



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 21, 2019

ORIGINAL HEARING DATE: JANUARY 10, 2019

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date: February 11, 2018
Case No.: **2017-012929DRP**
Project Address: **830 Olmstead**
Permit Application: 2017.0914.8178
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 6130/019
Project Sponsor: Rajat Randev
PO Box 25442
San Francisco, CA 94192
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The project consists of construction of:

- 1) a 10' front addition at the bottom floor of the dwelling;
- 2) a 19'-6" front addition at the first floor;
- 3) an 11' rear and 4' side addition to the existing detached garage;
- 4) an 8' wide passage way that connects both structures at the first floor;
- 5) a new second floor 32' deep above the dwelling; and
- 6) a new second floor 29'-6" deep above the garage.

SITE DESCRIPTION AND PRESENT USE

The site is a 50' x 50' lateral sloping lot with an existing 2-story (1-story at the street), 610 s.f. single-family house built in 1954.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Olmstead consists of 2--story wood and stucco clad houses directly abutting the street front. Modest sized buildings built around the same period on deep lots create a well-defined 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	July 11, 2018 – August 10, 2018	08.7. 2018	1.10. 2019	155 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	December 22, 2018	December 22, 2018	20 days
Mailed Notice	20 days	December 22, 2018	December 22, 2018	20 days

PUBLIC COMMENT

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

DR REQUESTOR

Leslie Kohn, on behalf of Neighbors for Responsible Growth on 830 Olmstead.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Neighborhood pre-application process was not conducted in earnest.
2. Technically, this is a demolition, and should be processed as a Conditional Use.
3. Safety, new foundation in a seismic / landslide zone should be fully analyzed.
4. The building is out of scale and character with the neighborhood context.
5. Shadowing and privacy.
6. Drainage, fire safety, and retaining wall should be properly considered.
7. Tenancy concerns regarding space above garage looking like a second unit within a single -family district.

See attached *Discretionary Review Application*, dated August 7, 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.

See attached *Response to Discretionary Review*, dated September 13, 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. Neighborhood pre-application meetings are required, but attendance and response is not.
2. This is not a demolition by the criteria of Code Section 317. See demolition calculations.
3. A CATEX was issued and per that environmental review the project does not trigger any Planning Department review with respect to geotechnical issues, however DBI may require geotechnical analysis and engineering as appropriate for the site. The sponsor is in the process of hiring a civil engineer to conduct a geotechnical analysis.
4. The Residential Design Advisory Team found the building to be in scale with the existing 2-story buildings and the mid-block open space pattern in the neighborhood, but recommended:
 - a. measures to articulate the building to improve the entry expression and to differentiate the two buildings and;
 - b. relating the proportion and size the size of windows in the front façade to that of existing buildings in the neighborhood;
 - c. aligning the garage with main building so that no front yard variance is required. The setback was found appropriate per the RDG: "In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape" (page 12).

The project sponsor made these revisions to the satisfaction of the Department.

5. RDAT found that the height, scale, and location of the proposed building on the lot did not create any privacy or shadowing circumstances that were exceptional or extraordinary.
6. Fire safety, foundation design, and drainage issues are reviewed and regulated by the Department of Building inspection – not the Planning Department. The project sponsor contacted Public Works to inquire about the recent street work that involved replacement of a section of sewer main.
7. There is a direct and open connection between the bedroom above the garage and the main living area of the first floor that makes a separate and direct access from outside impractical for the purposes of creating a second unit. There is no second kitchen, and the layout is an appropriate means of creating an additional bedroom and living space, given the existing buildings and lot shape.

RECOMMENDATION:	Do not take DR and approve project
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Application

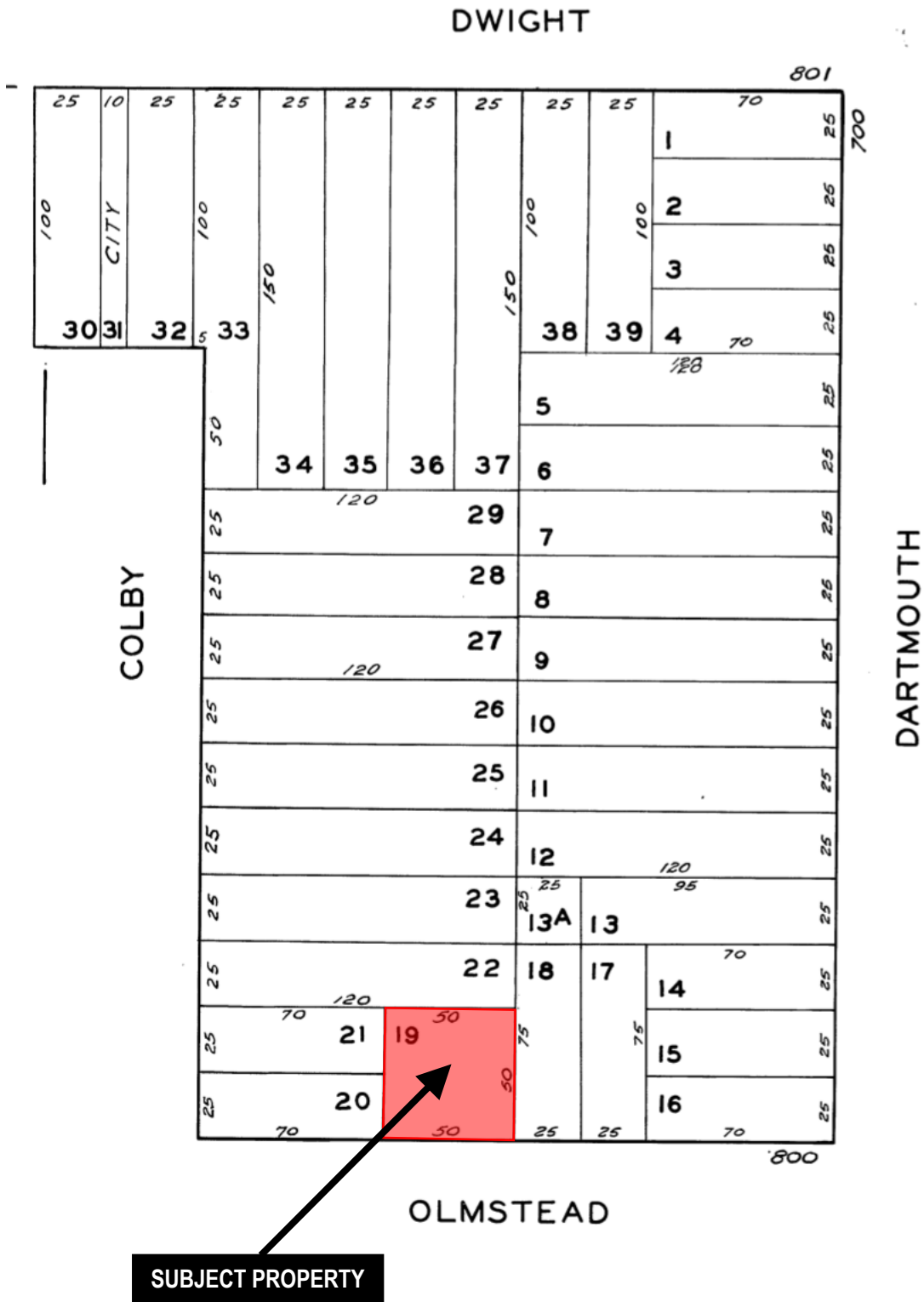
Response to DR Application dated August 24, 2018

Reduced Plans

Color renderings

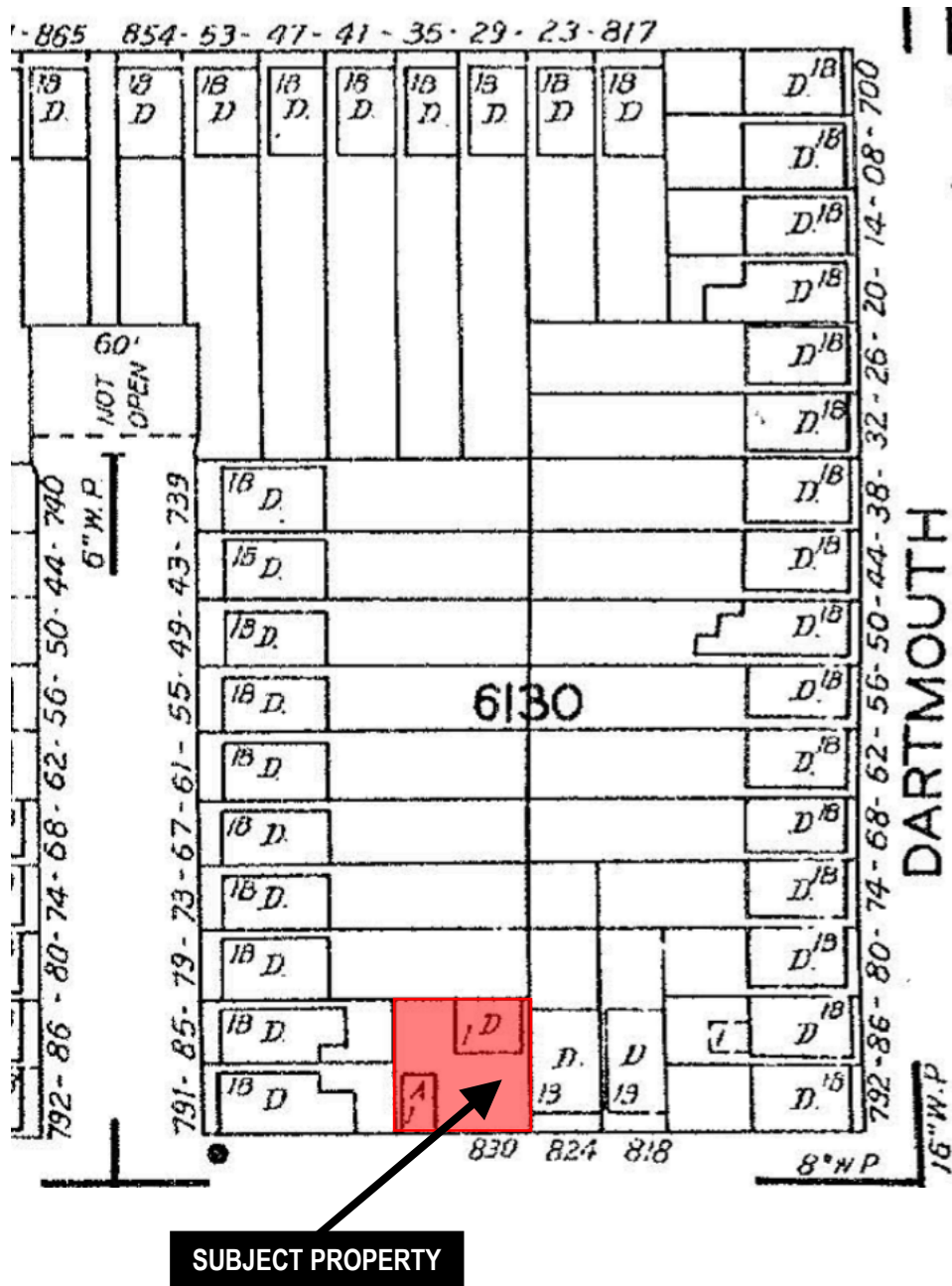
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2017-012929DRP
830 Olmstead Street

Sanborn Map*

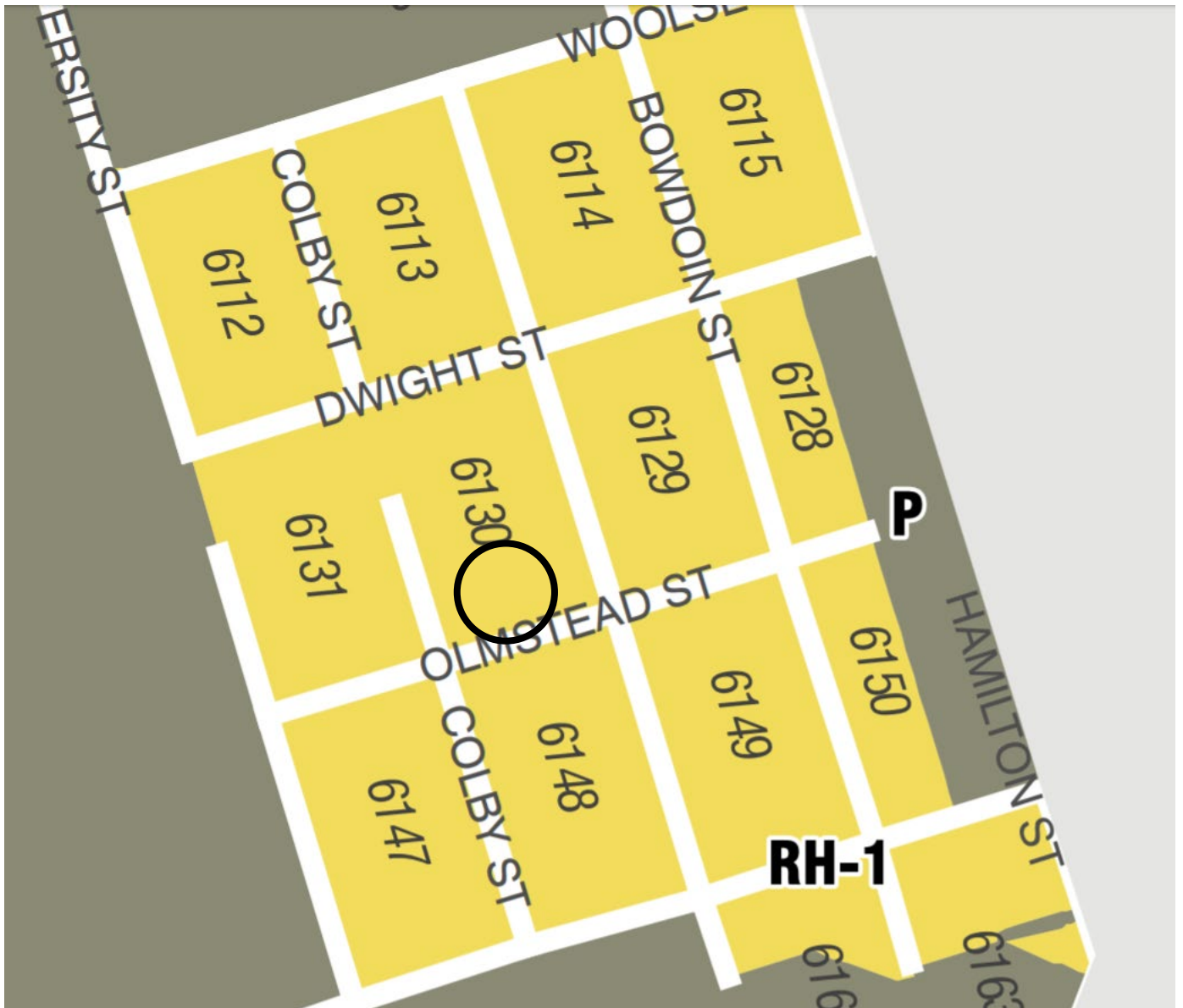


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2017-012929DRP
830 Olmstead Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-012929DRP
830 Olmstead Street

Aerial Photo

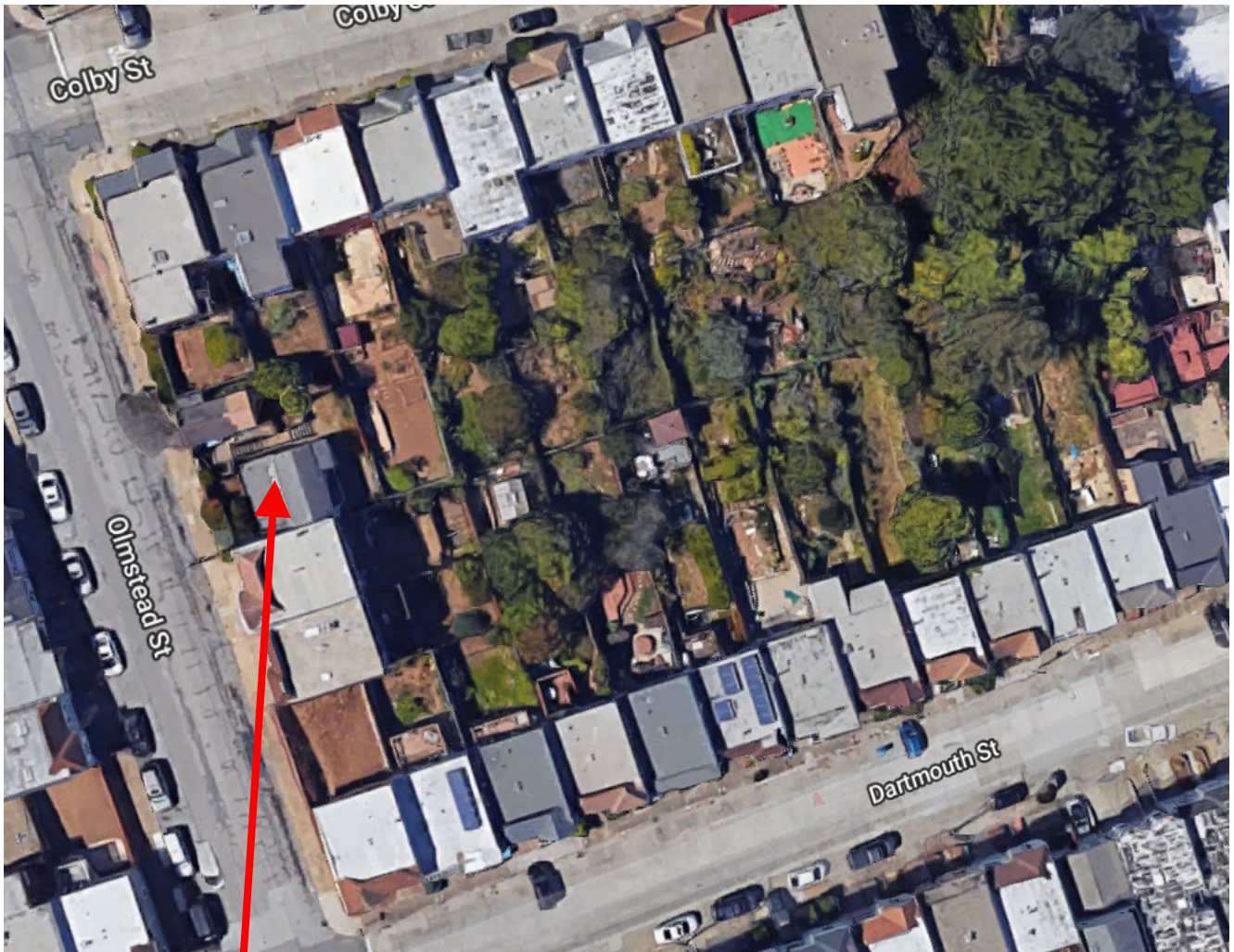


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012929DRP
830 Olmstead Street

