



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 21, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 14, 2018
Case No.: **2015-008252DRP**
Project Address: **89 Roosevelt Way**
Zoning: RM-1 [Residential – Mixed, Low Density]
40-X Height and Bulk District
Block/Lot: 2612/077
Project Sponsor: Adam Bittle, Architecture Allure
1501 Mariposa Street
San Francisco, CA, 94107
Staff Contact: Elizabeth Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal includes the addition of a 404 square foot mezzanine and roof decks to an existing three-story, four-unit building. The proposed mezzanine level would be part of Apt. #3, and would include a library and half bathroom. The mezzanine would include access to new north and south deck areas with planter areas. The existing building height is 31 feet 6 inches. The proposed building height at the addition would be 40 feet.

SITE DESCRIPTION AND PRESENT USE

The project is located on south side of Roosevelt Way near the corner of Buena Vista Terrace. Block 2612, Lot 077. The subject property is located within the RM-1 (Residential – Mixed, Low Density) Zoning District and the 40-X Height and Bulk District. The property is developed with a three-story residential building. The subject property sits and the front property line and has a rear yard of 16 feet and 9 ½ inches.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Castro/Upper Market neighborhood. Adjacent properties on Roosevelt Way are three and four-unit structures. Buildings immediately across Roosevelt Way to the north are two-units. A 23-unit building abuts the rear of the property (southwest corner) at Buena Vista Terrace and 15th Street. Buildings behind the subject property along 15th Street are four units. The cluster of immediately adjacent parcels is zoned RM-1 (Residential – Mixed, Low Density), while the greater neighborhood is zoned RH-2 (Residential – House, Two Family), and properties across Roosevelt Way, closer to Buena Vista Park, are zoned RH-3 (Residential – House, Three Family).

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 7, 2017 – July 7, 2017	July 6, 2017	June 21, 2018	350*

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 6, 2017	October 6, 2017	20 days
Mailed Notice	10 days	October 16, 2017	October 6, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor		3	
Other neighbors on the block or directly across the street			X
Neighborhood groups			X

* Please note that the DR hearing on this item was continued several times (10/26/17; 11/16/17; 3/1/18; 5/3/18) while the project sponsor resolved complaints filed on the property. See the discussion under the Other Department Actions section below.

During the 311-neighborhood notification period, three neighbors aside from the DR Requestor voiced concerns regarding the proposal. Two identified their location -- one residing at 153 Buena Vista Terrace; the other at 169 Buena Vista Terrace. The neighbor at 153 Buena Vista Terrace had concerns regarding his lower level apartment and blockage of natural light as caused by the rooftop structure. The neighbor at 169 Buena Vista Terrace had concerns regarding obstruction of city views, excessive construction in the neighborhood, and felt that the addition in vertical height was unnecessary. The Department has not received any other public comment pertaining to the requested Discretionary Review of the proposed project (as of the publication date of this packet).

DR REQUESTOR

Sean Muranjan, 169 Buena Vista Terrace, #18, San Francisco, CA 94117

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 6, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 26, 2017.

OTHER DEPARTMENT ACTIONS

The Office of Short Term Rentals had an active complaint for an illegal short-term rental in a possible basement level unauthorized dwelling unit (UDU)/illegal unit at the site. The complaint was unrelated to the proposed project and Discretionary Review Request. The short-term rental listing was removed, and the host (owner) has had no further short-term rental reservations as of October 2017. This violation (Enforcement Case No. 2017-013470ENF) was abated (resolved) on October 30, 2017. Over the past several months, the property owner completed the unit legalization process per Ordinance #43-14, by submitting Building Permit Application No. 201805028014 for the legalization, and recordation of a Notice Special Restrictions (NSR). These actions abated the illegal unit violation per Enforcement Case. No. 2017-013470ENF.

ENVIRONMENTAL REVIEW

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

PRESERVATION REVIEW

As outlined in the Planning Department's Preservation Team Review Form (signed August 19, 2015), according to the information provided in the Supplemental Information for Historic Resource Determination prepared by George Klumb (dated June 29, 2015), and information found in the Planning Department files, the subject property was determined not to be eligible for listing in the California Register under any criteria individually or as part of a historic district and was reclassified to Category C - No Historic Resource Present.

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project on December 7, 2016 with the following comments:

- RDT recommends re-locating the roof deck railing at the front and rear of the building at least 5-ft. from the outer edge of the respective deck's perimeter to minimize impacts to adjacent properties (RDG pgs. 16-17).
- RDT otherwise supports the vertical addition as proposed.

The Project Sponsor disagreed with the RDT, and the project was reviewed at a Project Coordination Lite meeting on April 17, 2017 with revised with additional comments to:

- Remove the windscreen.

- Relocate the railings and keep the height of the railings to 42".

As part of the workflow to the DR hearing, the project design was reviewed again by the Residential Design Advisory Team (RDAT) on August 30, 2017. RDAT's comments were:

- To comply with the Residential Design Guideline to "Articulate the building to minimize impacts on light and privacy to adjacent properties" (pages 16-17), set the guardrail back 5'-0" from the side deck edge at the southwest corner of the proposed structure.
- Remove the proposed windscreen.

The Project Sponsor amended the plans to address RDAT's comments. As currently proposed, the Department can support the project and provide a recommendation to the Commission to not take DR and approve the project as proposed.

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

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

Block Book Map

Sanborn Map

Aerial Photographs

Site Photographs

Zoning District Map

Section 311 Notice

CEQA Determination, including

- Supplemental Information for Historic Resource Determination dated June 29, 2015
- Planning Department Preservation Team Review (PTR) Form signed August 19, 2015

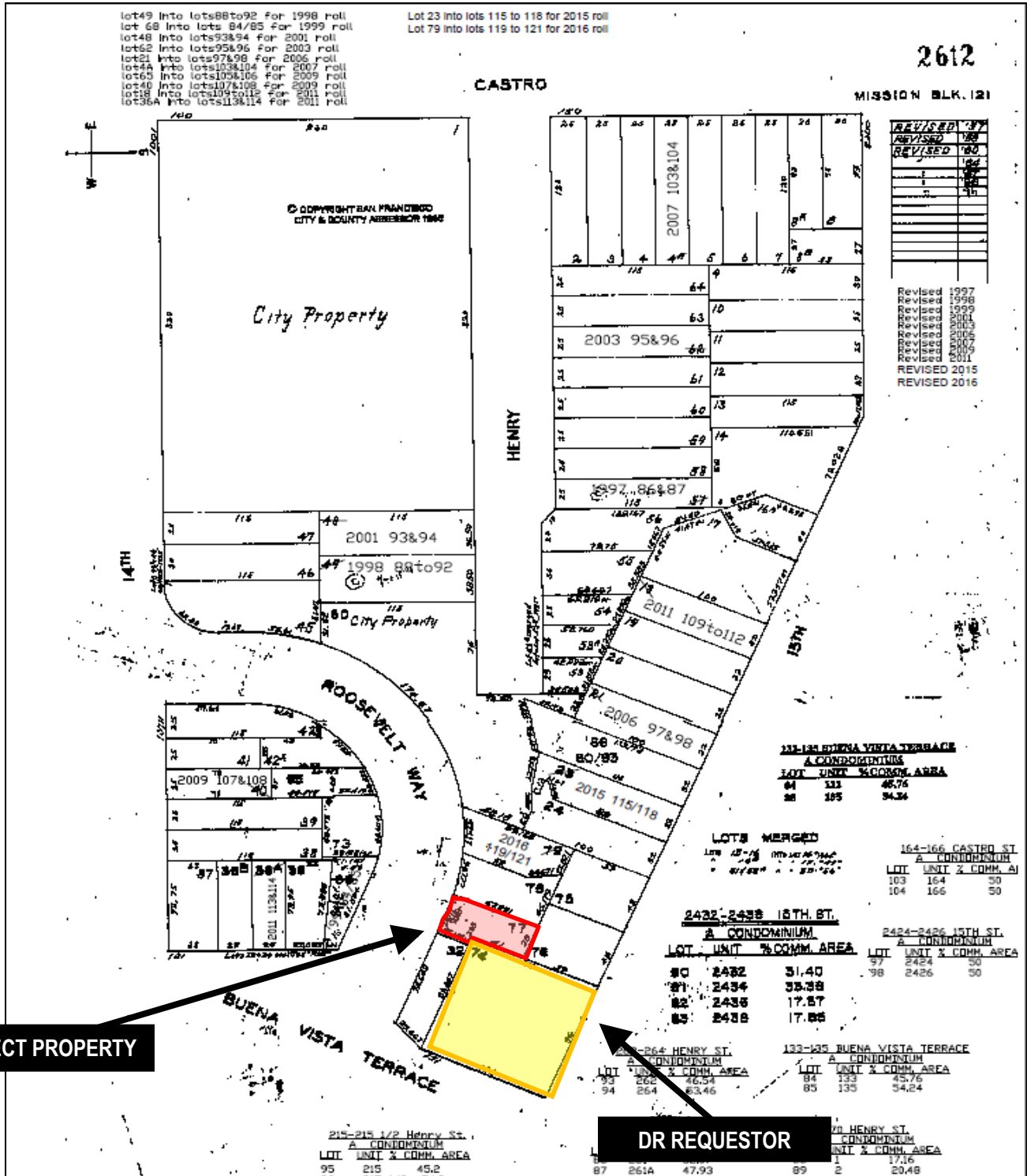
DR Application dated July 6, 2017

Response to DR Application dated September 26, 2017

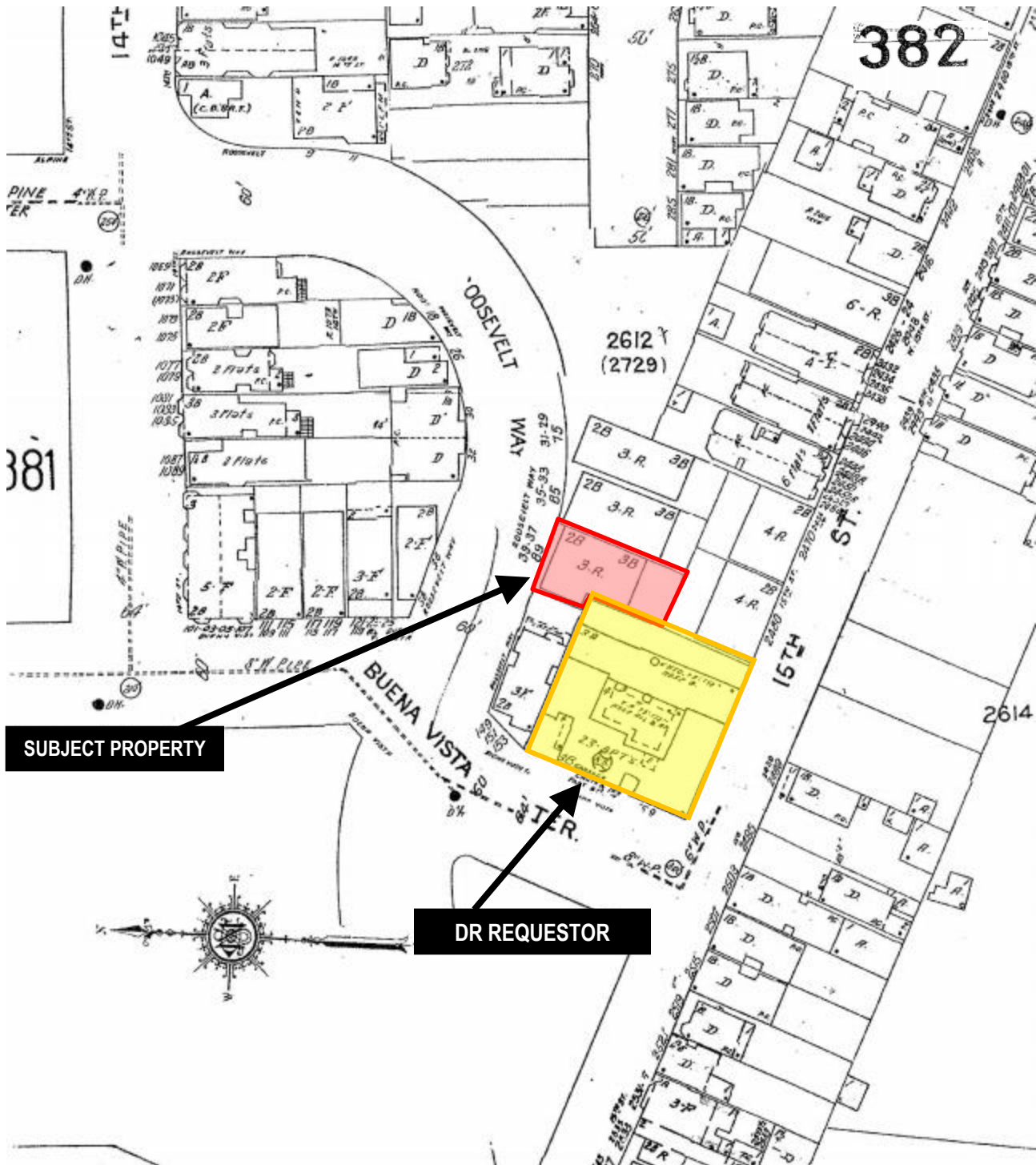
Correspondence

Reduced Plans

Parcel Map



Sanborn Map*



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



Aerial Photo



DR REQUESTOR -
169 Buena Vista
Terrace #18

SUBJECT PROPERTY



Discretionary Review Hearing
June 21, 2018
Case Number 2015-008252DRP
89 Roosevelt Way
Block 2612 Lot 077

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR –
169 Buena Vista
Terrace #18**



Discretionary Review Hearing
June 21, 2018
Case Number 2015-008252DRP
89 Roosevelt Way
Block 2612 Lot 077

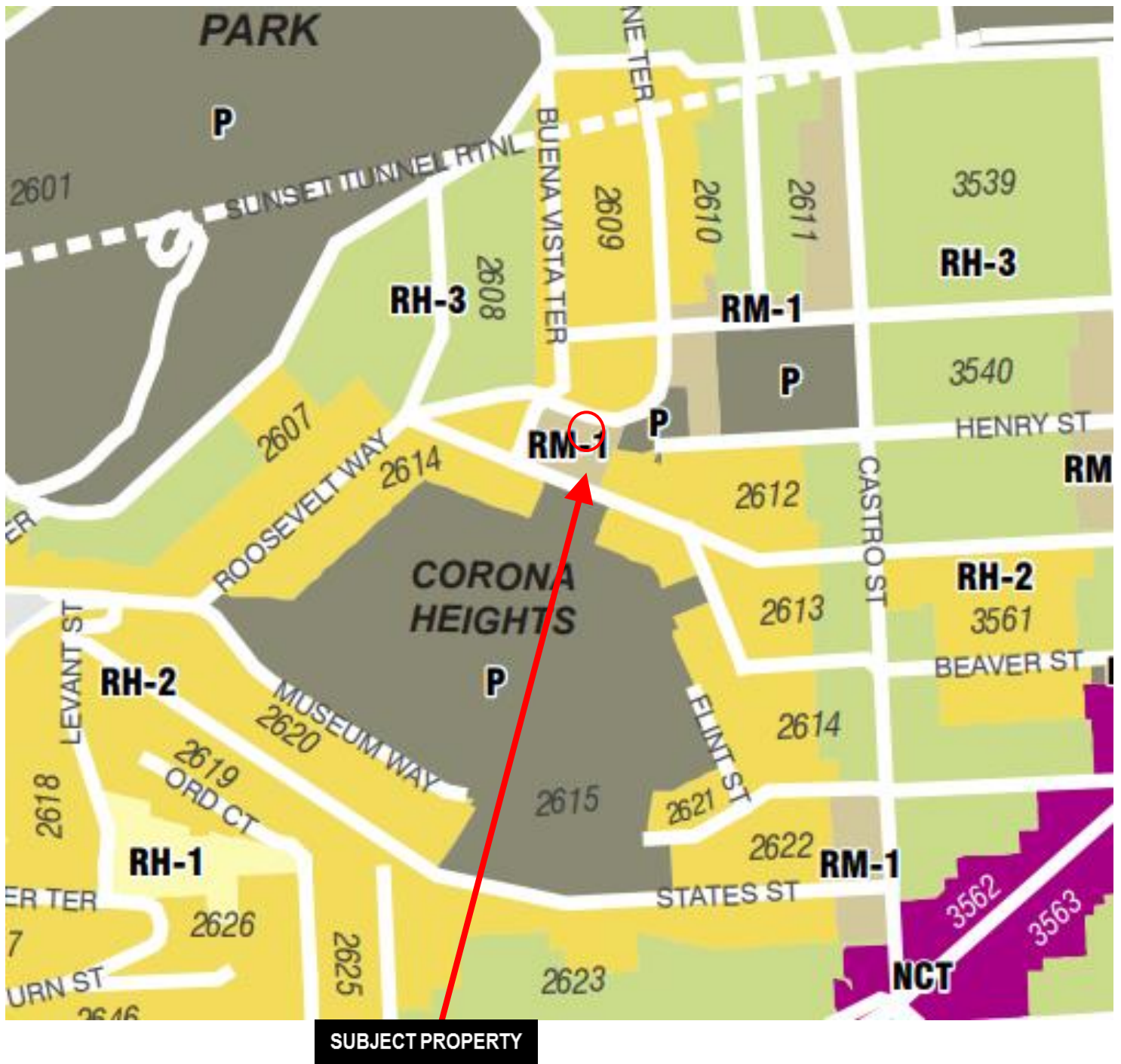
Site Photo



SUBJECT PROPERTY

DR REQUESTOR

Zoning Map





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 15, 2017**, the Applicant named below filed Building Permit Application No. **2016.0919.8061S/R1** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	89 Roosevelt Way	Applicant:	Adam Bittle, Architecture Allure
Cross Street(s):	Buena Vista Terrace & Henry St.	Address:	1501 Mariposa Street, Suite 308
Block/Lot No.:	2612/077	City, State:	San Francisco, CA 94107
Zoning District(s):	RM-2 / 40-X	Telephone:	(650) 208-1204
Record No.:	2015-008252PRJ	Email:	adam@archallure.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	48 feet 3 inches	No Change
Rear Yard	16 feet 9 ½ inches	No Change
Building Height	31 feet 6 inches	40 feet
Number of Stories	3	4
Number of Dwelling Units	4	No Change
Number of Parking Spaces	3	No Change
PROJECT DESCRIPTION		
The proposal is to add an 8 foot 6 inch mezzanine top floor to an existing 3-story, 3-unit condominium building. The mezzanine will include a library, toilet room and access to new North and South deck areas with planter areas. 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: Elizabeth Gordon Jonckheer
Telephone: (415) 575-8728
E-mail: elizabeth.gordon-jonckheer@sfgov.org

Notice Date: 6/7/17
Expiration Date: 7/7/17

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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
89 Roosevelt Way		2612/077	
Case No.	Permit No.	Plans Dated	
2015-008252ENV		04/03/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Increase height of the 3rd story of an (e) 3-story, 3-unit residential building by 8'3" to create a 4th floor and new roof decks at the N and S ends of the building. Alterations to front façade including installation of balconies on 2nd and 3rd floors.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	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)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	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. <i>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).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	Archeological Resources: 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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	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)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. 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 8/19/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	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):	
Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.08.31 11:53:44 -0700</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Justin A Greving	Signature: Justin Greving <small>Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.08.31 11:53:44 -0700</small>
	Project Approval Action: Building Permit 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:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	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

<input type="checkbox"/>	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	8/3/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	89 Roosevelt Way	
Block/Lot:	Cross Streets:	
2612/077	Buena Vista Terrace and Henry Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-008252ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/3/2015
------------------------------------	----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by George Klumb (dated June 29, 2015)	
Proposed Project: Increase height of the 3rd story of an (e) 3-story, 3-unit residential building by 8'3" to create a 4th floor and new roof decks at the N and S ends of the building. Alterations to front façade including installation of balconies on 2nd and 3rd flr	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> 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:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 - Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	n/a	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> 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 Supplemental Information for Historic Resource Determination prepared by George Klumb (dated June 29, 2015) and information found in the Planning Department files, the subject property at 89 Roosevelt Way contains a two-story over garage three-unit wood frame dwelling constructed in 1968 (source: Assessor's Record). The building is designed in the late-Modern style by George E. Baumann, a prolific architect of mid-rise apartment buildings in San Francisco. This building exemplifies Baumann's standardized architectural vocabulary and features a row of three garage doors on the ground floor topped with two stacked bay windows with little ornamentation. Although it does not appear in the original drawings, a mansard pent roof caps the top of the building. Known exterior alterations to the building include construction of a rear fence (1977), repairs to correct dryrot damage (1992), and reroofing (2001). It appears that original windows on the primary elevation have also been replaced with vinyl windows.

