

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: SEPTEMBER 27, 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: September 12, 2018
Case No.: 2017-003846DRP

Project Address: **765 Vermont**Permit Application: 2017.03.07.0825

Zoning: RH-2 [Residential House, Two-Family]

40-X Height and Bulk District

Block/Lot: 4074/001B
Project Sponsor: Khoan Duong
Lum Architect

Lum Architects 3246 17th Street

San Francisco, CA 94110

Staff Contact: David Winslow – (415) 575-9159

David.Winslow@sfgov.org

Recommendation: Do not take DR and approve as proposed

PROJECT DESCRIPTION

The project consists of a 900 sf. vertical addition to an existing 2-story single-family house. The addition is set back 12' from the front building wall and provides a front roof deck which is partially concealed by the existing roof parapet, and an upper roof deck accessed by a roof hatch.

SITE DESCRIPTION AND PRESENT USE

The site is a $25' \times 100'$ lateral sloping lot with an existing 2-story, 2,100 s.f. single-family house built in 1929.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Vermont consists of a consistent pattern 2- story houses that step with the slope of the street and a fairly consistent mid-block open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 7, 2018 – June 6, 2018	06.6. 2018	09.27. 2018	114 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 17, 2018	September 17, 2018	10 days
Mailed Notice	10 days	September 17, 2018	September 17, 2018	10 days

PUBLIC COMMENT

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

DR REQUESTOR

Meg McKnight (c/o Ryan Patterson) of 753 Vermont St., a neighbor 2 lots to the North of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

- **1. Impacts to light and privacy**. Building massing at the rear would cast significant shadows to DR requestor's rear yard.
- **2. Scale at street:** The height and depth of the building is out of scale with the existing scale of buildings at the street.

See attached Discretionary Review Application, dated June 6, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Team (RDAT) recommendations enumerated below, in relation to building massing at the rear to address issues related to scale, shading and privacy.

See attached Response to Discretionary Review, dated September 4, 2018.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

- 1. The addition extends up from the existing building footprint, which respects the mid-block open space. Furthermore, the proposed addition incorporates a 4′ side setback from the north property line to sculpt the building in a manner that respects the scale at the rear and minimizes light impacts. The addition creates no unusual privacy impacts.
- 2. The proposed top story addition:
 - is setback 12' from the front building wall;
 - is partially masked by the existing roof parapet and;
 - the height is minimized;

to allow the existing primary façade to retain the appropriate scale at the street and maintain the stepping building pattern with the slope of the street

RECOMMENDATION:

Do not take DR and approve project as proposed

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Application

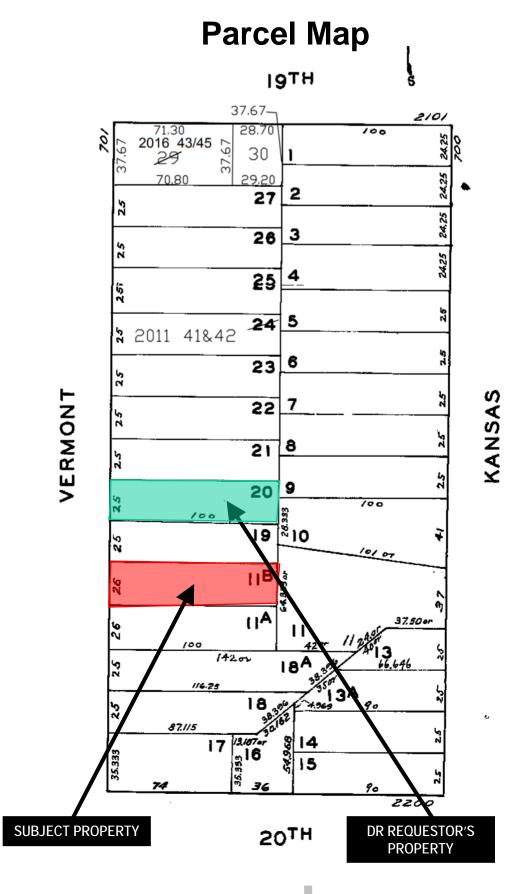
Response to DR Application dated September 4, 2018

Additional letters of support (7)

Reduced Plans

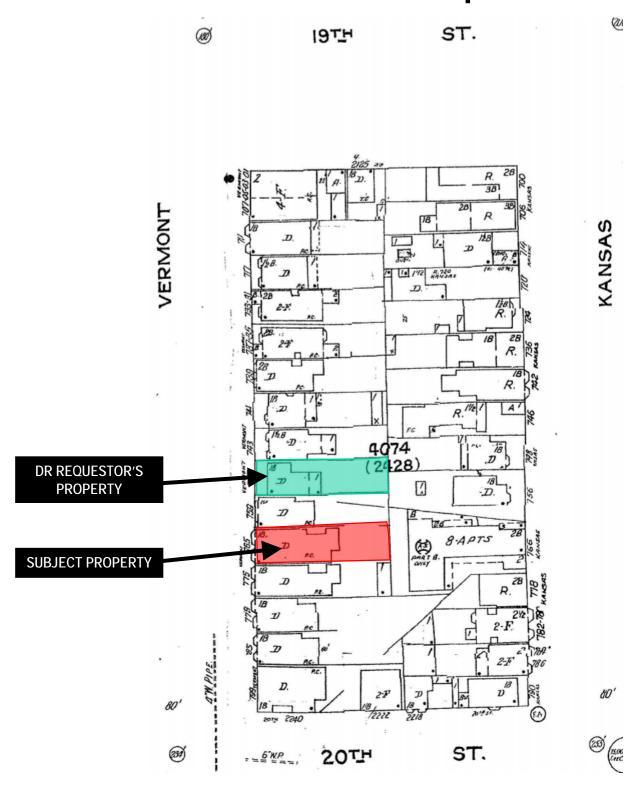
3 –dimensional representation

Exhibits





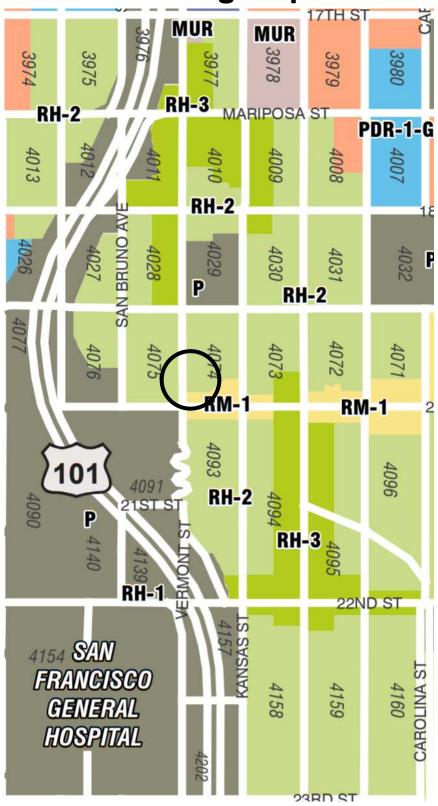
Sanborn Map*



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

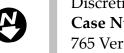


Zoning Map







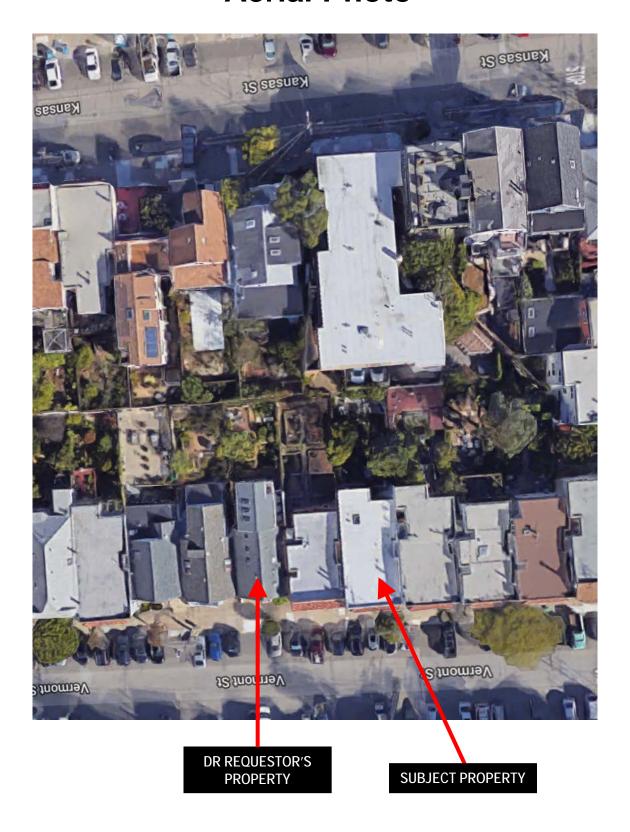






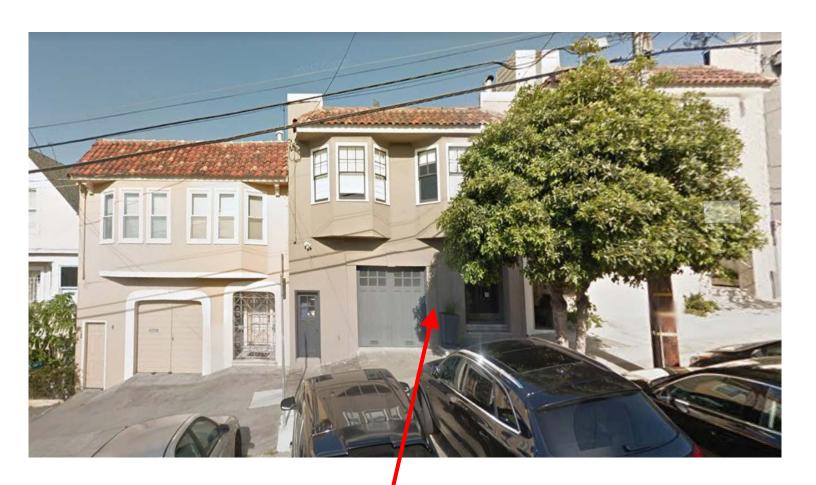








Site Photo



SUBJECT PROPERTY

1650 Mission Street Suite 400 San Francisco, CA 94103

TCE OF BUILDING PERMIT APPLICATION (SECTION 311)

On March 7, 2017, the Applicant named below filed Building Permit Application No. 2017.0307.0825 with the City and County of San Francisco.

