



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE JUNE 1, 2017

Continued from the April 6, 2017, March 16, 2017, and May 18, 2017 Hearings

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: May 25, 2017
Case No.: 2016-000017DRP
Project Address: 43 EVERSON STREET
Permit Application: 2016.0127.8097
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 7542/024
Project Sponsor: Jennifer Butler
Rodgers Architecture
227 Guerrero Street
San Francisco, CA 94103
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

BACKGROUND

On March 16, 2017, the Planning Commission continued the proposed project at 43 Everson Street to April 6, 2017. Subsequently, on April 6, 2017, the Planning Commission, after hearing and closing public comment, continued the proposed project to May 18, 2017 and then again to June 1, 2017 to allow the Project Sponsor and Discretionary Review (DR) Requestor additional time to discuss revisions to the project design.

CURRENT PROPOSAL

Since the April 6, 2017 hearing the Project Sponsor has continued discussions with Mr. Cowfer (DR Requestor), however they have not reached a mutually agreed upon design. As of May 24, 2017, the Project Sponsor has proposed the following additional changes: 1) lower the height of the rear addition/main level deck by 2 feet -6 inches to better align with Mr. Cowfer's lower deck; 2) reduced the massing of the western elevation of the addition by five feet in height and depth adjacent to Mr. Cowfer's property; 3) set back western deck guardrail five feet from the building wall to improve privacy; 4) install a planter on the southwest corner of the roof deck to improve privacy; 5) change the rear fold-up glass door to a four-panel sliding glass door, wherein two panels are fixed; and 6) engage Salter and Associates to prepare a sound report, which will recommend measures to reduce sound transmission from the recreation space.

As of May 24, 2017, the Planning Department has received four additional letters in opposition and one letter in support of the proposed Project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve the Building Permit Application to construct a three-story horizontal rear addition and remodel the front facade of a single family dwelling located at 43 Everson Street.

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

Letter from Project Sponsor, dated May 24, 2017

Project Plans, dated May 24, 2017

Project Rendering, dated May 24, 2017

RODGERS ARCHITECTURE, INC.

May 24, 2017

RE: 43 Everson

Dear Ms. Samonsky,

Since the April 6th Planning Commission hearing for our project, we have prepared numerous design concessions that directly address all of the concerns enumerated by Mr. Cowfer. Quite a few meetings occurred with Mr. Cowfer's representative, Pat Buscovich, in an attempt to reach an agreement, which to date has not occurred.

Our first step was to further explore Mr. Buscovich's proposal of locating the recreation area to the north (uphill) side of the ground level. In consultation with our structural engineer and contractor this idea was deemed infeasible given the magnitude of re-engineering and re-construction required. Mr. Buscovich agreed with this conclusion.

As the primary benefit of the flip was to be a reduction of the horizontal addition's height, we were ultimately able to achieve this by lowering the recreation space's roof by 30", a major change that includes our client's living space becoming a split level. Our client's deck is now close to being aligned with Mr. Cowfer's lower deck, thus preserving his privacy and views.

Please see the attached drawings, and a summary of additional proposed changes /concessions :

- Noise Reduction - Charles Salter and Assoc. has been engaged to help with mitigating sound transmission from the 43 Everson recreation space ;
- Set the west deck guardrail in 5 feet from the edge of the proposed building wall, to increase Mr. Cowfer's privacy and reduce possible sight lines to his house from our client's deck ;
- Reduced the height of our client's west wall by 5 feet, for a horizontal distance of 5 feet. This 'notch' substantially reduces the massing of the addition, especially from Mr. Cowfer's elevated rear yard living space, which was one of his primary concerns ;
- Changed rear fold-up glass 'garage' door to a four-panel sliding glass door, wherein the two side panels are fixed and the middle panels are operable. This door will be more residential in character, and reduces the open area by half ;
- Further accommodating Mr. Cowfer's privacy concerns, we agreed to a planter in the SW corner of our client's living level deck so that a person could not stand in that location and look back toward Mr. Cowfer's lower level windows.

The above are in addition to earlier accommodations, which included clear glass deck guardrails so as not to obstruct sunlight, frosted clerestory windows for added privacy, and a complete redesign of the building's street façade that included a substantially increased front setback (thus no required variance) .

Our concessions do not include any change to the addition's south wall location. Through meetings with Mr. Buscovich after the hearing it was indicated that the height of the addition was of greatest concern, so our focus has been on reducing that elevation. The measures above result in a 7'-6" drop in our client's west wall height (since the site permit submittal).

We respectfully request that the Planning Commission approve the above changes with no further reductions as our client has gone to great lengths to address the concerns raised by Mr. Cowfer. We feel that Mr. Rabois' proposed concessions are significant and comprehensive, and should be considered more than sufficient especially given the planning department's support of the original design.

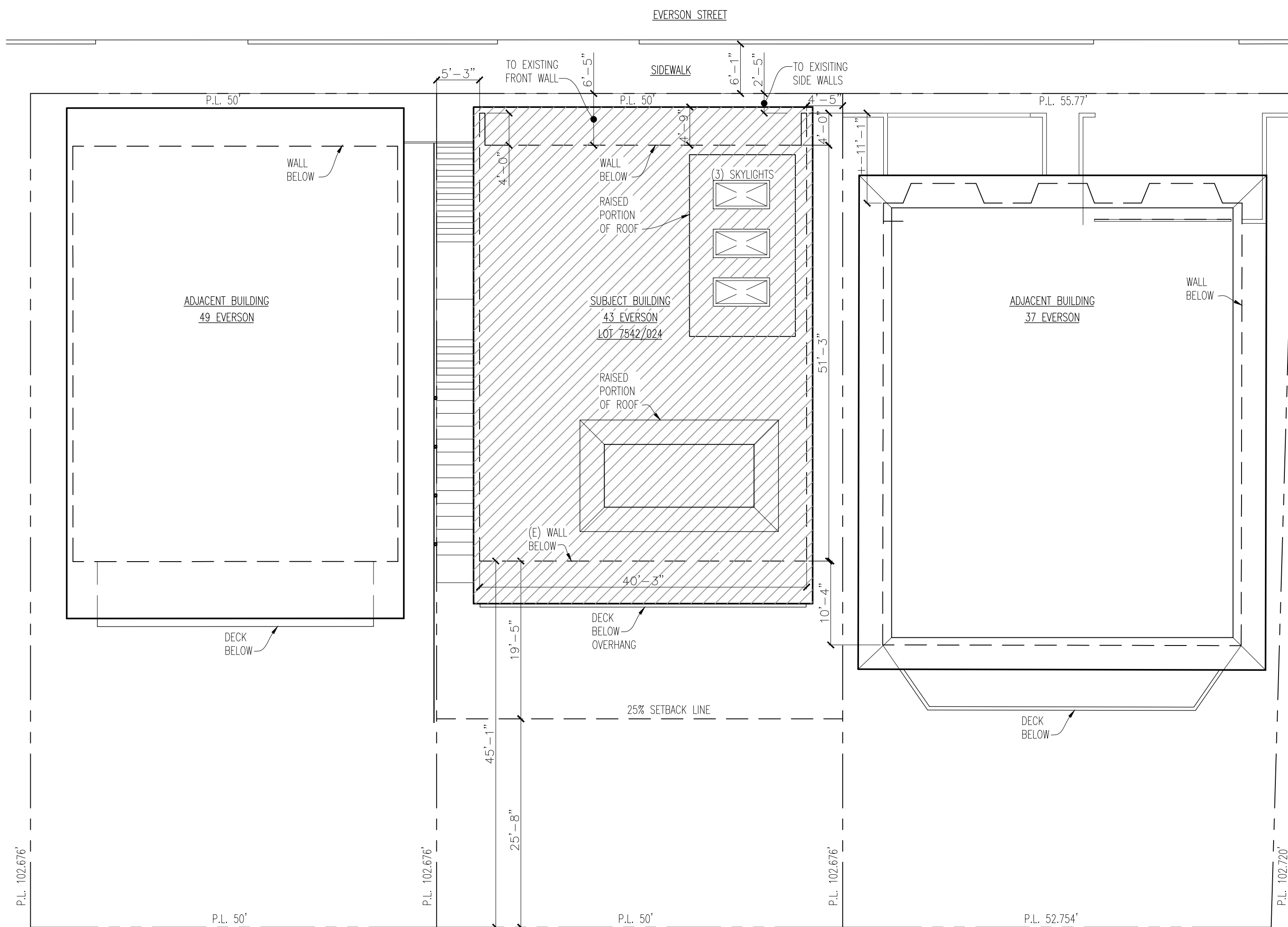
Please let me know if you have any questions or need any additional information.