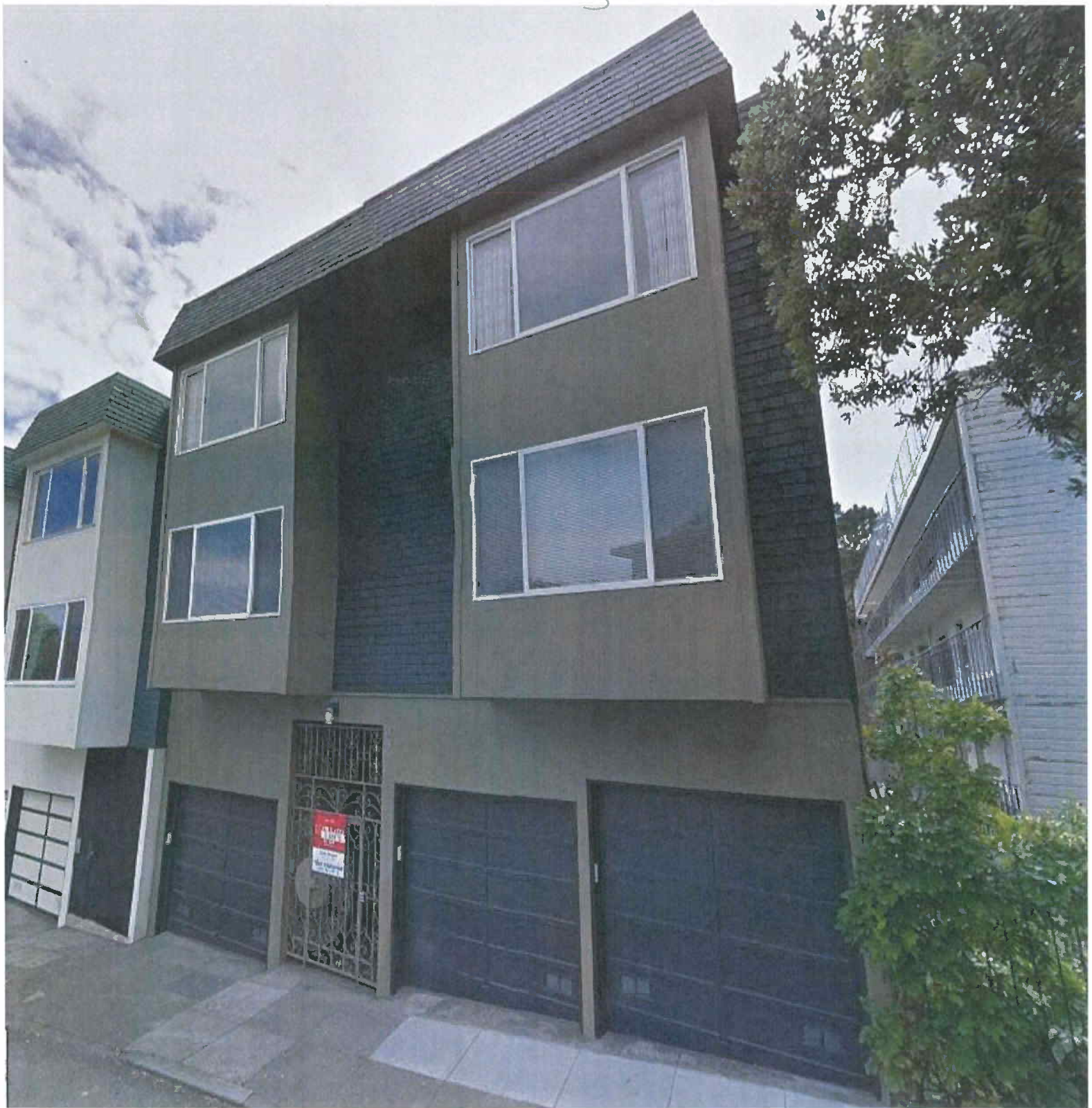
No known historic events occurred at the subject property (Criterion 1). The building was one of three almost identical buildings erected along Roosevelt Way but does not represent a significant period of development in the neighborhood. None of the owners or occupants have been identified as important to history (Criterion 2). Although original ownership of the building is unclear it appears the building had a number of different owners, none of whom have been identified as individually significant. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. While George's father, Herman C. Baumann, was identified as an important architect in "San Francisco: Modern Architecture and Landscape Design, 1935-1970," there was no mention of the son. Of the buildings designed by George Baumann, those constructed during the early 1950s and 1960s were more site specific and had playful angled bay windows, while his later designs appear to be copies of the same building with little architectural interest or site specificity. The subject property represents this later period in the architect's career when his designs had become highly regularized and uninteresting flat stuccoed facades over a series of garage doors.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Castro/Upper Market neighborhood. The immediate surrounding was slow to develop given the extreme terrain of some lots and the street does not contain a significant concentration of aesthetically or historically related buildings.

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:
<i>Oma Omm</i>	<i>3/19/2015</i>

89 Roosevelt Way



CASE NUMBER:

SUPPLEMENTAL INFORMATION FOR Historic Resource Determination

1. Current Owner / Applicant Information

PROPERTY OWNER'S NAME:

William Hemenger and Frank Lambetecchio

PROPERTY OWNER'S ADDRESS:

89 Roosevelt Way
San Francisco, CA 94114

TELEPHONE:

(415) 307-0715

EMAIL:

williamchemenger@yahoo.com

APPLICANT'S NAME:

George Klumb

Same as Above ☐

APPLICANT'S ADDRESS:

417 30th Street
San Francisco, CA 94131

TELEPHONE:

(415) 420-8589

EMAIL:

gklumb@gkarchitecture.com

CONTACT FOR PROJECT INFORMATION:

George Klumb

Same as Above ☐

ADDRESS:

417 30th Street
San Francisco, CA 94131

TELEPHONE:

(415) 420-8589

EMAIL:

gklumb@gkarchitecture.com

2. Location and Classification

STREET ADDRESS OF PROJECT:

89 Roosevelt Way, San Francisco

ZIP CODE:

94114

CROSS STREETS:

Buena Vista Terrace

ASSESSORS BLOCK/LOT:

216 / 077

LOT DIMENSIONS:

28' to 34.33' W
X 67.29' L

LOT AREA (SQ FT):

2,012

ZONING DISTRICT:

RM-1

HEIGHT/BULK DISTRICT:

40X

OTHER ADDRESS / HISTORIC ADDRESS: (if applicable)

N/A

ZIP CODE:

3. Property Information

DATE OF CONSTRUCTION:

1968

ARCHITECT OR BUILDER:

John E. Naumann

IS PROPERTY INCLUDED IN A HISTORIC SURVEY?

Yes ☐ No ☒

SURVEY NAME:

SURVEY RATING:

DESIGNATED PROPERTY: Article 10 or Article 11 ☐

CA Register ☐

National Register ☐

4. Permit History Table

Please list out all building permits issued from the date of construction to present. Attach photocopies of each.

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		See Attached Permit Copies
2.		Permit 200105108817, May 10, 2001, Reroofing
3.		Permit 9417365, Oct 20, 1994, Reroofing
4.		Permit 9318246, Nov 1, 1993, Repair Dry Rot
5.		Permit 9212685, Sept 15, 1992, Repair Dry Rot
6.		Permit 9212173, Sept 15, 1992 Repair Dry Rot
7.		Permit 426044, Aug 17, 1977, Construct Fence
8.		Original Bldg Permit does not exist. See SF Official copy of Bldg Plans 330638/14

Please describe any additional projects or information about a particular project(s) that is not included in this table:

(Attach a separate sheet if more space is needed)

5. Ownership History Table

Please list out all owners of the property from the date of construction to present.

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION:
1.	1968 to 2003	Frank Gonchar	Not Known
2.	2003 to 2014	Michael Chappell & Keith McCullar	Not Known
3.	2014 to Present	William Hemenger &	Marketing
4.	2014 to Present	Frank Lambetecchio	Graphic Design
5.			
6.			
7.			
8.			

Please describe any additional owners or information about a particular owner(s) that is not included in this table:

(Attach a separate sheet if more space is needed)

CASE NUMBER:

6. Occupant History Table

Please list out all occupants/tenants of the property from the date of construction to present.

OCCUP:	DATES (FROM - TO):	NAME(S):	OCCUPATION:
1.	1968 to 2003	Frank Gonchar	Not Known
2.	2003 to 2014	Michael Chappell & Keith McCullar	Not Known
3.	2014 to Present	William Hemenger &	Marketing
4.	2014 to Present	Frank Lambetecchio	Graphic Design
5.			
6.			
7.			
8.			

Please describe any additional occupants or information about a particular occupant(s) that is not included in this table:

(Attach a separate sheet if more space is needed)

7. Property / Architecture Description

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Be sure to describe the architectural style and include descriptions of the non-visible portions of the building. Attach photographs of the building and property, including the rear facade.

The building was constructed in 1968 in a modern style typical of construction in San Francisco of its time. The shake shingle mansard roof is not consistent with the genre. The garage doors are at differing elevations along the sidewalk.

The front street-side (north) facade is clad in cement plaster and shake shingles. The windows are constructed with vinyl frames. Bays over the sidewalk recall the San Francisco vernacular.

The east facade is not visible due to a zero property line condition.

The west facade is clad in composite shingles with aluminum windows of an indeterminate age. The south (rear yard) facade is clad in composite shingles with vinyl frame windows.

(Attach a separate sheet if more space is needed)

8. Adjacent Properties / Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

The Subject property is adjacent to two other apartment buildings (85 and 75 Roosevelt Way) of similar design and construction from the same time period. They were constructed in 1968.

The adjacent property to the west, 153 Buena Vista Ter, is an older building in the Edwardian style.

The south-westerly property, 169 Buena Vista Ter, is a 23 unit apartment complex built in 1963.

The properties to the north of the Subject Property, across the street on Roosevelt Way, are a collection of buildings from various periods.

133 and 135 Buena Vista Ter is similarly modern in style and in 1963.

30 Roosevelt Way is a Normandy style single family residence built in 1936 with hipped roofs and mullioned windows.

(Attach a separate sheet if more space is needed)

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. I understand that other applications and information may be required.


Signature of Applicant

June 29, 2015
Date

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

Authorized Agent

Owner / Authorized Agent (circle one)

CASE NUMBER:

Submittal Checklist

The Supplemental Information for Historic Resource Determination must be complete before the Planning Department will accept it and begin review. Please submit this checklist along with the required materials.

CHECKLIST	REQUIRED MATERIALS	NOTES
<input checked="" type="checkbox"/>	Form, with all blanks completed	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Front facade	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Rear facade	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Visible side facades	
<input checked="" type="checkbox"/>	Building Permit History (Question 4), with copies of all permits	
<input checked="" type="checkbox"/>	Historic Sanborn Fire Insurance Maps	
<input checked="" type="checkbox"/>	Ownership History (Question 5)	
<input checked="" type="checkbox"/>	Occupant History (Question 6)	
<input checked="" type="checkbox"/>	Descriptive narrative of subject building (Question 7)	
<input checked="" type="checkbox"/>	Photos of adjacent properties and properties across the street along with a descriptive narrative of adjacent properties and the block (Question 8)	
N/A <input type="checkbox"/>	Historic photographs, if applicable	
<input checked="" type="checkbox"/>	Original building drawings, if applicable	
N/A <input type="checkbox"/>	Other: Periodical articles related to the property, for example, articles on an owner or occupant of the building or of the architect; historic drawings of the building; miscellaneous material that will assist the Preservation Planner make the historical resource determination under CEQA.	

NOTE: Please note that some applications will require additional materials not listed above. The above checklist does not include material needed for CEQA review of other impacts and is solely limited to historic resource analysis. For further information about what must be submitted for CEQA review, please refer to the *Environmental Evaluation Application*.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

RECEIVED

JUL 06 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

APPLICATION FOR

Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Sean Muranjan		
DR APPLICANT'S ADDRESS: 169 Buena Vista Ter #18	ZIP CODE: 94117	TELEPHONE: ()
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Unknown		
ADDRESS: 89 ROOSEVELT WY	ZIP CODE: 94114	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: sean@muranjan.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 89 ROOSEVELT WY		ZIP CODE: 94114
CROSS STREETS: Buena Vista Ter & Henry St		
ASSESSORS BLOCK/LOT: 2612 /077	LOT DIMENSIONS: 67x28	LOT AREA (SQ FT): 2012
ZONING DISTRICT: RM-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☐ Demolition ☐ Other ☒Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐

APARTMENTS

Present or Previous Use:

Proposed Use: **APARTMENTS**Building Permit Application No. **201609198061**Date Filed: **9/19/2016**

4. Actions Prior to a Discretionary Review Request

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

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

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

N/A

Discretionary Review Request

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

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

See attached paper.

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

See attached paper.

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

See attached paper.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

7-5-16

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

Sean Muranjan

☒ Owner / ☐ Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

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

RECEIVED

JUL 06 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I C

For Department Use Only

Application received by Planning Department:

By: Kurt BornDate: 7/6/17



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

89 Roosevelt Way Discretionary Review

Question 1

I feel the height addition does not conform to the surrounding building and violates five (5) Residential Design Guidelines:

1. GUIDELINE: Respect the topography of the site and the surrounding area. (Residential Design Guidelines: December 2003 Pg. 11)

The proposed addition does not respond to the topography pattern by breaking with existing roof line patterns that mimic the slope of the street shown in **Figure 1 - Topography Example:**

Residential Design Guidelines: December 2003 Pg. 12 and Figure 2 – Topography and Rooflines Disrupted by 89 Roosevelt: Google Maps.

Figure 1 - Topography Example: Residential Design Guidelines: December 2003 Pg. 12

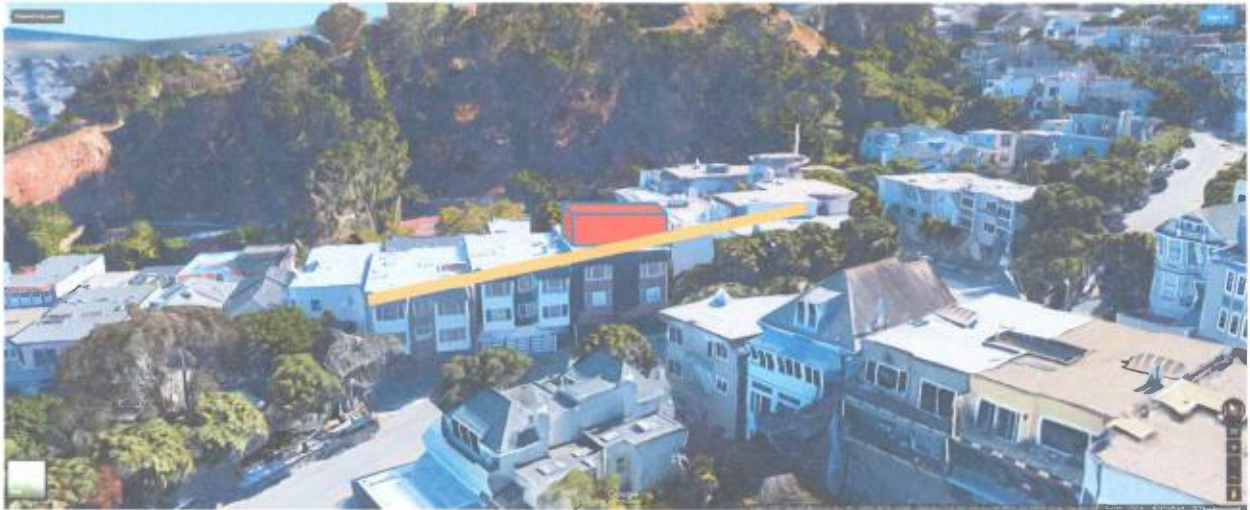
The proposed building does not respond to the topography and front setback patterns because it does not have any of the stepping or articulation found in surrounding buildings.



89 Roosevelt Way Discretionary Review

The proposed addition breaks the existing topography and roofline patterns.

Figure 2 – Topography and Rooflines Disrupted by 89 Roosevelt: Google Maps



Orange Line - Existing topography and roofline patterns

Red Box – Proposed additions

89 Roosevelt Way Discretionary Review

2. GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. (Residential Design Guidelines: December 2003 Pg. 16)

Light

The proposed addition story would harm our family's access to blue sky by blocking more than 45% of our access with an opaque structure.

Air

The additional story and windscreen would harm our family's air quality by changing exiting air current patterns. We rely on the easterly air currents to cool our apartment during most of the year, especially in the summer months.

Internet

The additional story and windscreen would harm our family's ability to obtain internet via Monkeybrains access which relies on line of sight radio waves. Albeit it is not a specific residential design guidelines this should be considered as it is in the spirit of Ordinance No. 250-16 Police Code - Choice of Communications Services Providers in Multiple Occupancy Buildings to provide broadband internet competition.

Figure 3 - Detailed View: Obstruction to Light, Air and Internet



89 Roosevelt Way Discretionary Review

Red Box – Mezzanine
Yellow Box - Windscreen

Figure 4 – Full View: Obstruction to Light, Air and Internet



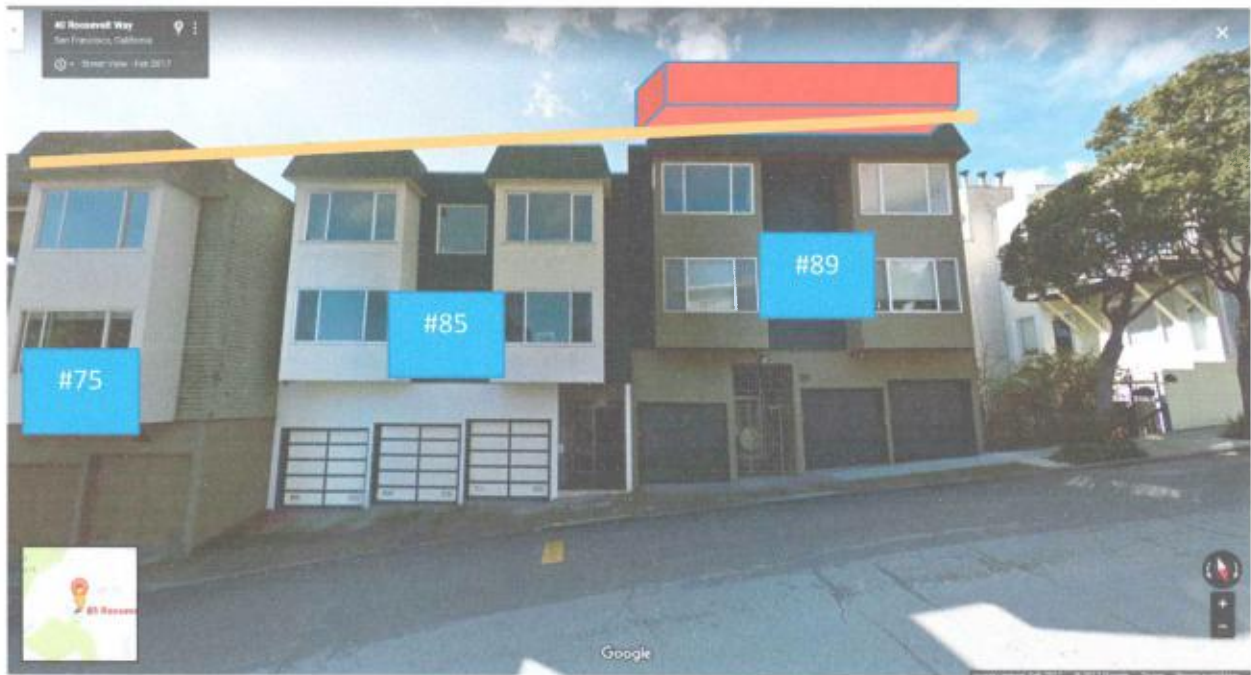
Red Box – Mezzanine
Yellow Box - Windscreen

89 Roosevelt Way Discretionary Review

3. GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings. (Residential Design Guidelines: December 2003 Pg. 30)

The proposed addition breaks the roofline of similar buildings (85 Roosevelt Way & 75 Roosevelt Way) “groups of buildings that have common rooflines, providing clues to what type of roofline will help tie the composition of the streetscape together” (Residential Design Guidelines: December 2003 Pg. 30). See **Figure 2 – Topography and Rooflines Disrupted by 89 Roosevelt: Google Maps** and **Figure 5 - Rooflines of Surrounding Buildings**