PROJ	ECT INFORMATION	APPLICANT INFORMATION		
Project Address:	765 Vermont Street	Applicant:	Khoan Duong	
Cross Street(s):	19 th & 20 th Streets	Address:	3246 17th Street	
Block/Lot No.:	4074/011B	City, State:	San Francisco, CA 94110	
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 558-9550 x0013	
Record No.:	2017-003846PRJ	Email:	khoan@johnlumarchitecture.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					
☐ Demolition	□ New Construction	☑ Alteration			
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition			
■ Rear Addition	☐ Side Addition	□ Vertical Addition			
PROJECT FEATURES EXISTING PROPOSED					
Building Use	Residential	No Change			
Front Setback	None	No Change			
Side Setbacks	None	No Change			
Building Depth	53-ft.	No Change			
Rear Yard	47-ft.	No Change			
Building Height	22-ft. 10-in.	33-ft. 8-in.			
Number of Stories	2	3			
Number of Dwelling Units	1	No Change			
Number of Parking Spaces	1	No Change			
	PPO IFCT DESCRIPT	LON			

The proposal construct a 903 sq. ft. new third story that is set back 12 ft. with from the front foundation wall with a front deck to the existing 2,102 sq. ft. two-story single-family dwelling. The proposed project complies with all applicable provisions of the Planning Code, is consistent with the size and scale of the surrounding properties in the neighborhood, and complies with the Residential Design Guidelines. 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: Doug Vu

Telephone: (415) 575-9120 Notice Date: 5/7/18 E-mail: Doug.Vu@sfgov.org **Expiration Date: 6/6/18**



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)			
	765 Vermont Street			4071/011B		
Case No.		Permit No.	Plans Dated			
✓ Additio	n/	Demolition	New	Project Modification		
Alteration	on	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)		
Project desc	ription for	Planning Department approval.				
Interior alte dwelling.	erations a	nd vertical addition of new third-story	to the existing tw	vo-story, single-family		
	MPLETED 1	BY PROJECT PLANNER		ar maranda. A Marin da ya marangan ka da 12 gata daga dan maran da da maga malan, 18 maran agan Amery		
*Note: If ne		applies, an Environmental Evaluation App				
\checkmark	Class 1 – I	Existing Facilities. Interior and exterior alter	ations; additions und	ler 10,000 sq. ft.		
		New Construction/ Conversion of Small Str				
		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. Change of use under 10,00 sq. ft. if principally permitted or with a CU.				ange of use under 10,000		
	Class					
STEP 2: CE	QA IMPAC	ати повителення, чения в повывання выполня в меня в повывання в повывання в повывання в повывання в повывання в В TS				
TO BE CON	IPLETED	BY PROJECT PLANNER				
If any box i	s checked l	below, an Environmental Evaluation Applic	cation is required.			
	I	ity: Would the project add new sensitive rec		- ,		
		residential dwellings, and senior-care facili		-		
	Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel					
	generators, heavy industry, diesel trucks)? 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)					
	Hazardo	us Materials: If the project site is located on	Materials: If the project site is located on the Maher map or is suspected of containing			
		s materials (based on a previous use such as	-	-		
	manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards					
		of soil disturbance - or a change of use from i		-		
	checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of					
	enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the					

Para sa impormasyon sa Tagalog tumawag sa: 415.575.9121

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	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?
	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)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
	are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Application is required, unless reviewed by an Environmental Planner.
7	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments	and Planner Signature (optional):
	ROPERTY STATUS – HISTORIC RESOURCE MPLETED BY PROJECT PLANNER
	Y IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)
	ategory A: Known Historical Resource. GO TO STEP 5.
	ategory B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. ategory 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

Che	Check all that apply to the project.					
	1. Change of use and new construction. Tenant improvements not included.					
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.					
	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.					
	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.					
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.					
	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-ofway.					
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .					
	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.					
Not	e: Project Planner must check box below before proceeding.					
	Project is not listed. GO TO STEP 5.					
$ \sqrt{} $	Project does not conform to the scopes of work. GO TO STEP 5.					
	Project involves four or more work descriptions. GO TO STEP 5.					
	Project involves less than four work descriptions. GO TO STEP 6.					
	P 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW BE COMPLETED BY PRESERVATION PLANNER					
Che	ck all that apply to the project.					
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.					
	2. Interior alterations to publicly accessible spaces.					
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.					
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.					
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.					
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.					
	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .					
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):					

	9. Other work that would not materially impair a historic	district (specify or add comments):		
	(Requires approval by Senior Preservation Planner/Preserva			
	10. Reclassification of property status . (Requires approval be Coordinator)	by Senior Preservation Planner/Preservation		
V	Reclassify to Category A Reclassify to C	Category C		
	a. Per HRER dated: (attach HRER)			
	b. Other (specify): PTR form signed 8/16/17 by	T. Tam		
Note	e: If ANY box in STEP 5 above is checked, a Preservation Pla			
	Further environmental review required. Based on the inf Environmental Evaluation Application to be submitted. GO	ormation provided, the project requires an		
	Project can proceed with categorical exemption review. Preservation Planner and can proceed with categorical exe	* 1		
Com	ments (optional):			
Prese		gned by Doug Vu 7.09.06 12:58:44 -07'00'		
-	P 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER			
	Further environmental review required. Proposed project de	oes not meet scopes of work in either (check		
	all that apply):			
	Step 2 – CEQA Impacts			
	Step 5 – Advanced Historical Review			
	STOP! Must file an Environmental Evaluation Application.			
	No further environmental review is required. The project is	s categorically exempt under CEQA.		
	Planner Name: Doug Vu	ignature:		
	Project Approval Action:	Digitally signed		
		JOUG by Doug Vu		
	Building Permit	Date:		
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Doug Vu Date: 2017.09.06 12:59:18 -07'00'		
	Once signed or stamped and dated, this document constitutes a categorical of the Administrative Code.	exemption pursuant to CEQA Guidelines and Chapter 31		
	In accordance with Chapter 31 of the San Francisco Administrative Code, as within 30 days of the project receiving the first approval action.	n appeal of an exemption determination can only be filed		

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 that		nn front page)	Block/Lot(s) (If different than front page)		
Case No		Previous Building Permit No.	New Building Permit No.		
Plans Da	ated	Previous Approval Action	New Approval Action		
Modifie	d Project Description:	<u> </u>			
DETERMI	NATION IF PROJECT CO	DNSTITUTES SUBSTANTIAL MODIF	ICATION		
Compar	ed to the approved pro	ject, would the modified project:			
	Result in expansion of	of the building envelope, as define	d in the Planning Code;		
Result in the change Sections 311 or 312;		of use that would require public notice under Planning Code			
	Result in demolition	as defined under Planning Code S	Code Section 317 or 19005(f)?		
	1		n and could not have been known e originally approved project may		
If at leas	st one of the above box	es is checked, further environme	ntal review is required. ATEX FOR		
DETERMIN	IATION OF NO SUBSTANT	TAL MODIFICATION			
		ication would not result in any of	the above changes.		
	is checked, the proposed me	odifications are categorically exempt und	er CEQA, in accordance with prior project		
		ental review is required. This determinat			
		T	ities, and anyone requesting written notice.		
Planner	name:	Signature or Stamp:			
		i			



PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

80077					1650 Mission St. Suite 400
P	reservation Team Meeting	Date: N/A	Date of Form Con	pletion 8/16/2017	San Francisco, CA 94103-2479
F	PROJECT INFORMATION:				Reception:
1	Planner:	Address:			415.558.6378
D	oug Vu	765 Vermont Stree	et		Fax:
	Block/Lot: 🚁	Cross Streets:	10 40 47		415.558.6409
4	074/011B	19th and 20th Stre	eets		Planning Information:
	CEQA Category:	Art. 10/11:		ase No.:	415.558.6377
В	-	N/A	2017-00)3846ENV	
F	PURPOSE OF REVIEW:		PROJECT DESCRIP	PTION:	
(CEQA Article 10/11	C Preliminary/PIC	Alteration	Demo/New Construction	
D	ATE OF PLANS UNDER REVI	EW: March 7, 2017			
	PROJECT ISSUES:				
gwill	ranket (2558) in branch file in the second	an eligible historic resourc			
	 	changes a significant impa			
	Additional Notes:				
	Subject property is not	a resource pursuant to	o the analysis belo	ow.	
	Donate and the short state of		at and another and a first		
	Proposal includes inter existing two-story sing		tical addition of n	ew third floor to the	
] jj	,			
		_			
- F	PRESERVATION TEAM REVIE	:W:			
	Category:		CA	Св Сс	
2.88	Individ	lual	Histori	District/Context	
	Property is individually elic California Register under c	-		gible California Register ntext under one or more of	
	following Criteria:	And of more of the	the following Criter		
	Criterion 1 - Event:	C Yes	Criterion 1 - Event:	⊜ Yes	
	Criterion 2 -Persons:	C Yes ● No	Criterion 2 -Persons	: Yes 🕟 No	
	Criterion 3 - Architecture:	C Yes	Criterion 3 - Archite	cture: C Yes © No	
	Criterion 4 - Info. Potential	: C Yes No	Criterion 4 - Info. Po	otential: C Yes No	
	Period of Significance:		Period of Significan	ce:	
			Contributor	Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	C No	● N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	⊙ No	
CEQA Material Impairment to the historic district:	○ Yes	No	
Requires Design Revisions:	○ Yes	⊚ No	
Defer to Residential Design Team:	○ Yes	● No	