Sincerely,

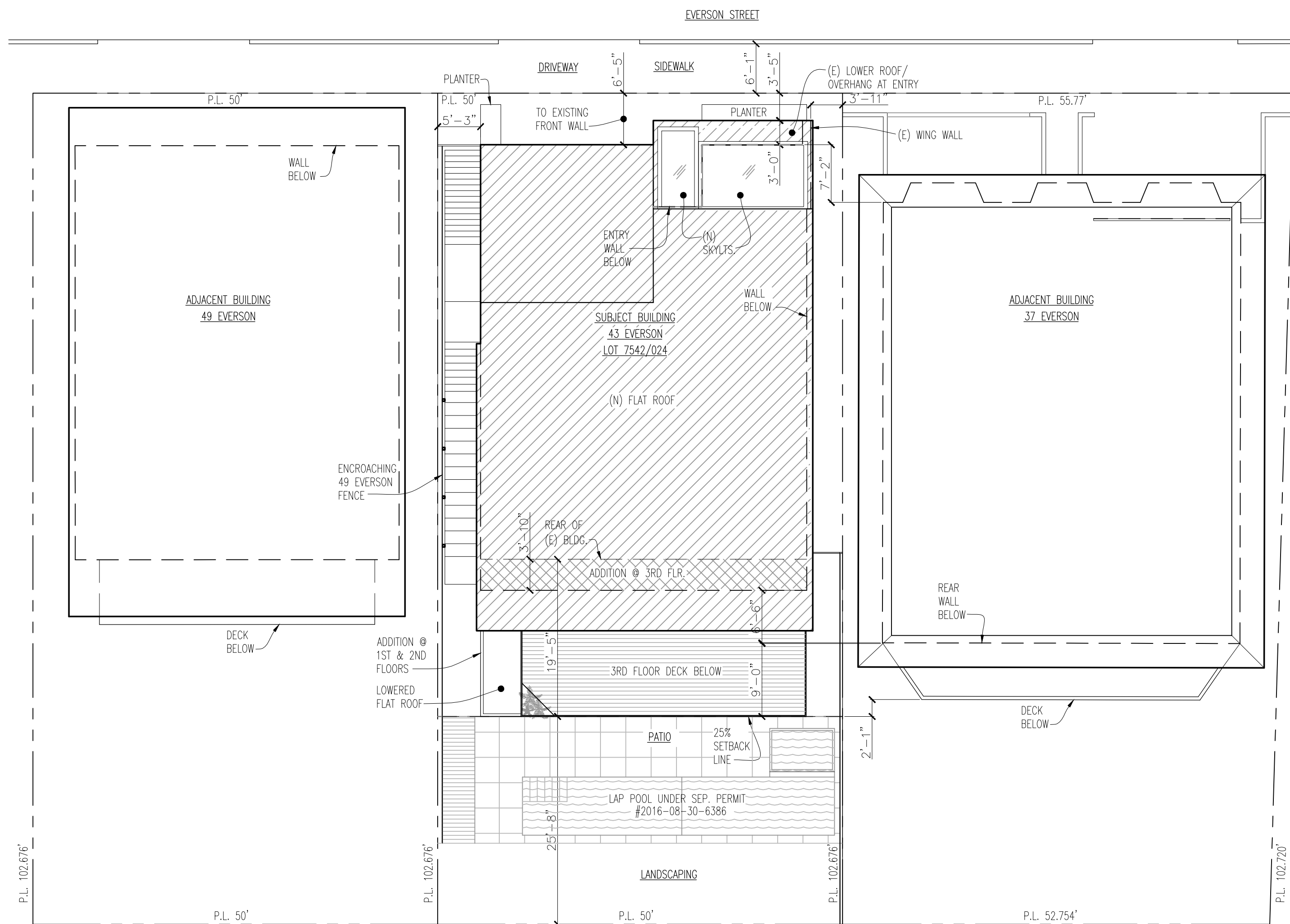
A handwritten signature in blue ink, appearing to read "Andy Rodgers".