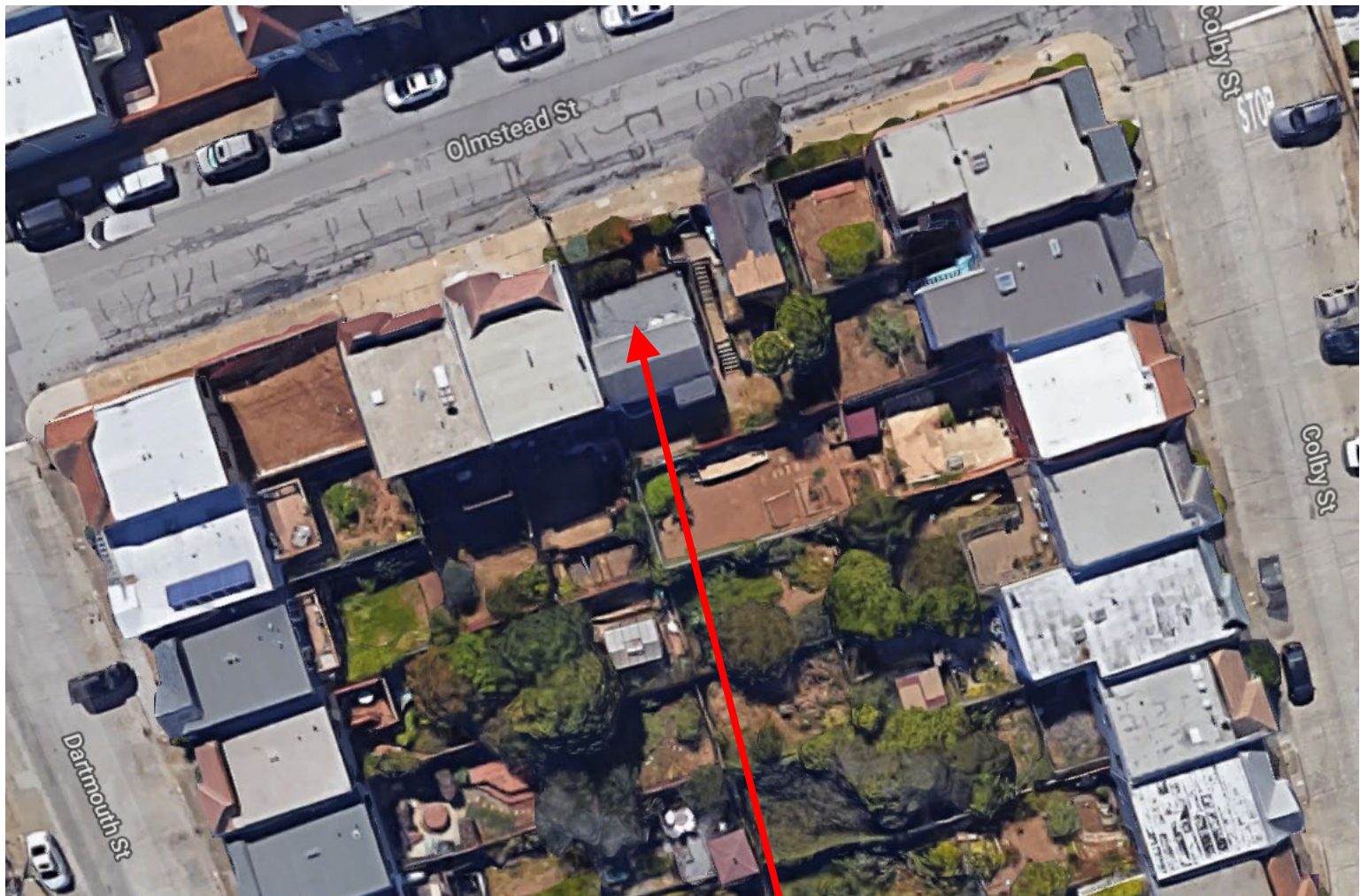
Aerial Photo



SUBJECT PROPERTY



Aerial Photo

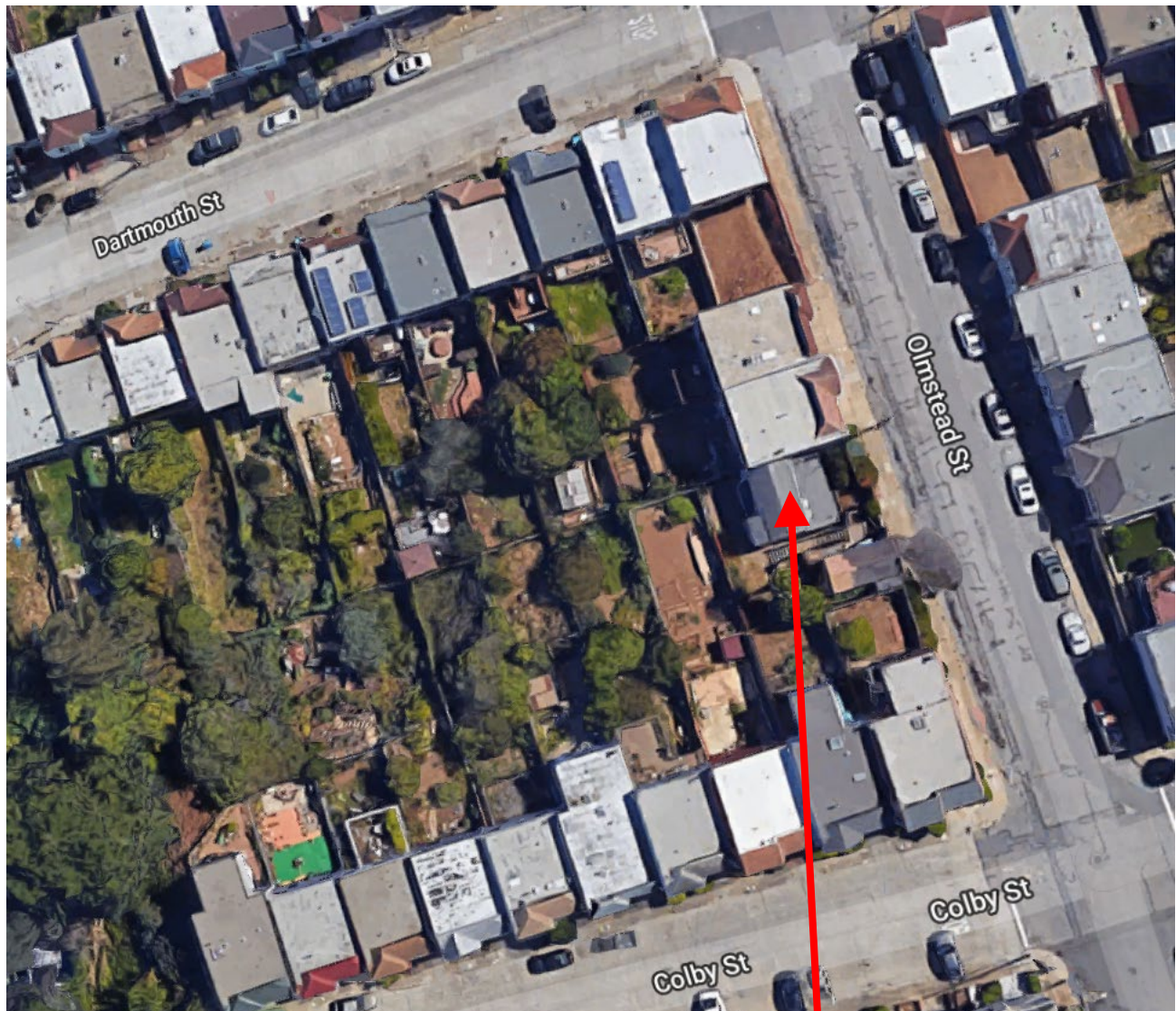


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012929DRP
830 Olmstead Street

Aerial Photo



SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 14, 2017**, the Applicant named below filed Building Permit Application No. **2017.0914.8178** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	830 Olmstead Street	Applicant:	Rajat Randev
Cross Street(s):	Colby & Dartmouth Streets	Address:	P.O. Box 25442
Block/Lot No.:	6130/019	City, State:	San Francisco, CA 94192
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 786-9990
Record No.:	2017-012929PRJ	Email:	rrandev@fractured9.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 checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	0'	2'-9"
Side Setbacks	4'-6" W	No Change
Building Depth	26'-2"	36'-3"
Rear Yard	15'	No Change
Building Height	11'-6"	23'
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The project includes: 1) a 10' front addition at the bottom floor of the dwelling; 2) a 19'-6" front addition at the first floor of the dwelling; 3) an 11' rear and 4' side addition to the existing detached garage; 4) an 8' wide passageway that connects both structures at the first floor; 5) a new second floor with a 32' depth above the dwelling; and 6) a new second floor with a 29'-6" depth above the garage for conversion to habitable space. The project will add 2,022 sq. ft. to the existing 841 sq. ft. two-story, single-family dwelling. The project is consistent with the size and scale of the surrounding properties in the neighborhood. 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
E-mail: doug.vu@sfgov.org

Notice Date: 7/11/18
Expiration Date: 8/10/18



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
830 OLMSTEAD ST		6130019
Case No.		Permit No.
2017-012929ENV		201709148178
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project includes: 1) a 10' front addition at the bottom floor of the dwelling; 2) a 19'-6" front addition at the first floor of the dwelling; 3) an 11' rear and 4' side addition to the existing detached garage; 4) an 8' wide passageway that connects both structures at the first floor; 5) a new second floor with a 32' depth above the dwelling; and 6) a new second floor with a 29'-6" depth above the garage for conversion to habitable space. The project will add 2,022 sq. ft. to the existing 841 sq. ft. two-story, single-family dwelling.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> 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. Up to three new single-family residences or six 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 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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"/>	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 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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Doug Vu

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 PROJECT 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. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 07/27/2018 b. Other (specify): Subject property determined not to be a historical resource as documented in the PTR form. </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
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: Doug Vu	

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. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Doug Vu 12/13/2018
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
830 OLMSTEAD ST		6130/019
Case No.	Previous Building Permit No.	New Building Permit No.
2017-012929PRJ	201709148178	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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.	

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:	Date:



San Francisco Planning

RECEIVED

AUG 07 2018

PLANNING APPLICATION RECORD NUMBER

2017-012929DRP

DISCRETIONARY REVIEW APPLICATION

CITY OF S.F.
PLANNING DEPARTMENT
PIC

Property Owner's Information

Name: Neighbors for Responsible Growth on Olmstead Street - L Koh (on behalf of group)
Address: (see attached letter)
Email Address: nrg830olmstead@gmail.com
Telephone: (415) 746-0851, (415) 264-7689

Applicant Information (if applicable)

Name: Same as above ☒

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

☐ Owner

☐ Applicant

☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

☐ Owner

☐ Applicant

☐ Billing

Property Information

Project Address: 830 Olmstead Street

Block/Lot(s): 6130/019

Plan Area: (refer to Record No. 2017-012929PRJ)

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

(refer to Section 311 Permit Application for project description and purpose)

Project Details:

- ☐ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☒ Other (see attached)

Estimated Construction Cost: (as filed)

Residential: ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
 ☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
 ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Related Building Permits Applications

Building Permit Applications No(s): (not issued) 20170914 8178

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?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
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.

Please see attached letter.

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 standards of the Planning Code and the Residential Design Guidelines. 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.

Please see attached letter.

-
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 unreasonably affected, please state who would be affected, and how.

Please see attached letter.

-
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?

Please see attached letter.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature

(Concerned neighborhood)

Relationship to Project
(i.e. Owner, Architect, etc.)

(415) 746-0851

Phone

on behalf of Neighbors for Responsible
Name (Printed) Growth on Olmstead
Street
L. Kohl

nrg830olmstead@gmail.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

RECEIVED

AUG 07 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt Boh

Date: 8/7/18

NEIGHBORS FOR RESPONSIBLE GROWTH ON OLMSTEAD STREET (NRG830)

RE: 830 OLMSTEAD STREET RECORD NO: 2017-012929PRJ

To The Honorable Planning Commission:

We are open to projects that enhance our neighborhood and are in character with the neighborhood. We also hope that project sponsors can be economically successful in our neighborhood. However, we are submitting this document with our Discretionary Review Application in hopes that our concerns regarding the *currently defined* project at 830 Olmstead Street (via the Section 311 Notification process) are addressed prior to approval by the Planning Commission. We ask that the project sponsors and the Planning Commission pay attention to **defects in the pre-application process and the application itself** so that we do not have any safety, community, environmental, property, economic or tax impacts in the future. We also ask for the Planning Commission's support and assistance in encouraging the project sponsors to work with us in an open, collaborative fashion to reach for a positive outcome for all.

Failure of Pre-Application Process

The planning code is clear that project sponsors are to have a pre-application meeting. Although the 830 Olmstead project sponsors have ostensibly documented this pre-application requirement in the proper manner with their Pre-Application Meeting notes filed with the Planning Department, in our opinion it was **not conducted accurately nor in good faith**. This has ultimately blindsided neighbors and prevented the timely expression of concerns by residents of adjacent properties, which is what we seek to achieve here.

Attachment A (*hand-drawn map of abutting and facing lots in Pre-Application Meeting notes*) to this document, which was submitted to the Planning Commission by the project sponsors, illustrates all the properties that the project sponsors were required to communicate with formally in this critical planning step (per the instructions in Pre-Application Meeting information packet).

- After asking the residents of nine (9) of the ten (10) properties listed (#2 could not be reached), **only two (2) state they received any form of notification (#5 and #10 - neither of which are immediately adjacent to 830 Olmstead). The remaining seven (7) were unaware of the proposed pre-application meeting.**
- The residents of #5 recall receiving an handwritten note very close to the proposed meeting date, making it impossible to attend due to existing commitments (preparing for their child's birth, which occurred the day after).
- Only one resident (#10) was at the meeting held at the front of the property. The resident was surprised to find no other neighbors in attendance (unsurprising in retrospect since other neighbors were unaware). Despite the selective comments that are transcribed in the pre-application meeting notes, **the resident feels the project architect presented a different understanding of project sponsor plans.** In fact, the resident was quite surprised at the Section 311 notification that depicted a much larger project *scope* than described at the pre-application meeting.

For the other seven (7) homes (and other residents on Olmstead, Dartmouth and Colby Streets) **this meeting was not available to them to ask questions and express concerns.** Those residents did not receive notice of the meeting, even though the project sponsor purports they were notified (standard protocol for documenting notification is to use registered mail, for example, where a date and postmark can be shown - this was not done here). This is in contrast to other pre-application meetings held in our neighborhood where there was a healthy turnout and a member from the Planning Department was signing in attendees and making detailed notes. It is our serious concern that the project sponsors misrepresented attempting to contact all ten homes, either at all, or **with the diligence and accommodation necessary to make the pre-application meeting process effective.**

For us living together in our community (not just investing in real estate in a community), we believe the onus is on everyone to be inclusive and professional as possible with each other (neighbor to neighbor). We feel that the project sponsors **do not meet the burden of conducting a legitimate pre-application meeting** and have effectively bypassed this critical stage in the development process by not affording the opportunity of providing input to any substantial portion of the community. This is far from the ideal execution of the process that would have resulted in a better outcome for all, including the Planning Commission, as a constructive dialog could have been established well in advance, and concerns allayed.

Inappropriate Project Scope

This project 'on paper' purports to be a remodel. We assert this project is actually a **technical demolition** that would need to go through the **Conditional Use** process, primarily to ensure the safety of the adjacent homes, the larger community and the environment. At similarly mischaracterized projects (633 Alvarado, 310 Montcalm, and 214 State) a lesser objective was stated 'on paper', however the scope of the project ended up exceeding project plans. This led to property damage, and serious legal and economic cost. In this context, the project at 830 Olmstead appears in reality to be a technical demolition that has been shoehorned into planning code so as to pass as a remodel. This frees the project sponsors from the responsibility of abiding by additional Planning codes, which we appreciate exist for good reason (to ensure the safety of the project, surrounding residents and their homes). We, as neighbors, are concerned about the possibility of another mischaracterized project and its potentially dangerous outcomes.

Re-classifying the project as Conditional Use would ensure that the plan and scope of the project are faithful to the intent of the project. We feel that we have been misled during the pre-application stage, and the current 'remodel' classification is similarly misleading.

We would like respectfully to ask the Planning Commission to require the project sponsors to **undertake the important studies and tests required as a part of a Conditional Use permit**, and classify this project as a technical demolition - not the 'remodel' as stated on the Section 311 plans. Neighborhood members have seen firsthand inside the current 830 Olmstead property (for instance, during the last open house in January 2015) and strongly believe that it would be negligent to begin construction upon its existing structures in their current state of aging and disrepair - especially for the size of the proposed project.

Foundation and Seismic Hazard

The proposed project seeks to add 2,002 sq. ft. to the existing dwelling (for a total of 2,863 sq. ft.), which includes an additional habitable area above the garage. **The magnitude of this work will necessitate a new and significant foundation for the project** (we believe the current foundation is insufficient). Creating a new foundation may have a serious, detrimental impact on the adjacent lots particularly #1, #2, #3, #4 and #5 per map in Attachment A, such as loss of foundational support (as seen in the three aforementioned mischaracterized projects).

We are particularly concerned as the 830 Olmstead lot intersects with a “**Seismic Hazard - Landslide**” region, as seen on the public “San Francisco Property Information Map” website (screenshot below):

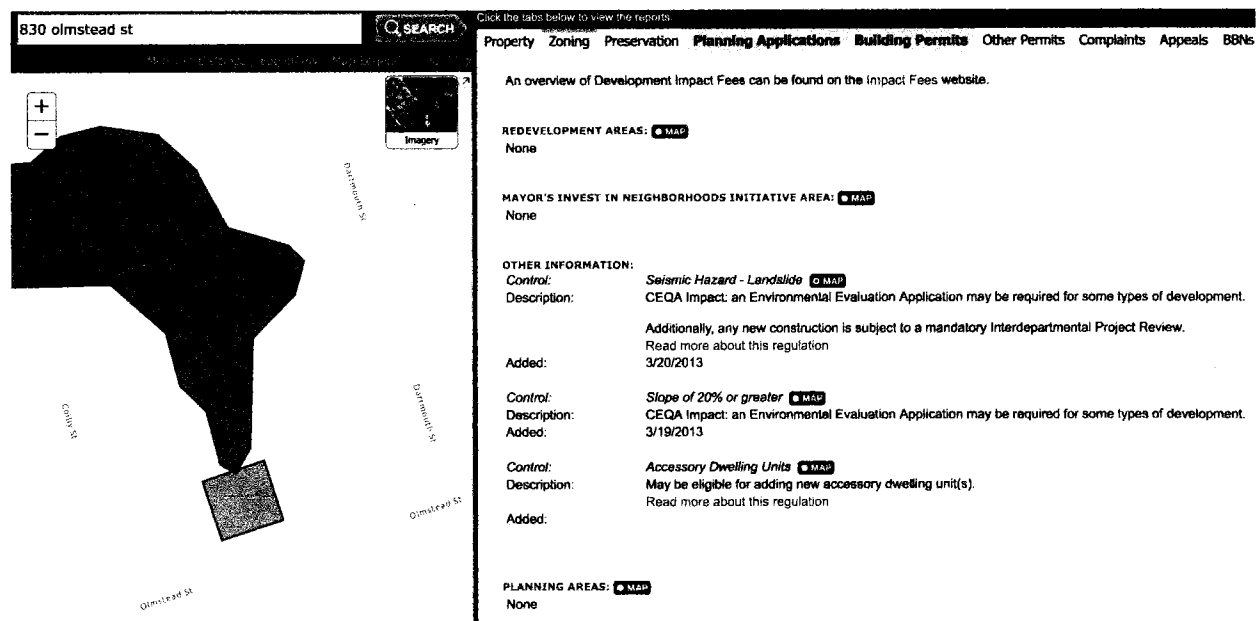


Image 1: San Francisco Property Information Map for 830 Olmstead St with solid "Seismic Hazard - Landslide" region shown

We believe that the necessary surveys need to be completed by the project sponsors at 830 Olmstead to confirm that the foundation and new construction bearing down upon it, will sit securely and not pose any risks to neighbors (on Olmstead, Colby and Dartmouth Streets) or properties further downhill. The immediately adjacent property (#4 per map in Attachment A) will be particularly susceptible to any instability.

We are worried about the repercussions of the project sponsors *not* conducting the appropriate surveys and tests, especially where, in the worst case under adverse circumstances, it may trigger a future landslide or sinkhole (these especially would cause turmoil and undue tax burden to the City).

Out of Character for the Neighborhood

The project, as defined and illustrated in the Section 311 document, is **not characteristic of the neighborhood in size nor scope**. The current dwelling at 830 Olmstead is a two-story cottage with a detached shed, and is offset from the street with a significant front yard since inception. All surrounding houses on Olmstead, Colby and Dartmouth Streets are two-story houses. The project would dramatically alter the street 'landscape', which would have a negative impact on surrounding existing properties and homeowners. In particular we are concerned about **economic harm due to diminished neighboring property value**, which would also negatively impact tax revenue for the City.

To the best of our knowledge:

- no homes in the neighborhood of this (habitable) size of 2,863 sq. ft. are single family dwellings
- none of the homes in the vicinity are anywhere near this size (the average house is ~900-1300 sq. ft.)
- most homes comparable to the proposed size are multi-family, which would be considered under the Conditional Use process
- most of the homes have the single, primary habitable space on top of a garage: this new construction is therefore 'masked' as characteristic of the neighborhood, but it is in fact out of character
- no homes in the neighborhood have a habitable detached garage: the breezeway with its ability to have closed doors does *not* mask this significant structural difference in the 'landscape' of the neighborhood)
- front yards are highly desirable and added in new construction projects in the neighborhood, but the current one is to be removed with the setback being changed to the property line
- the proposed structure has a peaked roof - all other houses have a flat roof (sometimes deceptive due to embellishments seen when viewing the front of a house)

Shadowing and Privacy

The Portola is San Francisco's "garden district", and we value the sunlight our gardens receive (showcasing them during our regular neighborhood Garden Tours). Allowing further shadowing to occur from new projects in general will impact our gardens and this distinctive characteristic of the neighborhood. Shadowing of adjacent properties due to the massive size of the 830 Olmstead proposed structure and loss of current significant setback will directly affect: #1, #2, #3, #4, and also those facing from across the street: #6, #7, #8, #9 and #10 (per map in Attachment A).