PRESERVATION TEAM COMMENTS:			
HK VI	ERHONT		
The subject property at Register as a historic resource un	Street is not el	igible for listing in the (ually or as part of a dist	California rict.
Please see Attachment A for full property analysis.			
,			

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
2n2	8.16.2017
Shu Shu	10.201)

ATTACHMENT A

The subject property at 765 Vermont Street in the Potrero Hill neighborhood is improved with a two-story, Mediterranean Revival style single-family residence with 1,850 interior square feet and sited on a 2,596 sq. ft., 26-ft. by 100-ft. parcel. The building's construction is wood-frame over a concrete perimeter foundation with a hip roof parapet at the front façade and an asphalt or rolled tar flat roof behind. The exterior is clad in painted stucco at the front façade and horizontal wood shiplap on the sides and rear. The primary west-facing façade has a nearly symmetrical composition consisting of a single garage opening centered along the ground floor, flanked by a recessed entry to the right and a pedestrian doorway to the left. Both the garage and main entry have a stucco trim surround with decorative keystones above the lintel. The main entry contains a wood frame door with ten lites, and wood framed sidelights to either side each containing six lites. Two terrazzo steps from the sidewalk lead to a tiled entry landing, and the garage door is a compatible replacement wood frame folding unit with two sets of six-lite transom windows. The pedestrian entry to the left of the garage is a wood frame paneled door with four lites and wood trim. The second floor of the front façade contains two, three-part bays with wood frame, double hung windows, each comprised of six-over-one lites with wood trim and sills.

Along the rear or east-facing façade, the ground floor is clad in horizontal wood shiplap siding, with replacement vinyl-frame fixed and sliding windows with wood trim. Projecting about six feet from the ground floor is the second floor that is supported by three wood posts, clad in horizontal wood shiplap siding, and contains replacement vinyl-frame casement windows with wood trim. The back yard is accessed from the first floor by a recently constructed set of steel stairs and a steel-framed deck. Excluding the garage door, it does not appear that the front façade of this single-family house has been altered. Visible modifications the rear elevation include the replacement vinyl-frame casement, fixed, and sliding windows, and the recently constructed steel-framed deck and stairs.

Upon review of the May 2017 Historic Resources Evaluation Report for 765 Vermont Street that was prepared by Brad Brewster of Brewster Historic Preservation Consulting and additional research completed by staff, the Department makes the following findings:

The parcel at 765 Vermont Street remained undeveloped until the subject building was constructed in 1929 at the end of the residential building boom that occurred in San Francisco after the 1906 earthquake. The single-family home was owned or occupied by the original owners (Mark and Mary Stark) and their children (James, John and Lawrence Stark) for 80 years until 2009, when it was purchased by the current owner (Garth Spiller and Chelsea Stoner). While the subject property was constructed within, and potentially for, a largely Slovenian ethnic enclave on the northwestern slope of Potrero Hill, there is nothing particularly unique about this effort within the context of the neighborhood or the City. Many neighborhoods were first built to serve multi-ethnic working class communities during the first decades of the Twentieth Century, and this pattern of neighborhood development does not appear to be a singular or important event in the history of the City, the State, or the Nation. Therefore, the subject property does not appear eligible for listing on the CRHR under Criterion I (Events).

Census records indicate that the original owner, Mark Stark immigrated to the U.S. from former Yugoslavia in 1909, spoke Slovenian as his native language, and worked first as a laborer and then as a stevedore on the San Francisco waterfront. His wife, Mary T. Stark was born in Colorado to parents of Yugoslavian descent and the couple had four children (John, Laurence, William, and Marie) between 1924 and 1932. The couple likely settled on the northwestern slope of Potrero Hill to become part of the Slovenian community, which was established there after 1906. The family's move to 765 Vermont Street reflects a fairly common pattern of initial settlement into an ethnic community and eventual assimilation in to San Francisco society at-large. <u>Therefore, 765 Vermont Street does not appear to qualify for listing on the CRHR under Criterion 2 (Persons).</u>

While the property retains the characteristics of its Mediterranean Revival style, which includes stucco cladding, tile parapet, and generally symmetrical front façade that reflects a more restrained and typical application of the style as adapted for a narrow urban lot. Once considered an affordable cottage for the working class, the design of the subject property was likely the result of ready-made architectural plans provided by residential pattern books that were readily available during the period of construction. The subject property is very similar to four other homes immediately adjacent to it, all of which were constructed by small scale builder Frank Arnold, who lived on the same block as the subject property. Typical of the era, small scale builders such as Arnold would subdivide and erect an entire block or a portion of a block of homes with nearly identical floor plans and only slight architectural variations on the front facades. Arnold is not known to have developed any other homes in the area, and would not be considered a 'master builder.' The building is not unique in its construction techniques, is not an important example of a building practice of a particular time in history, does not possess high artistic values, and is not a significant work of a master architect. Therefore, 765 Vermont Street does not appear eligible for listing on the CRHR under Criterion 3.

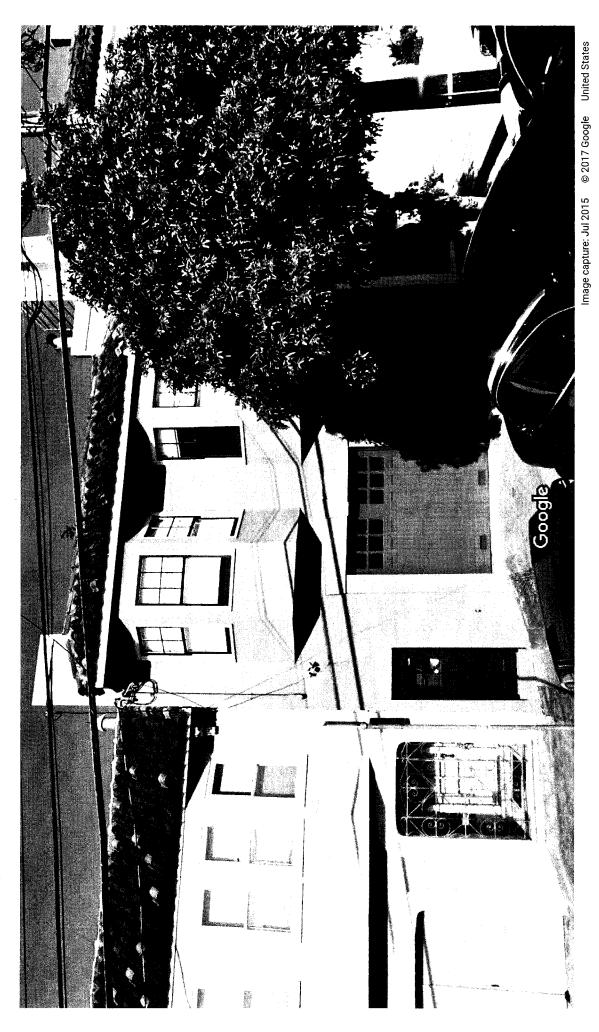
On May 9, 2017, the fifteen properties on the west side of Vermont Street from 19th to 20th Streets, including the subject property, were reviewed as part of a reconnaissance-level pedestrian survey and found to contain a series of two- and three-story residences comprised of one or two units each. These properties were constructed between 1900 and 1933 and designed in either the Mediterranean Revival or Queen Anne style. Within this grouping, the five properties from 759 to 785 Vermont Street, including the subject property, were constructed between 1926 and 1930 in the Mediterranean Revival style and share similar front façade arrangements and architectural features including stucco cladding, Spanish tile parapets, and twin three-part bays over centered single-car garages. These five homes were constructed by the same builder, Frank A. Arnold, who lived just opposite from these parcels on Kansas Street at 20th Street during their construction. As no architect was identified on any of the building permits, Mr. Arnold likely purchased plan sets which reflected various popular architectural styles that were widely available at the time of construction. Therefore, a district analysis is not a necessary part of this historic resource evaluation.

Conclusion: The subject property at 765 Vermont Street is not eligible for listing in the California Register as a historic resource under any criteria, individually or as part of a district.

August 16, 2017

765 Vermont St - Google Maps

Gogle Maps 765 Vermont St



San Francisco, California

👺 Google, Inc.

