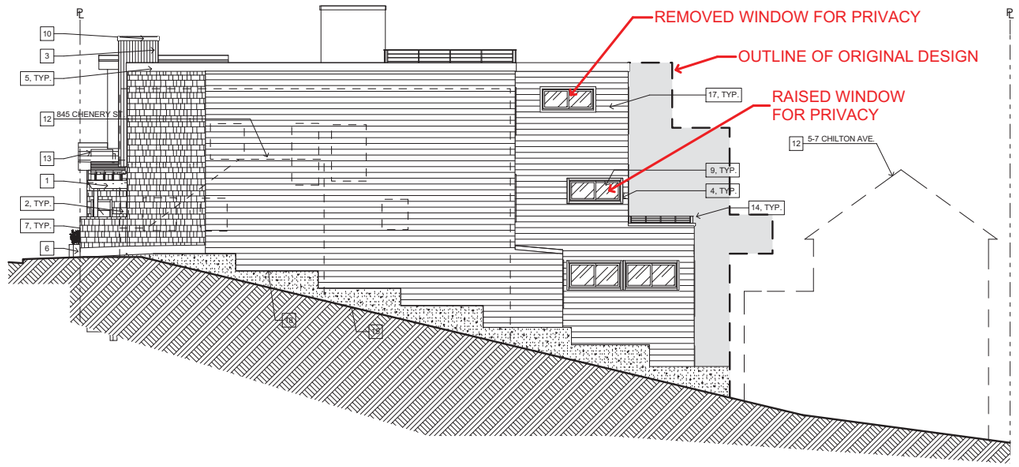
Drawn By: MKG

Job Number: 1-314

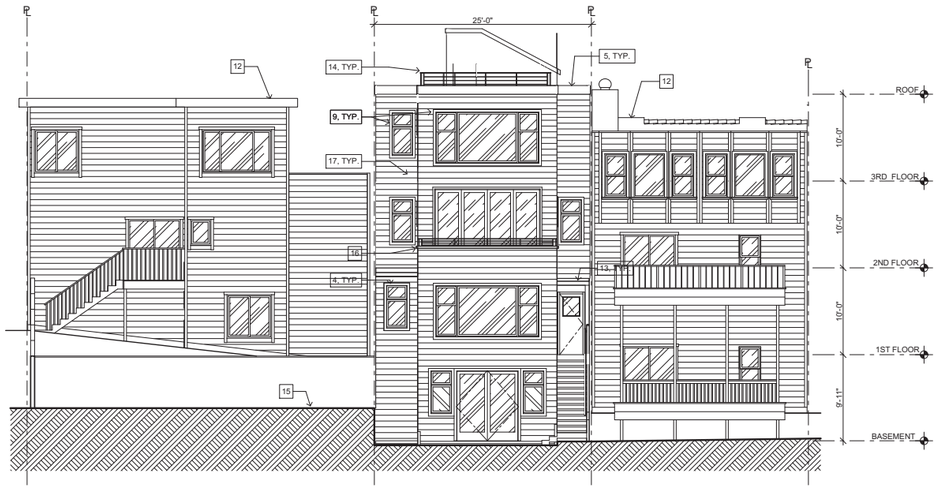
Sheet: A2.3

KEYNOTES:

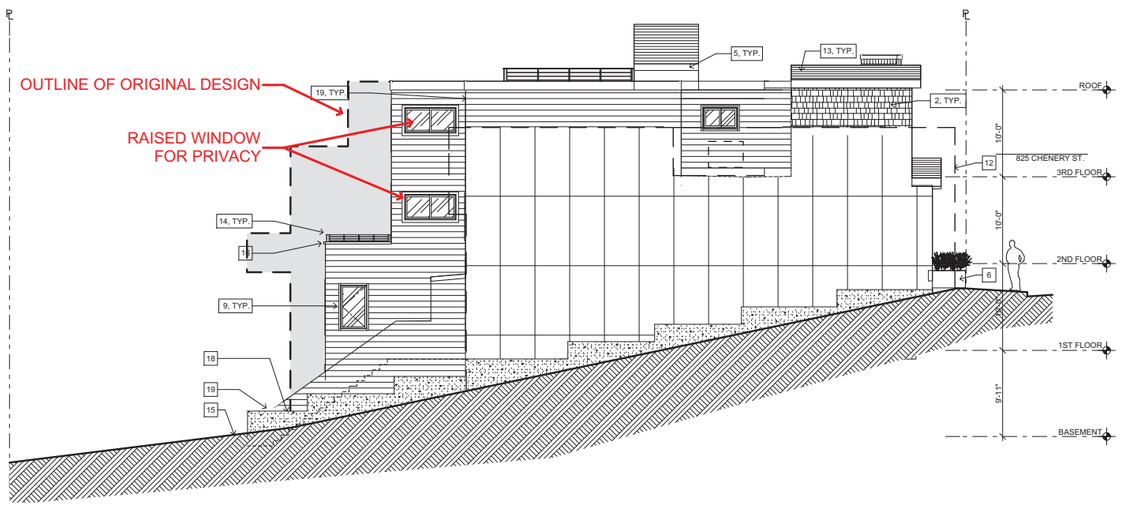
1 CEDAR TRELLIS
2 CEDAR SHINGLES
3 4" WIDE CEDAR VERTICAL SIDING
4 2 x 3 PAINTED WOOD TRIM
5 2 x 12 PAINTED WOOD FASCIA BOARD
6 CONCRETE PLANTER
7 PAINTED STUCCO
8 LIGHT FIXTURE
9 ALUMINUM CLAD WOOD DOUBLE PANE WINDOW AND/ OR DOOR
10 2 x 6 PAINTED WOOD TRIM
11 PAINTED WOOD KNEE BRACKET
12 ADJACENT BUILDING
13 ASPHALT SHINGLE ROOF
14 PAINTED METAL GUARDRAIL
15 GRADE
16 PAINTED TRIM
17 HORIZONTAL PAINTED SIDING
18 CONCRETE STEPPED FOUNDATION
19 PROPERTY LINE WALL @ OUTSIDE STAIR



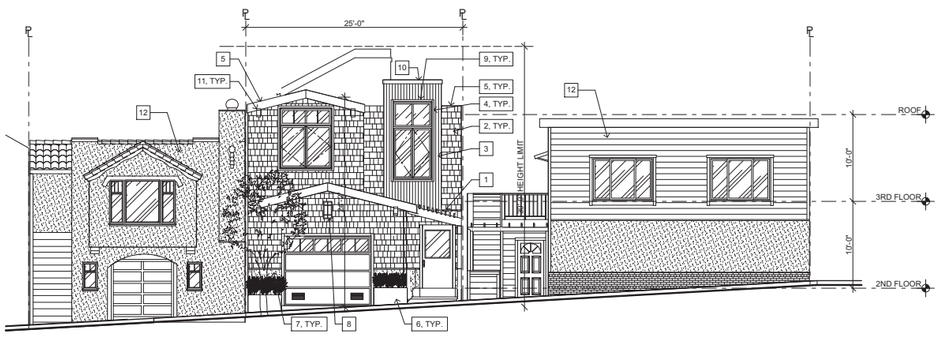
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



1 PROPOSED NORTH ELEVATION - CHENERY STREET
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By
Site Permit 11.03.14	MKG
Dwelling Unit Removal 11.14.14	MKG
Site Permit Revision 6.04.15	MGG
Site Permit Revision 10.21.15	MGG

WALLACKER/ HUBER RESIDENCE
831 CHENERY STREET
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs.:
PROPOSED ELEVS.

Scale: As Noted

Date: 11.3.14

Drawn By: MKG

Job Number: 1-314

Sheet: A3.0

831 Chenery Street

Appendix #2

View from entry gate at
#5 & #7 Chilton Ave.

Existing

Original Proposed Design

Reduced house square footage & shortened depth of house to preserve view to sky for #5 & #7 Chilton Ave. residents.

First Revised Design (6/4/15)

Relocated stairs & redesigned 2nd floor to further reduce depth of the project.

Second Revised Design (10/21/15)

Kotas | Pantaleoni
Architects

70 Zoe Street, Suite 200
San Francisco, CA 94107

415 495 4051 tel.
415 495 6885 fax
www.kp-architects.com