Figure 5 - Rooflines of Surrounding Buildings Disrupted by 89 Roosevelt



Orange Line - Existing roof line patterns
Red Box – Proposed additions

4. GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building. (Residential Design Guidelines: December 2003 Pg. 38)

The proposed addition is the aesthesis of the following:

- “Locate rooftop features in a manner that minimizes their visibility from the street and reduces the effect of **rooftop clutter**.”
- Design rooftop features with the **smallest possible overall dimensions** that meet the requirements of the Building and Planning Codes. •
- **Limit the number of rooftop features.”**

Residential Design Guidelines: December 2003 Pg. 38

89 Roosevelt Way Discretionary Review

5. GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings. (Residential Design Guidelines: December 2003 Pg. 40)

Windscreens opaqueness/tint is unknown and may cause additional blockage to our family's blue sky access See **Figure 3 - Detailed View: Obstruction to Light, Air and Internet** and **Figure 4 – Full View: Obstruction to Light, Air and Internet**

Question 2:

1. GUIDELINE: Respect the topography of the site and the surrounding area. (Residential Design Guidelines: December 2003 Pg. 11)
 - a. Effected Parties(s):
 - i. All residents within a 150ft radius of 89 Roosevelt
 - b. Effects:
 - i. Disrupted topography and design of the neighborhood
2. GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties. (Residential Design Guidelines: December 2003 Pg. 16)
 - a. Effected Parties(s):
 - i. Sean Muranjan
 - ii. Jennifer Muranjan
 - iii. Aryav Muranjan (infant)
 - b. Effects:
 - i. Light: Reduction of blue sky access by over 45%. Natural light is necessary to promote proper development in our infant son.
 - ii. Air: We rely on the easterly air currents to cool our apartment during most of the year, especially in the summer months. Our infant son is especially vulnerable.
 - iii. Internet: blockage of internet access. We use a local internet provide MonkeyBrains which relies on line of site radio waves. The addition will block the signal and thus our broadband internet access. This will harm us financially as we rely on broadband access for Sean's employment and Jennifer's future small business
3. GUIDELINE: Design rooflines to be compatible with those found on surrounding buildings. (Residential Design Guidelines: December 2003 Pg. 30)
 - a. Effected Parties(s):
 - i. All residents of 85 Roosevelt Way
 - ii. All residents of 75 Roosevelt Way
 - b. Effects:
 - i. Loss of view
 - ii. Loss of unifying building rooflines

89 Roosevelt Way Discretionary Review

4. GUIDELINE: Sensitively locate and screen rooftop features so they do not dominate the appearance of a building. (Residential Design Guidelines: December 2003 Pg. 38)
 - a. Effected Parties(s):
 - i. All residents within a 150ft radius of 89 Roosevelt
 - b. Effects:
 - i. Loss of unifying character of the neighborhood

5. GUIDELINE: Design windscreens to minimize impacts on the building's design and on light to adjacent buildings. (Residential Design Guidelines: December 2003 Pg. 40)
 - a. Effected Parties(s):
 - i. Sean Muranjan
 - ii. Jennifer Muranjan
 - iii. Aryav Muranjan (infant)
 - b. Effects:
 - i. Light: Reduction of blue sky access by over 45%. Natural light is necessary to promote proper development in our infant son.
 - ii. Air: We rely on the easterly air currents to cool our apartment during most of the year, especially in the summer months. Our infant son is especially vulnerable.
 - iii. Internet: blockage of internet access. We use a local internet provide MonkeyBrains which relies on line of site radio waves. The addition will block the signal and thus our broadband internet access. This will harm us financially as we rely on broadband access for Sean's employment and Jennifer's future small business

Lastly as a resident and tax payer, our family feels complaint 201579241 regarding an illegal unit should be addressed before any permits or permission to build should be granted

Question 3

To reduce the adverse effects noted in above question 1: we recommend:

1. removal of mezzanine
2. removal of the windscreen

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: **89 ROOSEVELT WAY**

Zip Code: **94114**

Building Permit Application(s): **2016.0919.8061**

Record Number: **2015-008252PRJ**

Assigned Planner: **ELIZABETH GORDON JONKHEER**

Project Sponsor

Name: **ADAM BITTLE**

Phone: **(650) 208-1204**

Email: **ADAM@ARCHALLURE.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.)

See attached letter

-
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.

See attached letter

-
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 explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached letter

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)	4	4
Occupied Stories (all levels with habitable rooms)	3	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	3	3
Bedrooms	5	5
Height	31'-6"	40'-0"
Building Depth	48'-3"	48'-3"
Rental Value (monthly)		
Property Value		

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

Signature: 	Date: 9/26/17
Printed Name: Adam Bittle	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> 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.



ARCHITECTURE
ALLURE

Architecture + Interiors

September 25, 2017

Elizabeth Gordon Jonkheer
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94130

Re: 89 Roosevelt Way - 2016.0919.8061/R1
APN/Lot No. – 2612/077

Sean Muranjan
169 Buena Vista Terrace #18
San Francisco, CA 94117

Re: Response to Discretionary Review (DRP)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

The proposed design at 89 Roosevelt Way complies with the 40' height allowed by the City of San Francisco's Planning Code. Additionally, the proposed mezzanine addition of 404sf complies with the city's recommend setbacks, sitting 15' away from the northern property line (along Roosevelt Way). In the spirit of the design guidelines the design "steps down" to the street. By complying with the recommended 15' setback it reduces substantially if not eliminates any visibility from the public realm below (see attached diagrams) therefore retaining the existing massing/roof line as seen from the public realm. In addition to the significant setbacks provided at the front and rear of the proposed mezzanine, the 72" clear glass windscreens have been completely removed from the scope and replaced with 42" metal railings per coordination with the Planning Department. The rooftop deck railings have been setback to Planning's approval to limit activity and visibility from adjacent neighbors and the public realm (see attached diagrams).

As viewed in a north/northeast direction and in combination with existing/proposed substantial setbacks daylight will not be influenced relative to the existing conditions. The addition is minimal, setbacks substantial (buildings are not side by side as open space separates the structures). Initially wind screens were clear glass, however, in coordination with Planning those have been removed and the metal railings replacing them will be lower in height. In consideration for the neighbors the railings were pulled away from the property lines on three sides, further reducing visibility.

The pictures provided do not provide enough detail to factually back a comment that 45% of light will be blocked. Considering the sun moves throughout the day and changes position throughout the year it is highly unlikely that the new addition would block 45% of direct sun at any hour of the day. Please see the land survey and plans for orientation of the addition to the structure of the submitted opposition. The addition will not significantly influence, if at all, direct sunlight given the location northeast of the structure. Indirect daylight will not be significantly affected, if at all, given the substantial open space between the structures that can be considered a luxury in itself.

The images provided by the concerned resident are not accurate in scale or depth and do not portray the proposed addition realistically. The images do not account for the fact that the railing and mezzanine are set back from the edges of the property. The proposed metal railing are not opaque to light, air, or soundwaves. There is no proof that the proposed addition will inhibit one's choice of internet provider. Please see the attached diagrams and plans.

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.

The owners of 89 Roosevelt Way have already worked with the San Francisco Planning department to adjust the design to minimize the impact on the neighbors, any further changes would jeopardize the project. The proposed mezzanine addition coordinates with the existing floor plan below. It totals only 404sf and has no flexibility to reduce any further. The proposed design complies with the City of San Francisco's building and planning code and complies with the intent of the design guidelines being sensitive to the existing context of the neighborhood and to adjacent neighbors. The proposed addition complies in height and takes up a smaller area than what is allowed for this particular zoning. This design already goes above and beyond what is expected by the City of San Francisco and any further changes are simply unreasonable. Much coordination and reduction in usable rooftop has already been conceded and coordinated with Planning.

In the initial Pre-Application meeting, inquiries from Sean Muranjan were documented in the "Summary of Discussion" and responded to accordingly. Another neighbor wanted assurances that our proposed addition would not prohibit a near future rooftop addition he is planning. Therefore, there were no inquiries or comments of note from the Pre-Application meeting to respond to. The two additional neighbors who emailed opposition letters at the very end of the notification period did not attend or provide comment to the Pre-Application meeting.

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 explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

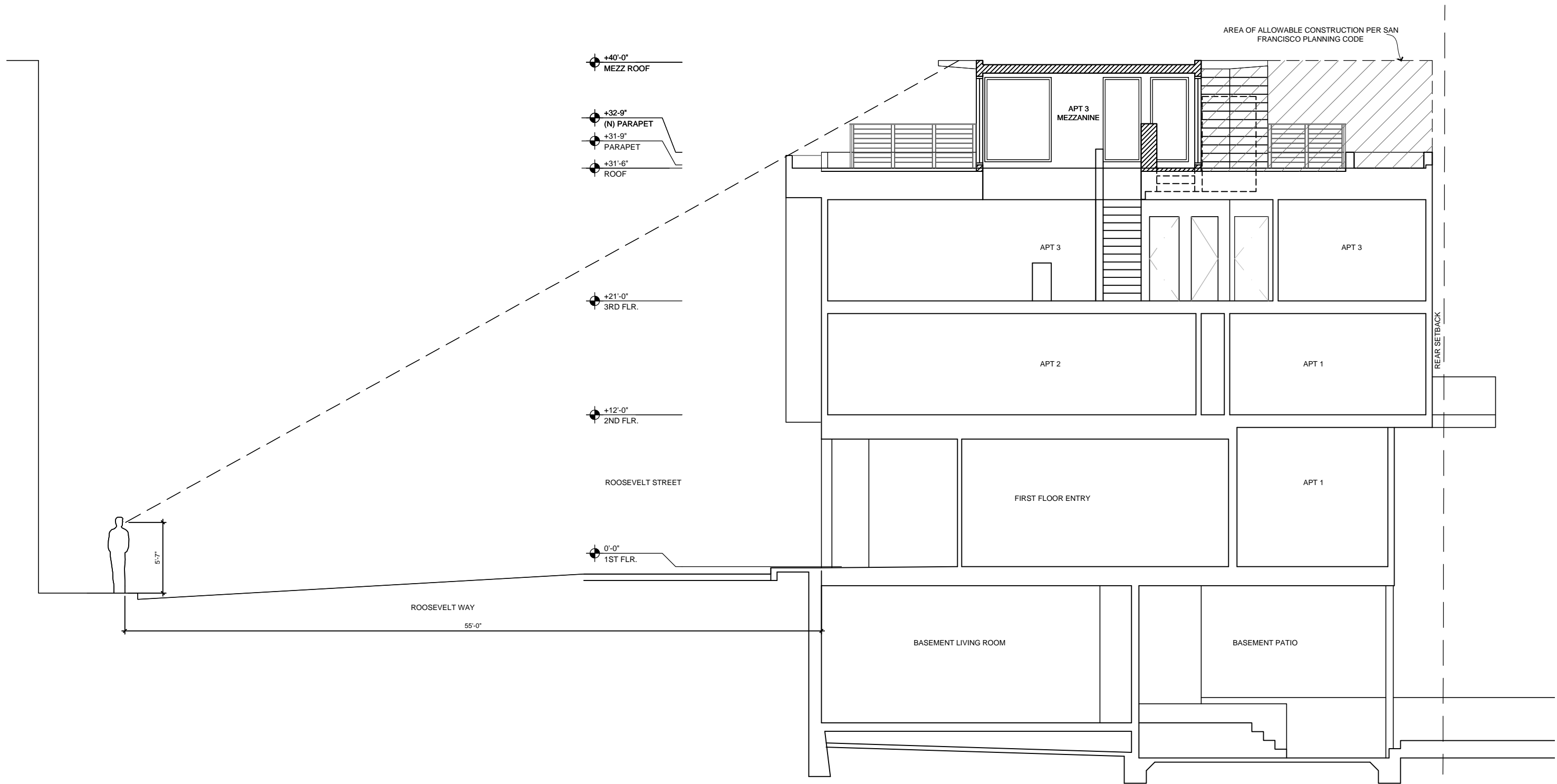
There are no alternate changes proposed as the Architecture Allure team worked with San Francisco's Planning department and adjusted the project accordingly for Planning's approval and support. The owners and designers have already compromised the design and lost 221 square feet of deck area to accommodate the needs of neighbors. This is simply a one room addition. The project is minimal in design and subsequently to the public realm. To further reduce the proposed addition would make the space not functional nor feasible for the cost of the project. The request to halt the project all together is an extraordinary response considering the proposed design is fully compliant and extremely thoughtful to the adjacent properties concerning visibility and orientation.

Please feel free to contact me with any questions or concerns.

Sincerely,



Adam Bittle
Architecture Allure, Inc.
(650) 208-1204
adam@archallure.com



SECTION OF PROPOSED MEZZANINE
& PEDESTRIAN SITE LINES

89 ROOSEVELT RESIDENCE

89 ROOSEVELT WAY
SAN FRANCISCO, CALIFORNIA

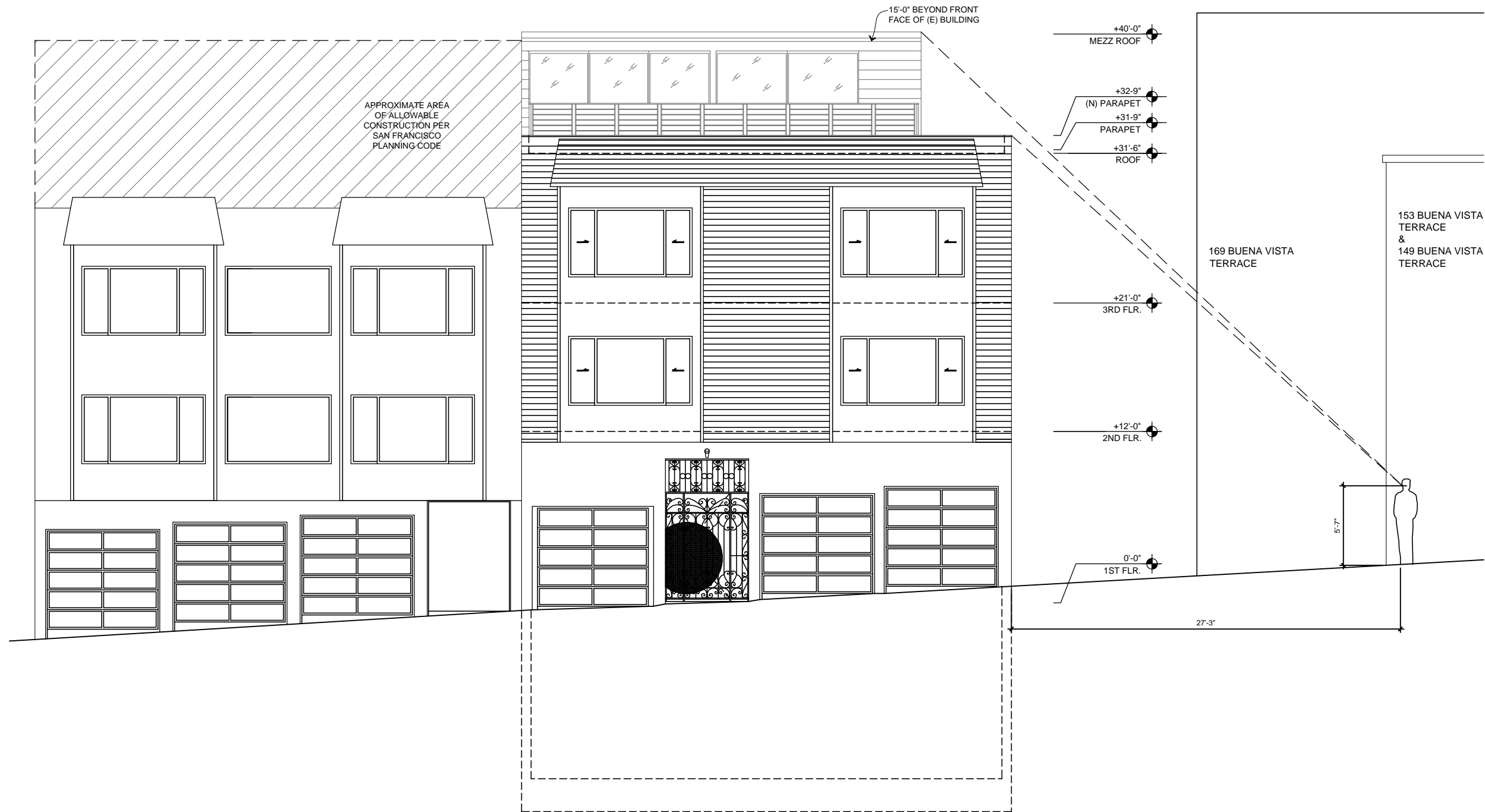
10.26.17
0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"



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1501 MARIPOSA St., Suite 308 650 208 1204
San Francisco, CA 94107 415 876 8779
info@archallure.com www.archallure.com



FRONT ELEVATION
& NEIGHBOR SITE LINES

89 ROOSEVELT RESIDENCE

89 ROOSEVELT WAY
SAN FRANCISCO, CALIFORNIA

10.26.17

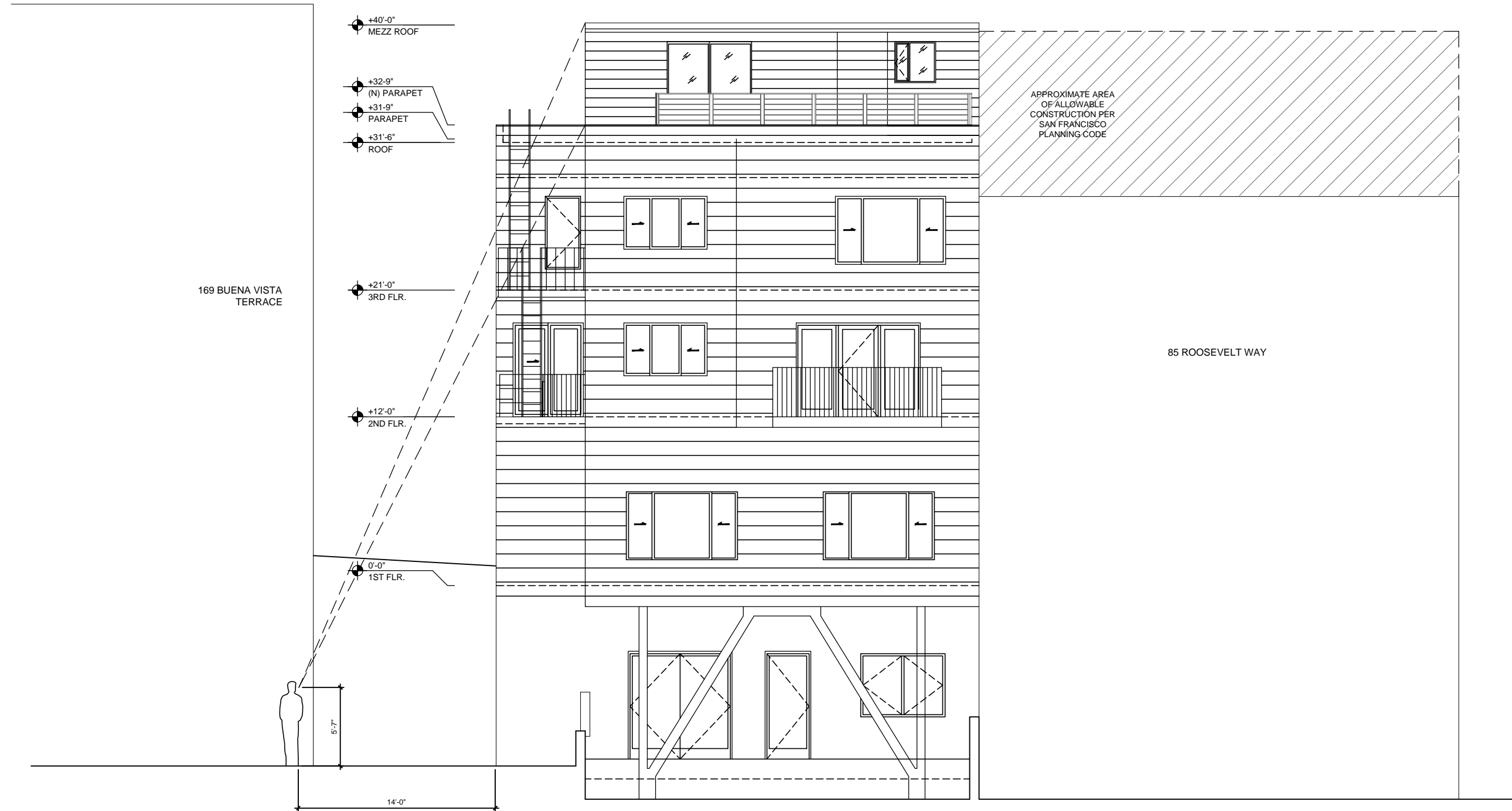
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SCALE: 1/8" = 1'-0"