Andy Rodgers
Architect, # C 30697

<div>GENERAL NOTES</div> <div>ALL CONSTRUCTION AND INSTALLATION SHALL CONFIRM TO THE FOLLOWING CODES: 2013 CALIFORNIA BUILDING CODE (CBC) & SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA MECHANICAL CODE (CMC) & CALIFORNIA PLUMBING CODE (CPC) 2013 CALIFORNIA ELECTRICAL CODE (CED) & CALIFORNIA ENERGY CODE (CEC) 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS 2010 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING CODE & SAN FRANCISCO AMENDMENTS 2002 MFPA 13 INSTALLATION OF SPRINKLER SYSTEMS, 2002 MFPA13R SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO 4 STORIES IN HT. & 2002 MFPA 72 NATIONAL FIRE ALARM CODE AS APPLICABLE, AND ANY OTHER GOVERNING CODES & ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION. THIS INCLUDES REVIEWING RQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFIRM WITH LOCAL BUILDING AND FIRE CODES. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK. PROVIDE FIRE-BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 1997/98 UBC 708, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. 2) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. 3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS. ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED, U.O.N. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DTAE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS. CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE. CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH ON SHEET NO.6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT. ALL CONCEALED SPACES UNDER RAISED SLEEPING PLATFORMS MUST BE SPRINKLERED. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2. ALL SMOKE DETECTORS TO BE HARD WIRED. OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH (1), (2), OR (3)-HOUR RATED ASSEMBLIES, RESPECTIVELY. ALL ASSEMBLIES SHOULD BE APPROVED. ALL DUCT PENETRATIONS THROUGH RATED WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS.</div>	<div>SITE PHOTOGRAPHS</div> <div><div><div><div>ADJACENT PROPERTY 37 EVERSON ST.</div><div>SUBJECT PROPERTY 43 EVERSON ST.</div><div>ADJACENT PROPERTY 49 EVERSON ST.</div></div><div>FRONT (NORTH) FACADE</div></div><div><div><div>ADJACENT PROPERTY 49 EVERSON ST.</div><div>SUBJECT PROPERTY 43 EVERSON ST.</div><div>ADJACENT PROPERTY 37 EVERSON ST.</div></div><div>REAR (WEST) FACADE</div></div><div><div>REAR VIEW LOOKING WEST</div><div>REAR VIEW LOOKING EAST</div></div></div> <div>ABBREVIATIONS</div> <div><div><div>AB. ANCHOR BOLT</div><div>A.F.F. ABOVE FINISHED FLOOR</div><div>AGGR. AGGREGATE</div><div>AL. ALUMINUM</div><div>ALT. ALTERNATE</div><div>APPROX. APPROXIMATE</div><div>ARCH. ARCHITECTURAL</div><div>BD. BOARD</div><div>BLDG. BUILDING</div><div>BLK. BLOCK</div><div>BLK'G. BLOCKING</div><div>BM. BEAM</div><div>BOT. BOTTOM</div><div>BTWN. BETWEEN</div><div>B.U.R. BUILT UP ROOFING</div><div>B.W. BOTH WAYS</div><div>C.J. CONTROL JOINT</div><div>CLG. CEILING</div><div>CLKG. CAULKING</div><div>CLR. CLEAR</div><div>C.M.U. CONCRETE MASONRY UNIT</div><div>COL. COLUMN</div><div>CONC. CONCRETE</div><div>CONN. CONNECTION</div><div>CONSTR. CONSTRUCTION</div><div>CONT. CONTINUOUS</div><div>C.T. CERAMIC TILE</div><div>DEG. DEGREE</div><div>DET./DTL. DETAIL</div><div>D.F. DRINKING FOUNTAIN</div><div>DIAG. DIAGONAL</div><div>DIA. Ø DIAMETER</div><div>DN. DOWN</div><div>DS. DOWNSPOUT</div><div>DWG. DRAWING</div><div>E EAST</div><div>(E) EXISTING</div><div>EA. EACH</div><div>E.J. EXPANSION JOINT</div><div>E.I.F.S. EXTERIOR INSULATION & FINISH SYSTEM</div><div>EL. ELEVATION</div><div>ELEC. ELECTRICAL</div></div><div><div>ELEV. ELEVATION</div><div>EMER. EMERGENCY</div><div>ENCL. ENCLOSURE</div><div>EQ. EQUAL</div><div>EQUIP. EQUIPMENT</div><div>E.W. EACH WAY</div><div>W.E.C. ELECTRIC WATER COOLER</div><div>EXP. EXPANSION</div><div>EXT. EXTERIOR</div><div>F.A. FIRE ALARM</div><div>F.D. FLOOR DRAIN</div><div>F.D.C. FIRE DEPARTMENT CONNECTION</div><div>FDN. FOUNDATION</div><div>F.A. FIRE EXTINGUISHER</div><div>F.A.C. FIRE EXTINGUISHER CABINET</div><div>F.B. FINISH FLOOR</div><div>F.H.C. FIRE HOSE CABINET</div><div>FIN. FINISH</div><div>F.L. FLOW LINE</div><div>FLR. FLOOR</div><div>FLUOR. FLUORESCENT</div><div>FND. FOUNDATION</div><div>F.O.B. FACE OF BRICK</div><div>F.O.C. FACE OF CONCRETE</div><div>F.S. FULL SIZE</div><div>FT. FOOT OR FEET</div><div>FTG. FOOTING</div><div>FURR. FURRING</div><div>GA. GAUGE</div><div>GALV. GALVANIZED</div><div>G.C. GENERAL CONTRACTOR</div><div>G.L. GLASS</div><div>GR. GRADE</div><div>GYP. GYPSUM</div><div>GYP. BD. GYPSUM BOARD</div><div>H.B. HOSE BIBB</div><div>H.C. HOLLOW CORE</div><div>H/C HANDICAPPED</div><div>HDWD. HARDWOOD</div><div>HDWE. HARDWARE</div><div>H.M. HOLLOW METAL</div><div>HR. HOUR</div></div><div><div>HT. HEIGHT</div><div>HVAC. HEATING, VENTILATION, & AIR CONDITIONING</div><div>I.D. INSIDE DIAMETER</div><div>INSUL. INSULATION</div><div>INT. INTERIOR</div><div>JAN. JANITOR</div><div>JNT. JOINT</div><div>JST. JOIST</div><div>KIT. KITCHEN</div><div>LAB. LABORATORY</div><div>LAM. LAMINATE</div><div>LAV. LAVATORY</div><div>LT. LIGHT</div><div>MAX. MAXIMUM</div><div>MECH. MECHANICAL</div><div>MEMB. MEMBRANE</div><div>MFR. MANUFACTURER</div><div>M.H. MANHOLE</div><div>MIN. MINIMUM</div><div>MISC. MISCELLANEOUS</div><div>M.O. MASONRY OPENING</div><div>MTL. METAL</div><div>MUL. MULLION</div><div>N NORTH</div><div>(N) NEW</div><div>N.I.C. NOT IN CONTRACT</div><div>NO. NUMBER</div><div>NOM. NOMINAL</div><div>N.T.S. NOT TO SCALE</div><div>O.C. ON CENTER</div><div>O.D. OUTSIDE DIAMETER</div><div>OH. OVERHEAD</div><div>OPG. OPENING</div><div>OPP. OPPOSITE</div><div>PCT. PRE-CAST</div><div>P.L. PROPERTY LINE</div><div>P.LAM. PLASTIC LAMINATE</div><div>PLAS. PLASTER</div><div>PLYWD. PLYWOOD</div><div>PR. PAIR</div><div>Q.T. QUARRY TILE</div><div>R. RISER</div></div><div><div>(R) REMODELED OR RELOCATED</div><div>R.D. ROOF DRAIN</div><div>RE. REFER TO ...</div><div>RT. REFRIGERATOR</div><div>REINF. REINFORCED</div><div>REQ'D REQUIRED</div><div>RM ROOM</div><div>R.D. ROUGH OPENING</div><div>S SOUTH</div><div>S.C. SOLID CORE</div><div>SCHED. SCHEDULE</div><div>SECT. SECTION</div><div>S.F. SQUARE FOOT</div><div>SHT. SHEET</div><div>SIM. SIMILAR</div><div>SPEC. SPECIFICATION</div><div>SQ. OR #SQUARE</div><div>S.S. STAINLESS STEEL</div><div>STAGG. STAGGERED</div><div>STD. STANDARD</div><div>STIFF. STIFFENER</div><div>STL. STEEL</div><div>STRUC. STRUCTURAL</div><div>SUSP. SUSPENDED</div><div>TR. TREAD</div><div>T & B TOP AND BOTTOM</div><div>TER. TERRAZZO</div><div>T & G TONGUE AND GROOVE</div><div>THK. THICK</div><div>T/ TOP OF</div><div>TYP. TYPICAL</div><div>U.O.N. UNLESS OTHERWISE NOTED</div><div>VCT. VINYL COMPOSITION TILE</div><div>VER. VERIFY</div><div>VERT. VERTICAL</div><div>W WEST</div><div>W/ WITH</div><div>W.C. WATER CLOSET</div><div>WD. WOOD</div><div>W/O WITHOUT</div><div>P PROPERTY LINE</div><div>CL CENTERLINE</div><div>L</div></div></div> <div>NOTE: CLARIFY WITH ARCHITECT – ALL ABBREVIATIONS NOT LISTED</div>	<div>SYMBOLS LEGEND</div> <div><div><div><div>A A451</div><div>SECTION: SECTION LETTER SHEET NUMBER</div></div><div><div>3 A3.8</div><div>DETAIL: DETAIL NUMBER SHEET NUMBER</div></div><div><div>A A451</div><div>ELEVATION: ELEVATION LETTER SHEET NUMBER</div></div><div><div>N</div><div>NORTH DESIGNATION</div></div><div><div>12 5</div><div>ROOF SLOPE INDICATION</div></div><div><div><div><div></div><div></div></div></div><div>ELEVATION TAG</div></div><div><div><div><div></div><div></div></div></div><div>SPOT ELEVATION</div></div><div><div><div><div></div><div></div></div></div><div>REVISION</div></div><div><div>P</div><div>PROPERTY LINE</div></div><div><div>C</div><div>CENTER LINE</div></div></div><div>SHEET INDEX</div><div>ARCHITECTURAL A0.1 PROJECT INFORMATION, GENERAL NOTES A1.1 SITE & ROOF PLANS A1.2 1ST FLOOR PLANS A1.3 2ND FLOOR PLANS A1.4 3RD FLOOR PLANS A2.1 NORTH ELEVATIONS, EXISTING & PROPOSED A2.2 EAST & WEST ELEVATIONS, EXISTING A2.3 EAST ELEVATION, PROPOSED A2.4 WEST ELEVATION, PROPOSED A2.5 SOUTH ELEVATION, EXISTING A2.6 SOUTH ELEVATION, PROPOSED A3.1 EXISTING SECTION A3.2 PROPOSED SECTION</div></div>	<div>PROJECT INFORMATION</div> <div><div>PROJECT ADDRESS:</div><div>43 EVERSON STREET SAN FRANCISCO, CA 94114</div></div> <div><div>BLOCK/LOT:</div><div>7542/024</div></div> <div><div>ZONING:</div><div>RH-1</div></div> <div><div>HEIGHT/BULK DISTRICT</div><div>40-X</div></div> <div><div>CONSTRUCTION TYPE:</div><div>V-B</div></div> <div><div>OCCUPANCY:</div><div>R3</div></div> <div><div>SPRINKLER:</div><div>NOT REQUIRED</div></div> <div><div>EXISTING # OF FLOORS:</div><div>3</div></div> <div><div>PROPOSED # OF FLOORS</div><div>3</div></div> <div><div>HABITABLE SQ. FT:</div><div>GROSS CONDITIONED SQ. FT:</div></div> <div><div>EXISTING:</div><div>3,299</div><div>EXISTING:</div><div>4,409</div></div> <div><div>NEW:</div><div>4,583</div><div>NEW:</div><div>6,276</div></div> <div><div>ADDITIONAL:</div><div>1,284</div><div>ADDITIONAL:</div><div>1,867</div></div> <div><div>PROJECT SCOPE:</div><div>HORIZONTAL EXTENSION AT REAR (SOUTH) OF EXISTING SINGLE-FAMILY RESIDENCE.</div></div> <div><div>EXPANDED 1ST FLOOR WITH (N) HALF BASKETBALL COURT/MEDIA ROOM. (EXISTING FAM. ROOM/EXERCISE AREA, SAUNA, 1-1/2 BATHS & WET BAR UNDER PERMIT #201603303476. EXISTING REAR YARD LAP POOL UNDER PERMIT #201608306386.)</div></div> <div><div>EXPANDED 2ND FLOOR WITH (N) CATWALK, LOFT SPACE, (N) BEDROOM #2 & (N) STAIRS CONNECTING 2ND FLOOR TO 3RD FLOOR. (EXISTING BEDROOM #1, CLOSET & FULL BATH UNDER PERMIT #201603303476.)</div></div> <div><div>EXPANDED 3RD FLOOR WITH REMODELED ENTRY, KITCHEN, DINING ROOM AND LIVING ROOM; NEW BEDROOM #3, 1/2 BATH, UTIL./MECH. ROOM, AND DECK.</div></div> <div><div>NEW DOORS, WINDOWS, PLUMBING AND ELECTRICAL WORK CORRESPONDING TO NEWLY REMODELED AREAS.</div></div> <div>PROJECT DIRECTORY</div> <div><div>PROJECT ARCHITECT ANDY RODGERS ARCHITECTURE CONTACT: ANDY RODGERS 156 SOUTH PARK SAN FRANCISCO, CA, 94107 P: 415.309.9612 E: ardesign@att.net</div><div>BUILDING OWNER 43 EVERSON, LLC 43 EVERSON STREET SAN FRANCISCO, CA 94131 P: 415.238.6161 E: anderson1983@gmail.com</div><div>STRUCTURAL ENGINEER L. WONG ENGINEERING CONTACT: LARRY WONG 485 14TH STREET SAN FRANCISCO, CA, 94103 P: 415.877.1392 E: lwong@wongengineering.com</div><div>GENERAL CONTRACTOR SATURN CONSTRUCTION, LIC. #861233 CONTACT: DAVE TRICAMO 1555 YOSEMITE ST., SUITE 16 SAN FRANCISCO, CA, 94124 P: 415.822.8333 E: dtricamo@saturnconstruction.com</div></div> <div>SATELLITE & LOCATION MAPS</div> <div></div>	<div>REVISIONS:</div> <div>1/27/2016 SITE PERMIT 5/18/2016 PLANNING REV. RDT COMMENTS 3/08/2017 D.R./NEIGHBOR CONCESSIONS 3/27/2017 D.R./NEIGHBOR CONCESSIONS</div> <div>rogers architecture 415 309 9612 www.rogersarchitecture.com</div> <div>LICENSED ARCHITECT ANDREW RODGERS No. C 30697 Ren. 11/01/17 STATE OF CALIFORNIA</div> <div>ALTERATIONS TO: 43 Everson Street SAN FRANCISCO, CA, 94131</div> <div>ISSUED FOR SITE PERMIT/ D.R. HEARING</div> <div>PROJECT INFO, ABBREVIATIONS, GENERAL NOTES</div> <div>DATE 05/24/2017 SCALE AS NOTED DRAWN AR/JAB</div> <div>A0.1</div>
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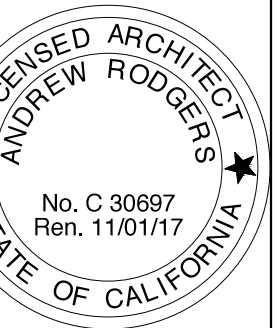
1 EXISTING SITE & ROOF PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
3/27/2017 D.R./NEIGHBOR
CONCESSIONS

rogers
architecture
415 309 9612
www.rogersarchitecture.com



ALTERATIONS TO:
43 Everson Street
SAN FRANCISCO, CA, 94131

ISSUED FOR
SITE PERMIT/
D.R. HEARING

SITE & ROOF
PLANS

DATE 05/24/2017

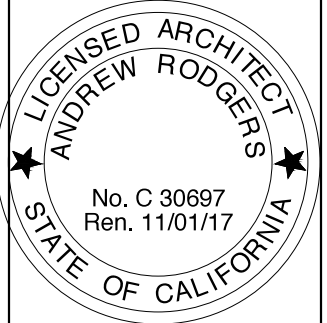
SCALE AS NOTED

DRAWN AR/JAB

A1.1

REVISIONS:
1/27/2016 SITE PERMIT
5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
3/27/2017 D.R./NEIGHBOR
CONCESSIONS

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architecture
415 309 9612
www.rogersarchitecture.com