Privacy concerns (an increased lack of) are raised due to proximity and line-of-sight from the proposed project's multiple, particularly upper, stories to: #1, #2, #3, #6, #7, #8, #9 and #10 (per map in Attachment A). We would like to avoid becoming 'boxed in' as has happened in other neighborhoods recently, such as The Excelsior and Bernal Heights.

Neighboring Structures

We would like the project sponsors to address *formally* and work with neighboring owners to resolve any issues resulting from new construction. Although we seek to find a compromise on the design with the project sponsors that would be different from the current plans, based on the submitted Section 311 plans:

- ensuring there is **sufficient drainage** in the proposed design to handle adequately the volume of water off the peaked roof in a downpour so as not to affect (and flood) adjacent property #4 (per map in Attachment A)
- a **firewall** should be required between the proposed structure's rear-upper deck/balcony and adjacent house #4 (per map in Attachment A)
- a proper **concrete retaining wall** should be built considering the size of the planned construction (and foundation) between 830 Olmstead and neighbor #1 (per map in Attachment A)

Proposed Tenancy

While we are very sensitive to the San Francisco housing shortage and the need for extended family housing, our concern is with an apparent multi-family dwelling being characterized as a 'single family' dwelling to **allow the project to be approved as a 'remodel'**. This would mean the project sponsors would *not* be bound by the rules and regulations that apply to multi-family dwellings.

With the *separate* habitable space above the garage, this clearly begins to look more like a multi-family dwelling, which will have an impact on street parking considering there will still only be space for one car on the lot. If the property is to be rented out in future, it is unreasonable to think a single family

would be able to cover the entire rental rate in the current market (we question the ultimate intent of the separated sections of the design).

In contrast, other multi-family homes in the neighborhood have multiple car garages, and also meet the additional rules and regulations required by code.

Fire Safety

We would like all modern fire safety concerns met, as new construction projects require sprinkler systems. Since this is currently classified as a 'remodel', a sprinkler system was not a part of the Section 311 plan. Due to the scope of the project, the proposed construction and the neighborhood at large would be better served with a **modern fire suppression system** at 830 Olmstead.

Budget

The project is budgeted at ~\$280,000 per the Section 311 plans. We believe this is not nearly enough to support an accessory development structure, let alone the **foundation for, and massive buildout of, 2,022 additional square feet**. Also, we are concerned that such a budget is insufficient to undertake a quality project of this size and magnitude **on the slope of hill** ("Slope of 20% or greater" in zoning information from Image 1). If anything does occur and the budget is constrained, who will pay to fix adjacent foundational problems caused by the construction?

Conclusion

The Neighbors for Responsible Growth on Olmstead Street are concerned that the project sponsors have shoehorned project plans to meet planning code, while providing 'creative' demolition calculations to avoid the Conditional Use requirements of a demolition project (including environmental, hydrology and seismic analysis of the site). Coupled with our concerns, as well as not having the required pre-application meeting conducted in good faith, we are respectfully asking the Planning Commission to assist us with our requests.

We believe that the current 311 project plan *as currently defined* for 830 Olmstead undermines the community, and has the potential to negatively affect the safety and value of the neighboring properties and their families. We seek a win-win in our community for project sponsors, in order to have the best neighborhood we can. We look forward to creating a constructive dialog between the neighborhood at large and the project sponsors so we can arrive at an amicable compromise on the design. One project at the expense of many is not San Franciscan, and we believe that our Planning Commission is here to protect us.

Respectfully submitted from the households of:

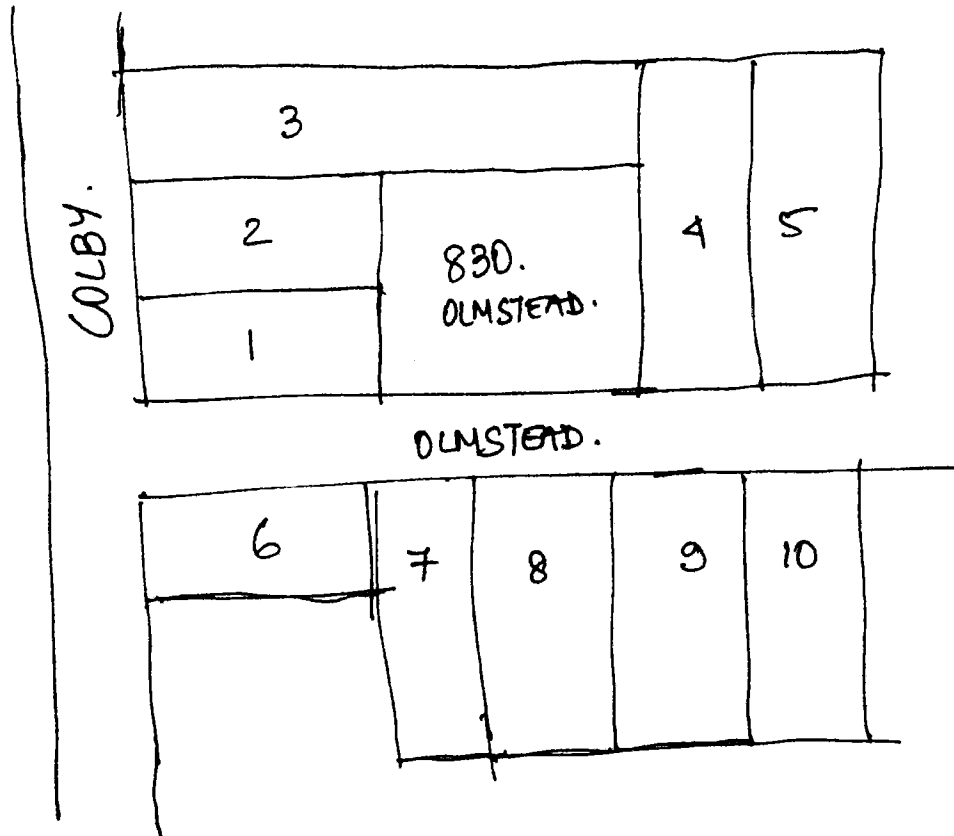
818 Olmstead Street	819 Olmstead Street
824 Olmstead Street	825 Olmstead Street
831 Olmstead Street	837 Olmstead Street
743 Colby Street	773 Colby Street
774 Colby Street	779 Colby Street
786 Colby Street	791 Colby Street
801 Colby Street	809 Colby Street
774 Dartmouth Street	780 Dartmouth Street
786 Dartmouth Street	792 Dartmouth Street

Attachment A

Hand-drawn map of abutting and facing lots from Pre-Application Meeting notes

NOTIFICATION DROPPED OFF PERSONALLY.

(PR)



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: 830 Olmstead Street

Zip Code: 94103

Building Permit Application(s): 2017.0914.8178

Record Number: 2017.012929DRP

Assigned Planner: Doug Vu

Project Sponsor

Name: Rajat Randev

Phone: (415) 786-9990

Email: rrandev@fractured9.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.)

Please see attached letter and exhibits.

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.

We feel our project as designed meets SF Residential Design Guidelines and have gone through numerous planning revisions to come up with a good design solution. In good faith, Fractured9 has taken up offer from David Winslow, Principal Architect, Design Review, SF Planning Dept. to conduct a meeting Between Fractured9 and DR Applicants per e-mail dated 08/30/2018.

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.

Please 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)	1	1
Occupied Stories (all levels with habitable rooms)	1 + 2 (inclds. lower floor level)	2+3 (inclds lower floor level)
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	1
Bedrooms	1	4
Height	10'-7" & 12'-9"	20'-5" & 26'-1"
Building Depth	21'-6" & 26'-2"	32' & 32'-6"
Rental Value (monthly)		
Property Value		

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

Signature:



Date:

9/13/18

Printed Name: Rajat Randev

- ☐ Property Owner
☒ Authorized Agent

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

fractured⁹

Project Address: 830 Olmstead street.

Building Permit Application: 2017.0914.8178

In response to DR Applicants:

Questions 1 & 3)

- The project located at 830 Olmstead street is going to remain as a single-family residence and is designed in line with rest of the homes on the block. The home is a two storey structure from the street level adhering to Residential design guidelines (building scale at street level). Please see attached exhibits “A, B-2 & E” showing homes on both sides of the street being two storey’s at street level.
- Please see exhibit “B-1 & B-2” showing view from rear of the subject property. The two properties to the immediate left of the subject property are three stories due to the slope of the lots – similar to ours. These properties/projects were also built next to each other in the same “Seismic Hazard - Landslide” as pointed out by DR applicants, which at the time caused the same danger, but were allowed to be built.
- Our project has met very stringent design review process with numerous revisions from Planning. We started this process on September 14th, 2018 and 311 notification being sent out on 07/11/2018. We have submitted CEQA and demolition calculations to Planning also.
- This project being in San Francisco, where most homes are next to each other (zero lot line) will be designed by professional engineers to meet building department codes, regulations and seismic design standards. There is nothing new in this regard to our building as this is done everywhere in the City.
- A typed pre-application letter was dropped off by me to the applicants shown in Planning submittal package; this was an oversight and Fractured9 wishes Planning Department Intake would have caught as it would saved us from DR’s accusations. Fractured9 would like to point out the meeting was attended and a sign-off sheet was provided, with 11 by 17 plans shown – see planning submittal docket.
- Due to the uniqueness of our site 50 feet by 50 feet our site (double width lot) we have a detached garage and home. We redesigned the home in keeping with street scape (building scale at street level) with gable style architecture to the right and a flat roof to left with a connecting passage way to both the structures.
- We feel our redesign is a creative design solution to create a home in similar scale to other homes at street level in keeping with strict San Francisco Residential Design guidelines.

- Our gross building area including habitable plus garage area is 3,131 square feet which is well within the allowable FAR of 4,500 square feet.
- The DR applicants have implied that we need to make our roof flat as opposed to gable as the most of the homes in the neighborhood have false gable fronts with flat roofs behind. This logic is in direct contradiction with Residential design Guideline as it wouldn't be following building scale form and design at street level within the block or neighborhood. We have composed a design in keeping with existing street scape & uniformity.
- Our project is a two storey project at street level in line with block and neighborhood; see exhibit A & B-2. On shadowing and privacy, our project is following rest of the projects see neighbors to immediate left and right as pertaining to height and depth. The DR applicants also need to bear in mind our in the only lot with a 50 ft. by 50 ft. site footprint and yet we meet all the setback requirements.
- We also would like to point out to DR applicants view rights are not protected for private properties in the City. See attached exhibit "C - Residential design review guideline" and exhibit "D - complaint from neighbor" pertaining to this.
- In closing, we at Fractured9 feel the project has been thoughtfully designed in keeping with San Francisco Residential Design guidelines to come up with a unique single-family home remodel which will increase the property value of the neighbors and bring the existing building up to today's building code with regards to health, life, safety and design uniformity.



EXHIBIT 'A'
SUBJ. PROPERTY.
"830"

EXHIBIT 18-11

SOFT BY SOFT.
SUBJECT PROPERTY.
"830"



Streetscape and Kearyrad View

EXHIBIT "B-2"

SUBJECT PROPERTY.
"830"



© 2017 Pictometry

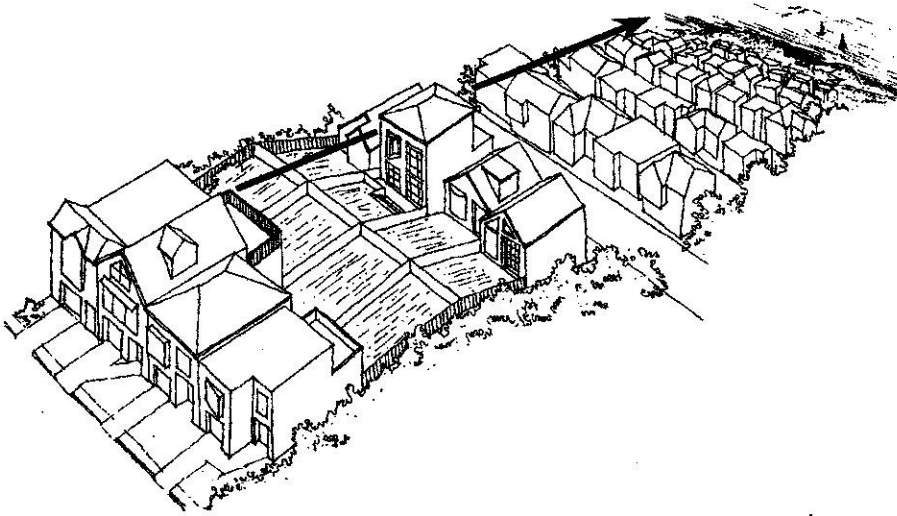
07/18/2017

VIEWS

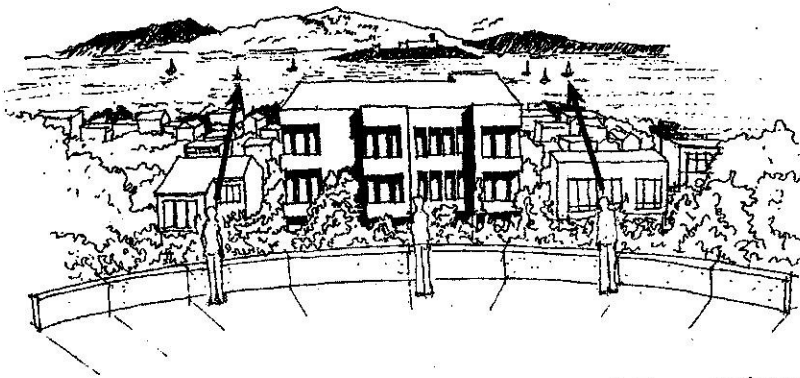
GUIDELINE: Protect major public views from public spaces.

The Urban Design Element of the General Plan calls for the protection of major public views in the City, with particular attention to those of open space and water. Protect major views of the City as seen from public spaces such as streets and parks by adjusting the massing of proposed development projects to reduce or eliminate adverse impacts on public view sheds. The General Plan, Planning Code and these Guidelines do not provide for protecting views from private property.

The Urban Design Element identifies streets that are important for their quality of views (page I.5.16) and identifies outstanding and unique areas that contribute to San Francisco's visual form and character (page I.5.25).



Views from this private building and deck are not protected.



Views from public areas, such as parks, are protected. The massing of this building impacts the view from the public park.

rrandev@fractured9.com

From: rrandev@fractured9.com
Sent: Tuesday, July 17, 2018 11:57 AM
To: 'Vu, Doug (CPC)'
Cc: 'vjm214@yahoo.com'; 'jamesook@yahoo.com'
Subject: Meeting Notes w/ Neighbor from 801 Colby about 830 Olmstead Street 311 Notification follow up

Hi Doug,

Wanted to keep you informed about developments with 830 Olmstead. I received a call on Sunday at 10 am from a neighbor at 801 Colby (Leslie) complaining about her views to downtown that were going to disappear.

I told her I would be happy to meet her and see if we could something about it even though view rights are not guaranteed per SF planning residential guidelines.

I met with Leslie and Ken Harris from 801 Colby at 8 am this morning and here is the summary:

- 1) I explained to her that we are designing a building in keeping with Streetscape and building scale with homes on Olmstead typical two story homes from street level like your house . The left side is also two story with garage in front at 1st floor. This is a single family house and there is a walkway connection to the rear of the building connecting the living areas.
- 2) I handed her a print out of page 18. From 2003 Residential Design Guidelines.
- 3) The meeting was not pleasant as she was very aggressive in her mode of talking to point of being threatful. She tried to get the passing neighbors to get involved in trying to stop this project.
- 4) She asked me if we could make the right side of the building a flat roof; which I tried explain to her the planning would be against as it is not in keeping with street scape and building scale. I said we mixed up our design in keeping with block and neighborhood.
- 5) I did promise her that I would write to the planner about this change from going from gable to flat roof on the right side.
- 6) She objected to the house having two wings and why it needs to be so big.
- 7) The neighbor from 824 Olmstead right side neighbor overheard her and came by and introduced himself (Dan) to me. I had already spoken to his wife (Roshan) yesterday afternoon about the project. I introduced Roshan via email to the owners of the property as they wanted to speak with the owners about what their plans were after the building was done and also if they could replace their siding on the side adjoining 830. (copy of email introducing Roshan to the owners is attached below).
- 8) Leslie from 801 Colby asked why we didn't show sprinklers on our plans and I told her that is a building department requirement and will be ascertained by them and not planning.
- 9) Ken basically told me they have lived in the City for sometime and done some construction and said they would not let us do this project as proposed and make life very difficult. Leslie and Ken have told me to go back and ask planning and Client to change the heights by making it a flat roof. Provide more parking, make the house smaller.

My conclusion from today's meeting is Leslie and Ken from 801 Colby are very upset as they will be losing their views and understandably so, the objections is from this loss of views. I am happy to sit down with you and neighbors to discuss further in resolving this.

Thanks.

Rajat.

P.S. I have copied the owners James and Vincent on this email.

Rajat Randev
President
Fractured9
P. O. Box 29442

San Francisco, CA 94129-0442
www.fractured9.com
ph. 415 786 9990
fax. 415 751 2887

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING/EMAIL ARE OWNED BY AND ARE THE PROPERTY OF FRACTURED9 AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHAT SO EVER WITHOUT WRITTEN PERMISSION OF FRACTURED9.

From: rrandev@fractured9.com <rrandev@fractured9.com>
Sent: Monday, July 16, 2018 5:24 PM
To: 'roshan@sfsu.edu' <roshan@sfsu.edu>
Cc: 'vjm214@yahoo.com' <vjm214@yahoo.com>; 'jamesook@yahoo.com' <jamesook@yahoo.com>
Subject: 830 Olmstead Street Introduction

Hi Roshan,

I am copying the owners of 830 Olmstead on this email. Roshan it was nice chatting with you this afternoon about the project located at 830 Olmstead street. You are the neighbor immediate to right at 824 Olmstead. The owners names are James and Vincent.

I am summarizing our conversation from this afternoon:

- 1) The house proposed is a two story house from street level with lower 3rd level on the right side. This design is in line with Streetscape and building scale with homes on Olmstead typical two story homes from street level like your house . The left side is also two story with garage in front at 1st floor. This is a single family house and there is a walkway connection to the rear of the building connecting the living areas. You mentioned wanting to get your asbestos siding replaced/removed on the side adjoining 830 (subject property) and wanted to see if this could be done by you during our construction of the project.
- 2) You mentioned that you thought the project was owned by a corporation and wanted to know more about the future of this house remodel.

I have copied the owners on this email. Please email me if you have any further questions on design aspects of the project.

Thanks.

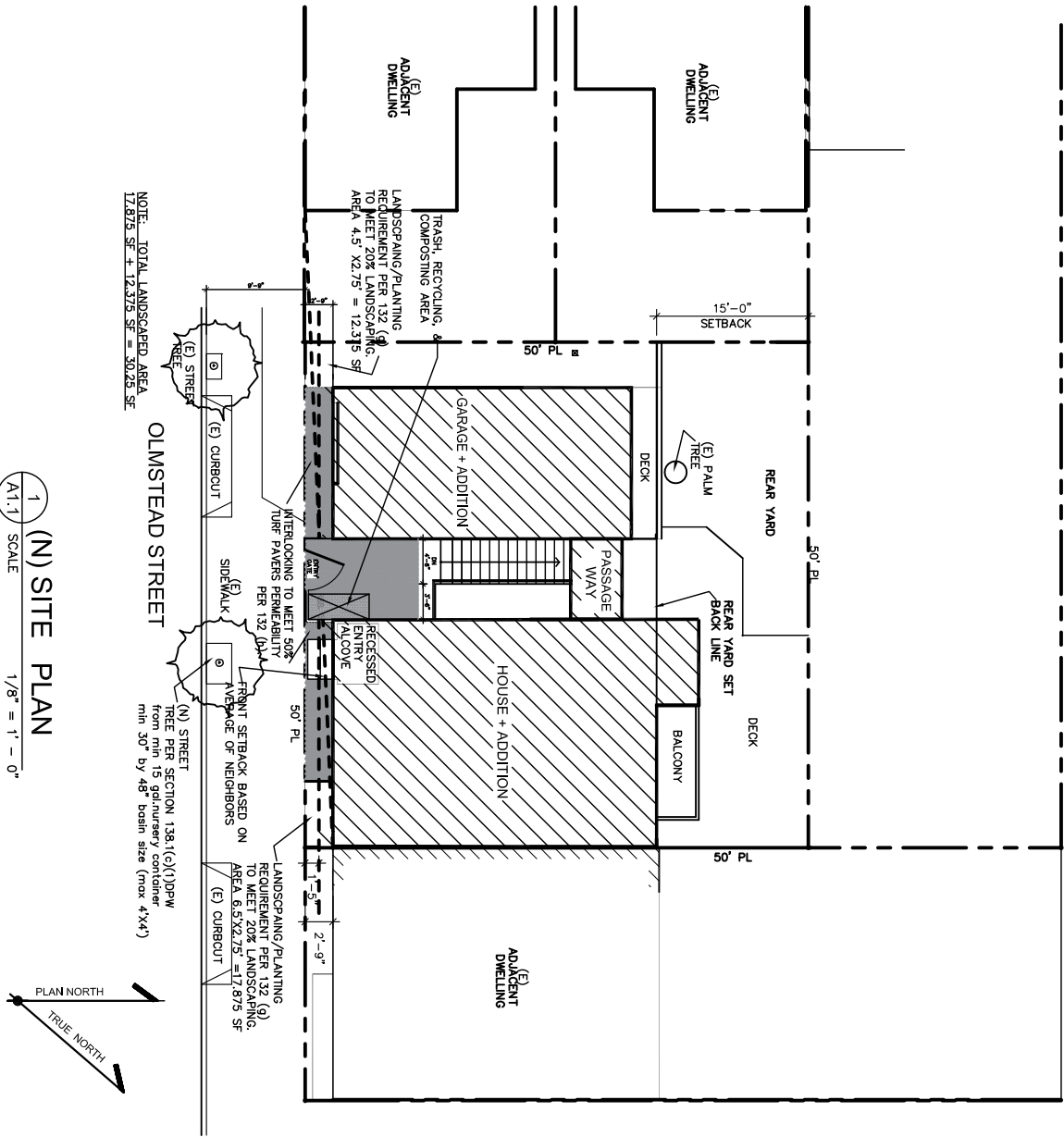
Rajat.