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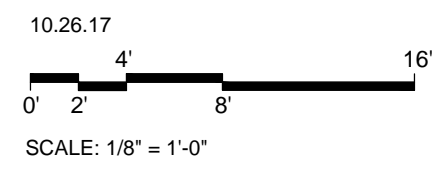
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San Francisco, CA 94107 415 876 8779
info@archallure.com www.archallure.com



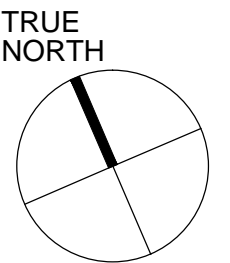
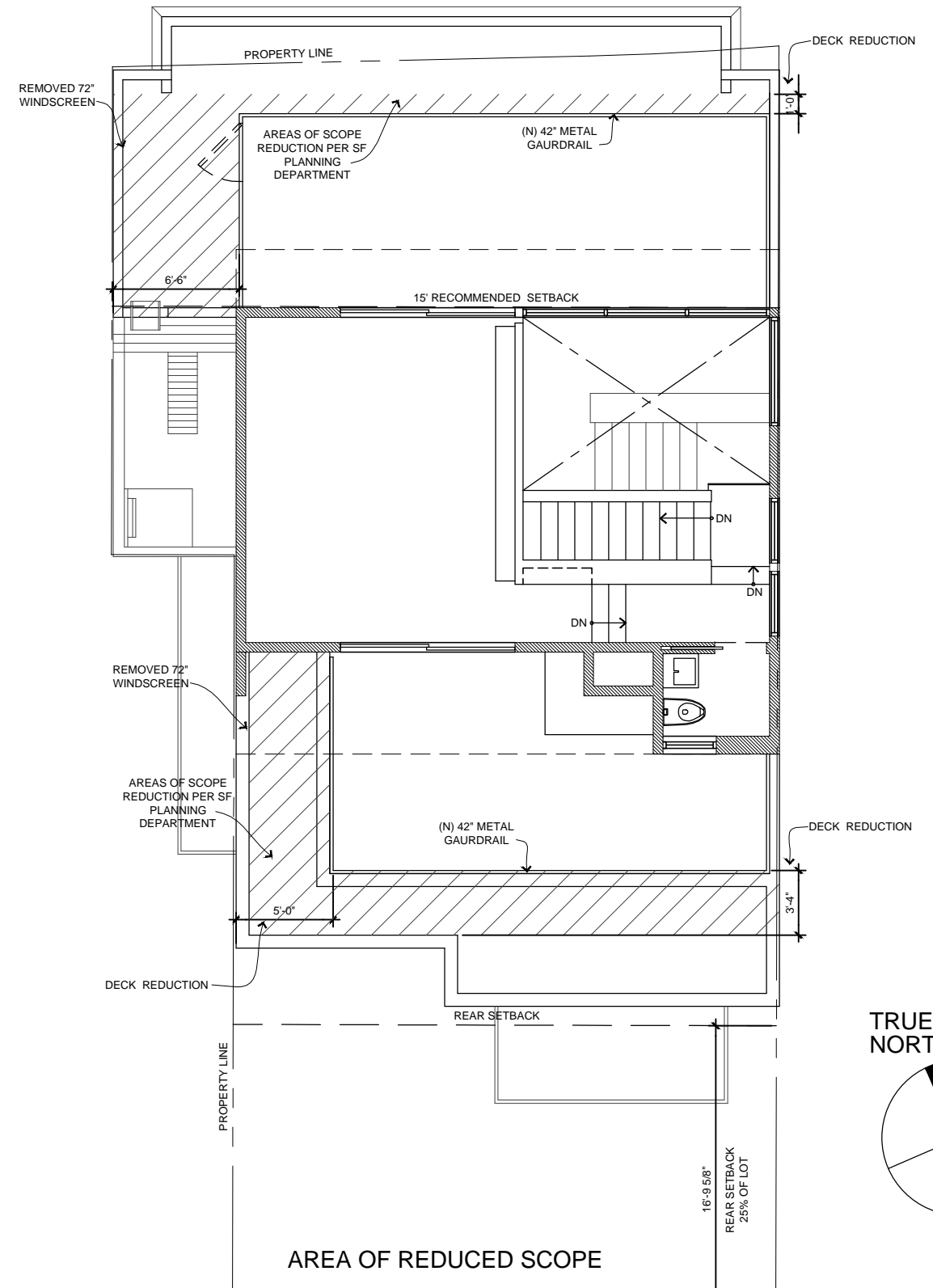
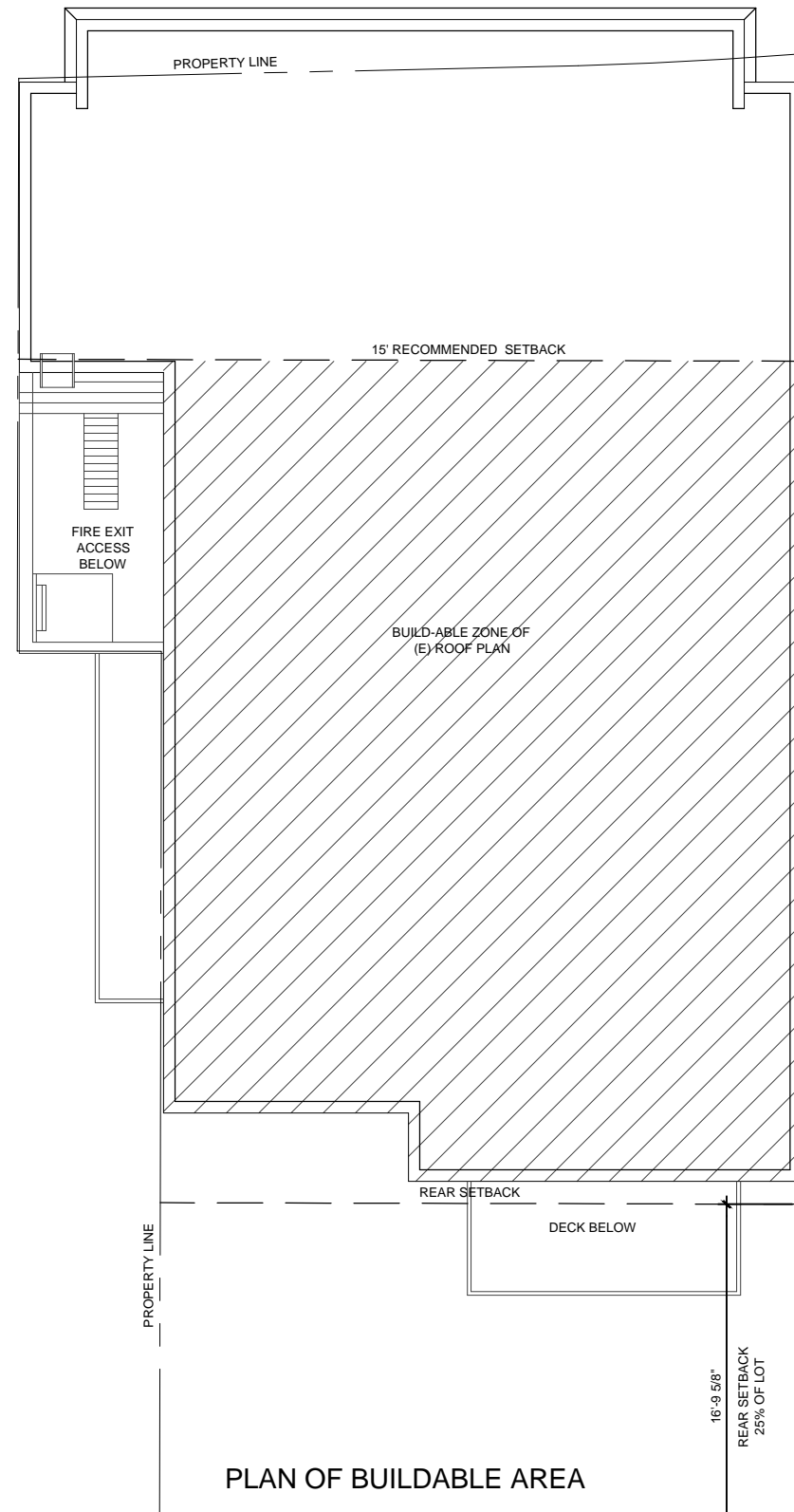
REAR ELEVATION
& NEIGHBOR SITE LINES

89 ROOSEVELT RESIDENCE

89 ROOSEVELT WAY
SAN FRANCISCO, CALIFORNIA

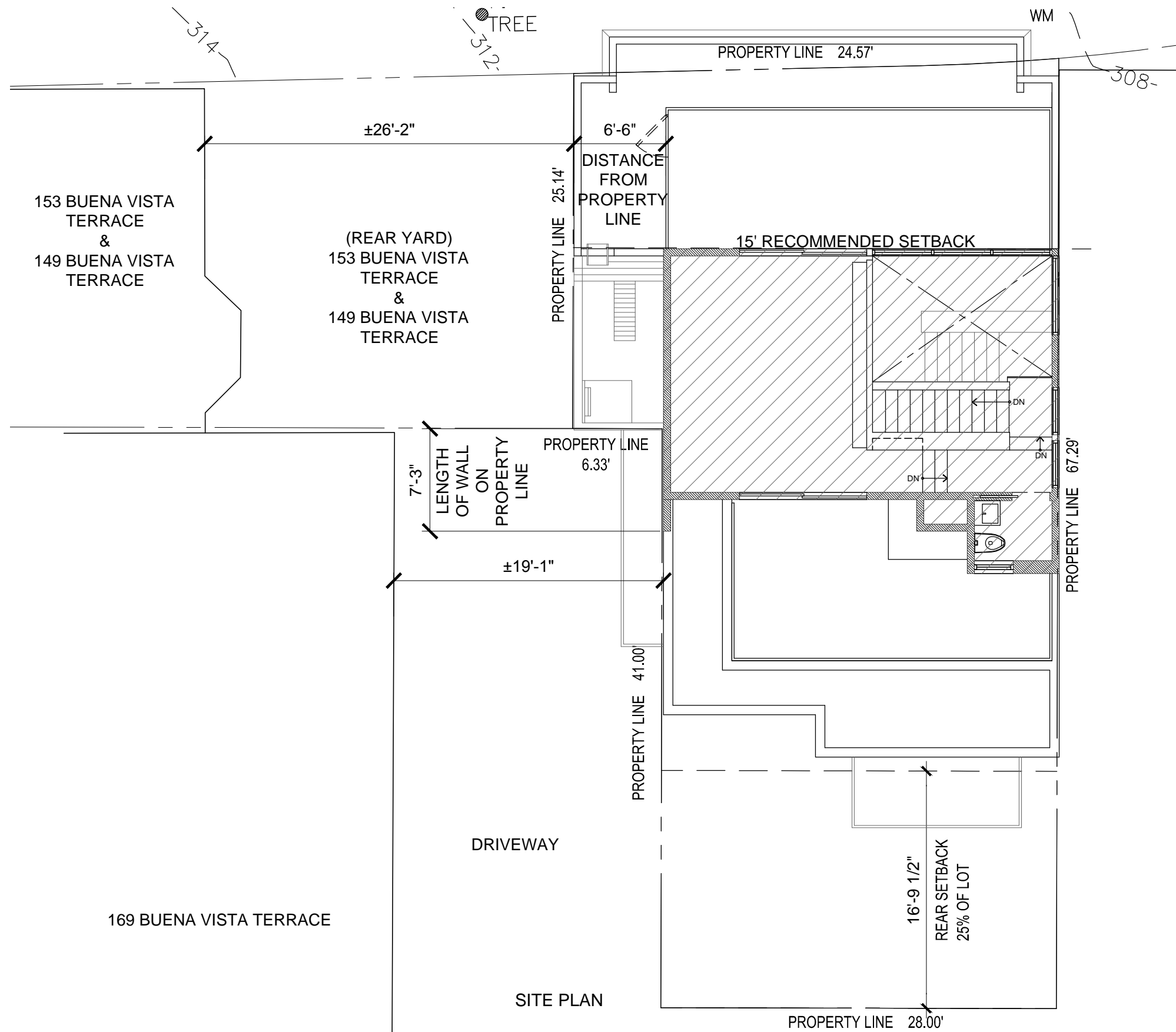


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San Francisco, CA 94107 415 876 8779
info@archallure.com www.archallure.com



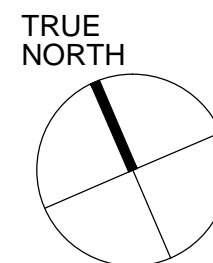
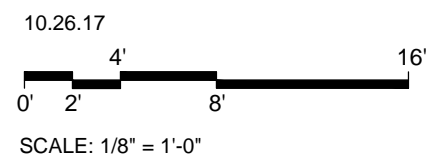
89 ROOSEVELT RESIDENCE

89 ROOSEVELT WAY
SAN FRANCISCO, CALIFORNIA



89 ROOSEVELT RESIDENCE

89 ROOSEVELT WAY
SAN FRANCISCO, CALIFORNIA



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San Francisco, CA 94107 415 876 8779
info@archallure.com www.archallure.com

Gordon-Jonckheer, Elizabeth (CPC)

From: Richard MacAlmon <macalmon@gmail.com>
Sent: Sunday, October 15, 2017 5:33 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: Proposed Addition 89 Roosevelt Way

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Gordon-Jonckheer, Planner

I've been an owner and resident in the Buena Vista neighborhood for 30 years and am writing in support of the proposed addition at [89 Roosevelt Way](#).

Throughout my time on the Terraces, I've always appreciated that the Planning Department encourages projects that keep the character of our neighborhood while allowing owner-occupied investments that help keep our community vibrant. Roof decks, it seems to me, add to the character of existing architecture and are part of the owner's 'pursuit of happiness' quotient that I wish more San Francisco apartments would adopt.

In that spirit, this proposed addition doesn't appear to be a mega project attempting to conquer the view, but rather makes the living space more enjoyable for the building's owner-occupants and I would argue, the surrounding neighbors. Who wouldn't prefer looking down on an attractive well-appointed roof deck observing a family enjoying daily life in the California sun rather than overlooking an endless sea of drab and dreary apartment house roof tops? I know I would..

So I hope you will find in favor of this project and I look forward to meeting you at the Planning Commission's meeting for [89 Roosevelt Way](#).

Very sincerely yours,

Richard W. MacAlmon

Gordon-Jonckheer, Elizabeth (CPC)

From: Michael DeZordo <mikedezordo@gmail.com>
Sent: Wednesday, October 11, 2017 2:47 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: Property 89 Roosevelt Way

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Gordon-Jonckheer (CPC),

I am a neighbor and a lifelong resident of the Buena Vista neighborhood and neighborhood Association and I am writing in support of the proposed addition at 89 Roosevelt Way. The addition is in keeping with the neighborhood character and is the most modest of additions. The roof deck is in keeping with the dozens of similar roof decks throughout the few blocks around us. There has never been a complaint to my knowledge about the use of these neighborhood roof decks to the association or in our neighborhood newsletters. These types of additions and uses are perfect for the enjoyment of our beautiful special neighborhood views and enjoyment of the city with friends and family.

We hope you will find in favor of this project and look forward to meeting you at the Planning Commission's DR for 89 Roosevelt Way.

Regards,
Michael DeZordo

149 Buena Vista Terrace
San Francisco CA,94117
July 7, 2017

Elizabeth Gordon Jonckheer
San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103

RE: Permit Application No. 2016.0919.8061S/R1
Project Address 89 Roosevelt Way
Block/Lot No: 2612/077
Zoning District(s) RM-2 / 40-X
Record No: 2015-008252PRJ

Dear Ms. Jonckheer & The San Francisco Planning Department,

It has been a difficult decision to make, any oppositional move towards this plan. While my Husband Michael and I applaud improvements to the neighborhood that we have called our home for the last 24 years, this one encroaches just a tad too closely. The additional 8 plus feet to this property would face us squarely flush with the existing wall that presently faces us.

This Proposed West (Side) Elevation is less than half the distance of a one lane city street from our building. This intrusion as planned will limit our light and sky view.

We feel that a set back from the West Side Elevation would limit that effect. A set back was planned for the South and North Decks, we feel that equal consideration should be given to The West Side as well.

Thank you,

Billy Ewing & Michael Allen

Gordon-Jonckheer, Elizabeth (CPC)

From: Mark Buchsieb <bookmarq@gmail.com>
Sent: Tuesday, July 04, 2017 7:38 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: Re: Concerns over project Record Number 2015-008252PRJ

Follow Up Flag: Follow up
Flag Status: Completed

Hi Elizabeth,

I'd like to submit my formal opposition to the building permit application for 89 Roosevelt Way, Block 2612/077, Record number 2015-008252PRJ. The planned construction will obstruct city views from our apartment building. I feel it's very unfair for a building to add in vertical height in this way. Three floors is plenty high in a neighborhood like ours. There should not be a fourth floor added. In addition, there has been excessive construction in our surrounding area for more than a year. Another project will severely erode our quality of life in our neighborhood.

Thank you for your time and for recording my opposition!

All the best,
Mark Conley-Buchsieb
169 Buena Vista Ter. Apt. 6
San Francisco, CA 94117

Gordon-Jonckheer, Elizabeth (CPC)

From: Kevin Swanson <kelvinswanson@yahoo.com>
Sent: Friday, July 07, 2017 4:33 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Cc: williamchemenger@gmail.com; adam@archallure.com
Subject: Opposition to 89 Roosevelt Rooftop Addition

Hello,

I reside at 153 Buena Vista Terrace, which is the building directly west of 89 Roosevelt. My apartment is at the bottom of the building and my entrance and deck are adjacent to 89 Roosevelt. I am in opposition to building an additional story of structure on the roof of 89 Roosevelt - especially as the proposed 8 foot wall is flush to the west wall my apartment faces and would significantly block already limited natural light in my lower level apartment.