Street View - Jul 2015

8/16/2017





DISCRETIONARY REVIEW APPLICATION

Property Owner's Information	ş			
Name: Garth Spiller and Chelsea	Stoner c/o Kho	an Duong, J	John Lum Architecture	
Address: 765 Vermont Street, San Francisco CA 94107		Email Address: khoan@johnlumarchitecture.com		
		Telephone:	415-558-9550	
Applicant Information (if applicable)	3		,	
Name: Meg McKnight c/o Ryan Pat	terson		Same as above	
Company/Organization: Zacks, Freedm	an & Patterson	, PC		
Address: 235 Montgomery Street, Suite 400, San Francisco CA 94104		Email Address:	ryan@zfplaw.com	
		Telephone:	415-956-8100	
Please Select Billing Contact:	☐ Owner	Applicant	Other (see below for details)	
Name: Emai	il:		Phone:	
Please Select Primary Project Contact	: Owner	Applicant	Billing	
Property Information				
Project Address: 765 Vermont Street, S	San Francisco	Block/Lot(s): 4	1074/011B	
Plan Area: Showplace Square/Potre	ero Hill (EN)			
Project Description:				
Please provide a narrative project description that Planning Code from which you are requesting a vizoning Maps if applicable. The project proposes to add a third	ariance. Please list an	y special authoriz	zations or changes to the Planning Code or	
dwelling, significantly increasing the Requestor lives at 753 Vermont Stranger on her property, including	reet, San Franc	isco, and th	s. The Discretionary Review e Project will create negative	
	·			
		4		
-	w."			

Project Details:	•			
☐ Change of Use	☐ New Construction	☐ Demolition	☐ Facade Alterations	☐ ROW Improvement
Additions	Legislative/Zoning Changes	☐ Lot Line Adjustm	nent-Subdivision	Other Alteration
Estimated Constru	uction Cost:	-		
	pecial Needs			
Non-Residential:	☐ Formula Retail ☐ ☐ Financial Service ☐	Medical Cannabis Disp Massage Establishme		Paraphernalia Establishment
Related Building Pe	ermits Applications			
Building Permit Applica	tions No(s): 20170307082	5		

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	1	
Did you discuss the project with he Planning Department permit review planner?		v
Did you participate in outside mediation on this case? (including Community Boards)		

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 attach a summary of the result, including any changes that were made to the proposed project.

No significant changes have been made to address the DR Requestor's concerns.

DISCRETIONARY REVIEW REQUEST

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

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

The Project does not comply with the City's Residential Design Guidelines, including the following guidelines:
- "Articulate the building to minimize impacts on light and privacy to adjacent properties." The Project does not minimize light or privacy impacts.

- "Design the height and depth of the building to be compatible with the existing building scale at the street." The Project would result in a building that is out of scale with the surrounding buildings.

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

The Project would cause a significant loss of light, privacy and property value, among other impacts. For example, the Project proposes an 11' high ceiling for the bedroom on the proposed new third floor, resulting in a mass that would cast shadows over a significant area of the DR Requestor's rear yard.

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?

The Project should be reduced in height, and the proposed third floor set back and/or reduced in area, in order to reduce the Project's impacts.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the followi	ng declarations are made:		
a) The undersigned is the owner of	r authorized agent of the owr	er of this property.	
) The information presented is tru	ue and correct to the best of m	ny knowledge.	
c) Other information or application	s may be required.		
/ land for	1	Ryon.	1. Patterson.
Signature		Name (Printed)).
Relationship to Project	Phone	Email	
i.e. Owner, Architect, etc.)			
	NO DE SANDA NO DECIMAR AND	Th. 6070s. 18 18	
APPLICANT'S SITE V	ISIT CONSENT FO	\mathbb{R}^{N}	
herby authorize City and County of	f San Francisco Planning staff	to conduct a site visit of this prope	ty, making all portions of the
nterior and exterior accessible.			
Signature		Name (Printed)
Date			
For Department Use Only) on out mont.		
Application received by Planning D	repartment:		
Ву:		Date:	

I hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a request for Discretionary Review of BPA 201703070825 (765 Vermont Street) on my behalf.

Very truly yours,

Meg McKnight

753 Vermont Street











SPILLER STONER

DRAWING INDEX:

SITE PHOTOS

FIRST FLOOR PLANS

SECOND FLOOR PLANS

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

THIRD FLOOR PLANS

ROOF PLANS

9. A2.0 EXTERIOR ELEVATIONS

ARCHITECTURAL

4. A1.0 SITE PLANS

13. A3.0 SECTIONS

VICINITY MAP:

6. A1.2

11. A2.2

765 VERMONT ST. SAN FRANCISCO, CA 94107 BLOCK 4074 - LOT 011B



SPILLER STONER
785 VERMONT ST.
SAN FRANCISCO. CA 94107
BLOCK 4074 - LOT 0118

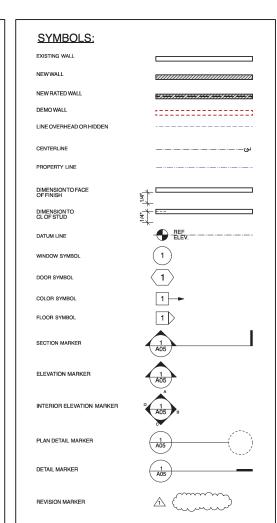
site permit rev 1

project name :

03 19 18

TITLE SHEET

A0.0



ABBREVIATIONS:

ABV.
ADJ.
ADJ.
ARCH.
ASPH.
ASPH.
BD.
BASE BD BLDG.
BLKG.
BOT.
BM.
CONT.
CCIR.
CCLR.
CCLR.
CLL.
DFL.
DFL.
DFL.
DFL.
DP.
D.P.
DS.
DWG.

FURN.
GALV.
GALV.
GND.
GYP.BD.
H.C.
HDR.
HDWD.
HDR.
HDWD.
HV.A.C.
INSUL.
INT.
JST.
M.C.
MECH.
MEMB.
MIN.
MIN.
NI.C.
O/C.
OFOG.
OPNG.
OP.C.

PL.
PLYWD.
P.T.
PT.
PTD.
R
RET. AIR
RM
RDWD
R.W.L

S.S.D. SQ. FT. SHT. SHTG. SIM. S.P. SQ. S.ST. ST.

CENTER LINE

EXISTING NEW REPLACE

PROPERTY LINE

ABOVE
ADJACENT
ALUMINIM
ARCHITECTURE
ASPHALT
BOARD
BASELONG
BLOCK
BLOCKING
BLOCK
BLOCKING
BOTTOM
BEAM-UP
CONTINUOUS
CENTER
CLEAR
CONTINUOUS
CENTER
CLEAR
CHESTER
DIMENSION
DOUGLAS FIR
DOUGLAS FIR
DIM

ELECTRICAL
EQUAL
EXPOSED
EXPOSED
FORCED-AIR-UNIT
FOUNDATION
FINISHED FLOOR
FINISHED FLOOR
FINISHED FLOOR
FINISH
FACE OF STUD
FIRE PLACE
FUNDOD
FIRE PLACE
FUNDOD

JOIS I MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMI IM

MAIN-MINIMUM METAL NORTH NOT IN CONTRACT NUMBER

PLATE
PLYWOOD
PRESSURE TREATED
POINT
PAINTED
RADIUS
RETURN AIR
ROOM
PEDWOOD

REDWOOD RAIN WATER LEADER

SOUTH SEE STRUCTURAL DRAWINGS SQUARE FOOT

SQUARE FOOT
SHEAT HING
SHEATHING
SHATHING
SHOULE
SQUARE
STAINLESS STEEL

TYPICAL UNLESS OTHERWISE NOTED

WITH WATER CLOSET WOOD WATER PROOF WATER HEATER

VARIES
VERIFY DURING CONSTRUCTION
VERTICAL
VERIFY IN FIELD
WEST

FIRE PLACE
FURNACE
GAUGE
GAUGE
GAUGE
GOOD
GYPSUM BOARD
HOLLOW CORE
HEADER
HEADER
HEND WENTILATION, AIR CONDITIONING
INSULATION
INTERIOR
JOIST
JOIST
JOIST
JOIST
JOIST

ON CENTER OWNER FURNISHED, CONTRACTOR INSTALLED

GENERAL NOTES:

- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHIECT. BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- . SUBSTITUTIONS , REVISIONS , OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
- DUTING THE BIDDING AND NEGOTIATION FERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTORICS, SHALL CONFIRM IN MAINTING APPROX. ON.STIE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- . CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES . USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- 10. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWN OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING
- 12. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- 13. "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- 4. "TYP." OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- 5. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
- 16. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT. 17. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED
- 18. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- 9. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- 20. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL E CINDENS THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- 21. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR F OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- 22. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS AF INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- 23. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- 24. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

- 24. PHOVIDE WOUD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

 25. IMETIAL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT IMPRIED TO:

 A. MINIMUM ROOF-CELLING INSULATION IN-FIG.

 B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS B-13.

 C. MINIMUM HALOR INSULATION OVER CRAWLO BY UNDOCCUPIED SPACES R-13.

 C. MINIMUM HALOR INSULATION OVER CRAWLO BY UNDOCCUPIED SPACES R-13.

 E. INFLITATION CONTROL.

 1. DOORS AND WINDOWS WEATHER STRIPPED.

 2. EXHAUST SYSTEMS DAMPENED.

 3. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.