ALTERATIONS TO:
43 **Everson Street**
SAN FRANCISCO, CA, 94131

ISSUED FOR
SITE PERMIT/
D.R. HEARING

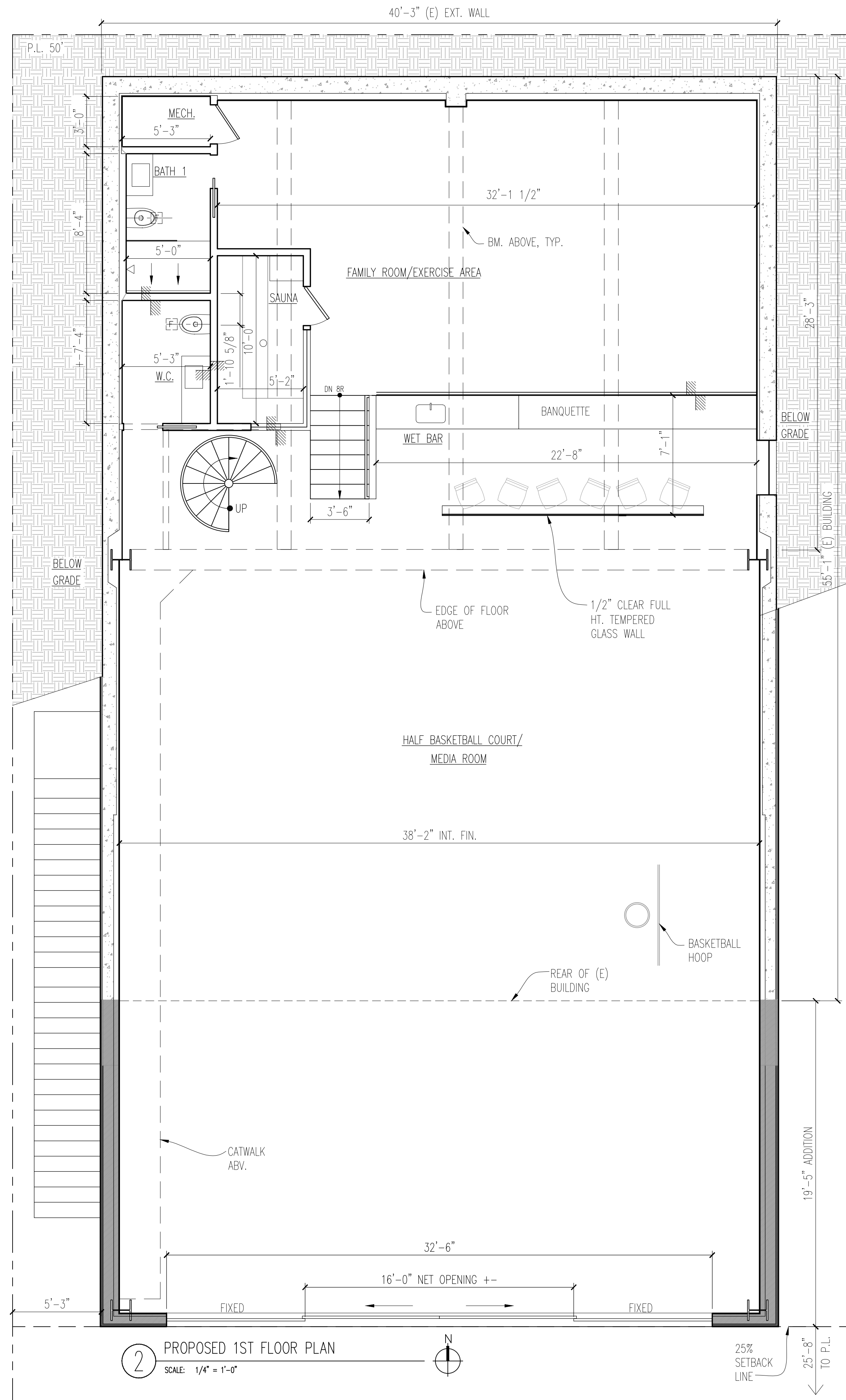
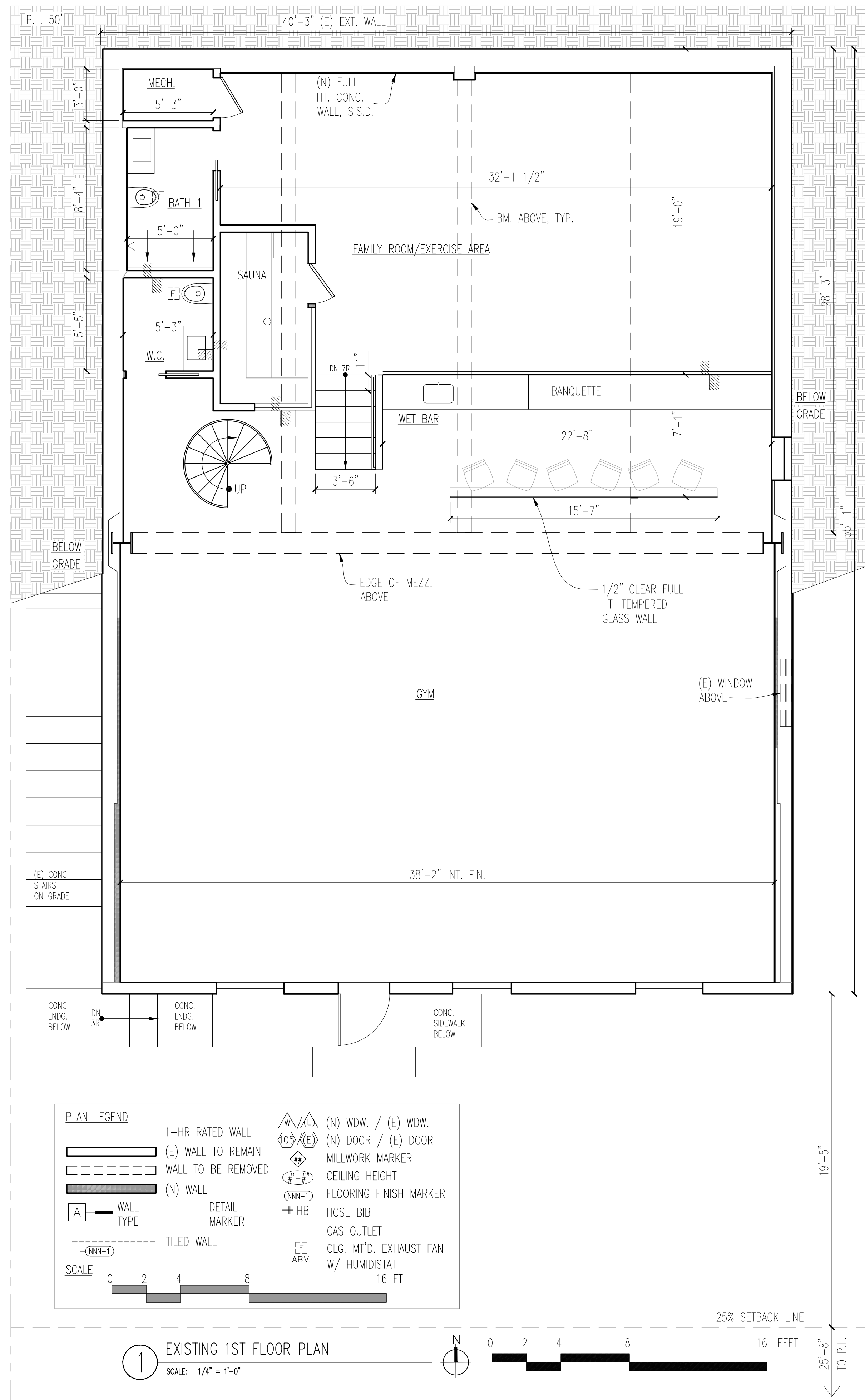
1ST FLOOR
PLANS