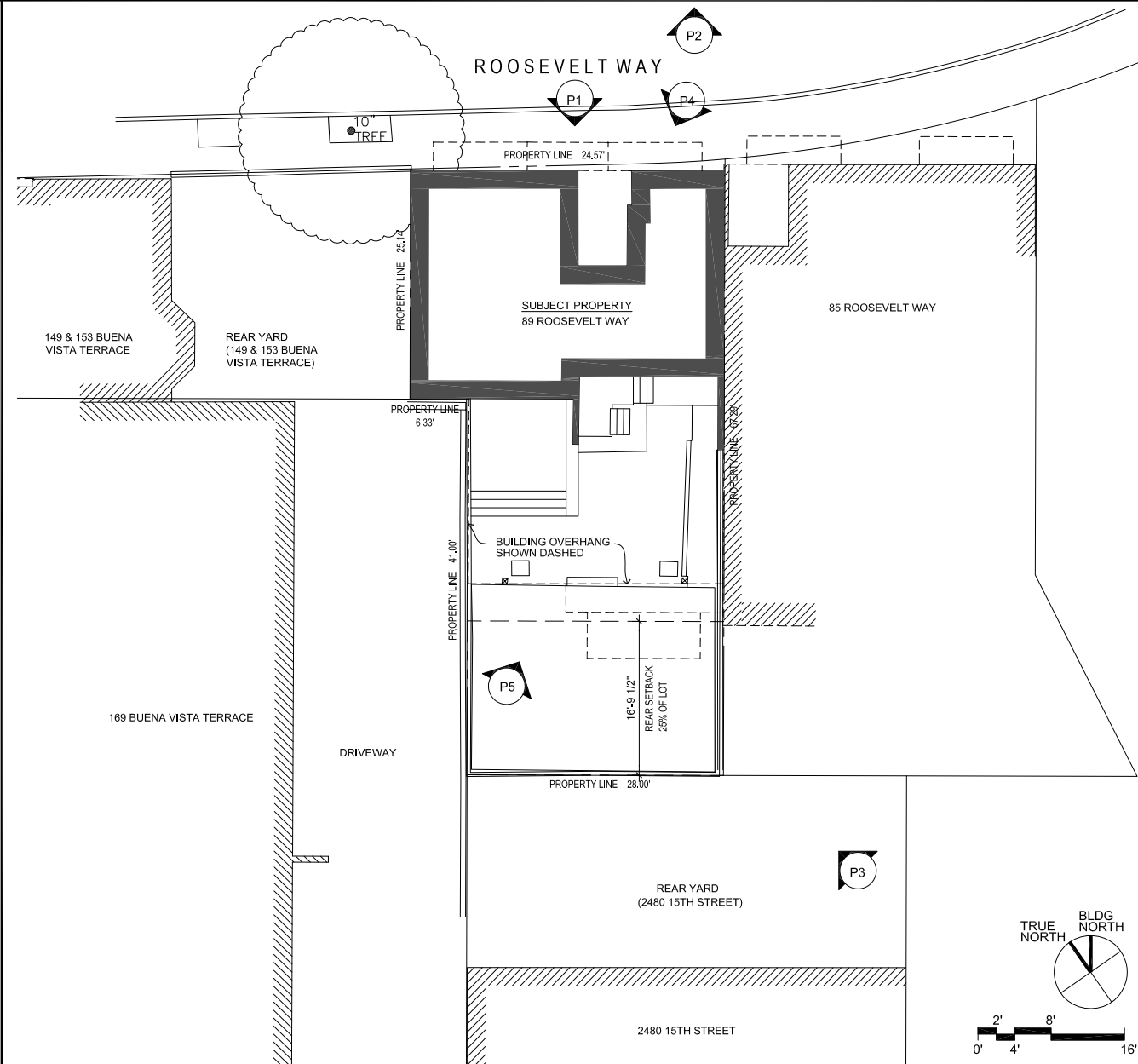
If the proposed west wall and structure were setback a few feet and not flush to the wall, then I would have less of an issue with adding a rooftop structure - as it would not block as much light from the vantage point of my apartment. Please reconsider how the structure is built and the impact it will have on the surrounding neighbors.

Thank you for your consideration.

Kevin Swanson
kelvinswanson@yahoo.com
153 Buena Vista Terrace

1. THE WORK INCLUDE UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION, OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 RESIDENTIAL CODE (2012 IRC), 2013 CALIFORNIA BUILDING CODE (2012 IBC), 2013 CALIFORNIA MECHANICAL CODE (2012 UMC), 2013 CALIFORNIA PLUMBING CODE (2012 UPC), 2013 CALIFORNIA FIRE CODE (2012), 2013 CALIFORNIA ELECTRICAL CODE (2011 NEC), 2013 CALIFORNIA ENERGY CODE, AND 2013 CALIFORNIA GREEN BUILDING STANDARDS ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. NOT USED.
4. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY ERRORS, OMISSIONS, CONFLICTS, DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK. ANY REVISION TO THE APPROVED SET OF PLANS MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PRIOR TO THE REVISION BEING COMPLETED.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES, AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
7. WRITTEN DIMENSIONS TAKE PRECEDENCE, DO NOT SCALE DRAWINGS.
8. ALL DIMENSIONS NOTED "VERIFY" AND "V.I.F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION.
9. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.
10. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.
11. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING.
12. PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING WALLS, CABINETS, FINISHES, TREES AND SHRUBS, PAVING, ETC.
13. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS
14. VERIFY ALL ARCHITECTURAL DETAILS WITH STRUCTURAL, CIVIL, AND DESIGN/BUILD BEFORE ORDERING OR INSTALLATION OF ANY WORK.
15. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS & SPECIFICATIONS.
16. PROVIDE CLEARANCES AND INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
17. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING, OR INSTALLATION OF ANY ITEMS OF WORK.
18. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
19. ALL ROOF DECK PENETRATIONS AND EXTERIOR WALL OPENINGS SHALL BE GUARANTEED BY THE CONTRACTOR TO BE WATER TIGHT FOR A MINIMUM OF FIVE YEARS AFTER SUBSTANTIAL COMPLETION OF ALL WORK UNDER THIS CONTRACT.
20. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS/TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.
21. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.
22. A CERTIFICATE OF CONSTRUCTION COMPLIANCE, SIGNED BY THE GENERAL CONTRACTOR BASED UPON HIS OBSERVATION OF THE CONSTRUCTION WORK SHALL BE SUBMITTED TO THE INSPECTING BUILDING OFFICIAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
23. SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
24. INSTALL STREET ADDRESS NUMERALS, AT LEAST 4" HIGH WITH MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET, (CRC 319.1). CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE ARCHITECT AND FIRE DEPARTMENT.

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



- A0.0 COVER SHEET, PROJECT DATA
- SU1 TOPOGRAPHIC SURVEY

ARCHITECTURAL

- A1.0 EXISTING FLOOR PLANS
- A1.1 DEMOLITION FLOOR PLANS
- A2.1 PROPOSED PLANS
- A2.2 PROPOSED MEZZANINE ROOF PLAN
- A4.1 INTERIOR ELEVATIONS
- A5.1 EXTERIOR ELEVATIONS
- A5.2 EXTERIOR ELEVATIONS
- A5.3 EXTERIOR ELEVATIONS
- A5.4 EXTERIOR ELEVATIONS
- A5.5 EXTERIOR ELEVATIONS
- A5.6 EXTERIOR ELEVATIONS
- A5.7 EXTERIOR ELEVATIONS
- A5.8 EXTERIOR ELEVATIONS
- A5.9 SECTIONS
- A5.10 SECTIONS

OWNER:	Bill Hemenger and Frank Lambetechio 89 Roosevelt Way San Francisco, CA 94114	Bill Hemenger	Tel: -
ARCHITECT:	Architecture Allure, Inc. 550 15th Street, Suite M13 San Francisco, CA 94103	Adam Bittle	Tel: (650) 208-1204 adam@archallure.com
CONTRACTOR:	TBD -	-	Tel: -
SURVEYOR:	Lea & Braze Engineering, Inc. 2495 Industrial Pkwy West Hayward, CA 94545	-	Tel: (510) 887-4086

REMODEL OF EXISTING MULTI UNIT BUILDING TO INCLUDE ADDITION OF A MEZZANINE AND ROOF DECKS WITH PLANTERS FOR TOP UNIT. SPRINKLERS WILL BE INSTALLED. AREA OF REMODEL: APPROXIMATELY 100 SF IN UNIT 3.

UNIT #4 UNDER PERMIT No. 201805028014

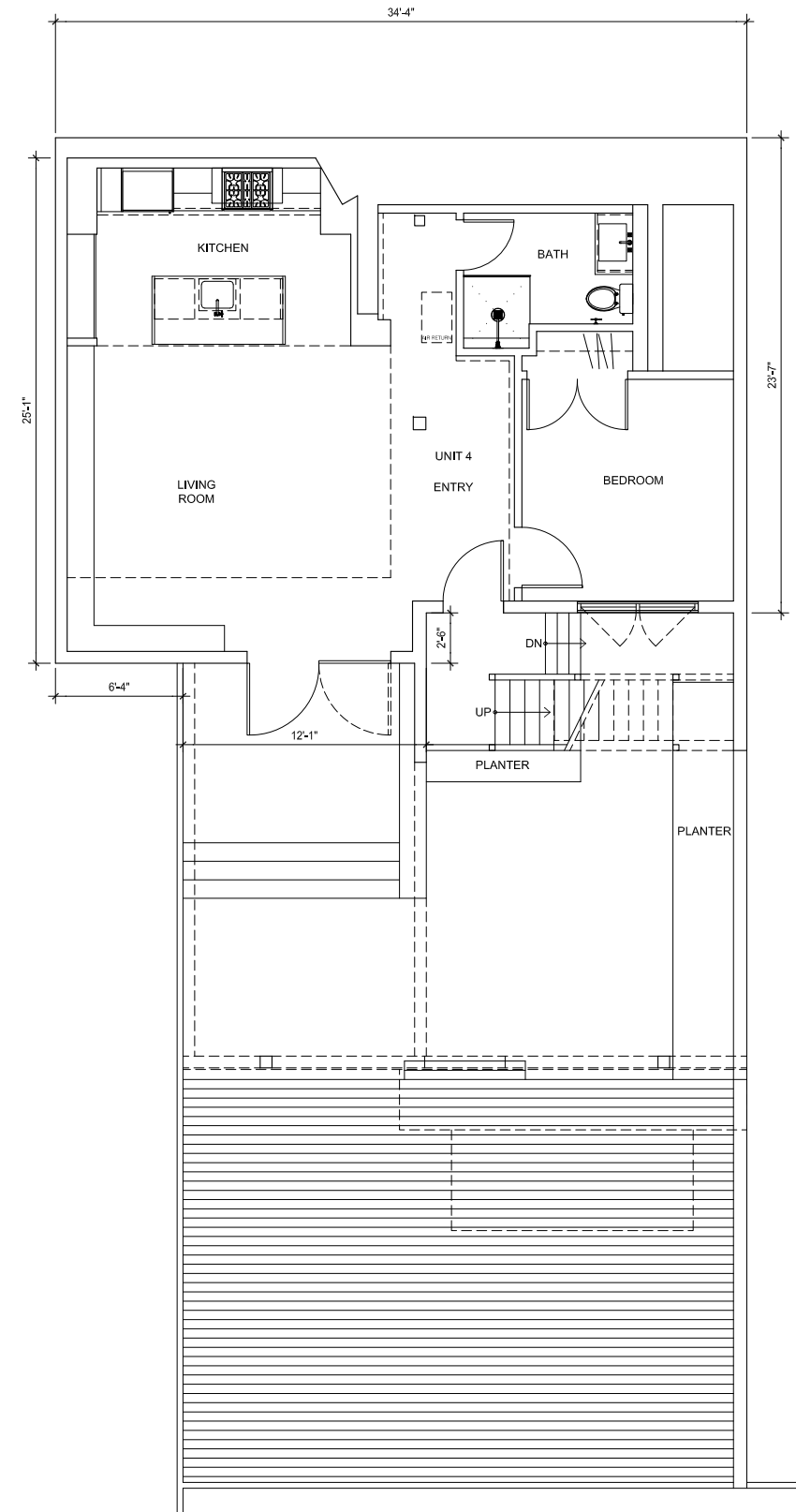
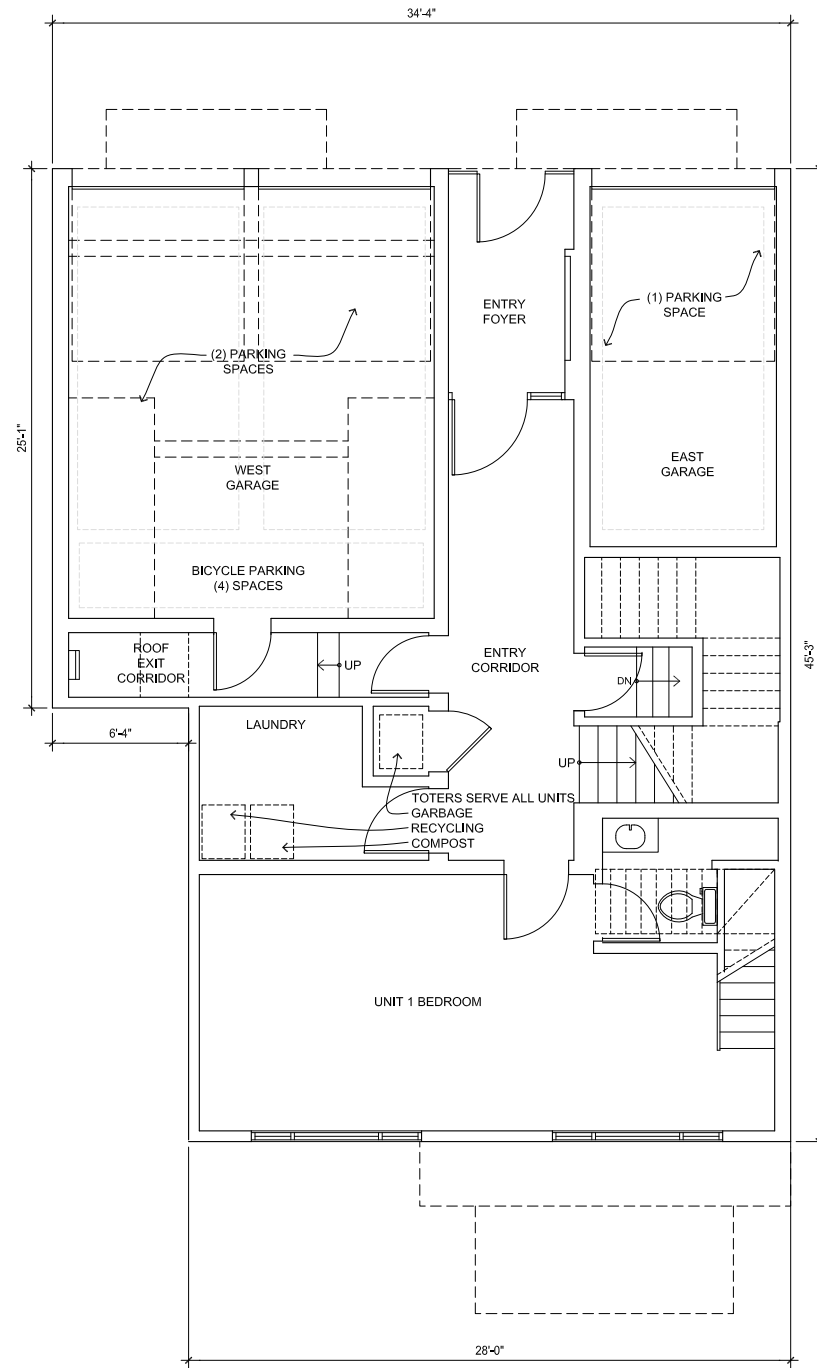
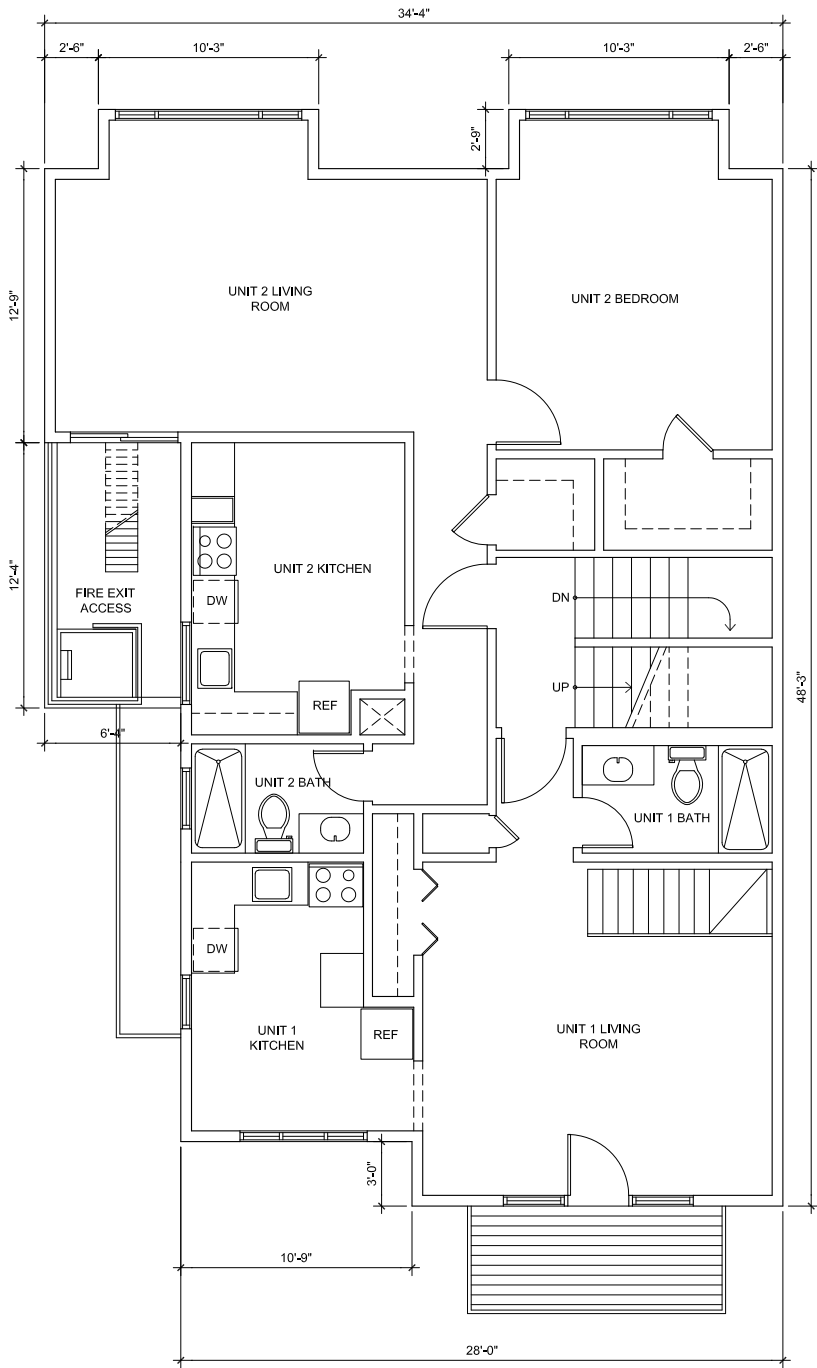
<u>BUILDING DEPARTMENT STATISTICS</u>		
PROJECT LOCATION:	89 ROOSEVELT WAY	
A.P.N.:	2612-077	
ZONING:	RM-1 (RESIDENTIAL - MIXED, LOW DENSITY)	
OCCUPANCY:	R-2	
CONSTRUCTION TYPE:	V-A	
STORIES:	4	
UNITS:	4	
HISTORICAL:	NO	
<u>PLANNING DEPARTMENT STATISTICS</u>		
SITE AREA:	2,012 SF	
	<u>EXISTING</u>	<u>PROPOSED</u>
BUILDING GROSS FLOOR AREA:	5,194 SF	5,598 SF
BASEMENT FLOOR:	856 SF	(NO NEW SF)
FIRST FLOOR:	1,426 SF	(NO NEW SF)
SECOND FLOOR:	1,456 SF	(NO NEW SF)
THIRD FLOOR:	1,456 SF	(NO NEW SF)
(N) MEZZANINE	N/A	404 SF
UNIT 4 GROSS FLOOR AREA:	856 SF	(NO NEW SF)
UNIT 1 GROSS FLOOR AREA:	914 SF	(NO NEW SF)
UNIT 2 GROSS FLOOR AREA:	830 SF	(NO NEW SF)
UNIT 3 GROSS FLOOR AREA:	1,420 SF	1,824 SF
BUILDING HEIGHT:	31'-6"	40'

Date	_____
Drawn By	_____
Checked By	_____
Project No.	15-84
Date	_____
09-19-16	_____
05-11-17	Issue
10-09-17	SITE PERMIT
06-06-18	SITE PERMIT REVISION
_____	SITE PERMIT REVISION
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COVER SHEET,
PROJECT DATA

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

A0.0



3
A1.0

EXISTING SECOND FLOOR PLAN

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

2
A1.0

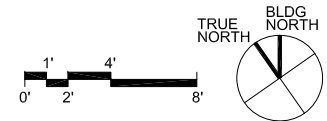
EXISTING FIRST FLOOR PLAN

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

1
A1.0

EXISTING BASEMENT FLOOR PLAN

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



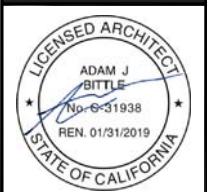
HEMINGER-LAMBETECCHIO
RESIDENCE
89 ROOSEVELT WAY
SAN FRANCISCO CALIFORNIA
APN: 2612-077