 F. LOCK ONDS AND WINDOWS CEC CERTIFIED AND LABELED.

 F. LOCK ONDS AND WINDOWS CEC CERTIFIED AND LABELED.

 F. LOCK ONDS AND WINDOWS CEC CERTIFIED AND LABELED.

 G. ELECTRICAL OUTLET PLATEGASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- 6. SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS, SMOKE ALARMS SHAI BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY, REF. PLANS FOR LOCATIONS.
- 17. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHE TRADES
- 28. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:

- 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE APPLICABLE SAN FRANCISCO MUNICIPAL CODES PROJECT ADDRESS:

765 VERMONT ST. SAN FRANCISCO, CA 94107

PROJECT DESCRIPTION:

ADDITION & REMODEL TO A SINGLE-FAMILY RESIDENCE:

ADD (N) 3RD FLOOR STRUCTURE (3X BEDROOMS, 2X BATHROOMS, LAUNDRY ROOM, ROOF TERRACE), REMODEL (E) 2ND FLOOR, (N) INTERNAL EGRESS STAIR

PLANNING INFORMATION:

BLOCK / LOT: 4074 /011B ZONING DISTRICT: LOT SIZE: 2,600 SQ. FT. BUILDING HEIGHT: 2 EXISTING, 3 PROPOSED NO. OF STORIES:

SETBACKS / YARD REQ'MNTS: FRONT: AVG. OF ADJ. BLDGS; UP TO 15'-0" OR 15% OF LOT DEPTH

REAR: 45% LOT DEPTH, OR AVG. OF ADJ. BLDGS; UP TO 25% OF LOT DEPTH. NO LESS THAN 15'-0"

KIOTING TOTT LOOK	770 002.1 1.	CONDITIONED
	360 SQ.FT.	UNCONDITIONED
KISTING 2ND FLOOR	1354 SQ.FT.	CONDITIONED
OTAL EXISTING	2102 SQ.FT.	CONDITIONED
	360 SQ.FT.	UNCONDITIONED
	2462 SQ.FT.	<u>TOTAL</u>
ROPOSED 1ST FLOOR	748 SQ.FT.	CONDITIONED
	360 SQ.FT.	UNCONDITIONED
ROPOSED 2ND FLOOR	1295 SQ.FT.	CONDITIONED

NFD PROPOSED 3RD FLOOR 962 SQ.FT. CONDITIONED 3005 SQ.FT. CONDITIONED 360 SQ.FT. UNCONDITIONED 3365 SQ.FT. TOTAL NET CHANGE CONDITIONED 903 SQ.FT.

BUILDING INFORMATION:

OCCUPANCY: GROUP R. DIVISION 3 CONSTRUCTION TYPE: TYPE 5B (PER C.B.C. TABLE 601) MINIMUM ROOF CLASS: CLASS B BOOF

PROJECT PARTICIPANTS:

OWNER: CHELSEA STONER & GARTH SPILLER 765 VERMONT ST. SAN FRANCISCO, CA 94107

ARCHITECT: JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110

t. 415 . 558 . 9550 x12 f. 415 . 558 . 0554

GENERAL CONTRACTOR

PROJECT SITE



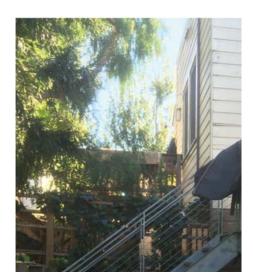
ADJACENT PROPERTY - NORTH OF SUBJECT PROPERTY - FRONT



SUBJECT PROPERTY - FRONT



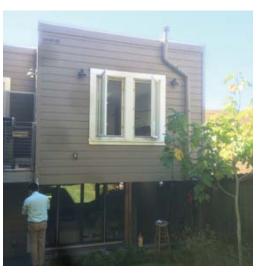
ADJACENT PROPERTY - SOUTH OF SUBJECT PROPERTY - FRONT



ADJACENT PROPERTY - SOUTH OF SUBJECT PROPERTY - REAR



SUBJECT PROPERTY - REAR



SUBJECT PROPERTY - REAR



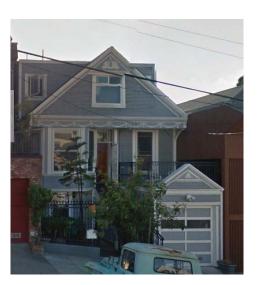
ADJACENT PROPERTY - NORTH OF SUBJECT PROPERTY - REAR



ADJACENT PROPERTY - SOUTHWEST OF SUBJECT PROPERTY ACROSS VERMONT ST.



ADJACENT PROPERTY - WEST OF SUBJECT PROPERTY ACROSS VERMONT ST.



ADJACENT PROPERTY - NORTHWEST OF SUBJECT PROPERTY ACROSS VERMONT ST.

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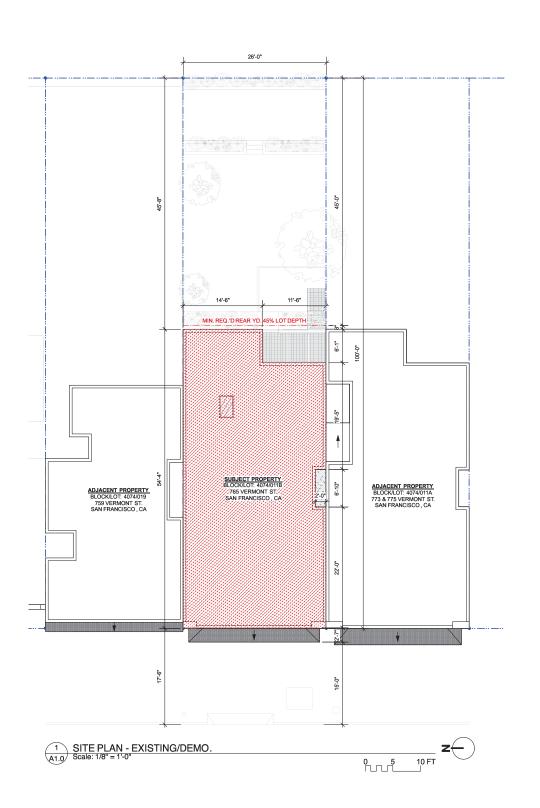
SPILLER STONER
785 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

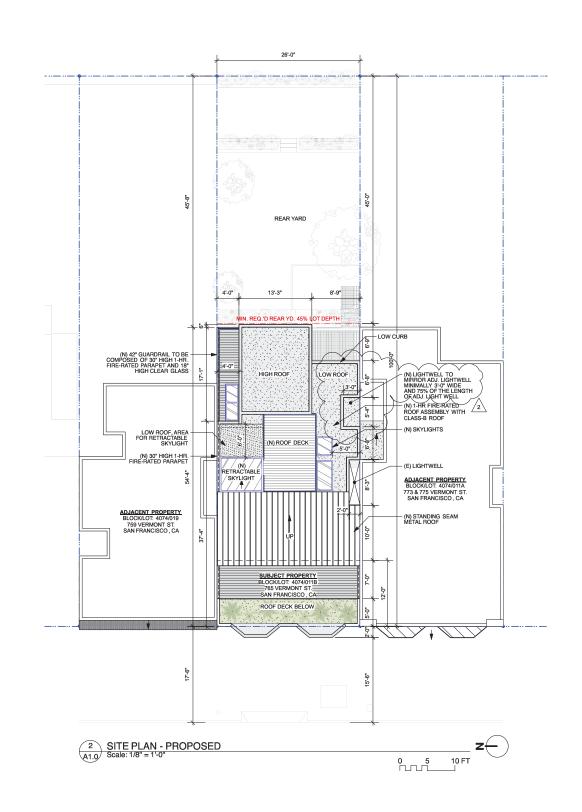
client:

late: issues/ revisions: t

project name : SPILLER STONER

SITE PHOTOS





Not Fortion

SPILLER STONER
785 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

REDUCED SET SCALE = 45%

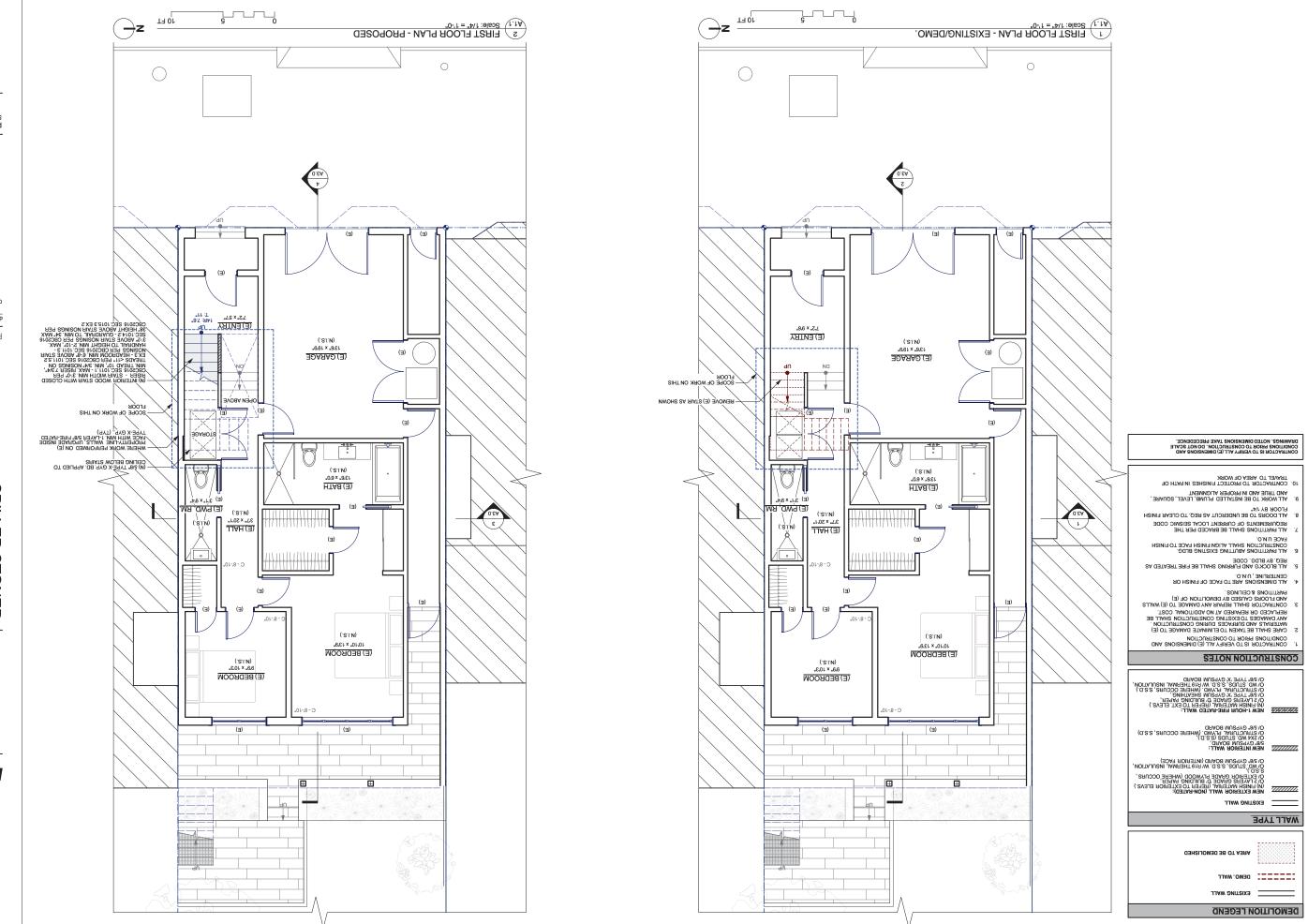
 date :
 issues/revisions :
 by :