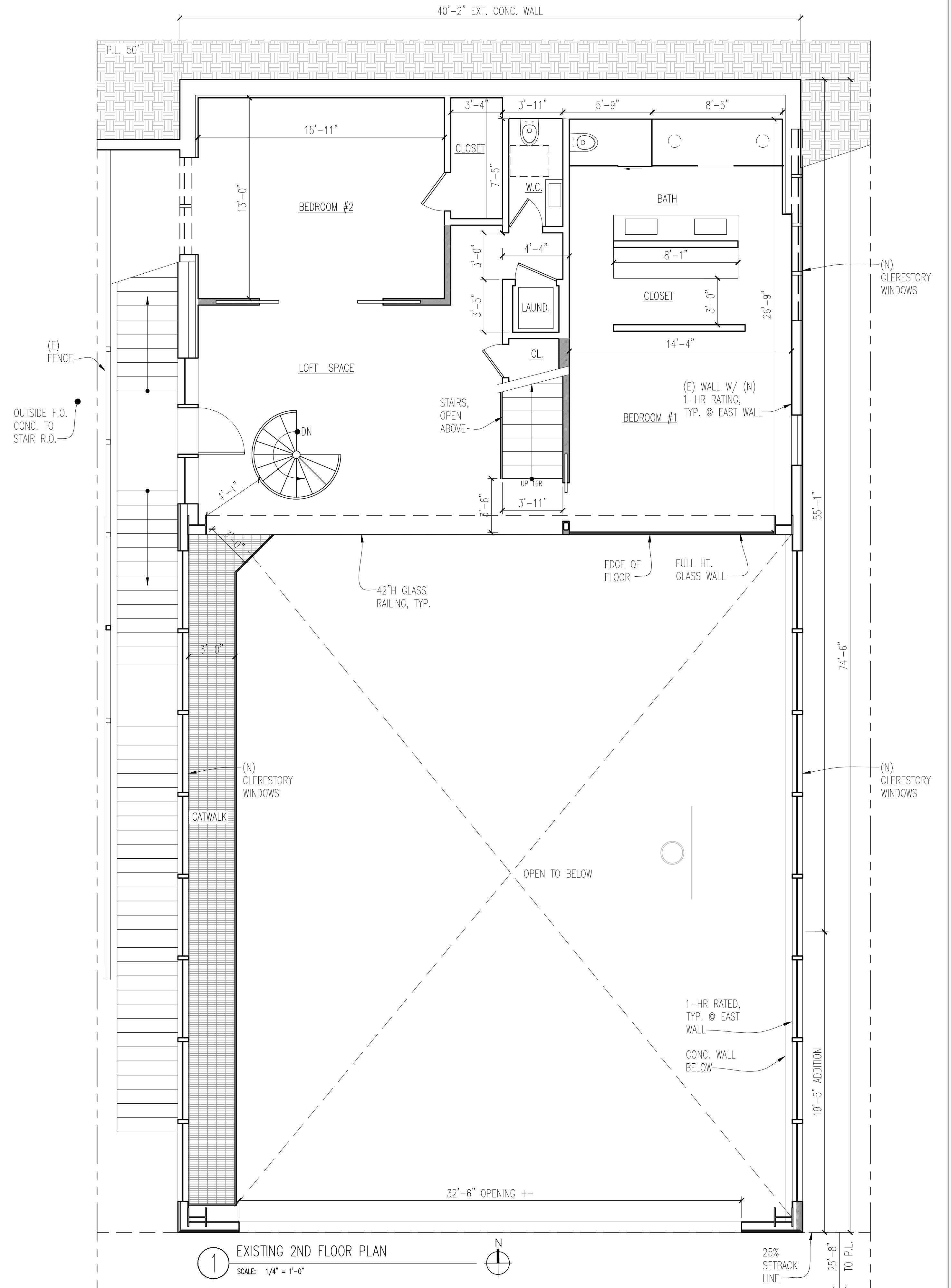
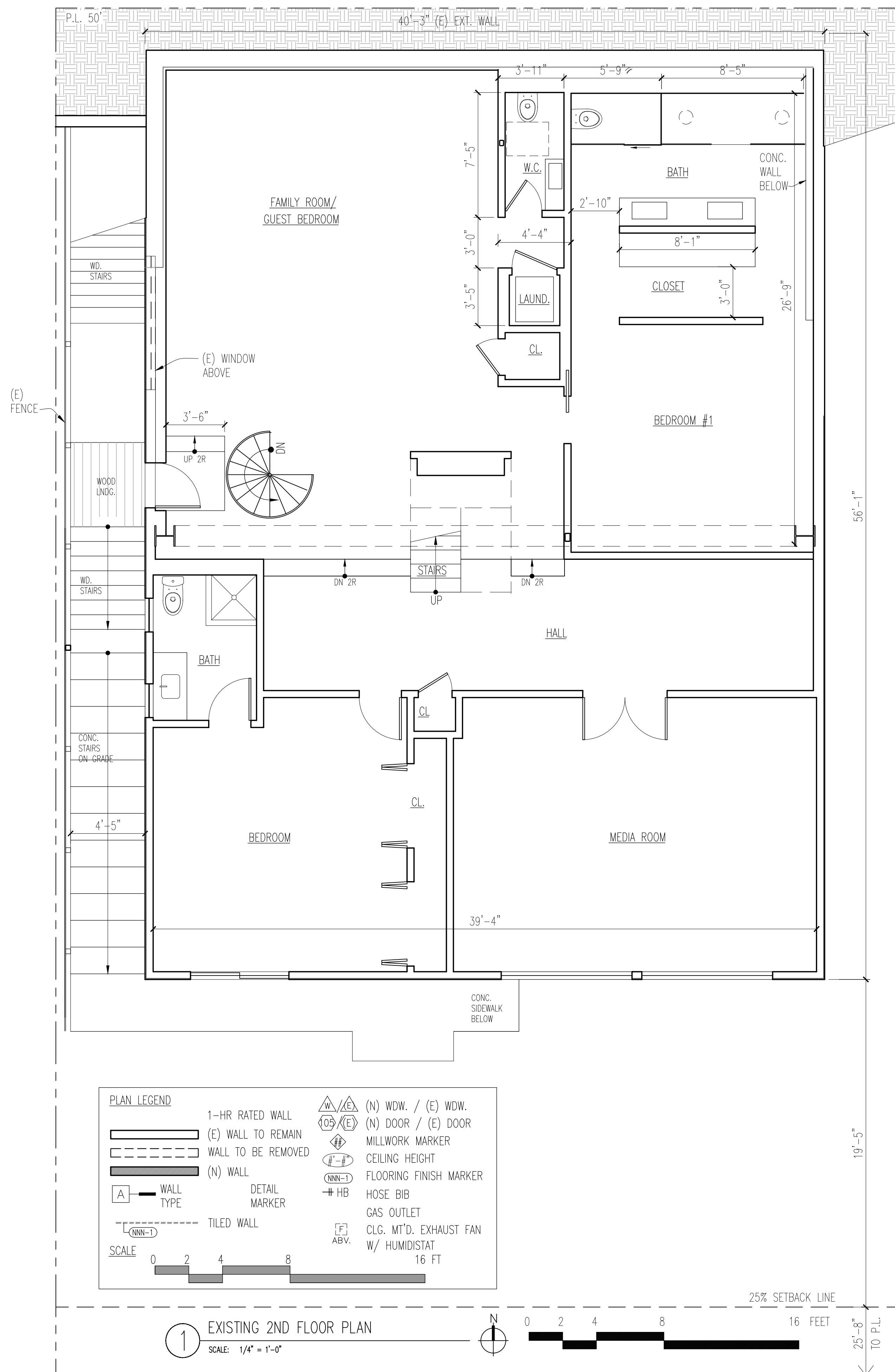
DATE 05/24/2017

SCALE AS NOTED

DRAWN AR/JAB

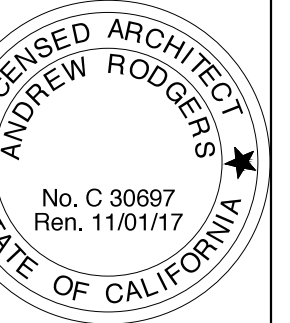
A1.2





REVISIONS:
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 3/08/2017 D.R./NEIGHBOR CONCESSIONS
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ALTERATIONS TO:
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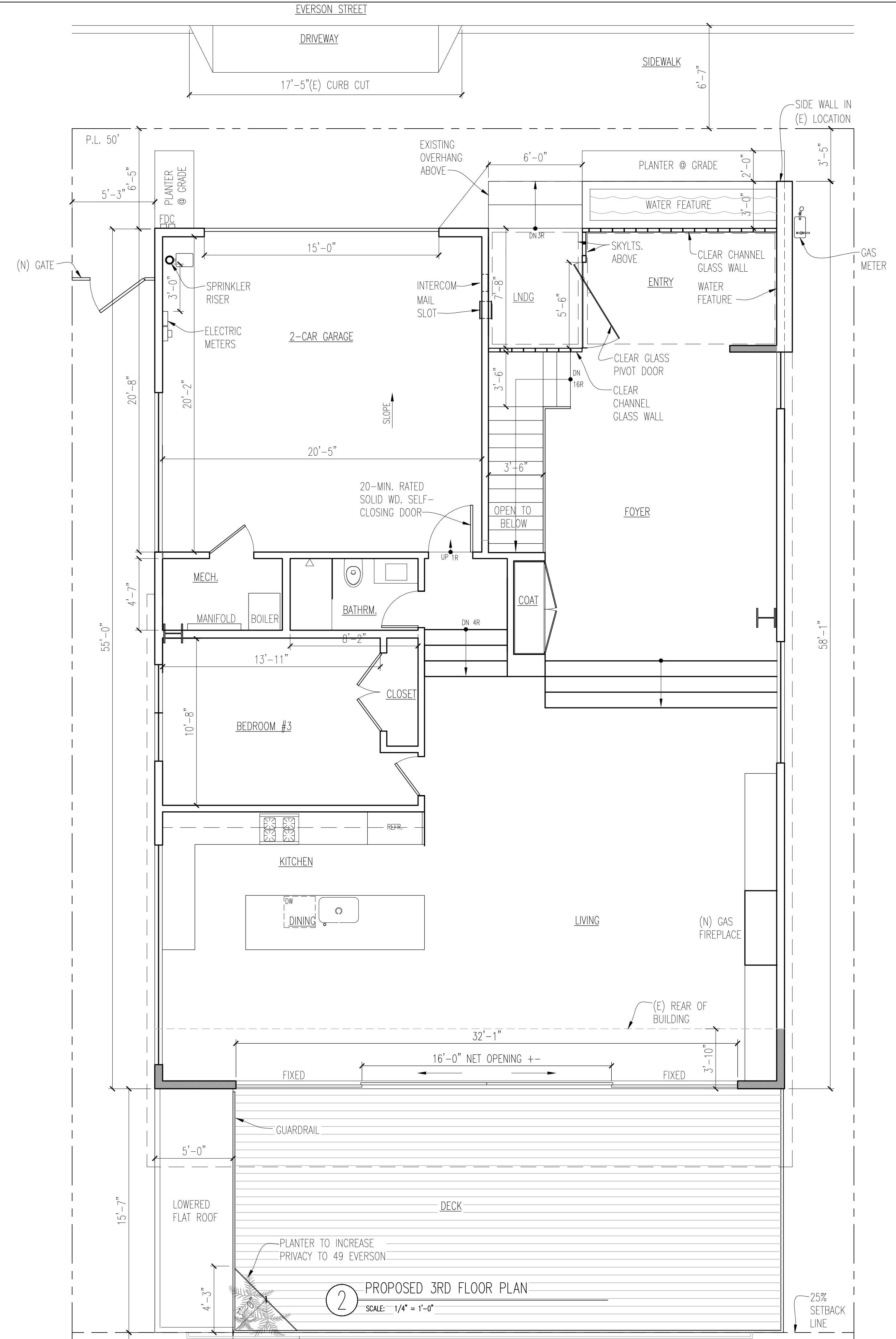
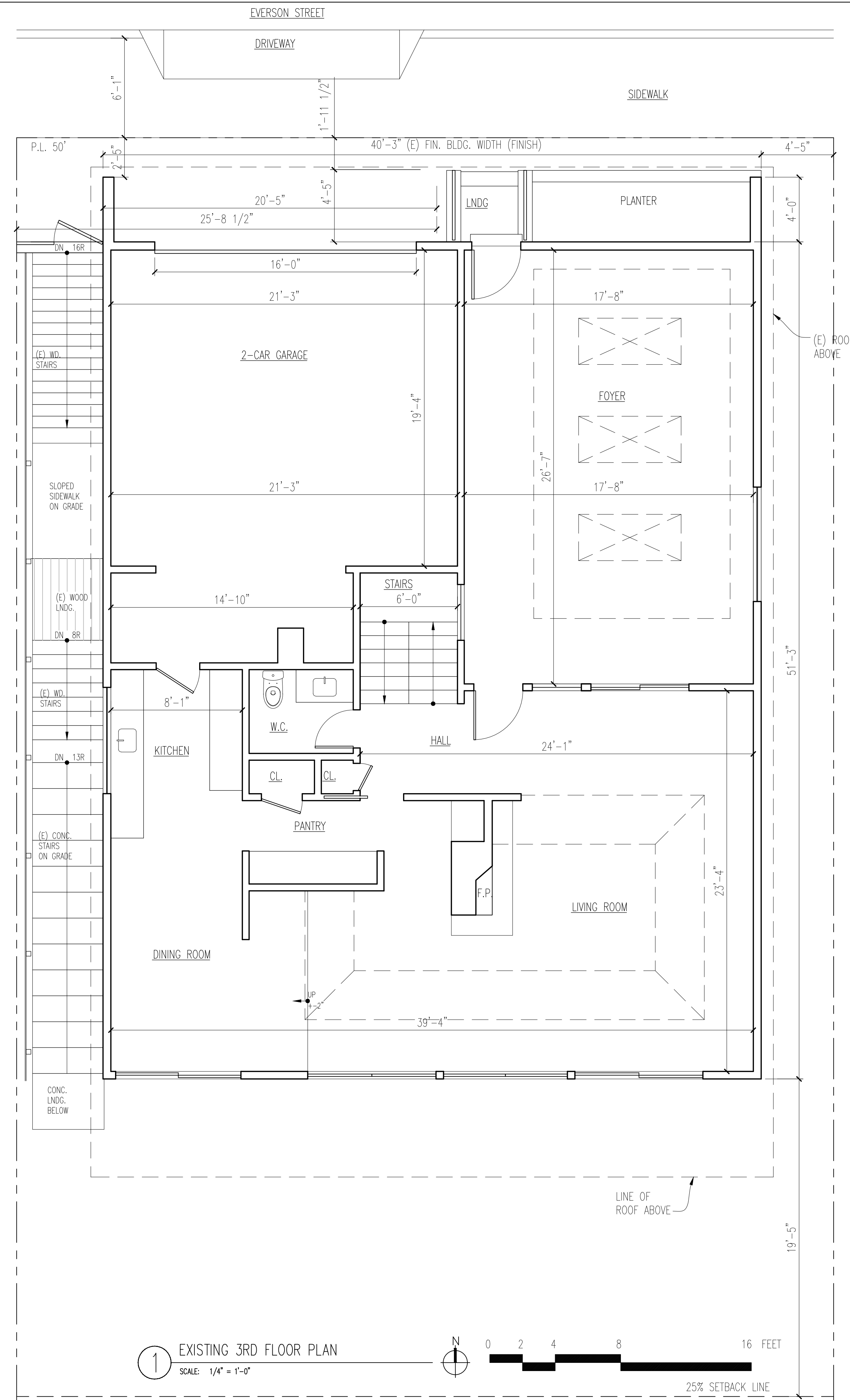
**2ND FLOOR
 PLANS**