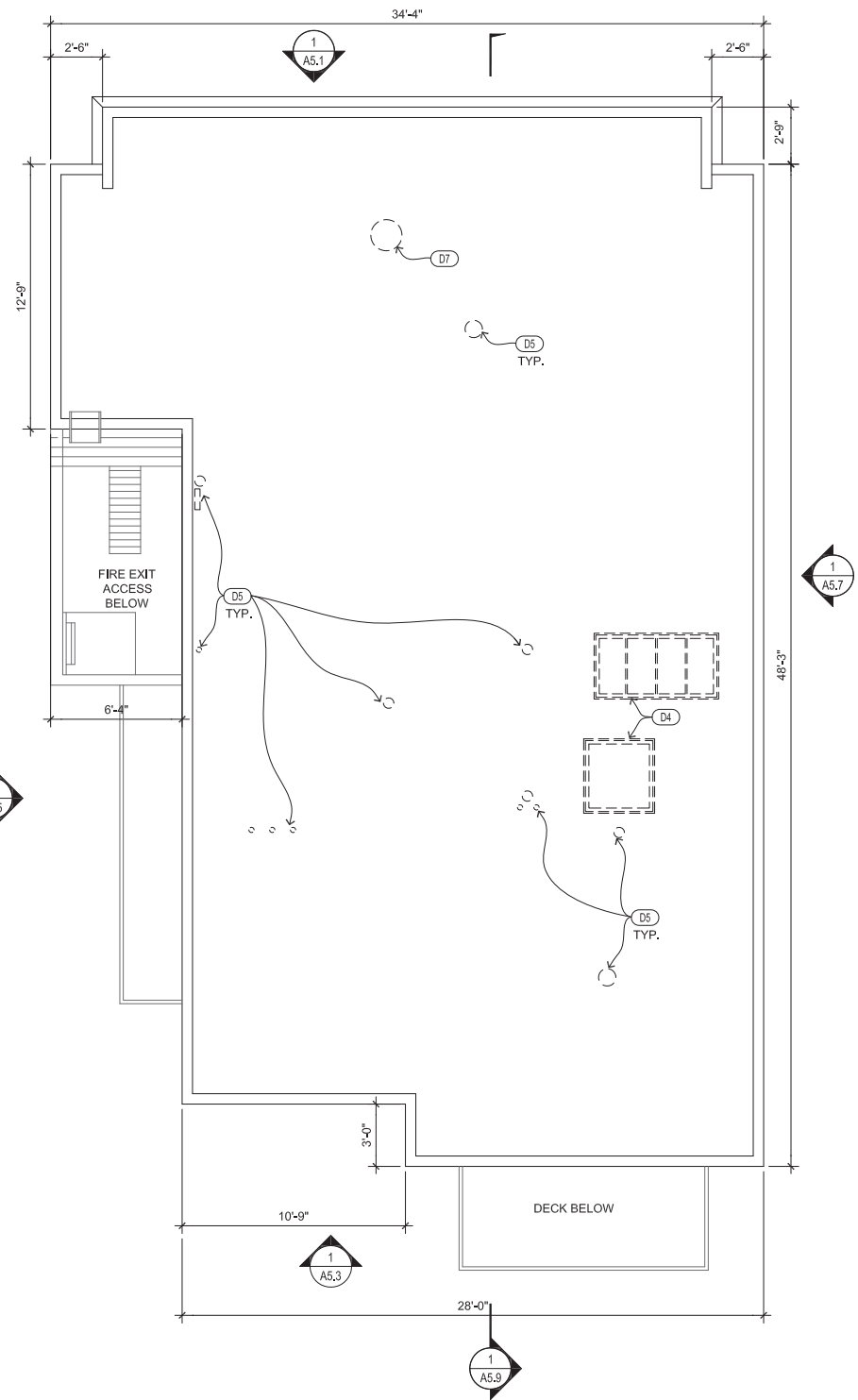
Date	
Drawn By	
Checked By	
Project No.	15-84
Date	
Issue	
05-19-16	SITE PERMIT
05-11-17	SITE PERMIT REVISION
10-09-17	SITE PERMIT REVISION
06-06-18	SITE PERMIT REVISION

EXISTING
FLOOR PLANS
(NOT IN SCOPE)

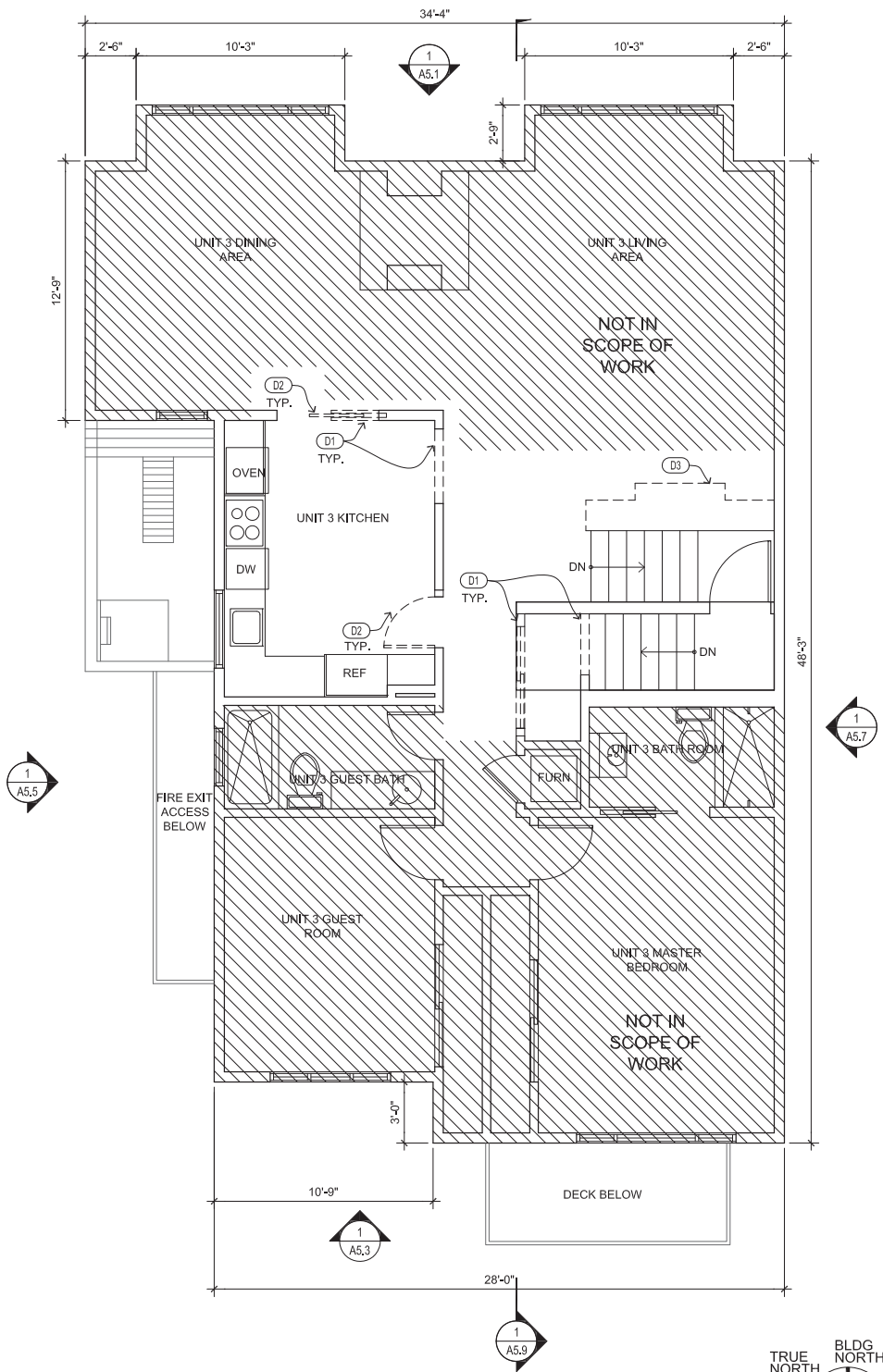
SCALE: 1/4" = 1'-0"

A1.0





2
A1.1
DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"



1
A1.1
DEMOLITION THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

1. REMOVE (E) CONSTRUCTION ONLY TO EXTENT NECESSARY FOR PROPER INSTALLATION OF (N) CONSTRUCTION. CUT-BACK FINISHED SURFACES TO STRAIGHT, PLUMB AND LEVEL LINES.
2. ALL DEMOLITION OF (E) CONSTRUCTION TO BE DONE WITH REGARD FOR THE PROTECTION (E) CONSTRUCTION TO REMAIN.
3. REMOVE DEMOLISHED ITEMS FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
4. DISCONNECT, CUT, CAP OR RELOCATE ANY ACTIVE UTILITY LINES AS REQUIRED.
5. CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE ARCHITECT IF THE SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED AT ANY TIME. TAKE PRECAUTIONS TO SUPPORT SUCH ENDANGERED CONSTRUCTION AND DO NOT RESUME OPERATIONS UNTIL AUTHORIZED BY THE ARCHITECT.
6. ALL DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY UNLESS OTHERWISE DIRECTED BY THE OWNERS.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE REMOVAL OF ALL STRUCTURAL ELEMENTS.
8. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEM'S INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK FOR ANY CONTINGENCIES IN CONNECTION THEREWITH.
9. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON THE PREMISES. PROVIDE FOR CONTINUOUS REMOVAL AND LEGAL OFF SITE DISPOSAL OF DEMOLISHED MATERIALS AS THE WORK PROGRESSES.
10. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THESE DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACTOR.
11. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BID HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
12. UNFORSEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSARY AS A RESULT OF UNFORSEEN CONDITIONS AND THE REWORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORSEEN CONDITIONS WILL BE ALLOWED.
13. NOISE CONTROL: CARRY ON ALL WORK IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE. INSTRUCT ALL WORKMEN IN NOISE CONTROL PROCEDURES.
14. SEE CAL GREEN MANDATORY REQUIREMENTS LOCATED ON SHEET GB.1

DEMOLITION KEY NOTES

- (D1) REMOVE PORTIONS OF (E) WALLS AS REQUIRED FOR NEW CONSTRUCTION, SEE FLOOR PLANS FOR DIMENSIONS
- (D2) REMOVE (E) DOORS
- (D3) REMOVE (E) CABINETRY
- (D4) REMOVE (E) SKYLIGHT
- (D5) (E) VENT TO BE RELOCATED
- (D6) (E) FIRE ESCAPE LADDERS TO BE REPLACED
- (D7) (E) CHIMNEY TO BE REMOVED

LEGEND

- (D#) DEMOLITION KEY NOTE
- (E) WALL
- (E) CONSTRUCTION TO BE REMOVED AS NOTED
- AREA NOT IN SCOPE OF WORK, SHOWN HATCHED
- BUILDING ELEVATION NUMBER
SHEET NUMBER



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RESIDENCE
89 ROOSEVELT WAY
SAN FRANCISCO CALIFORNIA
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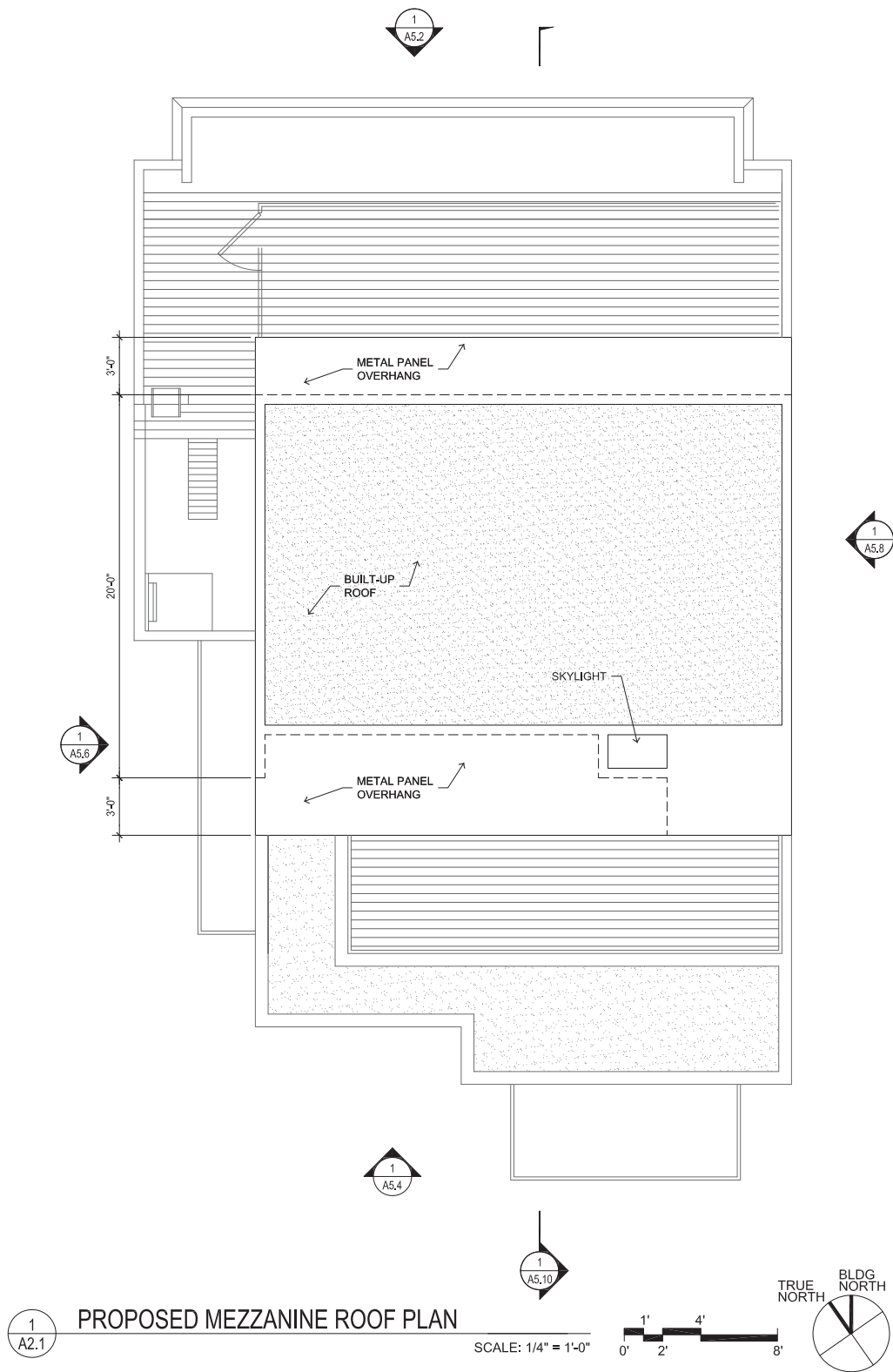
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DEMOLITION
FLOOR PLANS

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

A1.1

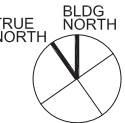
	LEGEND	GENERAL NOTES	AREA AND OCCUPANCY NOTES
	<div><div>(E) WALL TO REMAIN</div><div>(N) WALL</div><div>AREA NOT IN SCOPE OF WORK, SHOWN HATCHED</div><div>BUILDING ELEVATION NUMBER SHEET NUMBER</div></div>	<div>FLOOR PLAN DIMENSIONS</div> <div>1. ALL DIMENSIONS TO AND FROM NEW CONSTRUCTION WHEN SHOWN IN PLAN ARE TO FACE OF STUD OR STRUCTURAL MEMBER UNLESS OTHERWISE NOTED.</div> <div>2. NOTED HEIGHTS OF EXTERIOR RETAINING/GARDEN WALLS REFERENCE FACE OF FINISH</div> <div>3. ALL DIMENSIONS OF LOWER CABINETS ARE TO FACE OF CABINET U.O.N., SEE INTERIOR ELEVATIONS FOR MISSING DIMS.</div> <div>4. SEE INTERIOR ELEVATIONS FOR HEIGHTS OF HALF WALLS.</div> <div>FINISH</div> <div>1. BATHTUB/SOWER WALL SURFACES SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE, SUCH SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR PER CRC R307.2</div> <div>2. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.</div> <div>MECHANICAL</div> <div>1. MECHANICAL SUBCONTRACTOR TO PROVIDE APPROPRIATE APPLIANCES DOCUMENTATION REGARDING SIZING TO RULING BUILDING OFFICIAL AS REQUIRED.</div>	<div>EXITING (BASED ON GROSS AREAS)</div> <div>3RD FLOOR GROSS AREA 1,456 SF</div> <div>(N) MEZZANINE GROSS AREA 368 SF</div> <div>NORTH DECK AREA 367 SF</div> <div>SOUTH DECK AREA 398 SF</div> <div>TOTAL AREA 2,542 SF / 200 LOAD FACTOR (CBC Table 1004.1.2) = 12 OCCUPANTS</div> <div>1 MEANS OF EGRESS IS PERMITTED. UNIT WILL BE SPRINKLERED AND OCCUPANTS ARE <20. (CBC1015.1 SECTION 1, EXCEPTION 1)</div> <div>TRAVEL DISTANCE TO EXIT ACCESS ON UNIT 3 = 98 FEET (MEASURED FROM FURTHEST CORNER OF ROOF DECK). REQUIREMENT IS 125 IF SPRINKLERED (CBC1014.3)</div> <div>TRAVEL DISTANCE TO EXTERIOR EXIT DOOR FROM UNIT 3 = 169 FEET, REQUIREMENT IS 250 FEET IF SPRINKLERED (CBC1016.1)</div> <div>AREA OF MEZZANINE CALCULATION</div> <div>NET AREA OF KITCHEN/DINING/LIVING = 844 SF (50% OF KITCHEN TO BE OPEN)</div> <div>INCLUDING 50% OF STAIR AREA</div> <div>NET AREA OF MEZZANINE = 281 SF (¼ OF KITCHEN/DINING/LIVING ROOM) (CBC505.2.1)</div>
<div><div>PROPOSED ROOF/MEZZANINE FLOOR PLAN</div><div>SCALE: 1/4" = 1'-0"</div></div>	<div><div>PROPOSED THIRD FLOOR PLAN</div><div>SCALE: 1/4" = 1'-0"</div></div>	<div><div>ROOF PLAN</div><div>THIRD FLOOR PLAN</div></div>	