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GENERAL NOTES

1. THE ARCHITECTURAL CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS. THE G.C. IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE ARCHITECTURAL DRAWINGS SPECIFY CONSTRUCTION MATERIALS CONSISTENT WITH THE DESIGN INTENT. SUBSTITUTIONS OF EQUAL OR BETTER QUALITY MAY BE PERMITTED ONLY IF APPROVED BY THE OWNER. THE G.C. SHALL FOLLOW STANDARD PROCEDURES FOR SUBSTITUTIONS AND SUBMITTALS. UNAUTHORIZED SUBSTITUTIONS ARE NOT PERMITTED.
3. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED ON THE DRAWINGS. THE G.C. IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING BUT NOT LIMITED TO STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL ENGINEERS IN CONNECTION WITH THE DESIGN, ENGINEERING AND CONSTRUCTION OF ALL APPLICABLE SYSTEMS.
4. THE G.C. SHALL COORDINATE THE WORK OF OTHERS WITH EXISTING CONDITIONS AND REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS. GC SHALL SUBMIT ALL DESIGN/BUILD SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
5. THE G.C. SHALL REVIEW DRAWINGS FOR COORDINATION WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCY SHALL BE REPORTED TO THE OWNER IMMEDIATELY FOR RESOLUTION. ALL DELAYS AND ADDITIONAL COSTS RESULTING FROM THE INCOMPLETE OR UNTIMELY SUBMISSION OF THE ABOVE REPORT SHALL BE THE SOLE RESPONSIBILITY OF THE G.C. TO REMEDY.
6. THE G.C. SHALL BRING TO THE ATTENTION OF THE OWNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
7. ALL WORK AND MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES, INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS
8. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.
9. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE OWNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
10. ALL CLEAR DIMENSIONS ARE TO BE WITHIN 4 1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. THE G.C. SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT INSTRUCTION FROM THE OWNER.
11. ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITIONS.
12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF FRAMED OPENING UNLESS OTHERWISE NOTED.
13. THE G.C. SHALL COORDINATE WITH THE BUILDING OWNER PRIOR TO REUSING, REFURBISHING, AND REMOVING ALL FIXTURES, EQUIPMENT AND BUILDING MATERIALS.
14. THE G.C. SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND REQUIREMENTS WITH MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.



SCOPE OF WORK

- REMODEL EXISTING HOUSE
- EXPAND FIRST FLOOR (FIRST LEVEL), ADD SECOND FLOOR VERTICAL ADDITION TO EXISTING HOUSE.
- ADD AND REMODEL EXISTING DETACHED GARAGE
- EXPAND EXISTING FIRST FLOOR (FIRST LEVEL), AND ADD SECOND FLOOR VERTICAL ADDITION.
- ADD PASSAGEWAY CONNECTING HOUSE TO GARAGE AT SECOND FLOOR

PROJECT & CODE DATA

PROJECT ADDRESS	830 OLMSTEAD STREET SAN FRANCISCO, CA 94134
BLOCK / LOT	6130 / 019
LOT SIZE (60'x60')	2,500 SF
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-B
ZONING CLASSIFICATION:	RH-1 HOUSE, ONE-FAMILY
EXISTING FIRST FLOOR / STREET LEVEL (HABITABLE)	= 524 SF
EXISTING BASEMENT / LOWER LEVEL (HABITABLE)	= 317 SF
EXISTING DETACHED GARAGE	= 225 SF
EXISTING HABITABLE	524 + 317 = 841 SF
PROPOSED	
(E) + (N) FIRST FLOOR / STREET LEVEL (HABITABLE)	= (E) 524 + (N) 731 = 755 SF
(E) + (N) BASEMENT / LOWER LEVEL (HABITABLE)	= (E) 317 + (N) 438 = 755 SF
(E) + (N) DETACHED GARAGE (STREET LEVEL)	= (E) 225 + (N) 70 = 295 SF
(N) HORIZONTAL ADDITION (HABITABLE)	= 181 SF
BACK OF DETACHED GARAGE	
(N) SECOND FLOOR (VERTICAL ADDITION)	= 675 SF
TO FIRST FLOOR / STREET LEVEL (HABITABLE)	
(N) SECOND FLOOR (VERTICAL ADDITION)	= 461 SF
TO GARAGE	
(N) PASSAGEWAY	
CONNECTING HOUSE TO GARAGE @ SECOND FLOOR	= 38 SF
PROPOSED HABITABLE	
755 + 755 + 181 + 675 + 461 + 38 = 2,865 SF	

APPLICABLE BUILDING CODE:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL MODIFICATIONS AND ORDINANCES. C.C.R.'S IS THE CALIFORNIA CODE OF REGULATIONS. THE GOVERNING CODES ARE:

2016 SAN FRANCISCO BUILDING CODE
2016 CALIFORNIA BUILDING STANDARD CODE (BASED ON 2012 IBC)
2016 CALIFORNIA RESIDENTIAL CODE (BASED ON 2009 IRC)
2016 CALIFORNIA BUILDING CODE (2012 IBC)
2016 CALIFORNIA ELECTRICAL CODE (BASED 2011 NEC)
2016 CALIFORNIA MECHANICAL CODES (BASED ON 2012 UMC)
2016 CALIFORNIA PLUMBING CODE (BASED ON 2012 UPC)
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA FIRE CODE (BASED ON THE 2012 IFC)
2016 CALIFORNIA TITLE 24 ENERGY STANDARDS
CITY OF SAN FRANCISCO MUNICIPAL CODE

DRAWING INDEX

- A1.1 - COVER SHEET, NEW SITE PLAN, DATAS NOTES
- A1.2 - EXISTING SITE PLAN
- A2.1 - EXISTING FLOOR PLANS
- A2.2 - NEW FLOOR PLANS
- A2.3 - NEW FLOOR PLANS
- A3.1 - (E) & (N) ELEVATIONS
- A3.2 - (E) & (N) ELEVATIONS
- A3.3 - (E) & (N) ELEVATIONS

830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

OWNER :

FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990

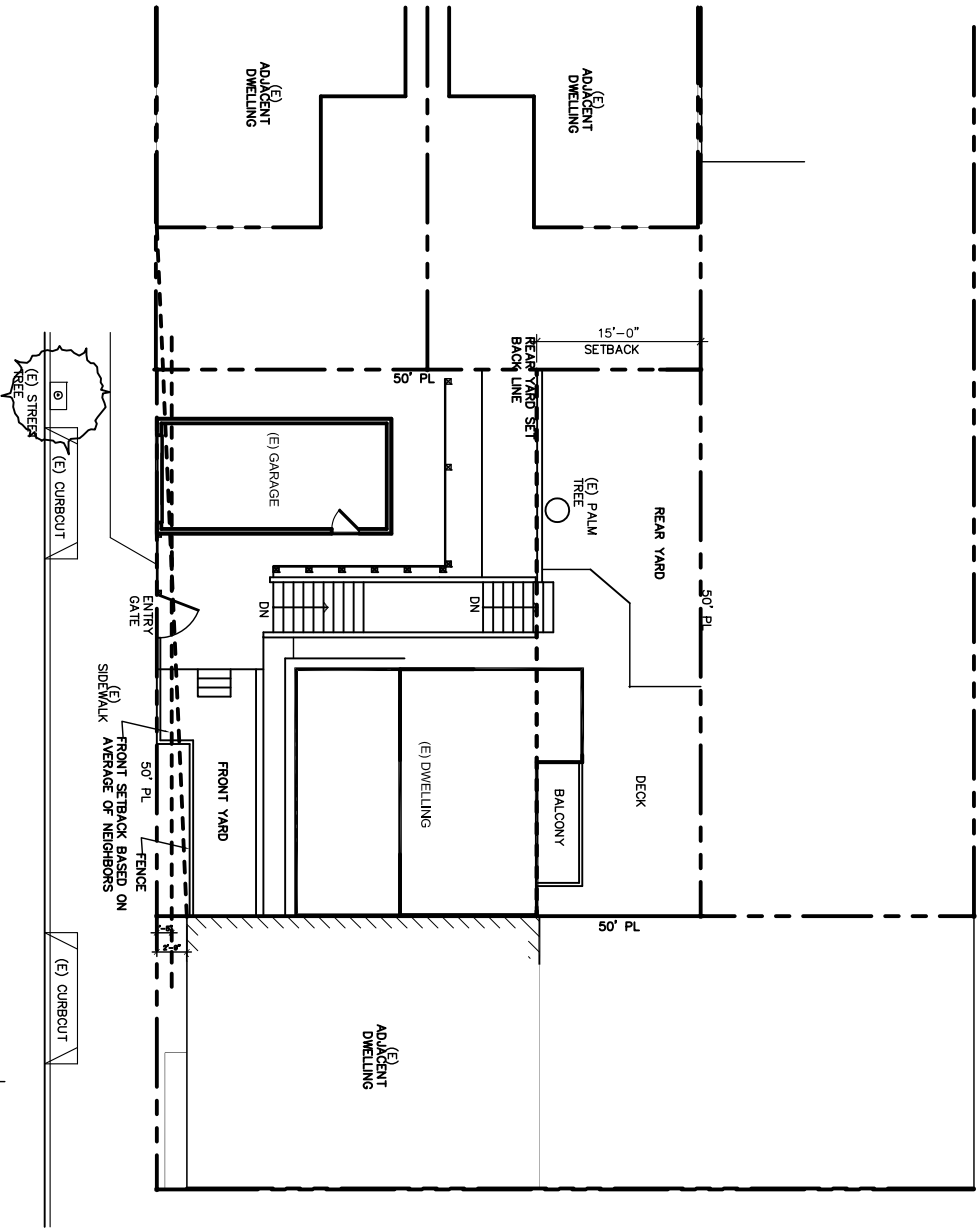
A1.1
OF SHEET



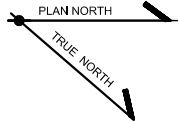
2 FRONT ELEVATION
A1.2 SCALE



3 REAR ELEVATION
A1.2 SCALE



1 (E) SITE PLAN
A1.2 SCALE
1/8" = 1' - 0"

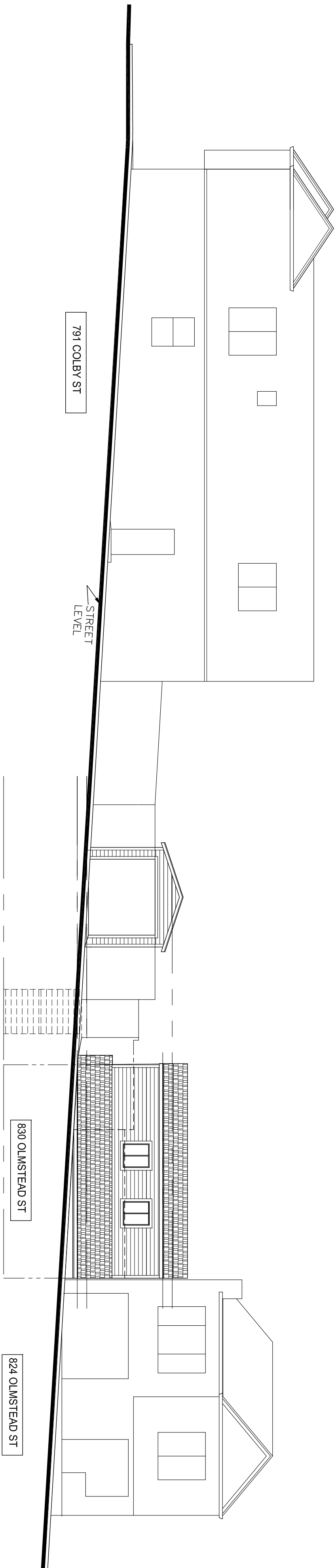


DRAWN BY
DATE 05/16/2018
CHECK BY
REVISION / ISSUE
1. planting requirement #1
2. planting revision # 02
3. planting revision # 03
4. planting revision # 04

830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

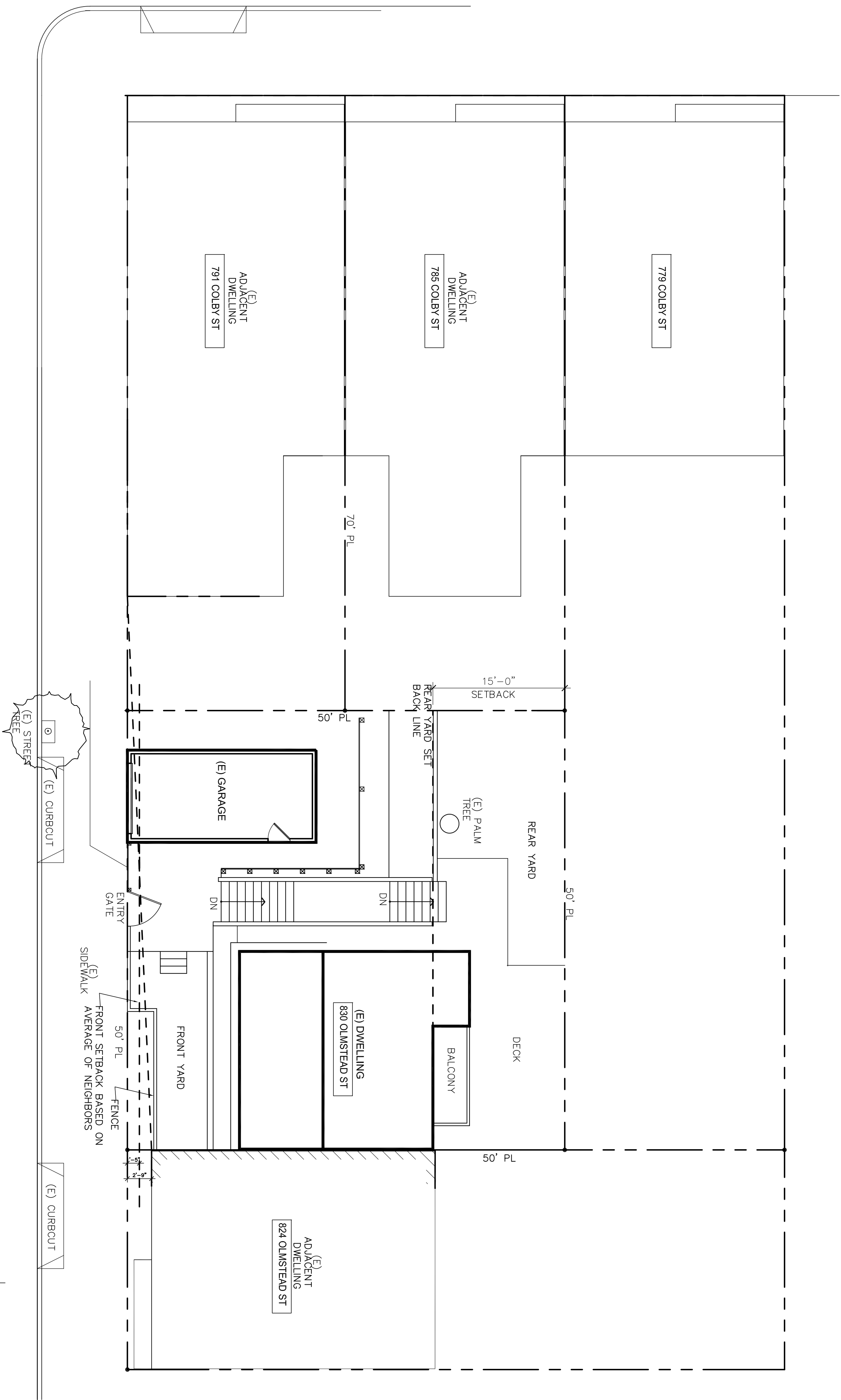
OWNER :

FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990



NOTE: NEIGHBOR HOME DEPICTED ARE DRAWN BASED ON PHOTOGRAPHS - WE TRY TO BE AS ACCURATE AS POSSIBLE WITHOUT HAVING A SURVEY.

2 (E) STREET ELEVATION
A1.2 SCALE 1/8" = 1' - 0"



1 (E) SITE PLAN
A1.2 SCALE 1/8" = 1' - 0"



1. THE ARCHITECTURAL CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS. THE G.C. IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.
2. THE ARCHITECTURAL DRAWINGS SPECIFY CONSTRUCTION MATERIALS CONSISTENT WITH THE DESIGN INTENT. SUBSTITUTIONS OF EQUAL OR BETTER QUALITY MAY BE PERMITTED ONLY IF APPROVED BY THE OWNER. THE G.C. SHALL FOLLOW STANDARD PROCEDURES FOR SUBSTITUTIONS AND SUBMITTALS. UNAUTHORIZED SUBSTITUTIONS ARE NOT PERMITTED.
3. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED ON THE DRAWINGS. THE G.C. IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING BUT NOT LIMITED TO STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL ENGINEERS IN CONNECTION WITH THE DESIGN, ENGINEERING AND CONSTRUCTION OF ALL APPLICABLE SYSTEMS.
4. THE G.C. SHALL COORDINATE THE WORK OF OTHERS WITH EXISTING CONDITIONS AND REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS. GC SHALL SUBMIT ALL DESIGN/BUILD SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
5. THE G.C. SHALL REVIEW DRAWINGS FOR COORDINATION WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCY SHALL BE REPORTED TO THE OWNER IMMEDIATELY FOR RESOLUTION. ALL DELAYS AND ADDITIONAL COSTS RESULTING FROM THE INCOMPLETE OR UNTIMELY SUBMISSION OF THE ABOVE REPORT SHALL BE THE SOLE RESPONSIBILITY OF THE G.C. TO REMEDY.
6. THE G.C. SHALL BRING TO THE ATTENTION OF THE OWNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
7. ALL WORK AND MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES, INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS
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10. ALL CLEAR DIMENSIONS ARE TO BE WITHIN ±1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. THE G.C. SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR OR CLR" WITHOUT INSTRUCTION FROM THE OWNER.
11. ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITIONS.
12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTRAL LINE OF FRAME OPENINGS UNLESS OTHERWISE NOTED.
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- REMODEL EXISTING HOUSE
- EXPAND FIRST FLOOR (FIRST LEVEL), ADD SECOND FLOOR VERTICAL ADDITION TO EXISTING HOUSE
- ADD AND REMODEL EXISTING DETACHED GARAGE
- EXPAND EXISTING FIRST FLOOR (FIRST LEVEL) AND ADD SECOND FLOOR VERTICAL ADDITION.