DATE 05/24/2017

SCALE AS NOTED

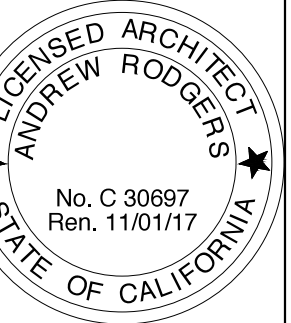
DRAWN AR/JAB

A1.3



REVISIONS:
 /27/2016 SITE PERMIT
 /18/2016 PLANNING REV.
 RDT COMMENTS
 /08/2017 D.R./NEIGHBOR
 CONCESSIONS
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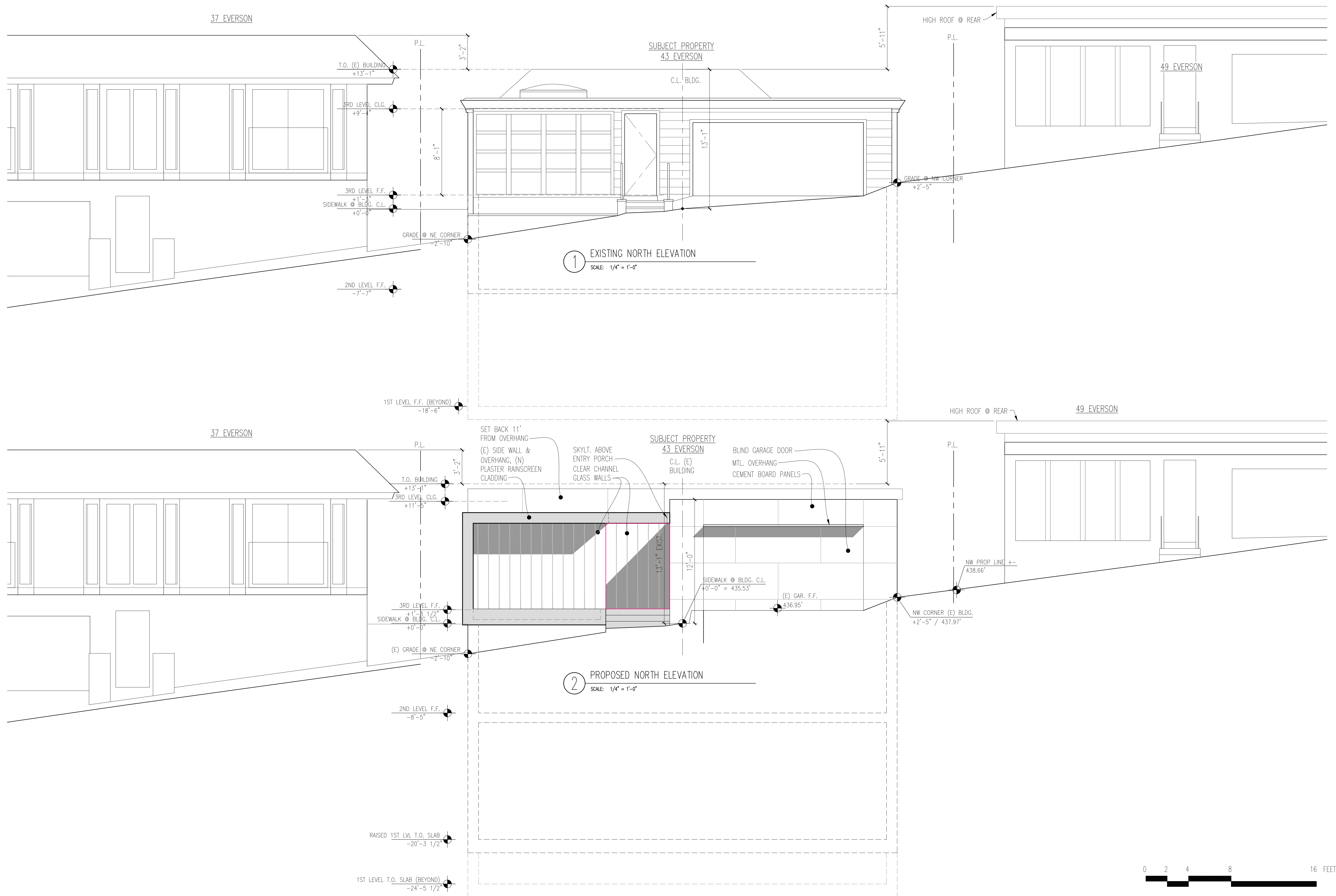
3RD FLOOR
PLANS

DATE 05/24/2017

SALE	AS NOTED
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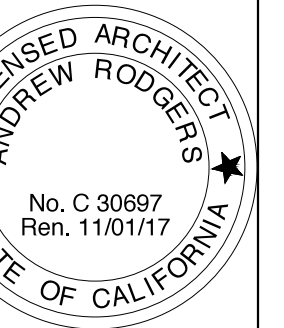
RAWN	AR/JAB
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A1.4



REVISIONS:
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5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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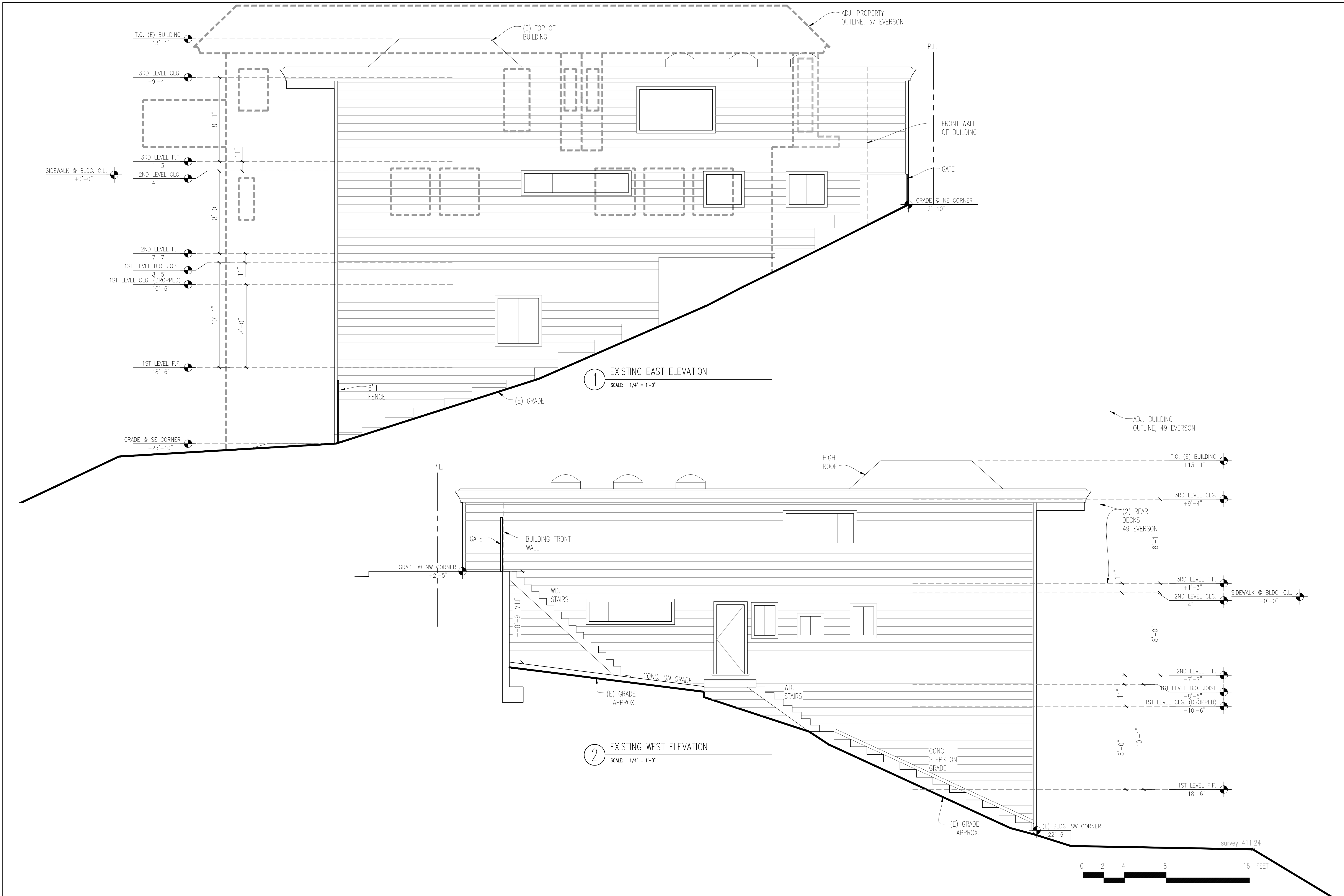
ALTERATIONS TO:
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**NORTH
ELEVATIONS**