1
A2.1

PROPOSED MEZZANINE ROOF PLAN

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



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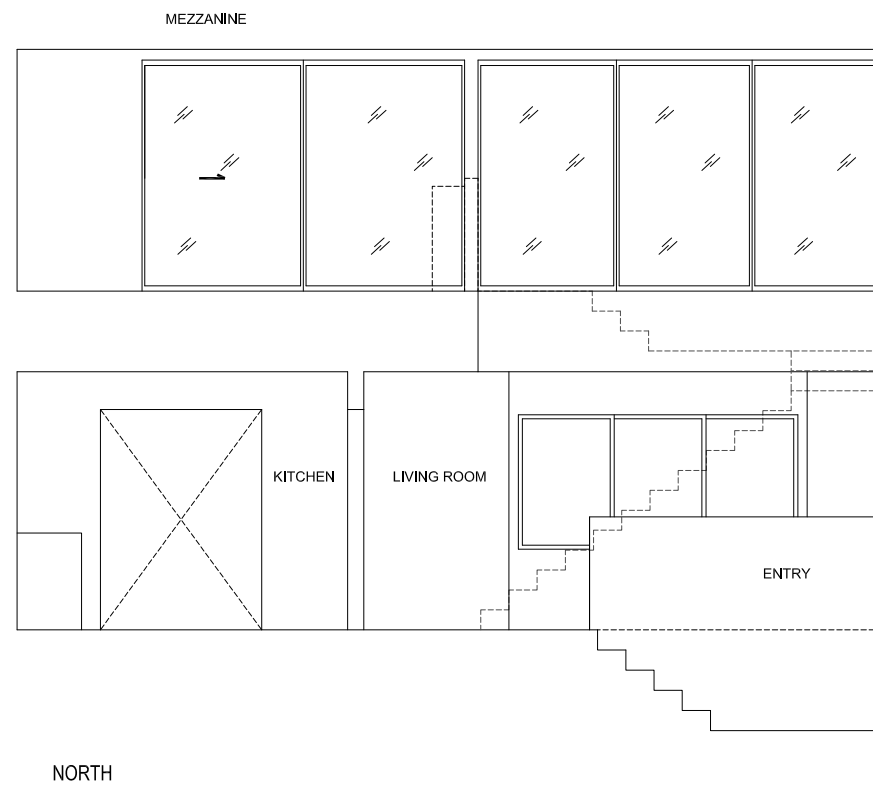
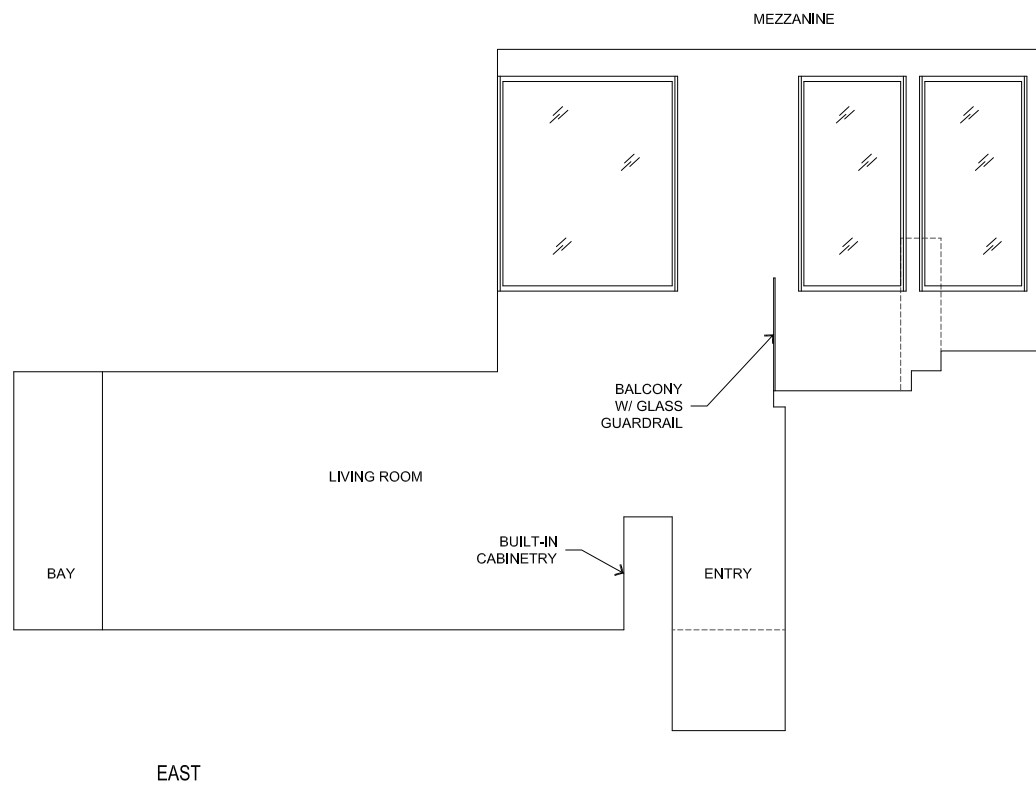
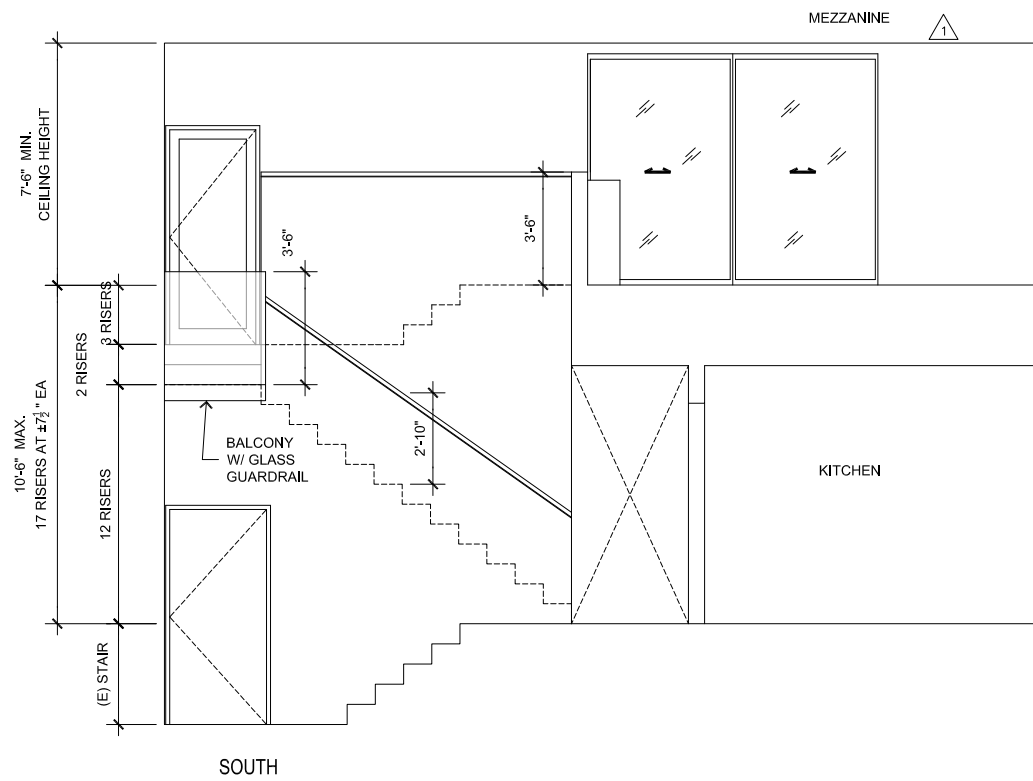
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PROPOSED
MEZZANINE
ROOF PLAN

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

A2.2

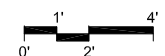




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A4.1

INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



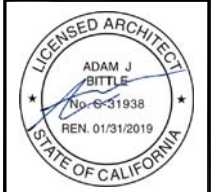
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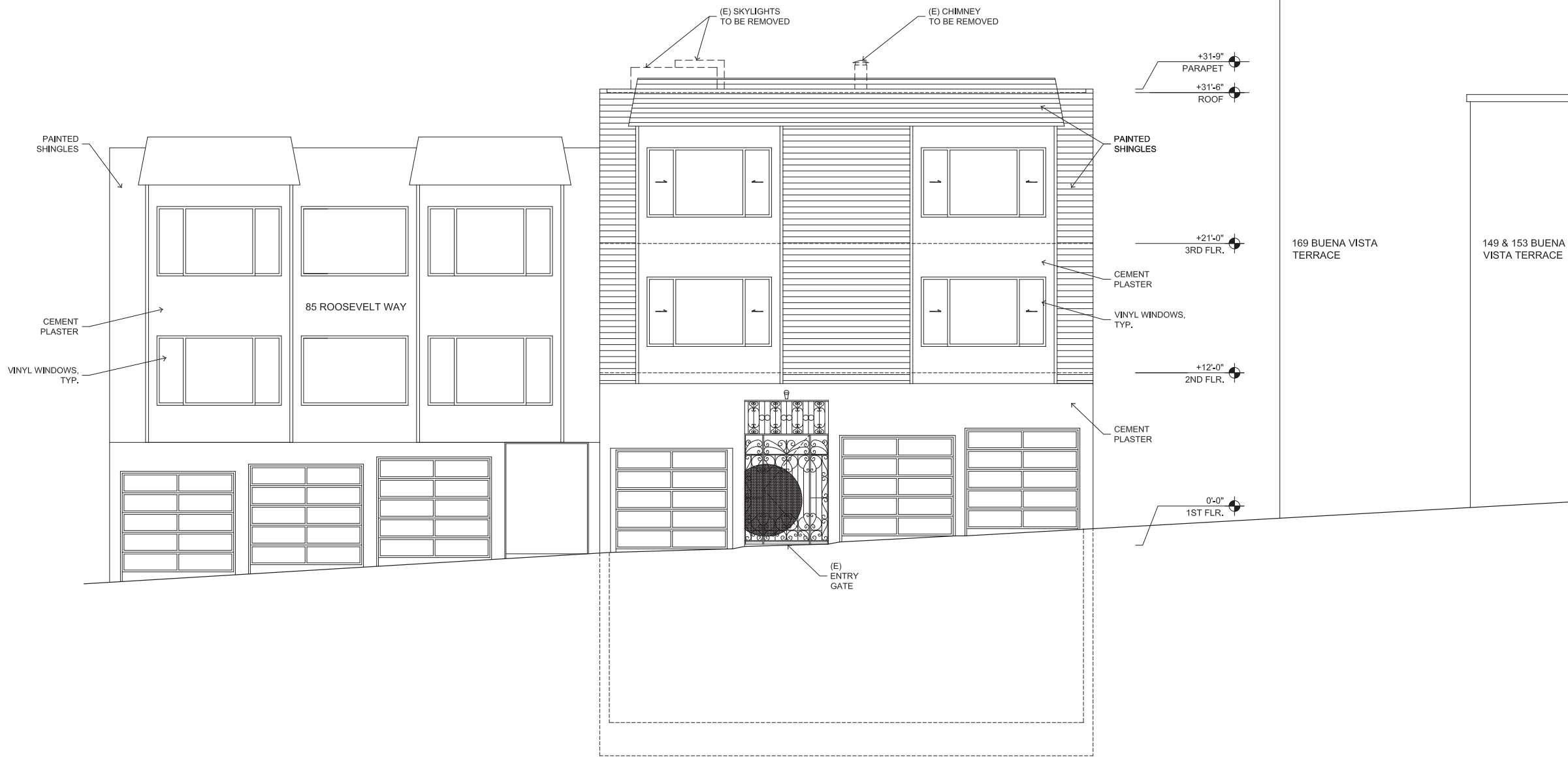
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INTERIOR
ELEVATIONS

SCALE: AS NOTED

A4.1





1
A5.1

EXISTING NORTH (FRONT) ELEVATION

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



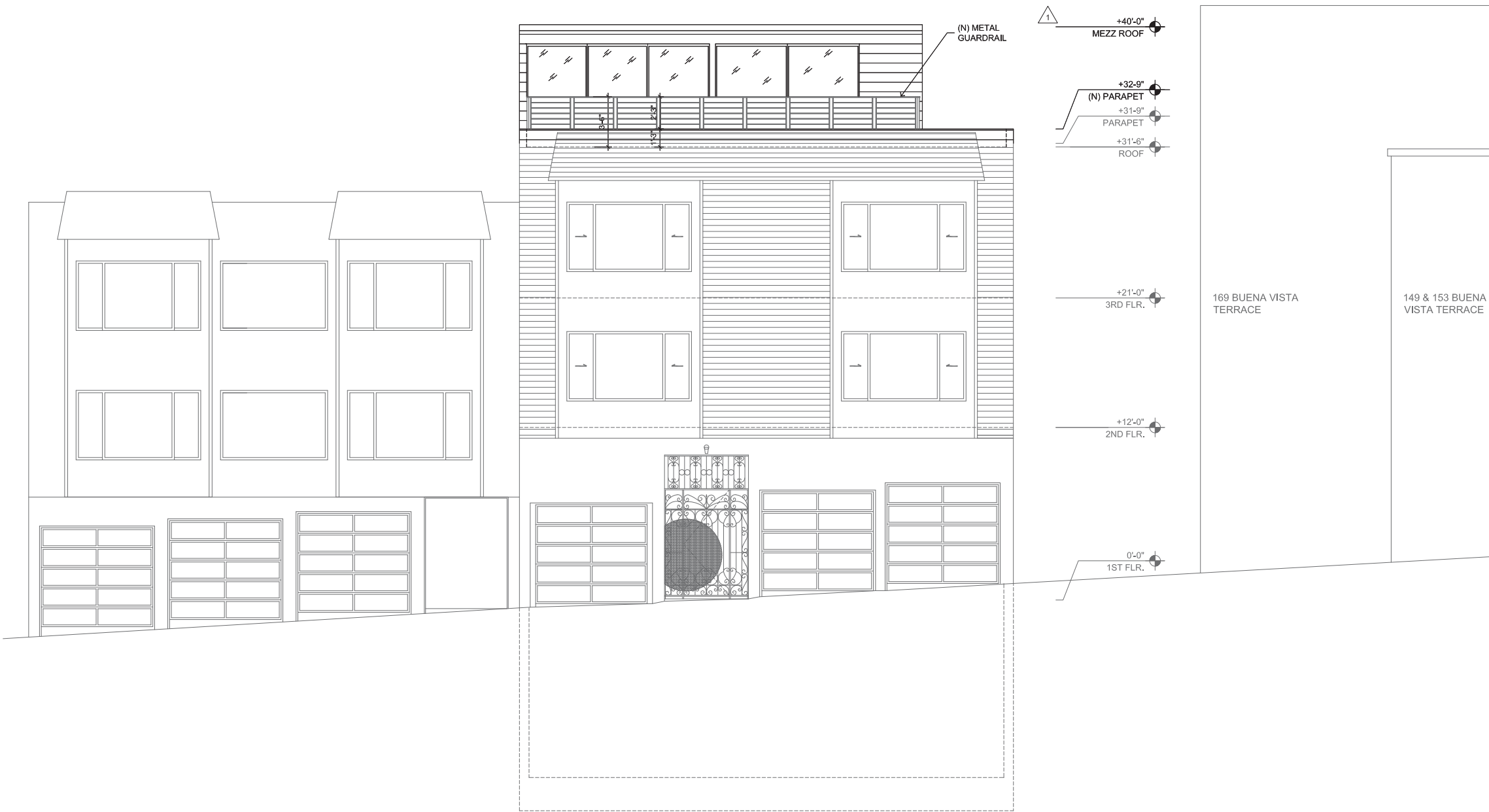
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EXTERIOR
ELEVATIONS

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

A5.1



1
A5.2

PROPOSED NORTH (FRONT) ELEVATION

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



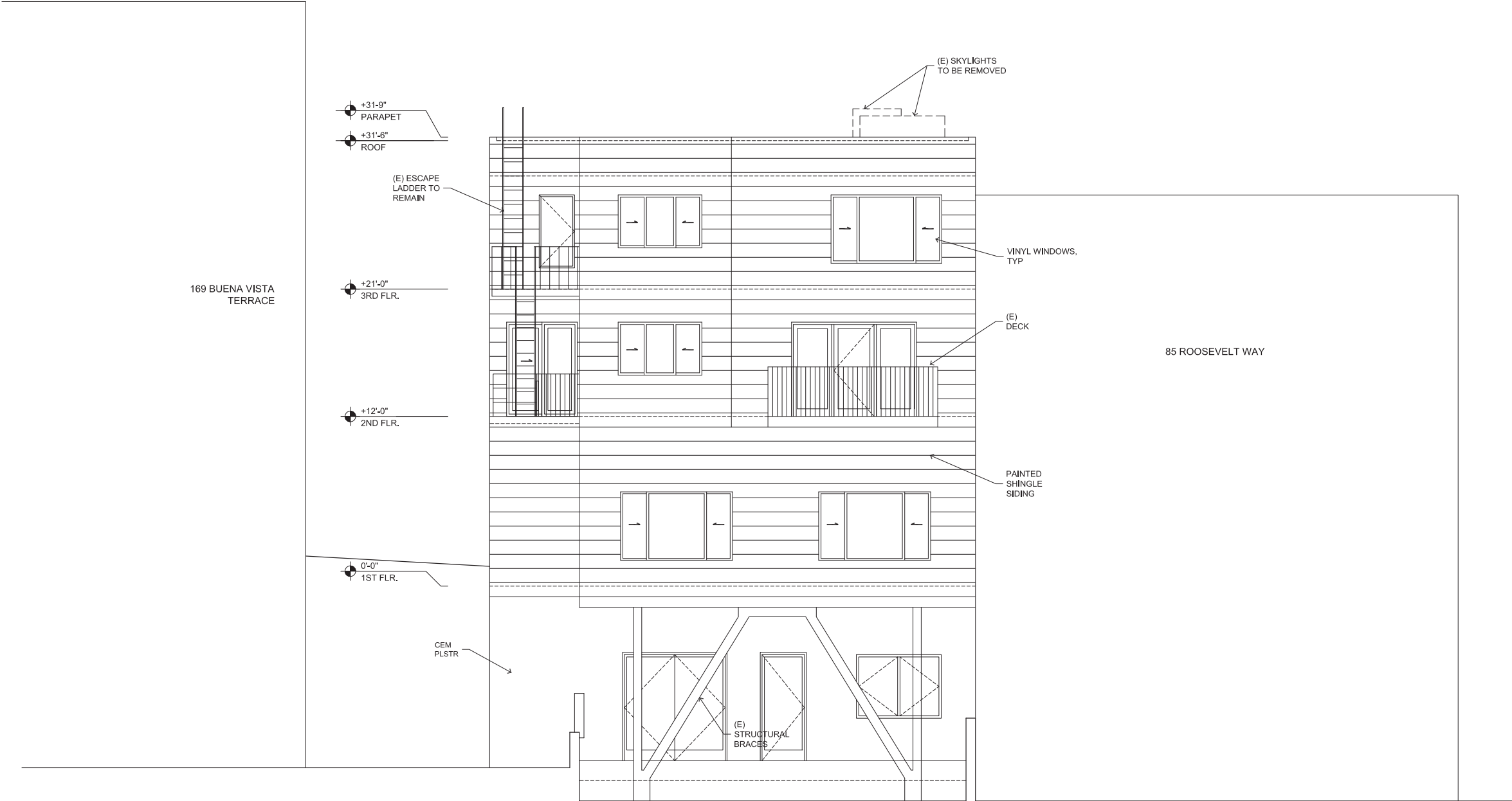
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EXTERIOR
ELEVATIONS

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

A5.2



1
A5.3

EXISTING SOUTH (REAR) ELEVATION

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



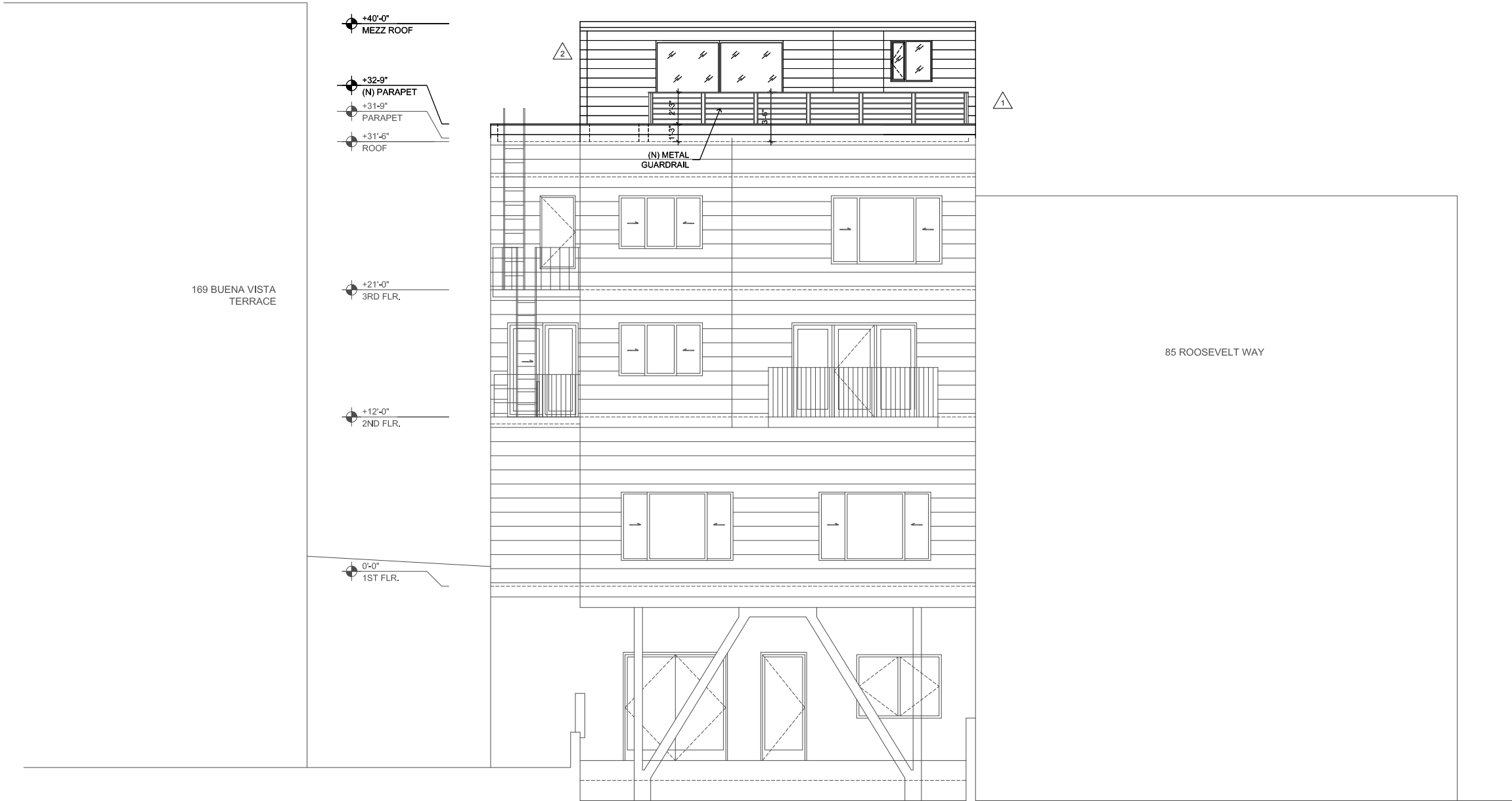
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EXTERIOR
ELEVATIONS