PROJECT ADDRESS	880 OLIVASTAD STREET SAN FRANCISCO, CA 94134
BLOCK / LOT	6130 / 019
LOT SIZE (60'x60')	2,500 SF
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-B
ZONING CLASSIFICATION:	RH-1 HOUSE, ONE-FAMILY

EXISTING	=	524 SF
EXISTING - FIRST FLOOR / STREET LEVEL (HABITABLE)	=	317 SF
EXISTING BASEMENT / LOWER LEVEL (HABITABLE)	=	228 SF
EXISTING DETACHED GARAGE		
<u>EXISTING HABITABLE</u>		
524 + 317 = 841 SF		
PROPOSED		
(E) + (N) FIRST FLOOR / STREET LEVEL (HABITABLE)	=	(E) 524 + (N) 731 = 755 SF
(E) + (N) BASEMENT / LOWER LEVEL (HABITABLE)	=	(E) 317 + (N) 438 = 755 SF
(E) + (N) DETACHED GARAGE (STREET LEVEL)	=	(E) 225 + (N) 70 = 295 SF
(N) HORIZONTAL ADDITION (HABITABLE)		
BACK OF DETACHED GARAGE		
	=	181 SF
(N) SECOND FLOOR (VERTICAL ADDITION)		
TO FIRST FLOOR / STREET LEVEL (HABITABLE)	=	675 SF
(N) SECOND FLOOR (VERTICAL ADDITION)		
TO GARAGE	=	461 SF
(N) PASSAGEWAY		
CONNECTING HOUSE TO GARAGE @ SECOND FLOOR	=	36 SF
PROPOSED HABITABLE		
755+ 755+ 181 + 675 + 461 + 36 = 2,863 SF		

APPLICABLE BUILDING CODE

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2016	CALIFORNIA PLUMBING CODE (BASED ON 2012 UPC)	
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2016	CITY OF SAN FRANCISCO MUNICIPAL CODE	

A1.1	COVER SHEET, NEW SITE PLAN, DATAS NOTES
A1.2	NEW STREET ELEVATION
A2.1	EXISTING SITE PLAN
A2.2	EXISTING STREET ELEVATION
A2.3	EXISTING FLOOR PLANS
A3.1	NEW FLOOR PLANS
A3.2	(E) & (N) ELEVATIONS
A3.3	(E) & (N) ELEVATIONS
A3.4	(E) & (N) ELEVATIONS
A3.5	BUILDING SECTIONS, DETAILS

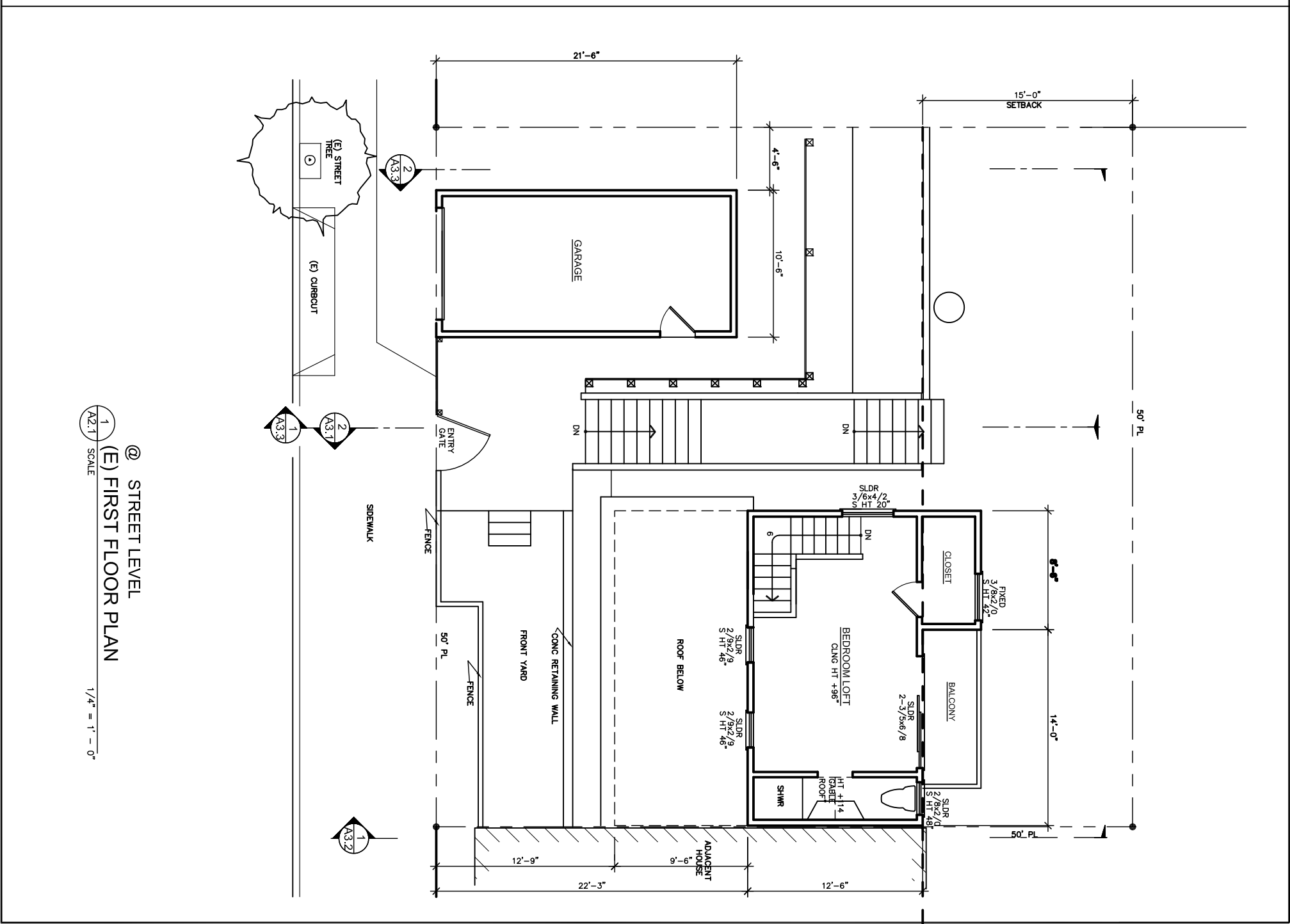
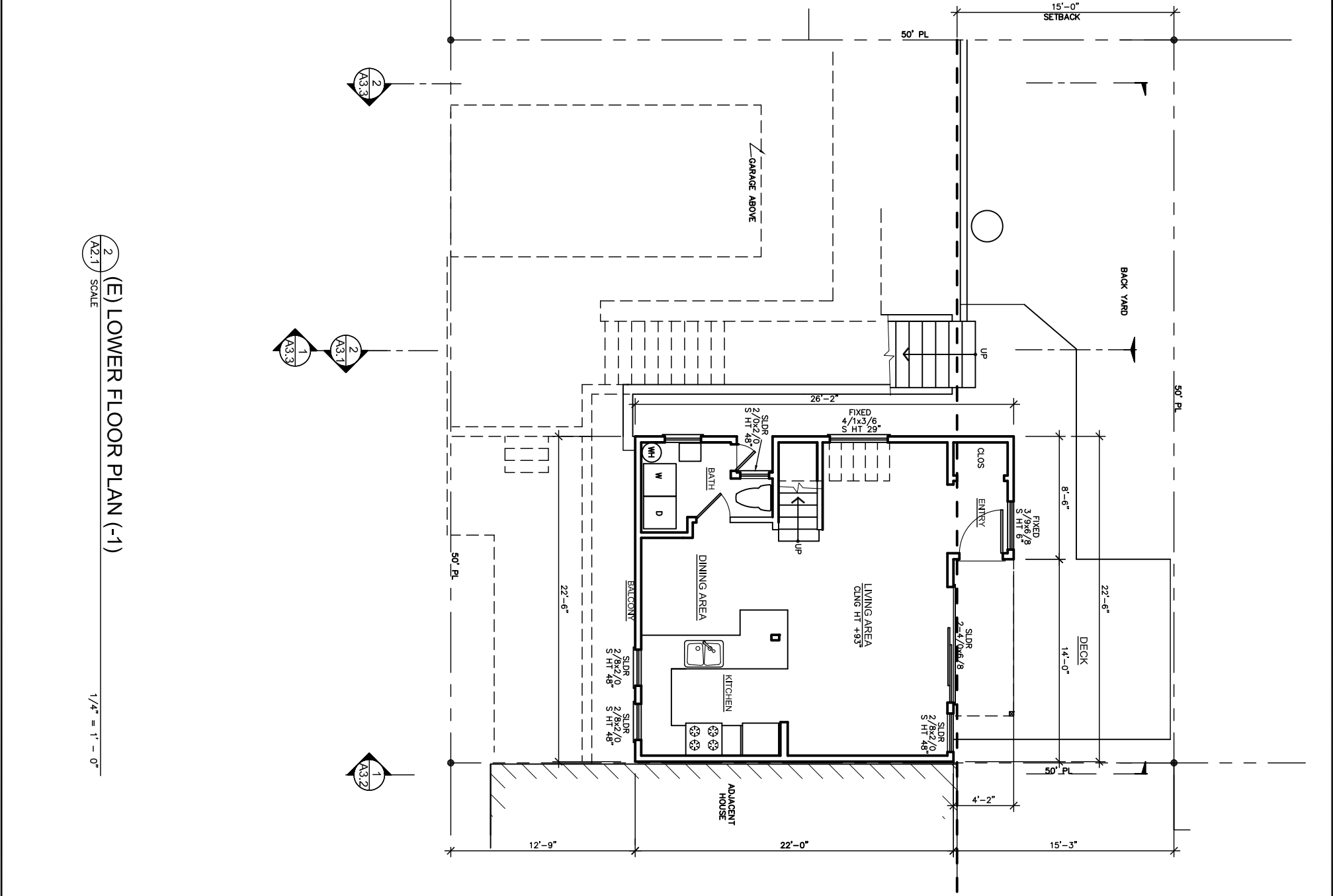
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DRAWN BY
DATE 06/16/2018
CHECK BY
REVISION / ISSUE
1 planning requirement #1
2 planning revision #02
3 planning revision #03
4 planning revision #04

830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

OWNER :

FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990

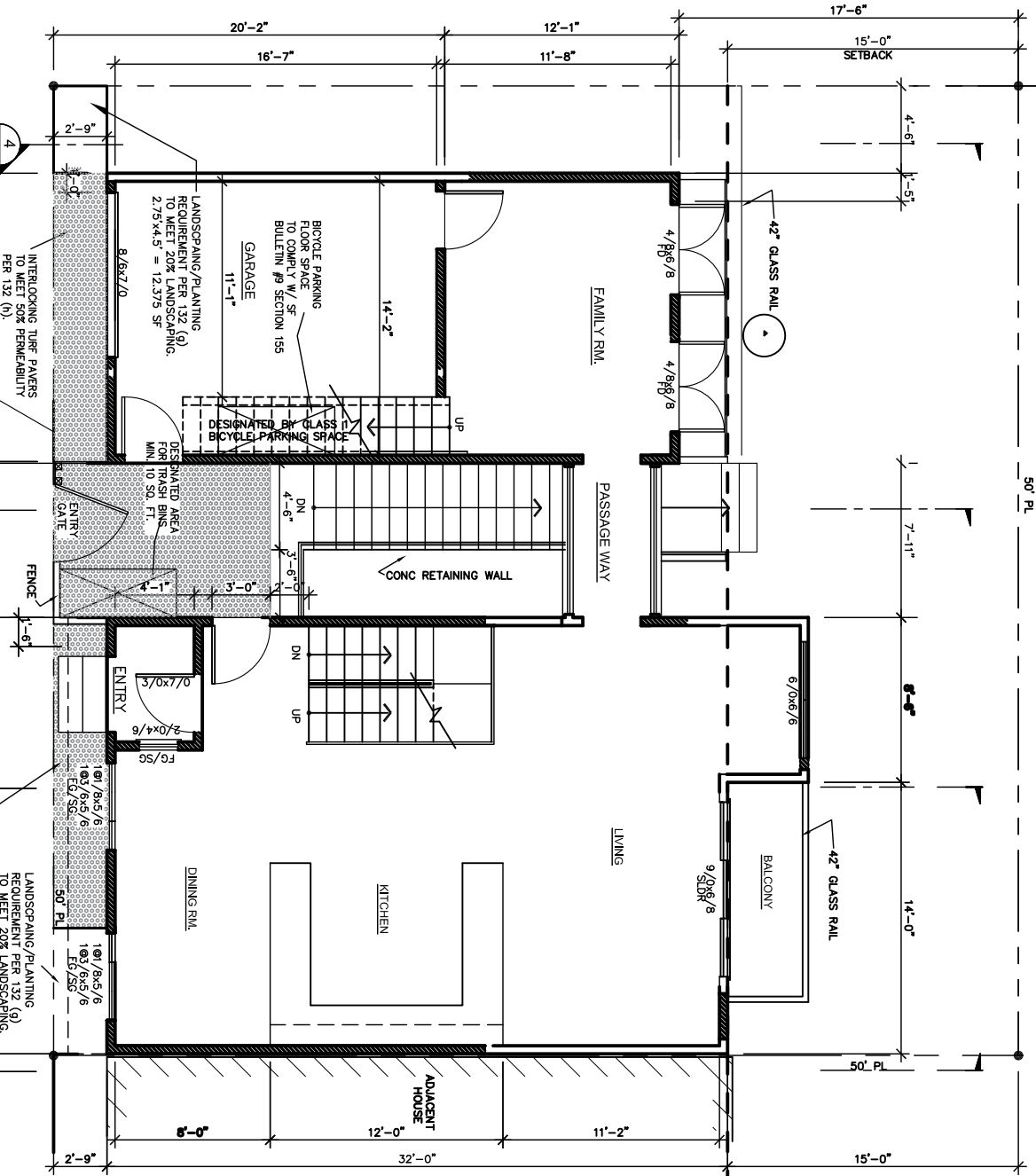


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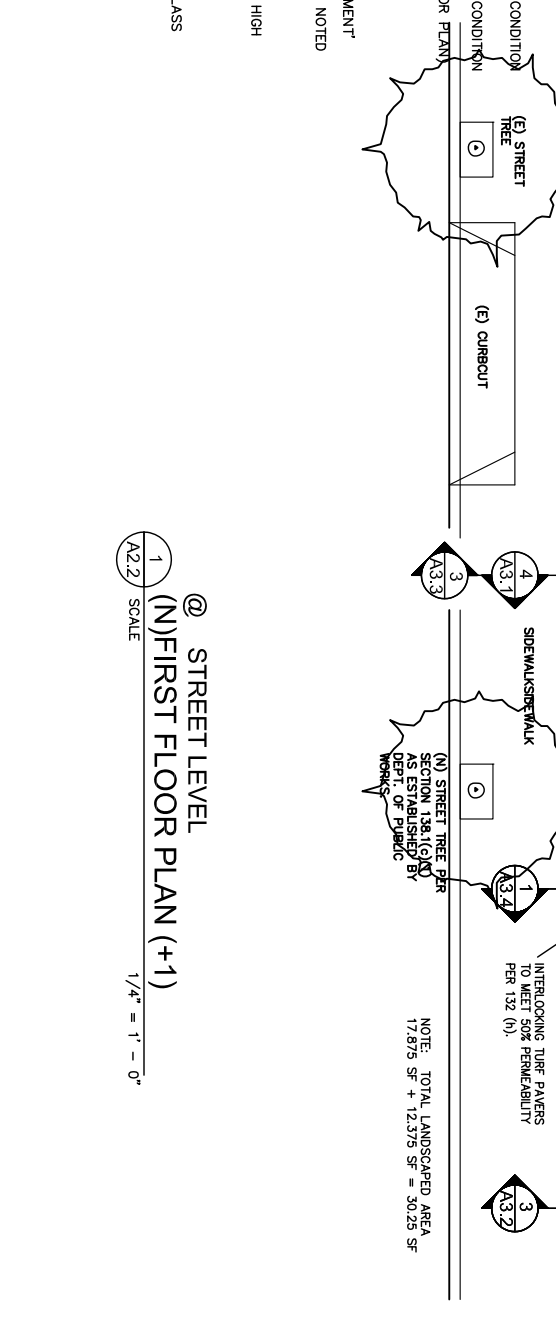
830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

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FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
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NOTE: TOTAL LANDSCAPED AREA
PER 132 (b) = 30.25 SF
17,875 SF + 12,375 SF = 30.25 SF



LEGEND

- EXISTING WALL OR CONDITION TO REMAIN
- EXISTING WALL OR CONDITION TO BE REMOVED (SEE EXISTING FLOOR PLAN)
- NEW WALL
- DENOTES 'EXISTING'
- DENOTES 'NEW'
- DENOTES 'REPLACEMENT'
- UNLESS OTHERWISE NOTED NOT APPLICABLE
- DN - DOWN
- 2/8x6/8 - DENOTES 2'-8" WIDE x 6'-8" HIGH
- EE - EMERGENCY EGRESS
- SEE DET
- FG - FIXED GLASS
- SG - SAFETY GLAZING/TEMPERED GLASS
- SLDR - SLIDER
- DH - SINGLE OR DBL HUNG WINDOW
- FD - FRENCH DOOR
- AWN - AWNING
- W - WASHER
- D - DRYER
- WH - WATER HEATER
- F - FURNACE

(N) LOWER FLOOR PLAN (-1)
SCALE 1/4" = 1' - 0"

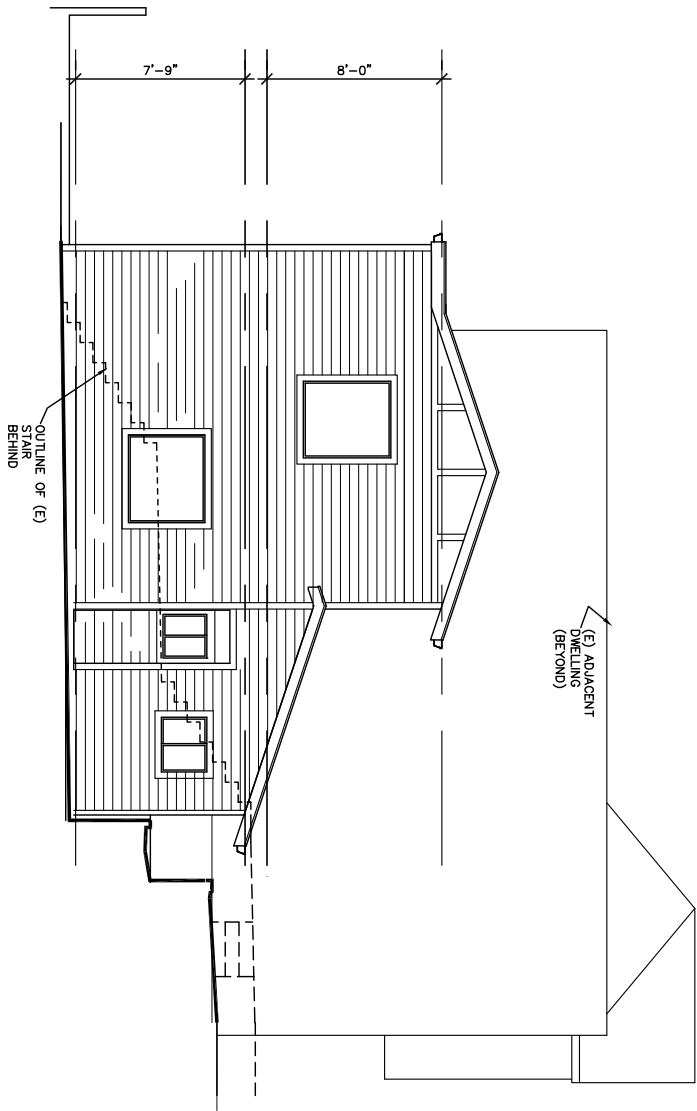
@ STREET LEVEL (N) FIRST FLOOR PLAN (+1)
SCALE 1/4" = 1' - 0"

DRAWN BY
DATE 06/16/2018
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REVISION / ISSUE
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4 planning revision #04

830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

OWNER :

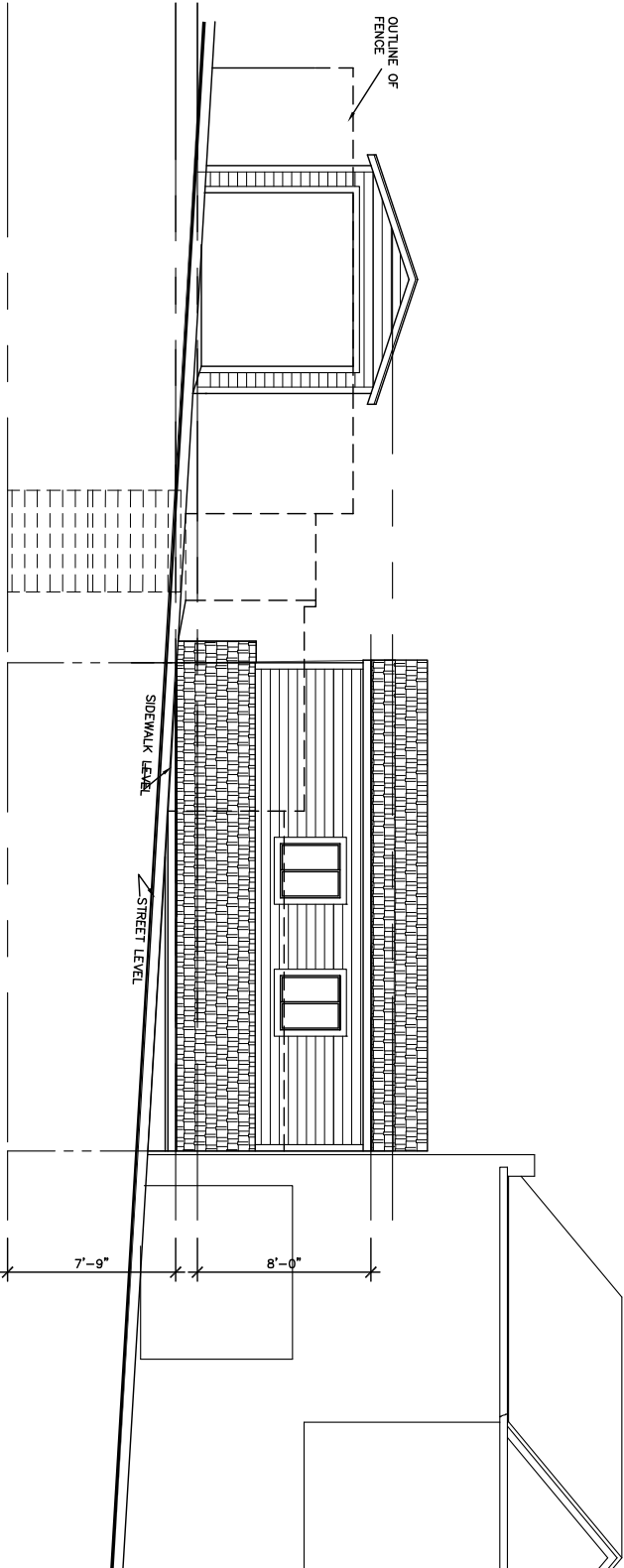
FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990