 04.05.18
 311 submittal
 mmm

 08.30.18
 site permit rev2
 mmm

project name : SPILLER STONER

SITE PLANS



f.fA

SNAJ9 ROOJ3 T2RI3

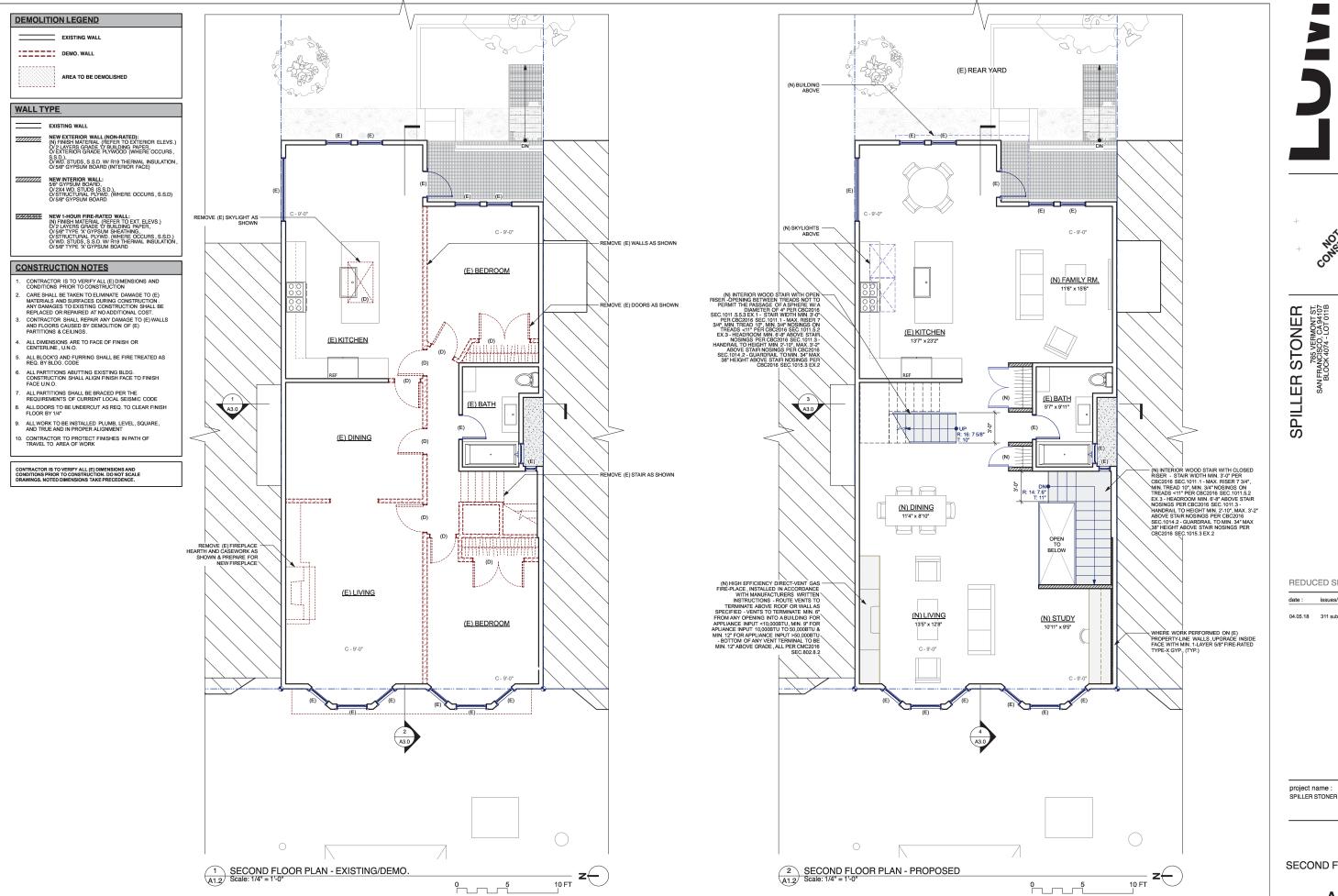
SPILLER STONER

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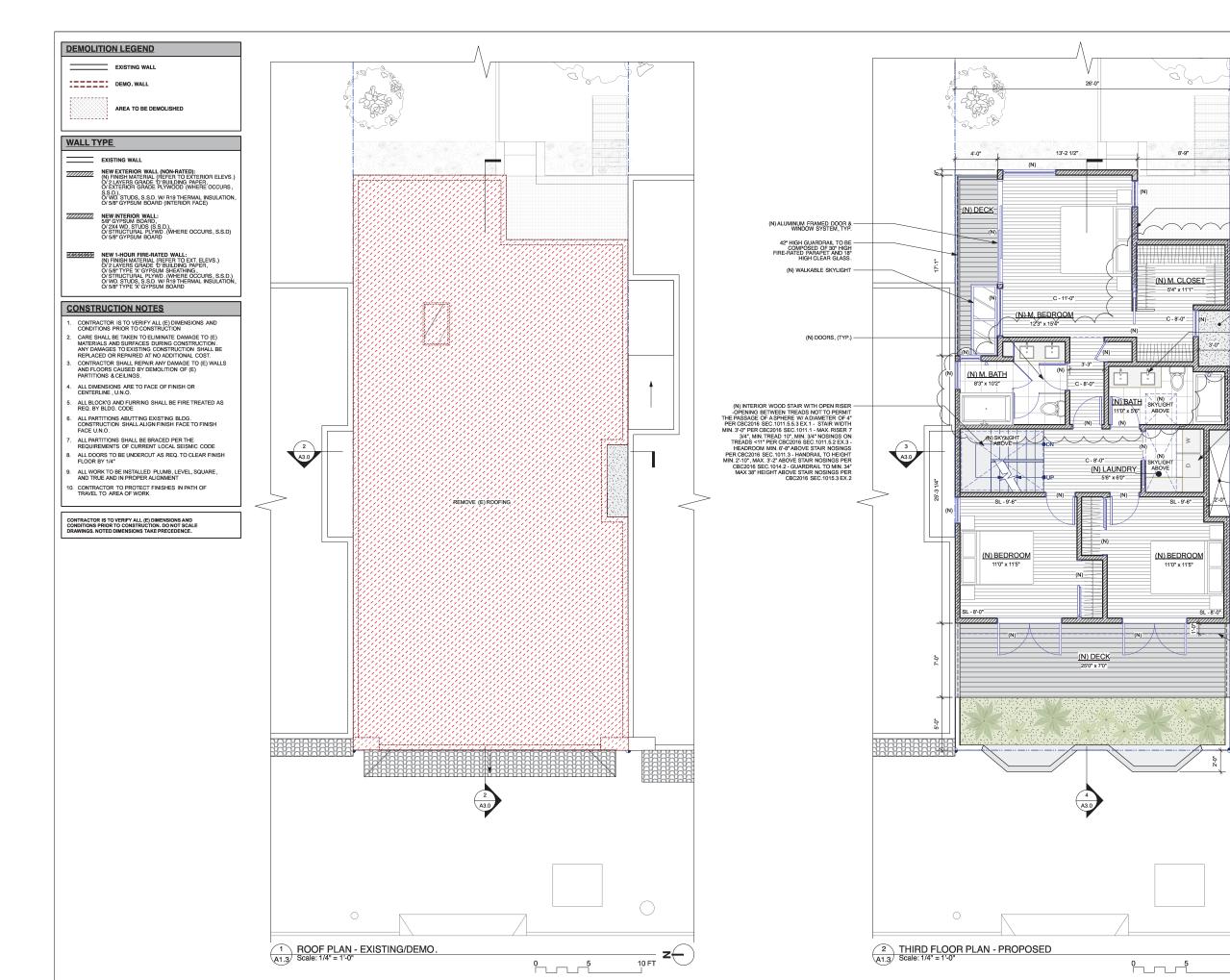
BEDNCED SET SCALE = 45%

SPILLER STONER
765 VERMONT ST.
SAN FRANCISCO, CA 94-107
BLOCK 4074 - LOT 011B



REDUCED SET SCALE = 45%

SECOND FLOOR PLANS





- (N) CLERESTORY WINDOWS

- (N) BATHROOM FIXTURES, FINISHES & SERVICES -PROVIDE MECHANICAL VENTILATION PER CBC2016

VENTILATION PER CBC2016 SEC.1203.5.2.1 VENT TERMINATION TO BE MIN 3' FROM PROPERTY-LINE AND ANY OPENING INTO A BUILDING PER CMC 2016 SEC. 502.2.1, (TYP.)