DATE 05/24/2017
SCALE AS NOTED
DRAWN AR/JAB

A2.1



REVISIONS:
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5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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CONCESSIONS

ALTERATIONS TO:
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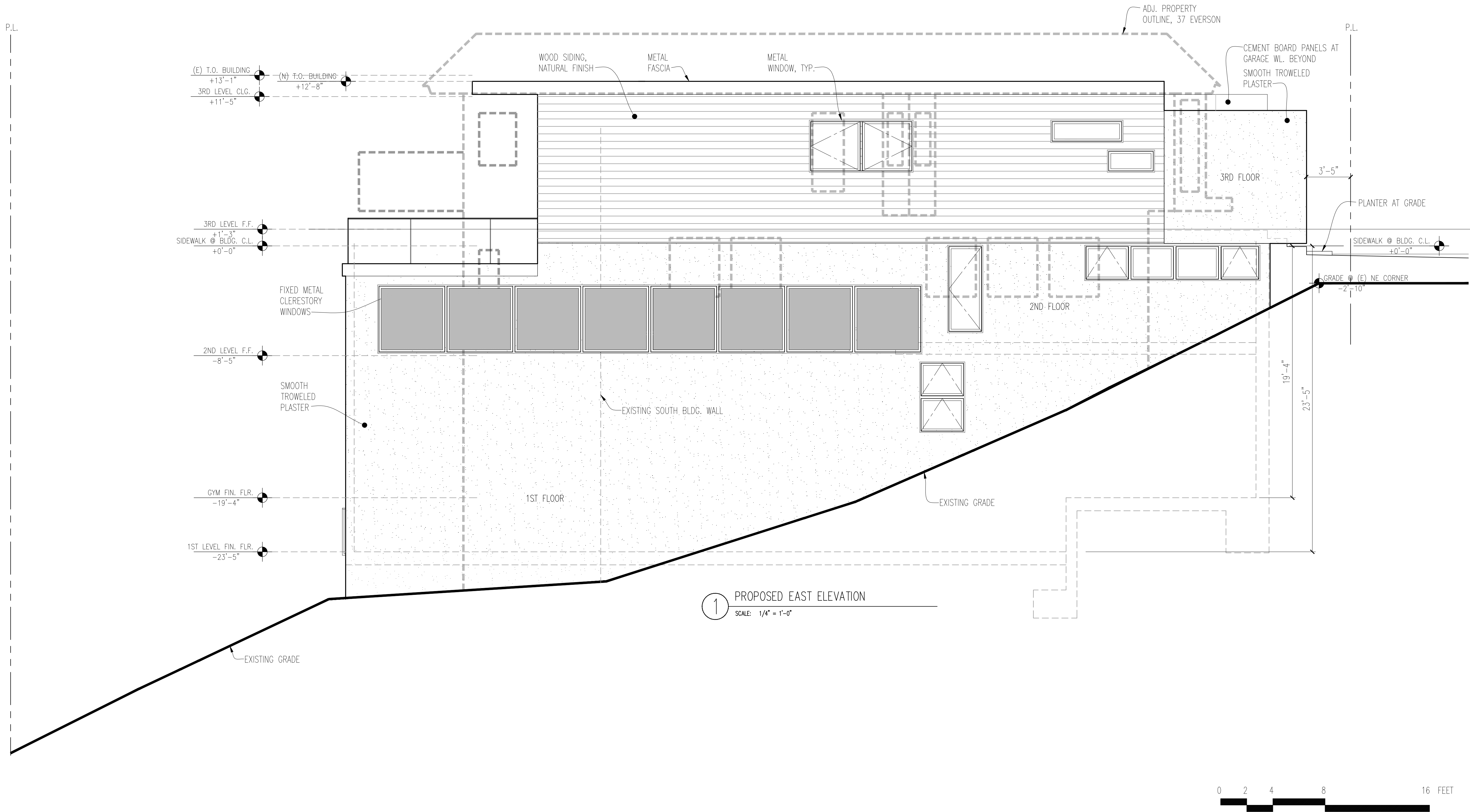
EXISTING
EAST & WEST
ELEVATIONS

DATE 05/24/2017
SCALE AS NOTED
DRAWN AR/JAB

A2.2

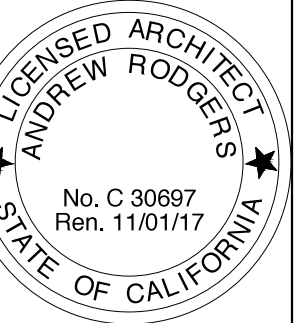
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LICENSED ARCHITECT
ANDREW RODGERS
No. C 30697
Ren. 11/01/17
STATE OF CALIFORNIA



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ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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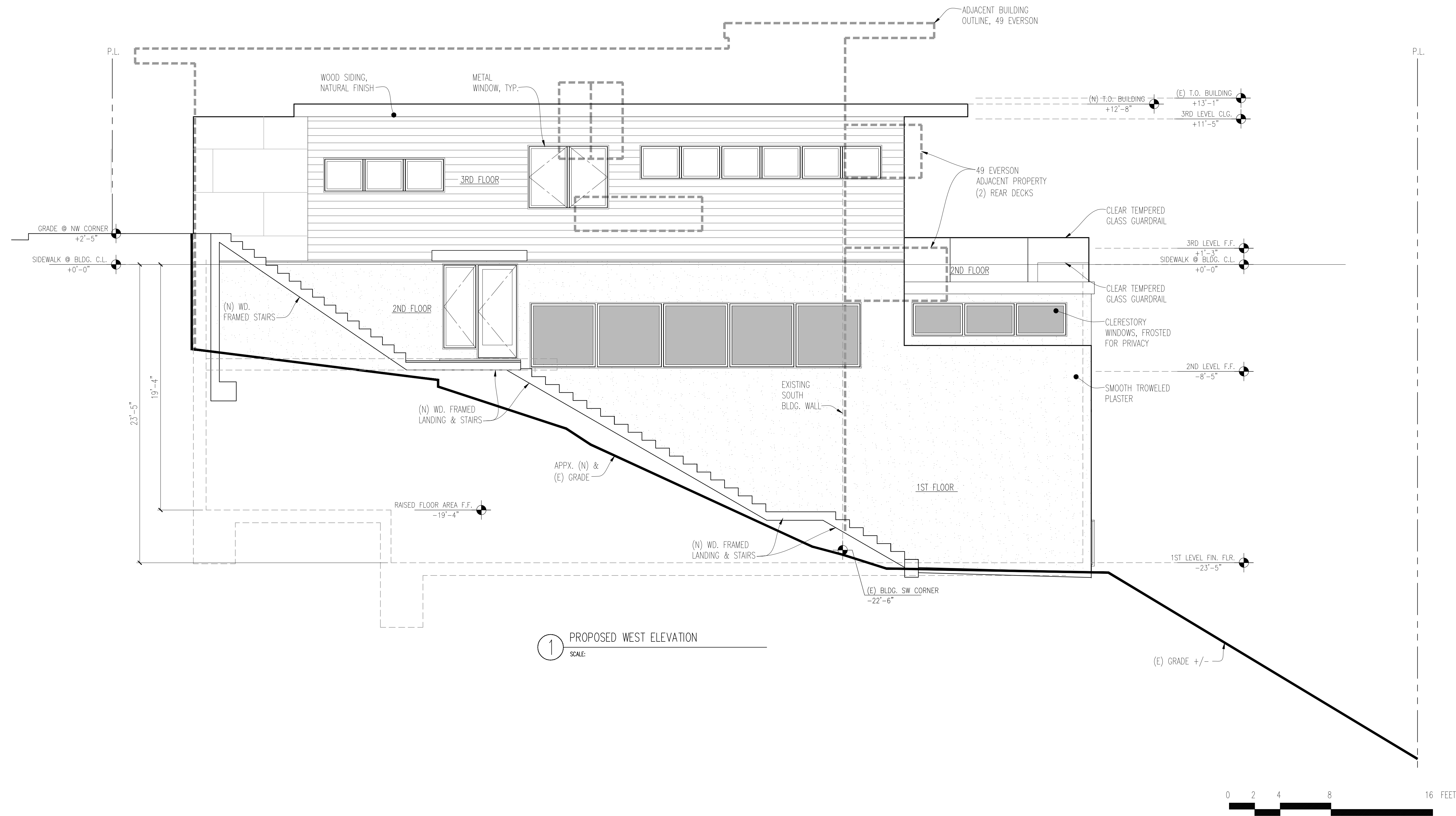
PROPOSED
EAST
ELEVATION