2 (E) LEFT SIDE ELEVATION (WEST)

A3.1 SCALE

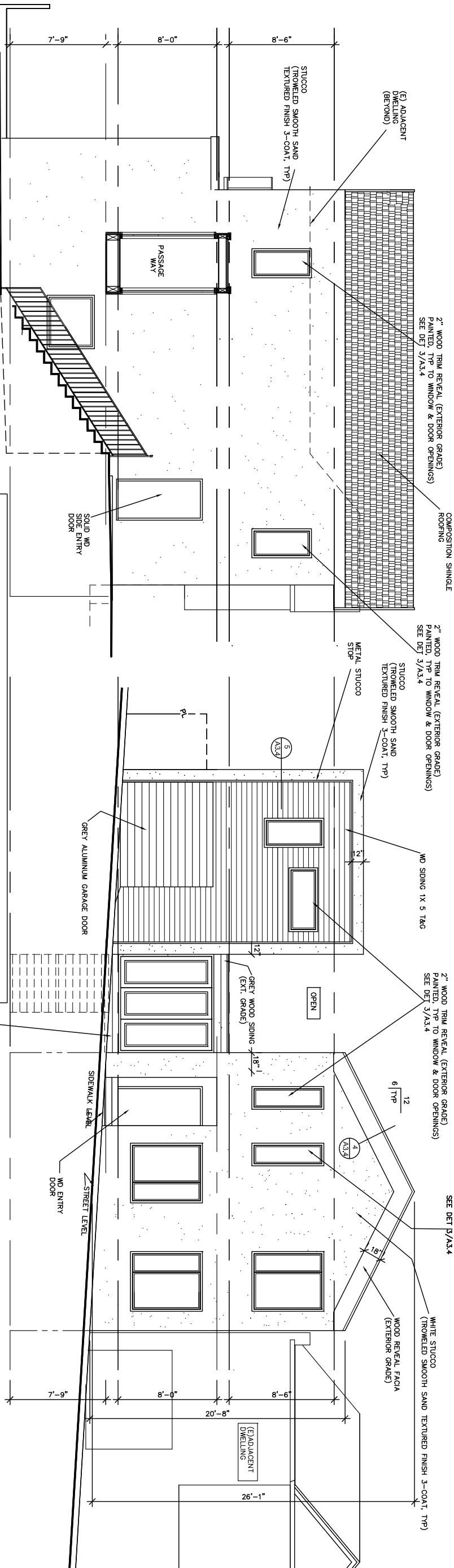
1/4" = 1' - 0"



@ STREET LEVEL
1 (E) FRONT ELEVATION (SOUTH)

A3.1 SCALE

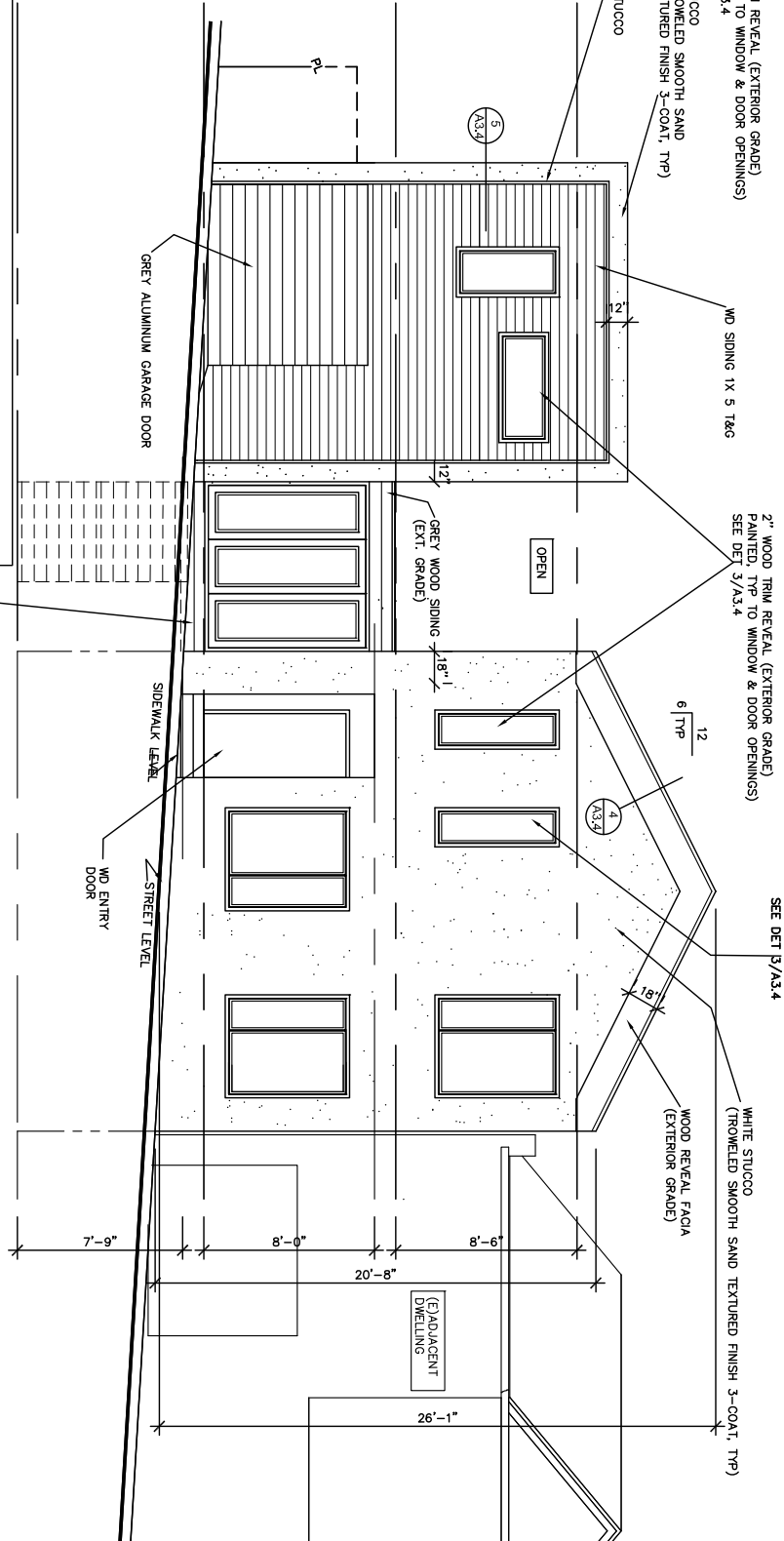
1/4" = 1' - 0"



4 (N) LEFT SIDE ELEVATION (WEST)

A3.1 SCALE

1/4" = 1' - 0"



@ STREET LEVEL
3 (N) FRONT ELEVATION (SOUTH)

A3.1 SCALE

1/4" = 1' - 0"

EXTERIOR FINISHES
(TYPICAL TO ALL ELEVATION SHEETS)

- AT THE FRONT & REAR ALUMINUM CLAD DOUBLE PANE GLASS WINDOW & SLIDER SYSTEM, CASSEMENT, HOPPER & FRENCH DOORS
- NOTE: GLAZING SHALL BE OFFSET FROM THE WALL TRIM/EXTERIOR FINISH MATERIAL @ MINIMUM 2" - SEE TYP DETAIL 4/A3.4
- BE USED VISIBLE FROM PUBLIC RIGHT OF WAY
- ALL PANELS TO HAVE SEGMENTS LESS THAN 24 SQ. FEET
- TO MEET BIRD SAFETY GLAZING REQUIREMENTS.

- ENTRY & OTHER EXTERIOR DOORS
- ALUMINUM CLAD WOOD DOOR
- DOOR BRAND TO BE SELECTED BY THE OWNER
- EXISTING GARAGE DOOR TO BE REPLACED WITH NEW GREY ALUMINUM GARAGE DOOR
- EXTERIOR WALL FINISH
- A STUCCO CEMENT PLASTER PER ELEVATIONS AND NEW HORIZONTAL EXTERIOR GRADE SING AS REQUIRED.
- SEE DETAIL 4 & 5/A3.4 FOR EXTERIOR DETAIL

- PASSAGEWAY CONNECTING TWO BOTH BUILDINGS - GREY ALUMINUM PANEL W/ WOOD ALUM CLAD FIXED FULL HT. WINDOW PANELS

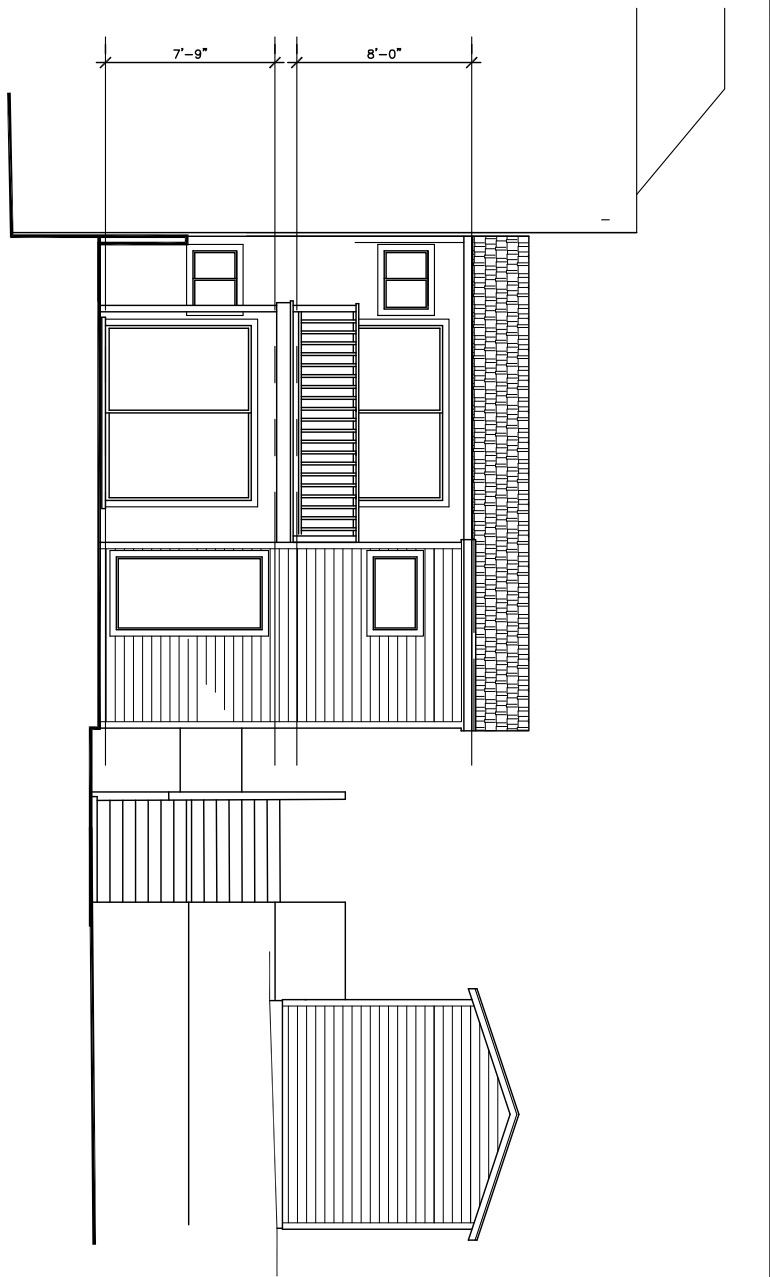
SHEET #
A3.1
OF SHEET

FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990

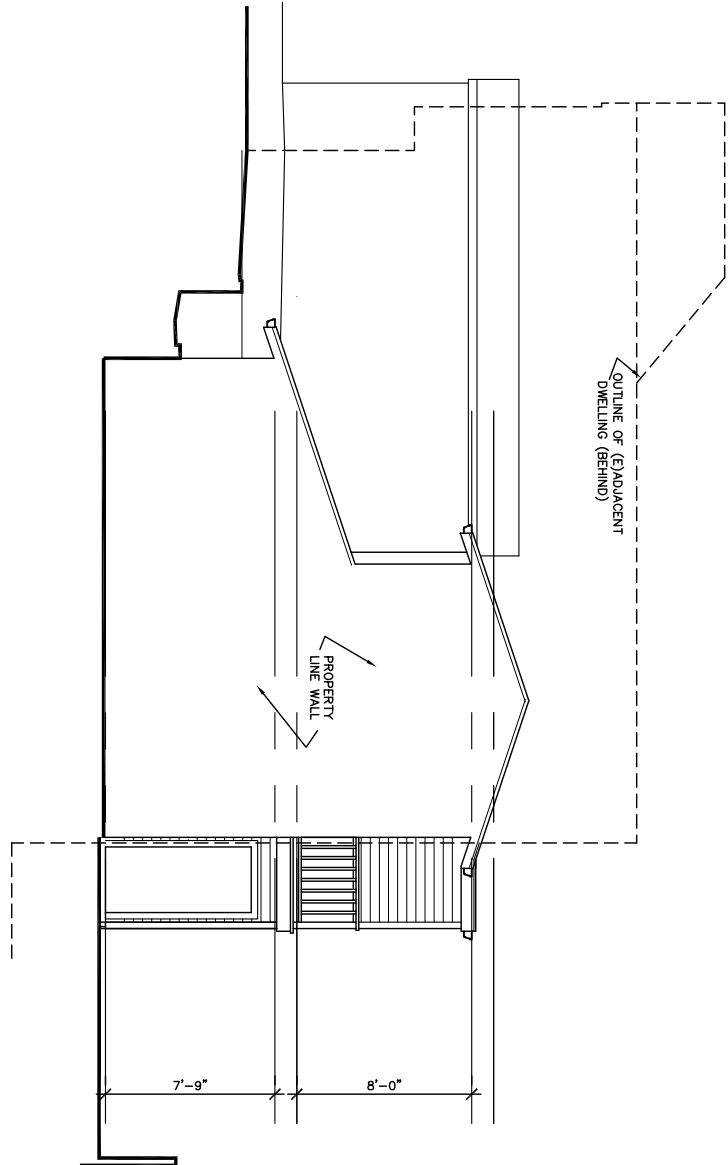
830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

OWNER :

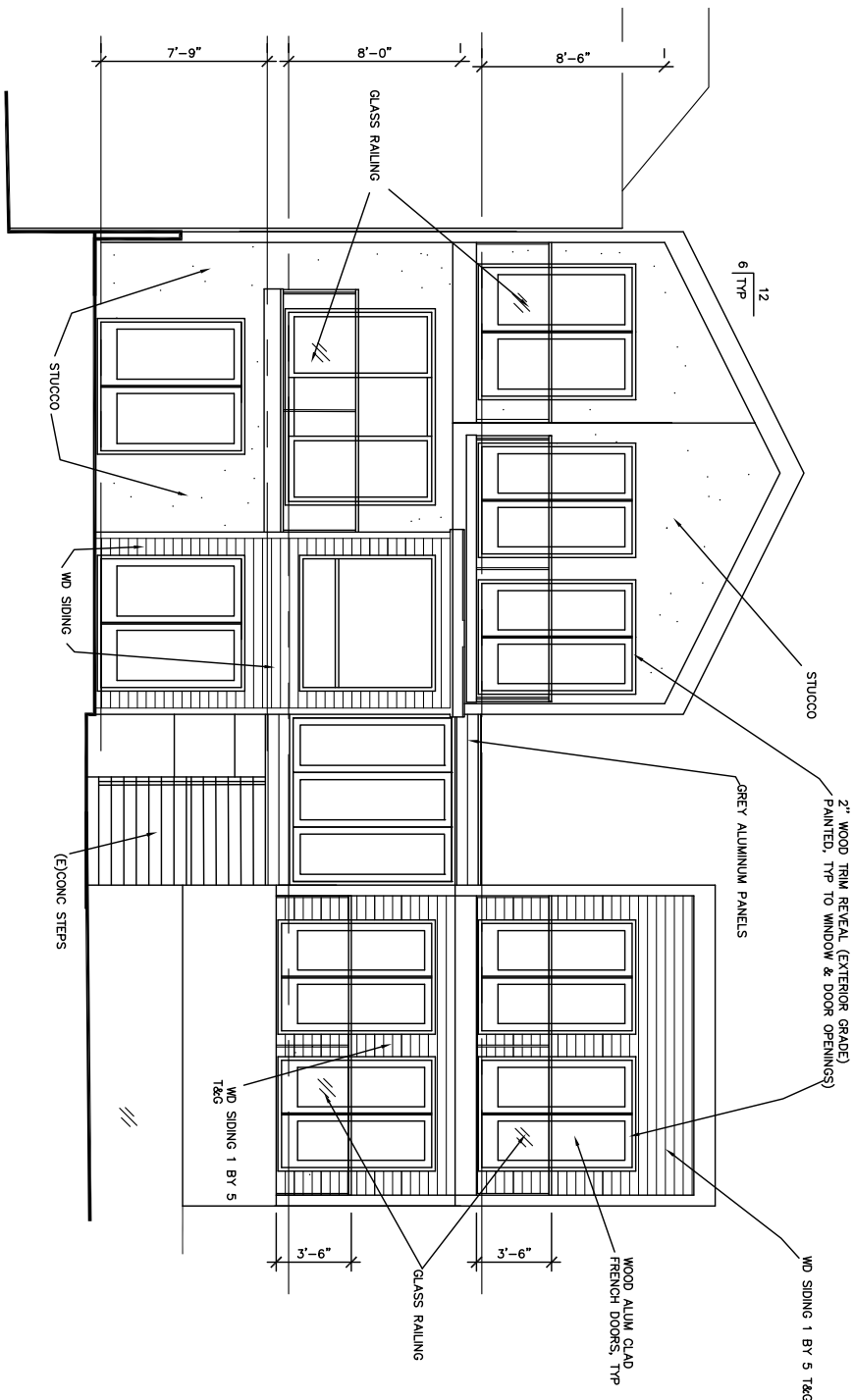
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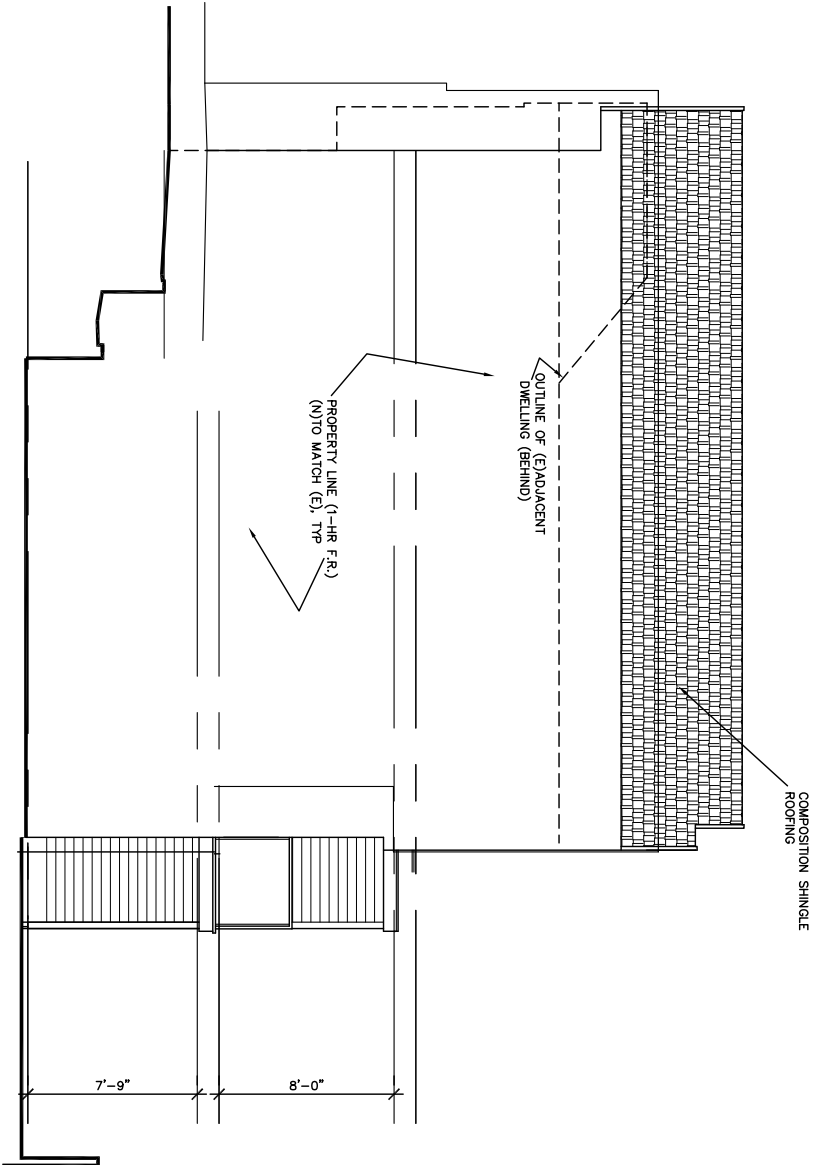
2 (E) REAR ELEVATION (NORTH)
A3.2 SCALE 1/4" = 1' - 0"