— (N) DOMESTIC CLOTHES DRYER. PROVIDE MIN. 100 SQ. IN. MAKEUP AIR. PROVIDE VENTILATION DUCT PER CMC2013 SEC. 504.4 - DUCT TO TERMINATE > 30° FROM PROPERTY LINE OR O'ENINGS INTO ANY BIB CO. SEC. SOL. 2016 SEC SOL. 215

(E) LIGHTWELL BELOW

- (N) 1-HR FIRE-RATED PROPERTY-LINE WALL , (TYP.)

- ROOF OVERHANG

10 FT

JOHN LUM ARCHITECTURE INC. 3246 SEVENTEENTH STREET SAI

NOT FOR TON

SPILLER STONER
785 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

REDUCED SET SCALE = 45%

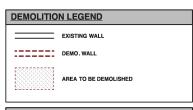
 date :
 issues/ revisions :
 by :

 04.05.18
 311 submittal
 mm

 08.30.18
 site permit rev2
 mm

project name : SPILLER STONER

THIRD FLOOR PLANS



WALL TYPE

EXISTING WALL

NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEVS.)
O/ 2 LAYERS GRADE D'I BUILDING PAPER
O/ EXTERIOR GRADE PLYWOOD (WHERE OCCURS, S.S.D.), O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" GYPSUM BOARD (INTERIOR FACE)

NEW INTERIOR WALL: 5/6" GYPSUM BOARD, 0/2X4 Wb. STUDS (S.S.D.) 0/5"ROUTURAL PLYWD, (WHERE OCCURS, S.S.D.) 0/5/6" GYPSUM BOARD

NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEVS.)
0/2 LAVERS GRADE 'D' BUILDING PAPER,
0/508" TYPE 'X' GYPSUM SHEATHING.
0/508" TYPE 'X' GYPSUM SHEATHING.
0/508" TYPE X' GYPSUM SHEATHING.
0/508" TYPE X' GYPSUM BOARD.

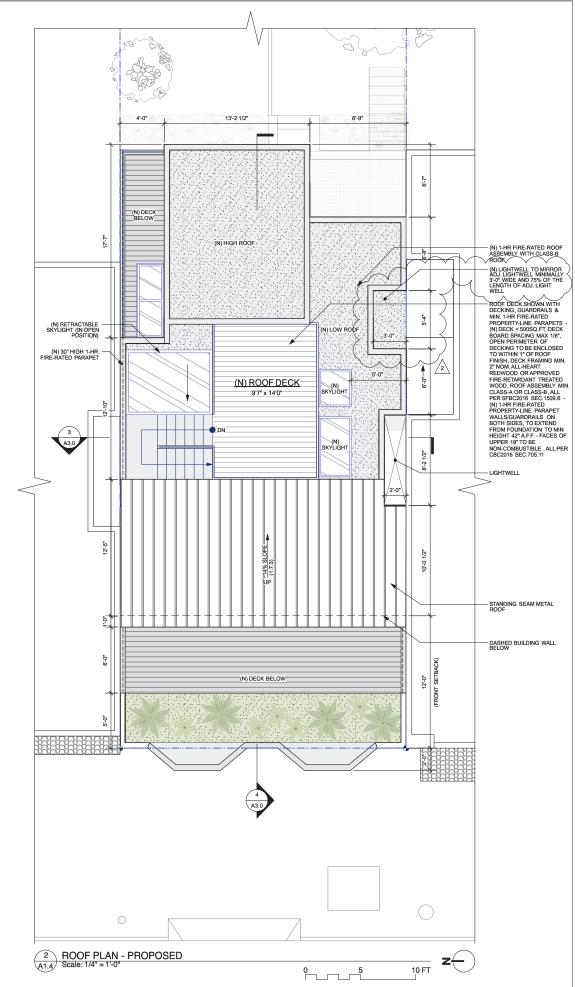
CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CONSTRUCTION

 CARE SHALL BETAKEN TO ELIMINATE DAMAGE TO (E)
 MATERIALS AND SURFACES DURING CONSTRUCTION
 ANY DAMAGES TO ENSTING CONSTRUCTION SHALL BE
 REPLACED OR REPAIRED AT NO ADDITIONAL COST.

 CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS
 AND FLOORS CAUSED BY DEMOLITION OF (E)
 PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE , U.N.O.
- ALL BLOCK'G AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE
- ALL PARTITIONS ABUTTING EXISTING BLDG.
 CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
- ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
- ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK

CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.





SAN FRANCISCO, CA 94107 BLOCK 4074 - LOT 011B SPILLER (

REDUCED SET SCALE = 45%

04.05.18 311 submittal 08.30.18 site permit rev2

> project name : SPILLER STONER

> > **ROOF PLANS**



WE THICK TON

SPILLER STONER
785 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

 REDUCED SET SCALE = 45%

 date:
 issues/ revisions:
 by:

 04.05.18
 311 submittal
 mmm

project name : SPILLER STONER

EXTERIOR ELEVATIONS



HOE RUCTION

SPILLER STONER
765 VEHMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

REDUCED SET SCALE = 45%

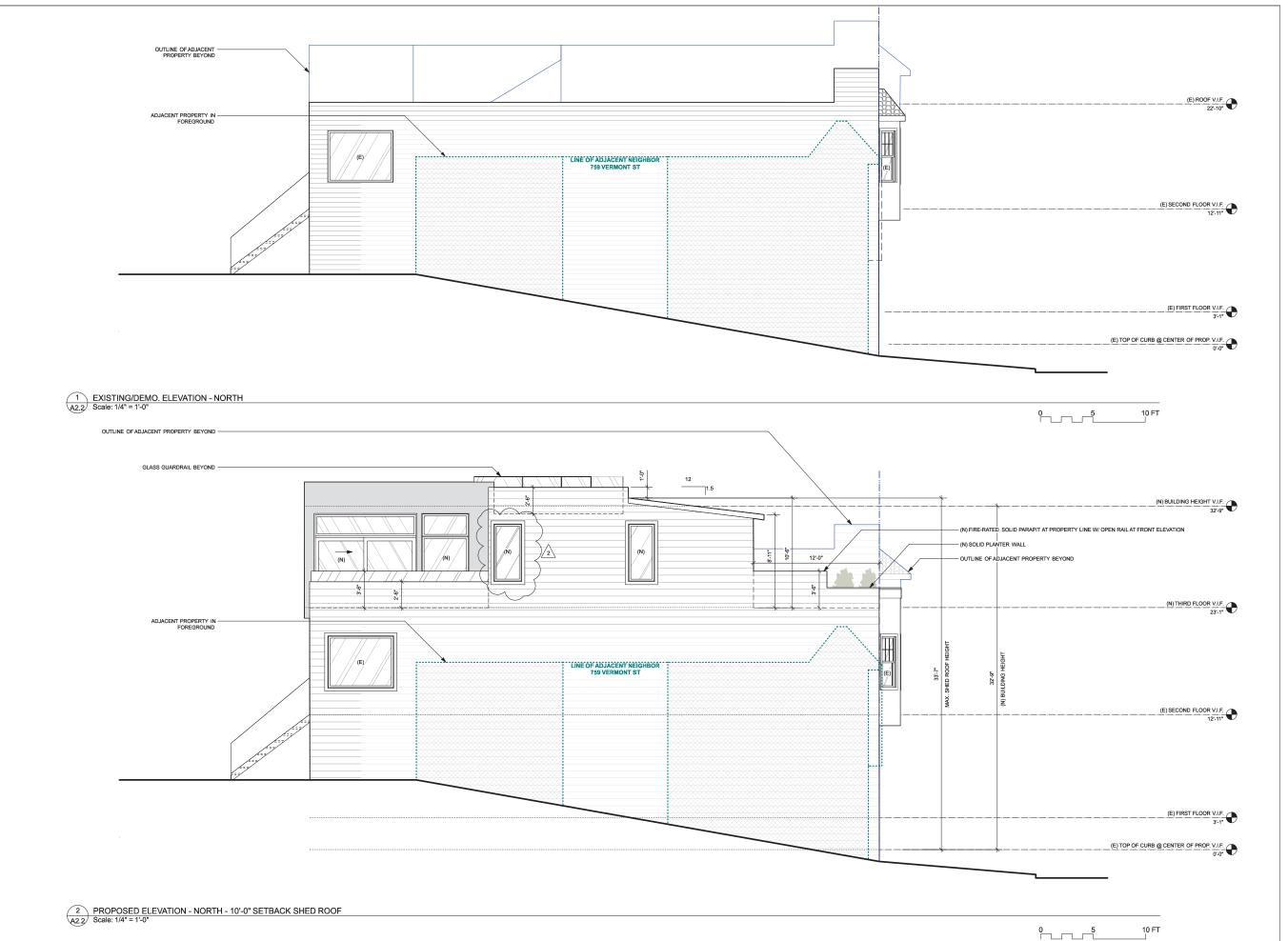
 date :
 issues/revisions :
 by :