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

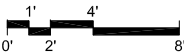
A5.3



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A5.4

PROPOSED SOUTH (REAR) ELEVATION

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



EXTERIOR
ELEVATIONS

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

A5.4

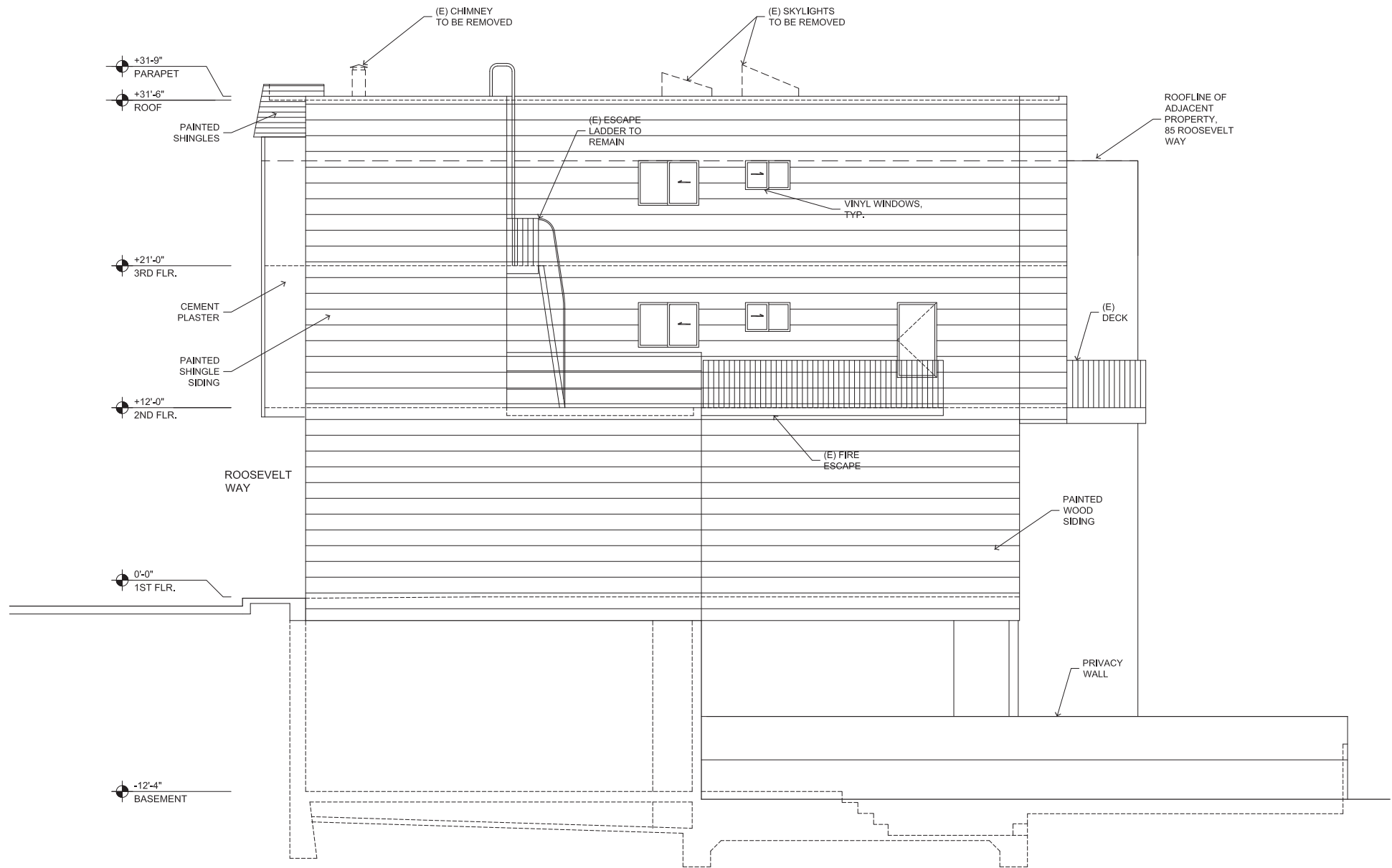
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1
A5.5

EXISTING WEST (SIDE) ELEVATION

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



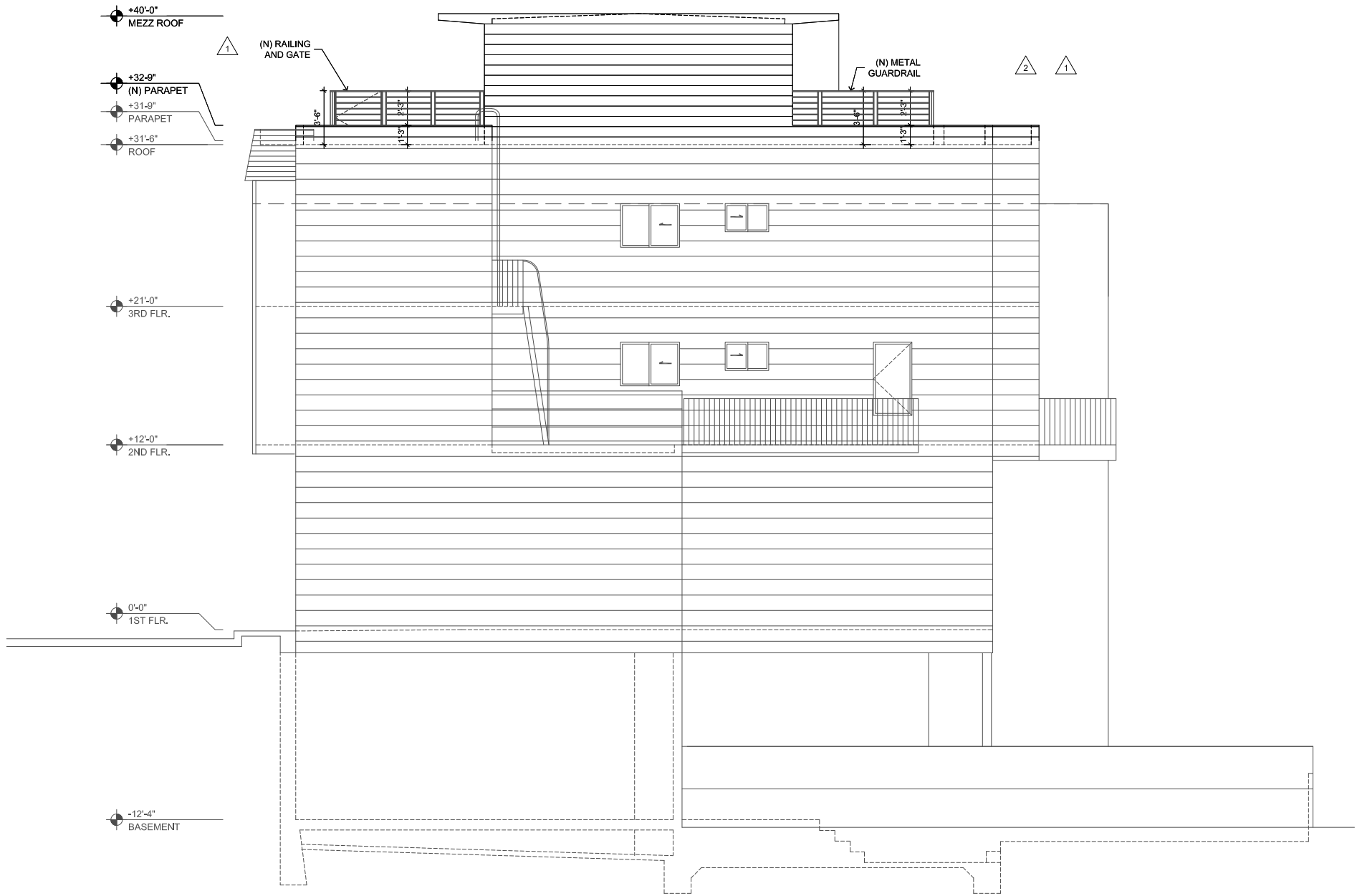
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EXTERIOR
ELEVATIONS

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

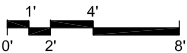
A5.5



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A5.6

PROPOSED WEST (SIDE) ELEVATION

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



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EXTERIOR
ELEVATIONS

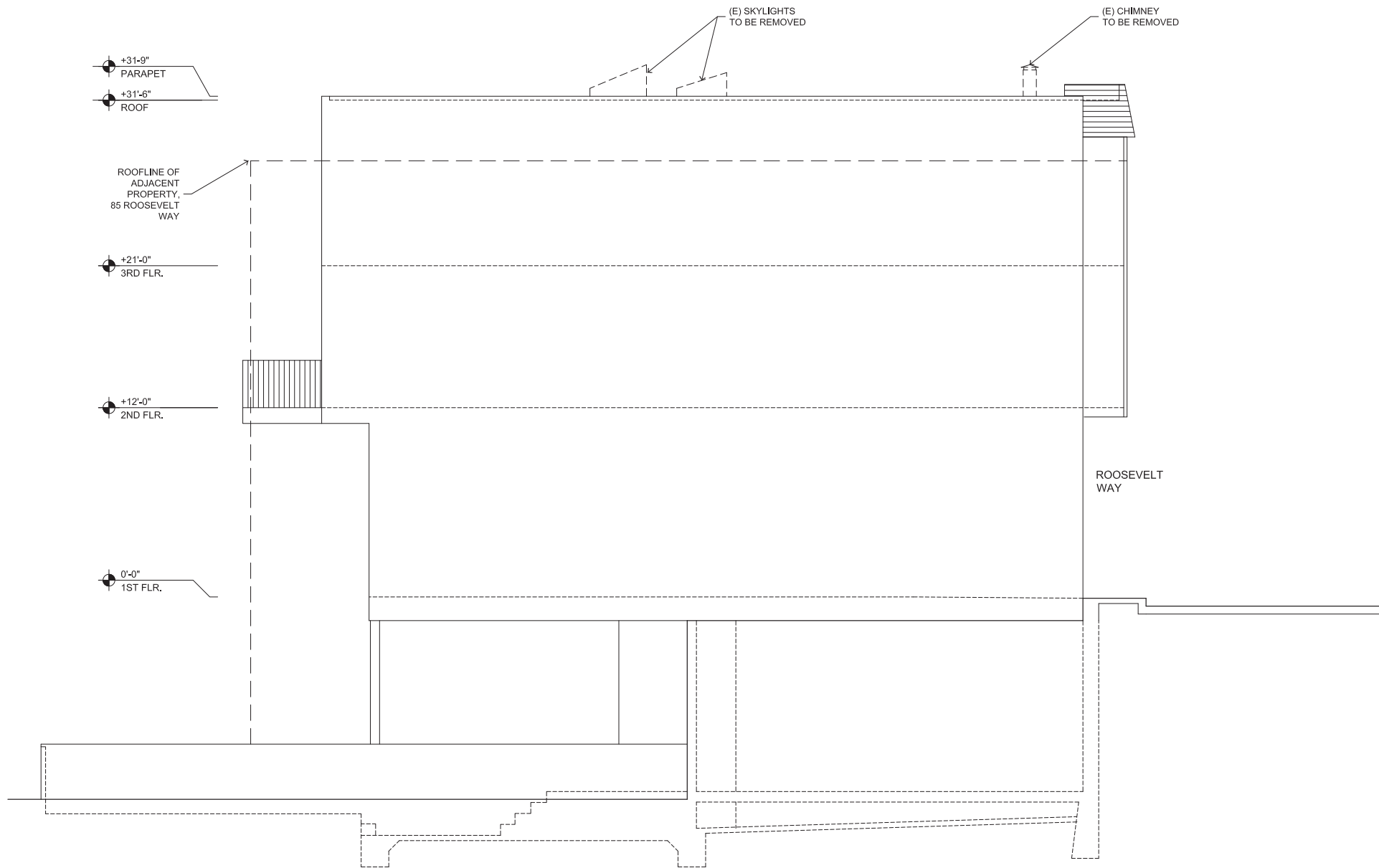
SCALE: 1/4" = 1'-0"

A5.6

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1
A5.7

EXISTING EAST (SIDE) ELEVATION

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



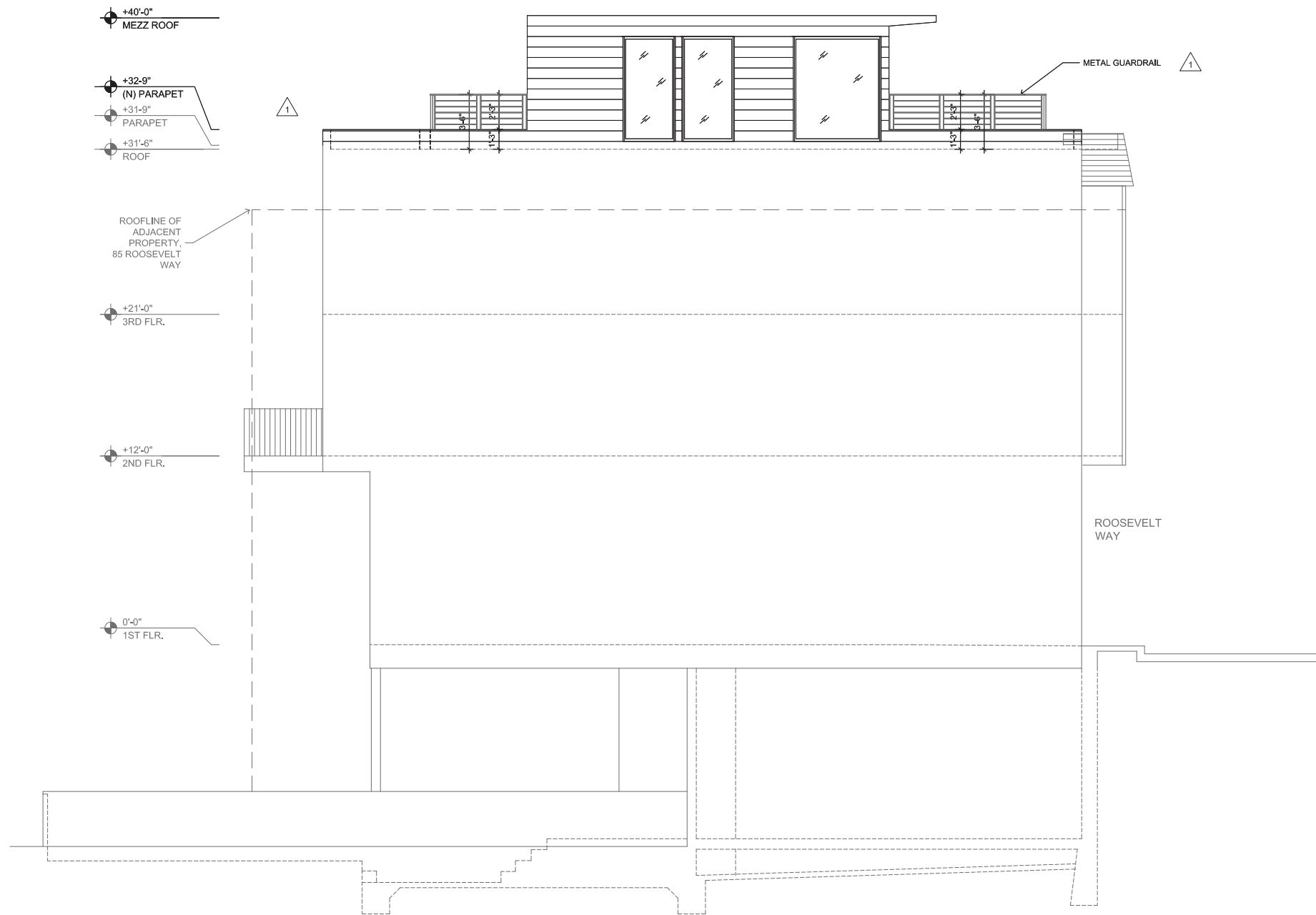
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EXTERIOR
ELEVATIONS

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

A5.7



1
A5.8

PROPOSED EAST (SIDE) ELEVATION

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



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EXTERIOR
ELEVATIONS

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

A5.8



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SECTIONS

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

A5.9

+31'-9"
PARAPET
+31'-6"
ROOF

+21'-0"
3RD FLR.

+12'-0"
2ND FLR.

ROOSEVELT STREET

0'-0"
1ST FLR.

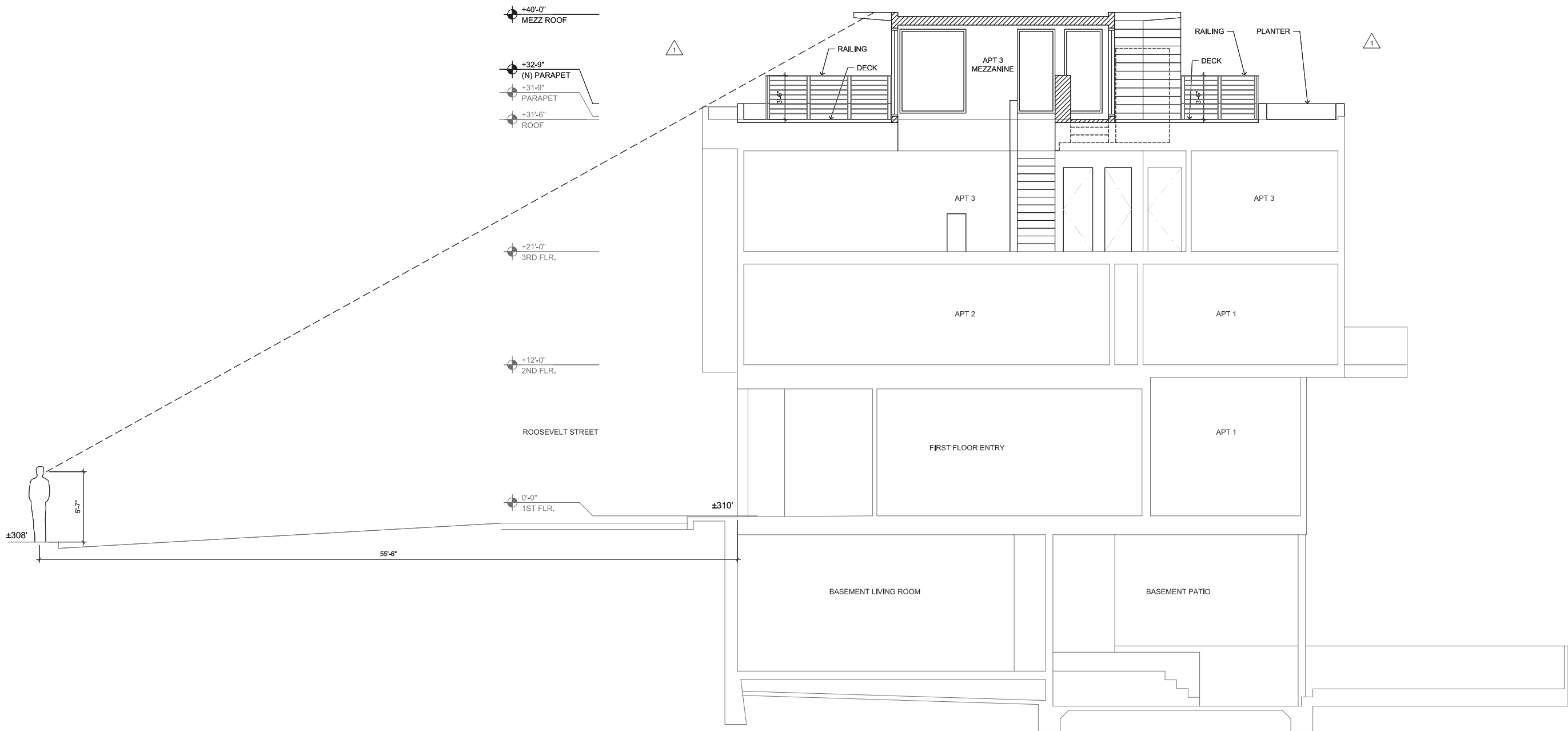


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A5.9

EXISTING SECTION

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





1
A5.10

PROPOSED SECTION

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



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SECTIONS

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

A5.10