1 (E) RIGHT SIDE ELEVATION (EAST)
A3.2 SCALE 1/4" = 1' - 0"



4 (N) REAR ELEVATION (NORTH)
A3.2 SCALE 1/4" = 1' - 0"



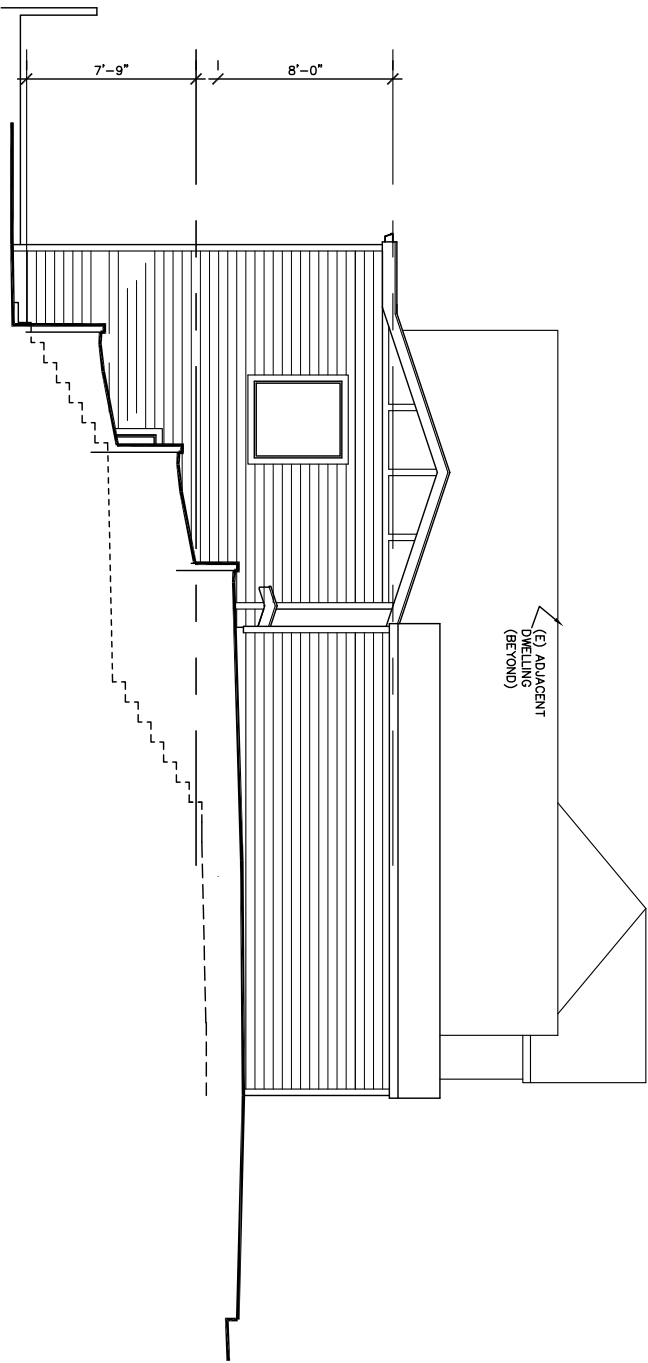
3 (N) RIGHT SIDE ELEVATION (EAST)
A3.2 SCALE 1/4" = 1' - 0"

DRAWN BY
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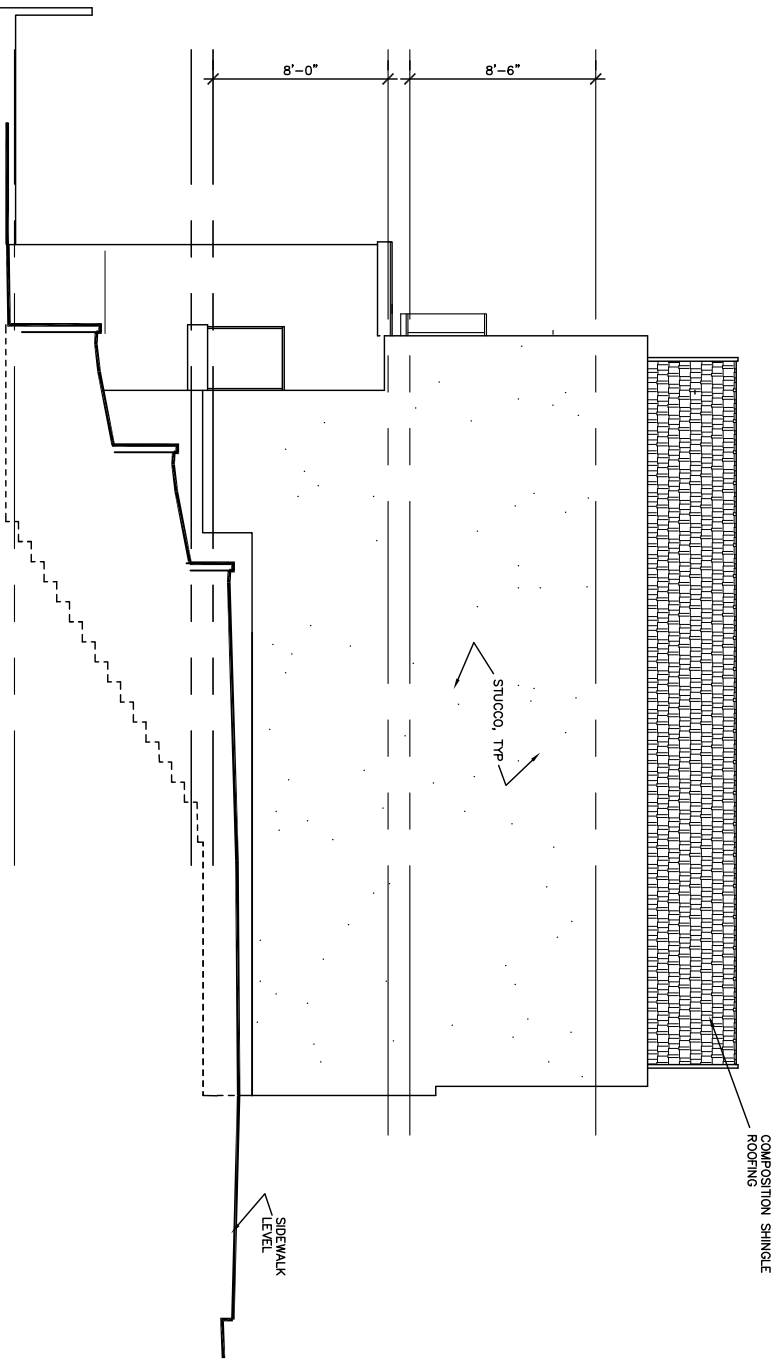
830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

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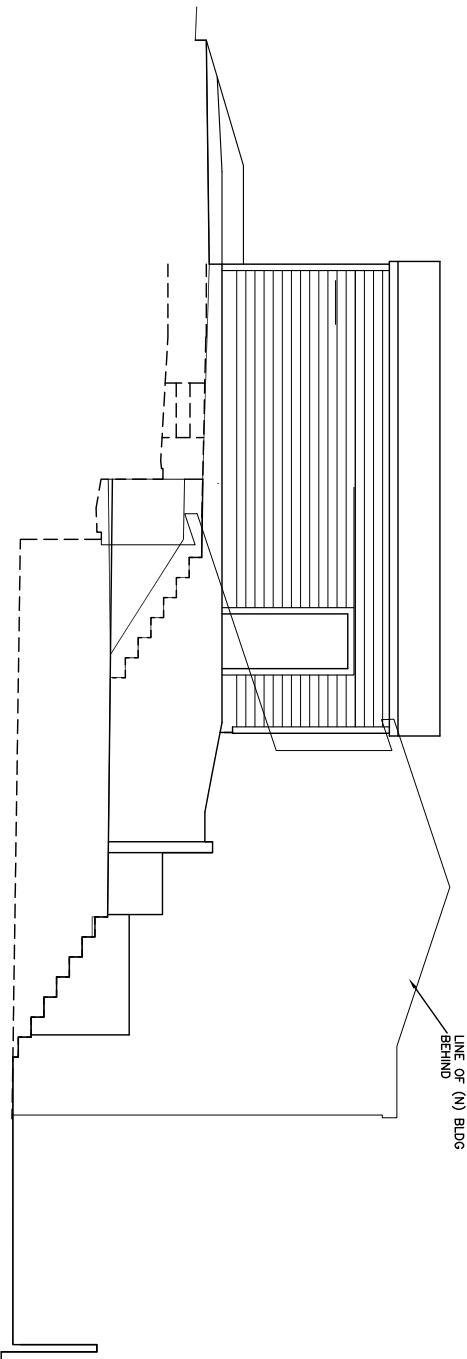
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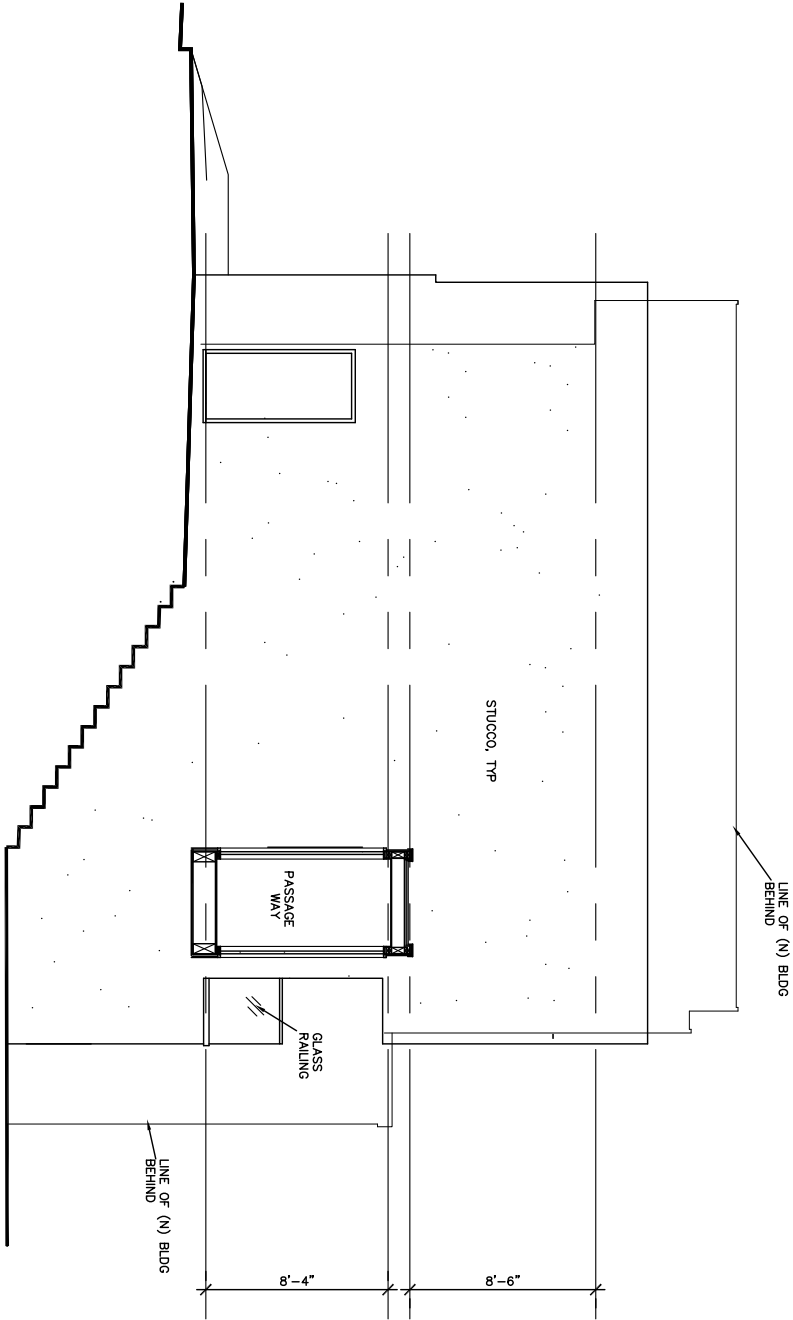
2 @ LEFT PROPERTY LINE
(E) LEFT SIDE ELEVATION (WEST)
SCALE 1/4" = 1' - 0"



4 @ LEFT PROPERTY LINE
(N) LEFT SIDE ELEVATION (WEST)
SCALE 1/4" = 1' - 0"



1 DETACHED GARAGE
(E) RIGHT SIDE ELEVATION (EAST)
SCALE 1/4" = 1' - 0"



3 ALTERED (E) GARAGE+ ADDITION
(N) RIGHT SIDE ELEVATION (EAST)
SCALE 1/4" = 1' - 0"

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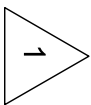
830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

OWNER :

FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990

DRAWING INDEX

- A1.1 – COVER SHEET, CALCULATION FOR RESIDENTIAL DEMO. CALC.
- A1.2 – EXISTING SITE PLAN
- A2.1 – EXISTING FLOOR PLANS
- A2.2 – NEW FLOOR PLANS
- A2.3 – NEW FLOOR PLANS
- A3.1 – (E) & (N) ELEVATIONS
- A3.2 – (E) & (N) ELEVATIONS
- A3.3 – (E) & (N) ELEVATIONS



RESIDENTIAL DEMOLITION CALCULATION PER PLANNING CODE SECTION 317:

FOR SECTION B:

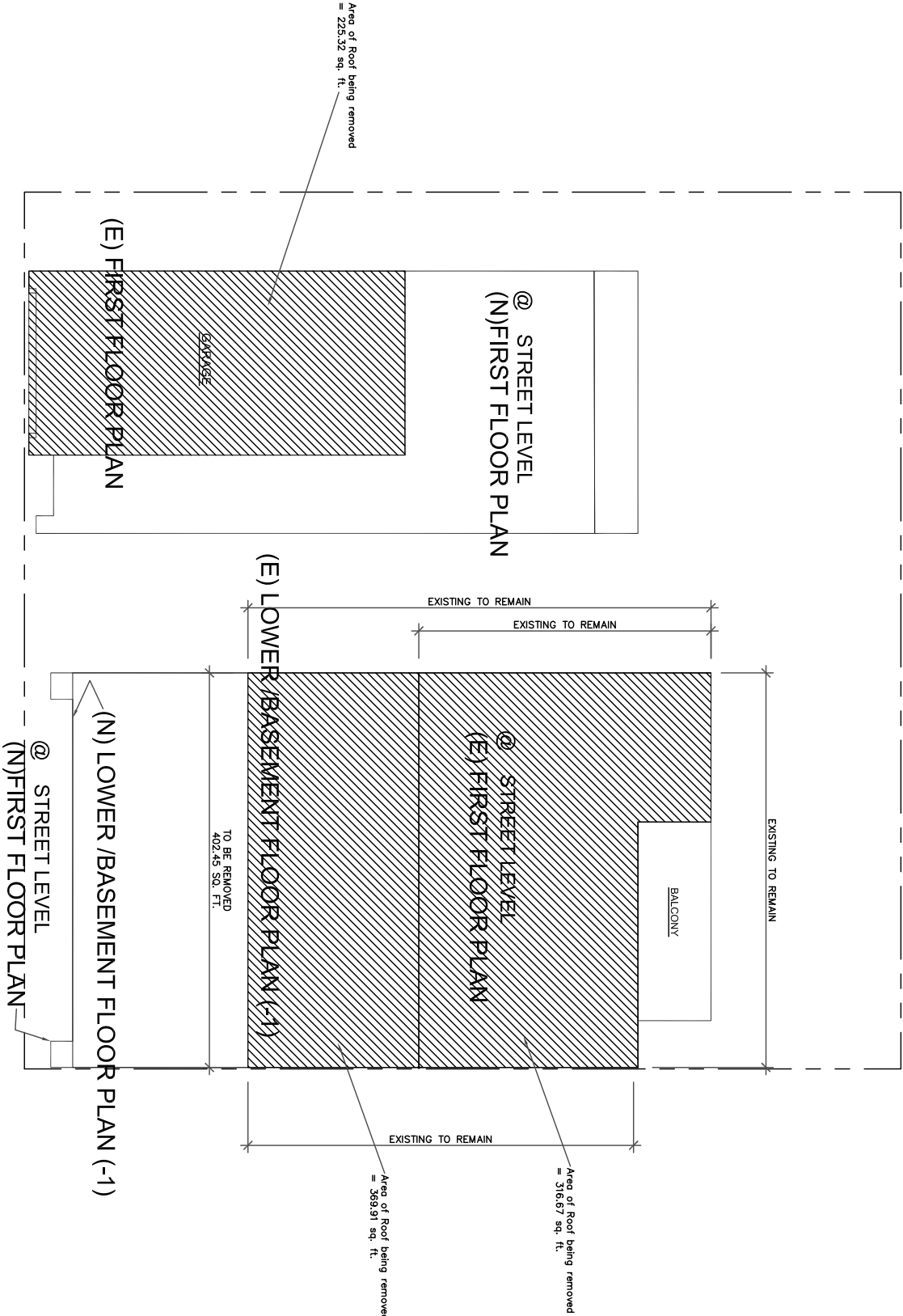
Garage:		
TO REMAIN		TO BE REMOVED
West Elev.: 21'-6" LFT	(see sheet 1/A2.1)	00'-0"
South Elev. (front): 0	(see sheet 1/A2.1)	10'-6" LFT
East Elev.: 0	(see sheet 1/A2.1)	21'-6" LFT
North Elev. (rear): 0	(see sheet 1/A2.1)	10'-6" LFT
Main House:		
West Elev.: 26'-2" LFT	(see sheet 2/A2.1)	00
South Elev. (front): 00	(see sheet 2/A2.1)	22'-06" LFT
East Elev.: 22'-0" + 4'-02" LFT	(see sheet 2/A2.1)	00
North Elev.(rear): 22'-06" LFT	(see sheet 2/A2.1)	00
TOTAL :	96.334 LFT	65.00 LFT
Percentage Removed = 65/161.334 *100 = 40.29% of Existing.		

FOR SECTION C:

FOR VERTICAL ELEMENTS:		
Garage:		
TO REMAIN		TO BE REMOVED
West Elev.: 147.44 sq. ft.	(see 2/A3.3)	00
East Elev.: 00	(see 1/A3.3)	164.32 sq. ft.
South Elev. (front): 00	(see 1/A3.1)	100.19 sq. ft
North Elev. (rear): 00	(see 2/A3.2)	092.20 sq. ft.
Main House:		
West Elev.: 370.17 sq. ft.	(see 2/A3.1)	00
East Elev.: 378.54 sq. ft.	(see 1/A3.2)	00
South Elev. (front): 00	(see 1/A3.1)	369.91 sq. ft.
North Elev. (rear): 238.79 +146.42 sq. ft.	(see 2/A3.2)	00
TOTAL :	1,281.36 sq. ft.	736.62 sq. ft.
Percentage Removed = 736.62/2017.98 *100 = 36.50% of Existing.		