 04.05.18
 311 submittal
 mmr

 08.30.18
 site permit rev2
 mmr

project name : SPILLER STONER

EXTERIOR ELEVATIONS



ACTRICTION

SPILLER STONER
765 VEHMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

REDUCED SET SCALE = 45%

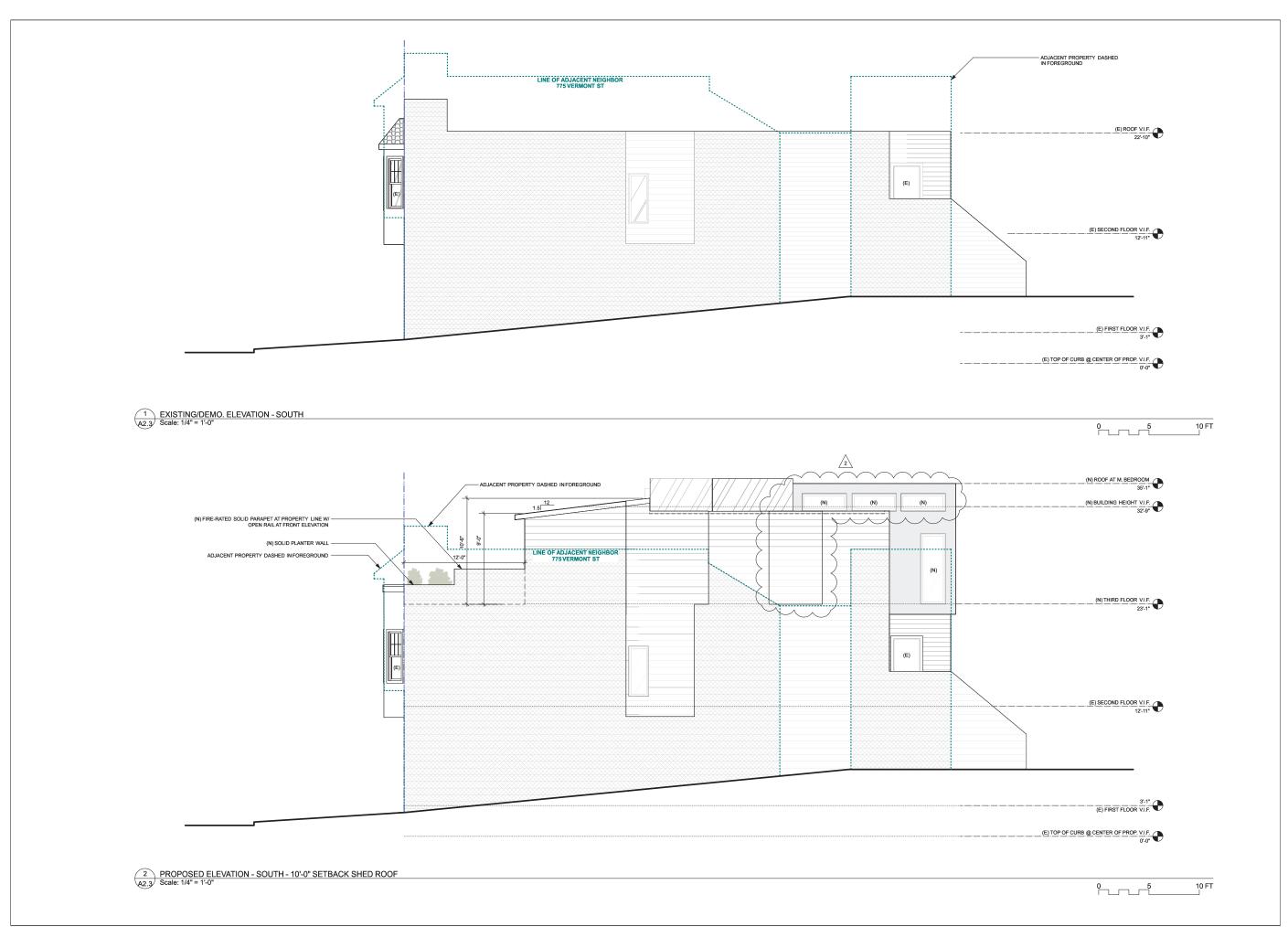
 date :
 issues/ revisions :
 by

 04.05.18
 311 submittal
 mi

 08.30.18
 site permit rev2
 mi

project name : SPILLER STONER

EXTERIOR ELEVATIONS



JOHN LUM ARCHITECTURE INC. 3246 SEVENTEENTH STREET SAN FRAN

10.351.08

SPILLER STONER
786 VERMONT ST.
SAN FRANCISCO, CAS4107
BLOCK 4074 - LOT 0118

 date :
 issues/ revisions :
 by :

 03.07.17
 site permit submittal
 mmr

 03.19.18
 site permit rev. 1
 mmr

 08.30.18
 site permit rev2
 mmr

project name : SPILLER STONER

EXTERIOR ELEVATIONS



JOHN LUM ARCHITECTURE INC. 3246 SEVENTEENTH STREET SAN FRA

SPILLER STONER
765 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 011B
client: chelsea stoner & garth spiller

 date :
 issues/ revisions :
 by :

 03.07.17
 site permit submittal
 mmm

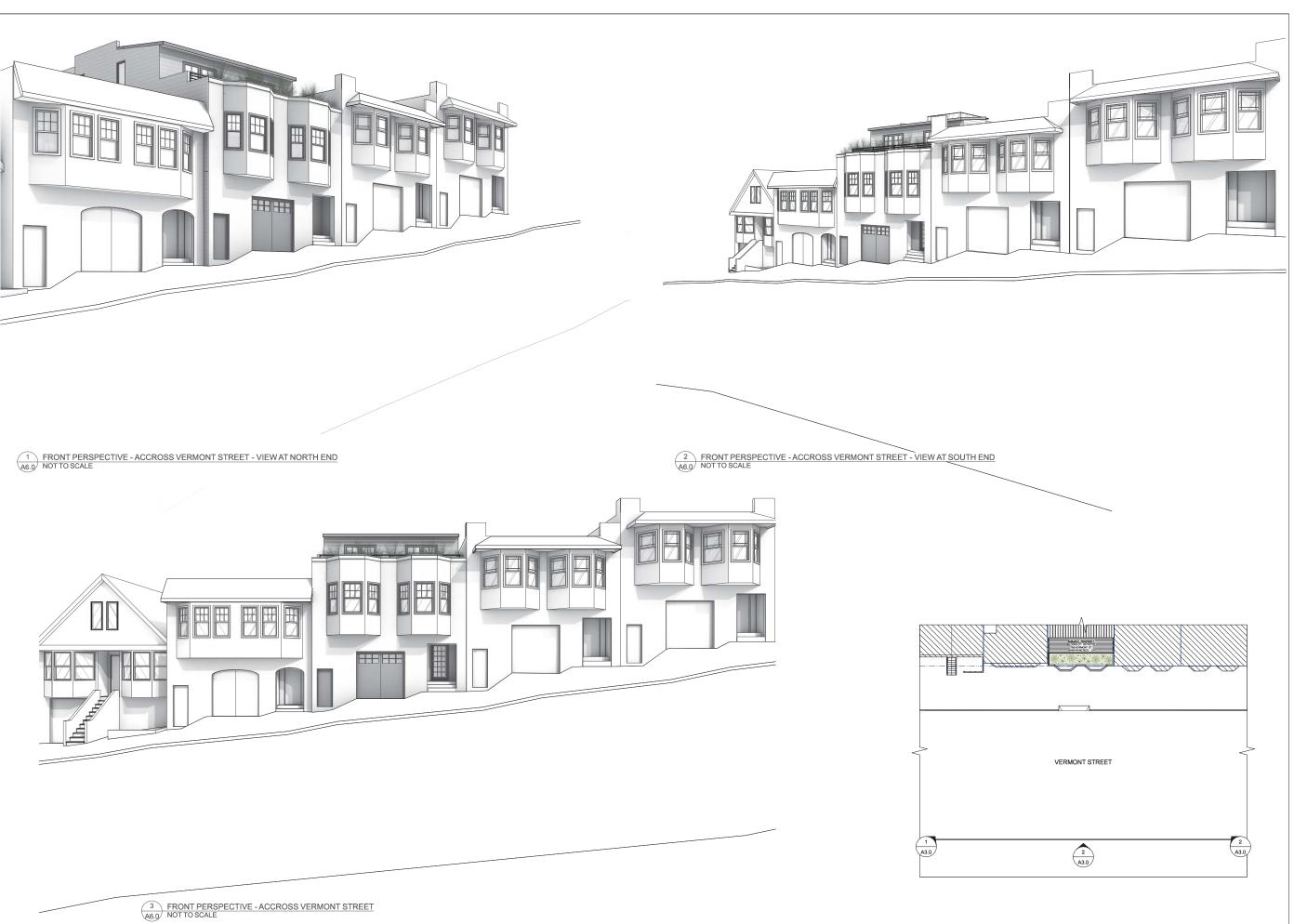
 03.19.18
 site permit rev. 1
 mmm

 08.30.18
 site permit rev.2
 mmm

project name : SPILLER STONER

SECTIONS

A3.0



JOHN LUM ARCHITECTURE INC. 3246 SEVENTEENTH STREET SAN FRANCIS

ONT ST. A 94107 OT 011B

SPILLER STONER
765 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074 - LOT 0118

 date :
 issues/ revisions :
 by :

 03.07.17 site permit submittal
 mmm

 03.19.18 site permit rev. 1
 mmm

project name : SPILLER STONER

PERSPECTIVES

A6.0





SPILLER STONER
766 VERMONT ST.
SAN FRANCISCO, CA 94107
BLOCK 4074-LOT011B

project name : SPILLER STONER

PERSPECTIVES