FOR HORIZONTAL ELEMENTS:

TO REMAIN		TO BE REMOVED
Garage:		
Garage Roof: 00		225.32 sq. ft.
Garage Floor Area: 212.17 sq. ft.		00
Main House:		
Lower Roof Area : 00		219.38 sq. ft.
1st Floor Roof Area: 00		316.67 sq. ft.
Lower Floor Area: 354.73 sq. ft.		00
1st Floor Area: 521.04 sq. ft.		00
(including deck)		
TOTAL:	1,087.94 sq. ft.	761.37 sq. ft.
Percentage Removed = 761.37/1,849.31*100 = 41.17% of Existing.		



830 OLMSTEAD STREET
SAN FRANCISCO, CA 94134

OWNER :

FRACTURED9
P.O. BOX 29442
SAN FRANCISCO, CA 94129-0442
PH. 415-786-9990

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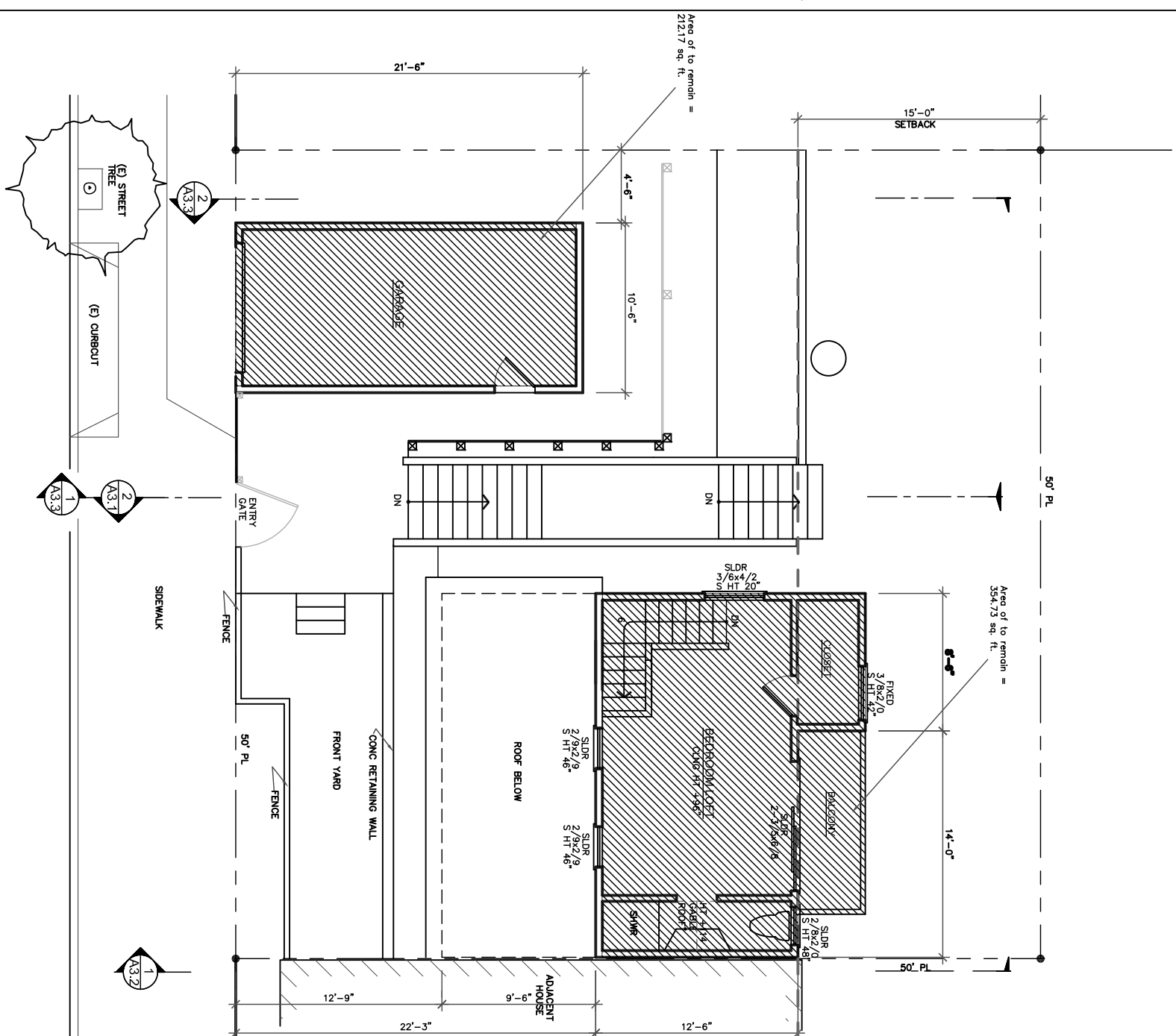
OWNER :

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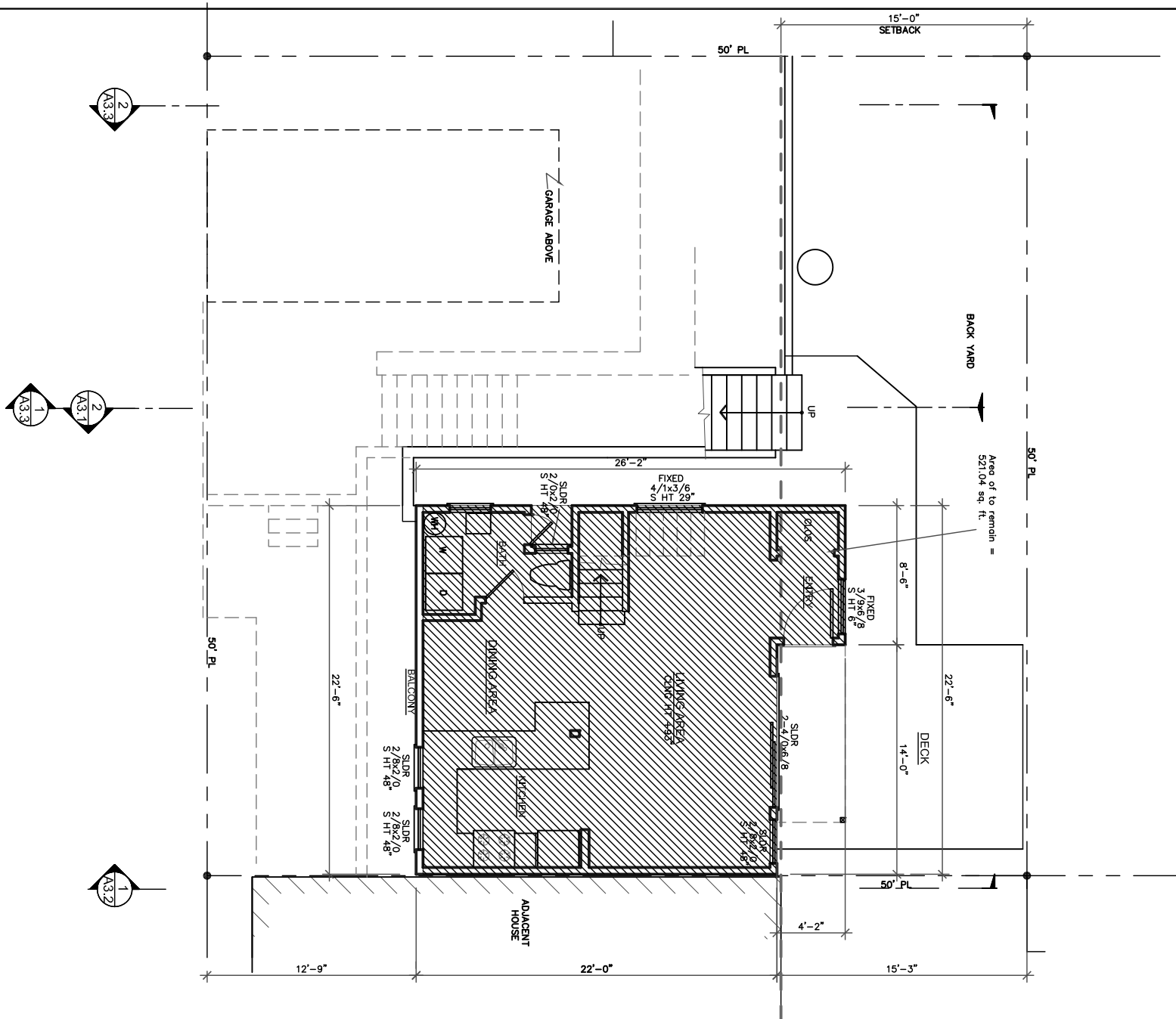
SHEET #

A2.1

OF SHEET



@ STREET LEVEL
 (E) FIRST FLOOR PLAN



(E) LOWER FLOOR PLAN (-1)

SCALE

$$\overline{1/4^n} = 1' - 0^n$$

GENERAL NOTES

1. THE ARCHITECTURAL CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS. THE G.C. IS RESPONSIBLE FOR THE COMPLETE REVIEW OF ALL PARTS OF THE CONTRACT DOCUMENTS AS A REQUIREMENT OF THIS PROJECT.

2. THE ARCHITECTURAL DRAWINGS SPECIFY CONSTRUCTION MATERIALS CONSISTENT WITH THE DESIGN INTENT. SUBSTITUTIONS OF EQUAL OR BETTER QUALITY MAY BE PERMITTED ONLY IF APPROVED BY THE OWNER. THE G.C. SHALL FOLLOW STANDARD PROCEDURES FOR SUBSTITUTIONS AND SUBMITTALS. UNAUTHORIZED SUBSTITUTIONS ARE NOT PERMITTED.

3. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED ON THE DRAWINGS. THE G.C. IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING BUT NOT LIMITED TO STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL ENGINEERS IN CONNECTION WITH THE DESIGN, ENGINEERING AND CONSTRUCTION OF ALL APPLICABLE SYSTEMS.

4. THE G.C. SHALL COORDINATE THE WORK OF OTHERS WITH EXISTING CONDITIONS AND REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS. GC SHALL SUBMIT ALL DESIGN/BUILD SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.

5. THE G.C. SHALL REVIEW DRAWINGS FOR COORDINATION WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCY SHALL BE REPORTED TO THE OWNER IMMEDIATELY FOR RESOLUTION. ALL DELAYS AND ADDITIONAL COSTS RESULTING FROM THE INCOMPLETE OR UNTIMELY SUBMISSION OF THE ABOVE REPORT SHALL BE THE SOLE RESPONSIBILITY OF THE G.C. TO REMEDY.

6. THE G.C. SHALL BRING TO THE ATTENTION OF THE OWNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
7. ALL WORK AND MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES, INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.

8. ALL EXISTING HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIALS.

9. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE OWNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.

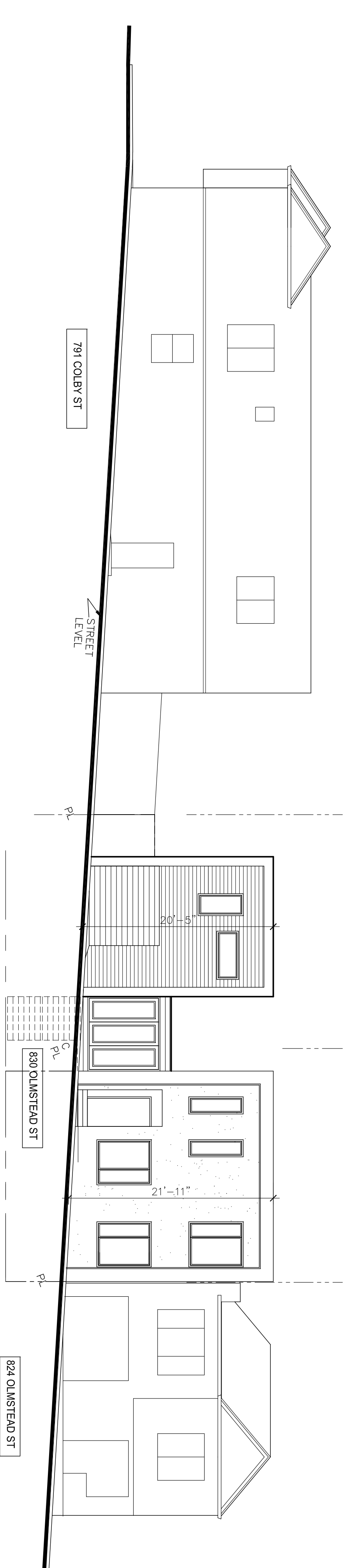
10. ALL CLEAR DIMENSIONS ARE TO BE WITHIN ±1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. THE G.C. SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT INSTRUCTION FROM THE OWNER.

11. ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITIONS.

12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF FRAMED OPENING UNLESS OTHERWISE NOTED.

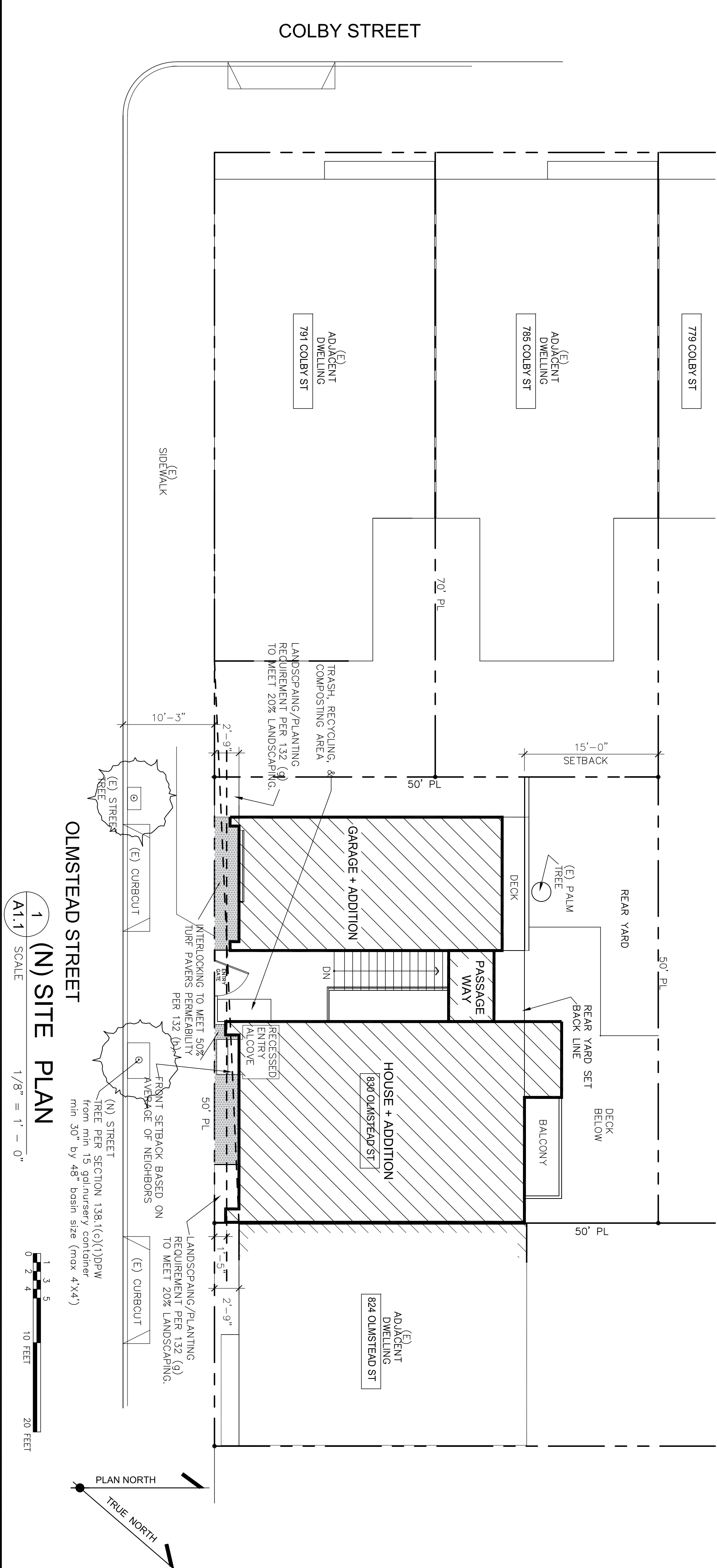
13. THE G.C. SHALL COORDINATE WITH THE BUILDING OWNER PRIOR TO REUSING, REFURBISHING, AND REMOVING ALL FIXTURES, EQUIPMENT AND BUILDING MATERIALS.

14. THE G.C. SHALL VERIFY ALL EQUIPMENT DIMENSIONS AND REQUIREMENTS WITH MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.



NOTE: NEIGHBOR HOME DEPICTED ARE DRAWN BASED ON PHOTOGRAPHS. WE TRY TO BE AS ACCURATE AS POSSIBLE WITHOUT HAVING A SURVEY.

2 (E) STREET ELEVATION
A1.1 SCALE
1/8" = 1' - 0"



DRAWING INDEX

- A1.1 - COVER SHEET, NEW SITE PLAN, DATAS NOTES
- A1.2 - EXISTING SITE PLAN
- A2.1 - EXISTING STREET ELEVATION
- A2.2 - EXISTING FLOOR PLANS
- A2.3 - NEW FLOOR PLANS
- A3.1 - (E) & (N) ELEVATIONS
- A3.2 - (E) & (N) ELEVATIONS
- A3.3 - (E) & (N) ELEVATIONS
- A3.4 - BLDG SECTIONS, DETAILS

SCOPE OF WORK

- REMODEL EXISTING HOUSE
- EXPAND FIRST FLOOR (FIRST LEVEL), ADD SECOND FLOOR VERTICAL ADDITION TO EXISTING HOUSE.
- ADD AND REMODEL EXISTING DETACHED GARAGE
- EXPAND EXISTING FIRST FLOOR (FIRST LEVEL), AND ADD SECOND FLOOR VERTICAL ADDITION.
- ADD PASSAGEWAY CONNECTING HOUSE TO GARAGE AT SECOND FLOOR

PROJECT & CODE DATA

PROJECT ADDRESS	830 OLMSTEAD STREET SAN FRANCISCO, CA 94134
BLOCK / LOT	6130 / 019
LOT SIZE (60'x50')	2,500 SF
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-B
ZONING CLASSIFICATION:	RH-1 HOUSE, ONE-FAMILY
EXISTING FIRST FLOOR / STREET LEVEL (HABITABLE)	= 524 SF
EXISTING BASEMENT / LOWER LEVEL (HABITABLE)	= 317 SF
EXISTING DETACHED GARAGE	= 225 SF
EXISTING HABITABLE	
524 + 317 = 841 SF	
PROPOSED	
(E) + (N) FIRST FLOOR / STREET LEVEL (HABITABLE)	= (E) 524 + (N) 731 = 755 SF
(E) + (N) BASEMENT / LOWER LEVEL (HABITABLE)	= (E) 317 + (N) 438 = 755 SF
(E) + (N) DETACHED GARAGE (STREET LEVEL)	= (E) 225 + (N) 70 = 295 SF
(N) HORIZONTAL ADDITION (HABITABLE)	
BACK OF DETACHED GARAGE	= 181 SF
(N) SECOND FLOOR (VERTICAL ADDITION)	
TO FIRST FLOOR / STREET LEVEL (HABITABLE)	= 675 SF
(N) SECOND FLOOR (VERTICAL ADDITION)	
TO GARAGE	= 461 SF
(N) PASSAGEWAY	
CONNECTING HOUSE TO GARAGE @ SECOND FLOOR	= 36 SF
PROPOSED HABITABLE	
755+ 755+ 181+ 675+ 461+ 36 = 2,863 SF	

APPLICABLE BUILDING CODE:

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL MODIFICATIONS AND ORDINANCES. C.C.R. IS THE CALIFORNIA CODE OF REGULATIONS. THE GOVERNING CODES ARE:

- 2016 SAN FRANCISCO BUILDING CODE
- 2016 CALIFORNIA BUILDING CODE (BASED ON 2012 IBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (BASED ON 2009 IRC)
- 2016 CALIFORNIA BUILDING CODE (BASED 2011 NEC)
- 2016 CALIFORNIA ELECTRICAL CODES (BASED ON 2012 ILMC)
- 2016 CALIFORNIA MECHANICAL CODES (BASED ON 2012 UMC)
- 2016 CALIFORNIA PLUMBING CODE (BASED ON 2012 UPC)
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA FIRE CODE (BASED ON THE 2012 IFC)
- 2016 CALIFORNIA TITLE 24 ENERGY STANDARDS
- CITY OF SAN FRANCISCO MUNICIPAL CODE

DRAWN BY
DATE 02/04/2018

CHECK BY

REVISION / ISSUE

1. planning requirement #1
2. planning revision # 02
3. planning revision # 03
4. planning revision # 04
5. DR Client revision # 05
6. DR Client revision # 06
7. DR Client revision # 07

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