DATE 05/24/2017

SCALE AS NOTED

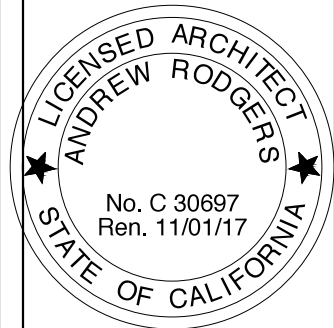
DRAWN AR/JAB

A2.3



REVISIONS:
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5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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PROPOSED
WEST
ELEVATION

DATE 05/24/2017

SCALE AS NOTED

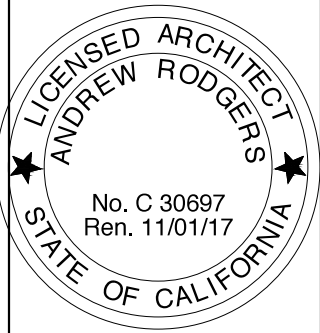
DRAWN AR/JAB

A2.4



REVISIONS:
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ROT COMMENTS
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CONCESSIONS
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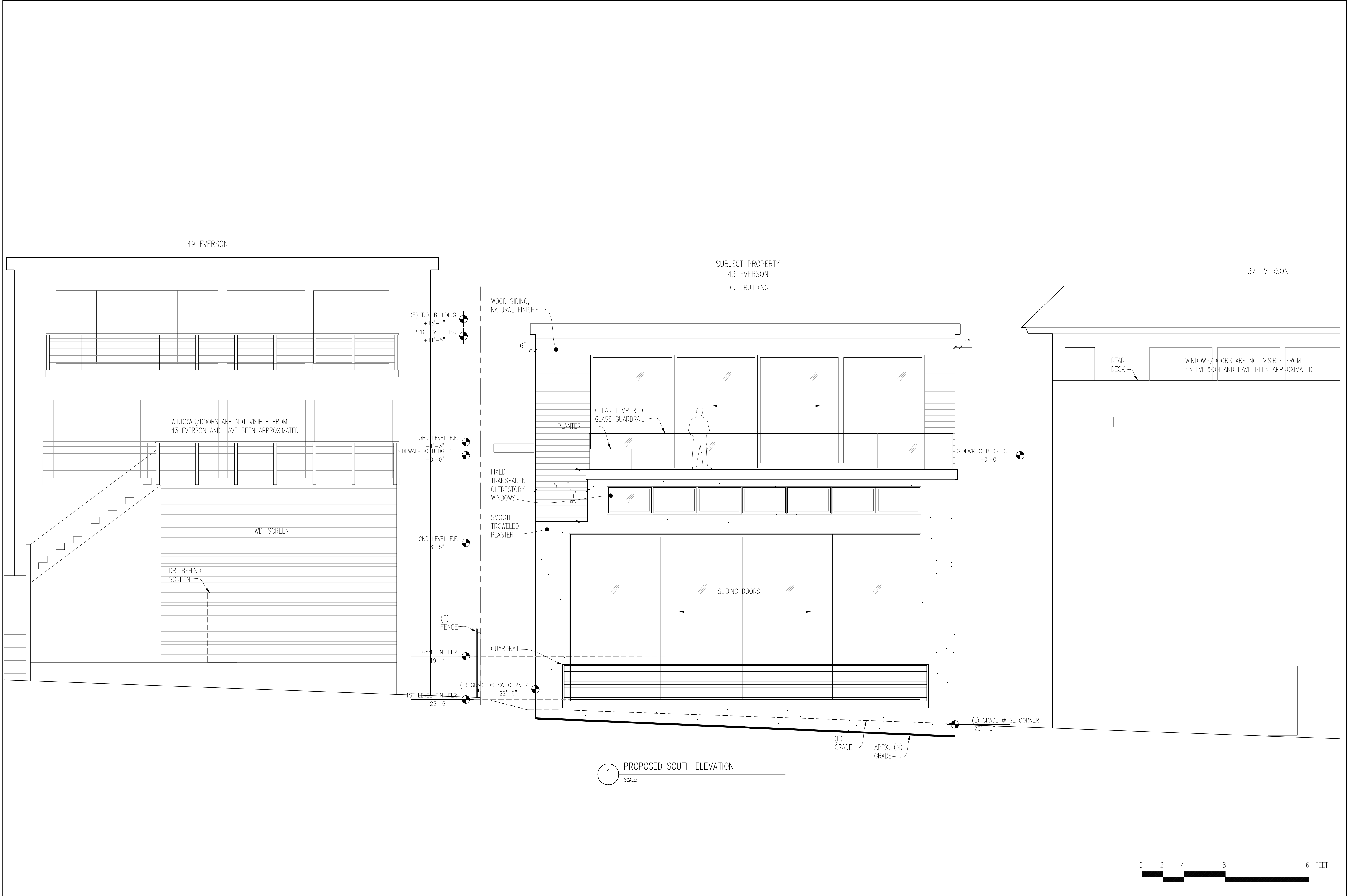
ALTERATIONS TO:
43 Everson Street
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ISSUED FOR
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EXISTING
SOUTH
ELEVATION

DATE 05/24/2017
SCALE AS NOTED
DRAWN AR/JAB

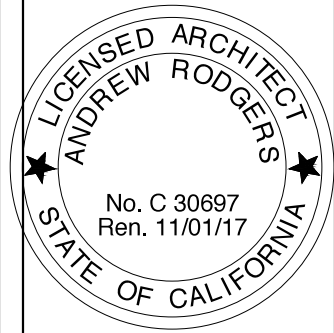
A2.5



1 PROPOSED SOUTH ELEVATION
SCALE:

REVISIONS:
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ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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CONCESSIONS

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ALTERATIONS TO:
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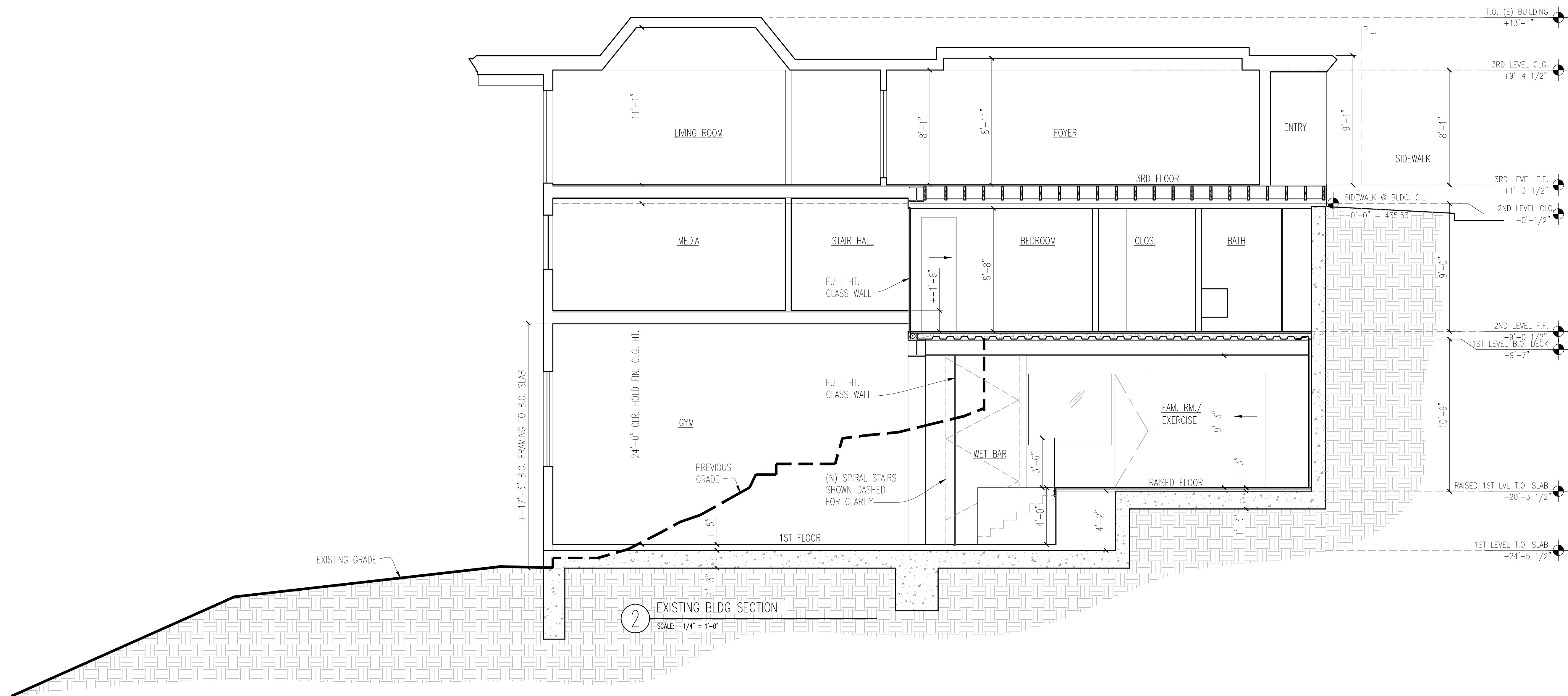
ISSUED FOR
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PROPOSED
SOUTH
ELEVATION

DATE 05/24/2017
SCALE AS NOTED
DRAWN AR/JAB

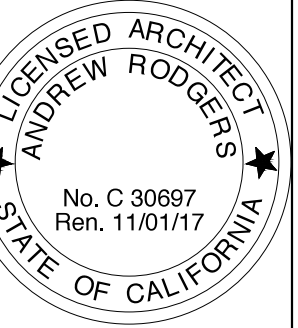
A2.6

P.L.



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5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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ALTERATIONS TO:
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EXISTING
SECTION

DATE 05/24/2017

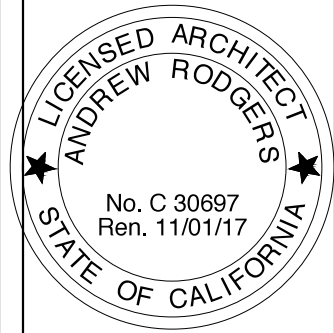
SCALE AS NOTED

DRAWN AR/JAB

A3.1

REVISIONS:
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5/18/2016 PLANNING REV.
ROT COMMENTS
3/08/2017 D.R./NEIGHBOR
CONCESSIONS
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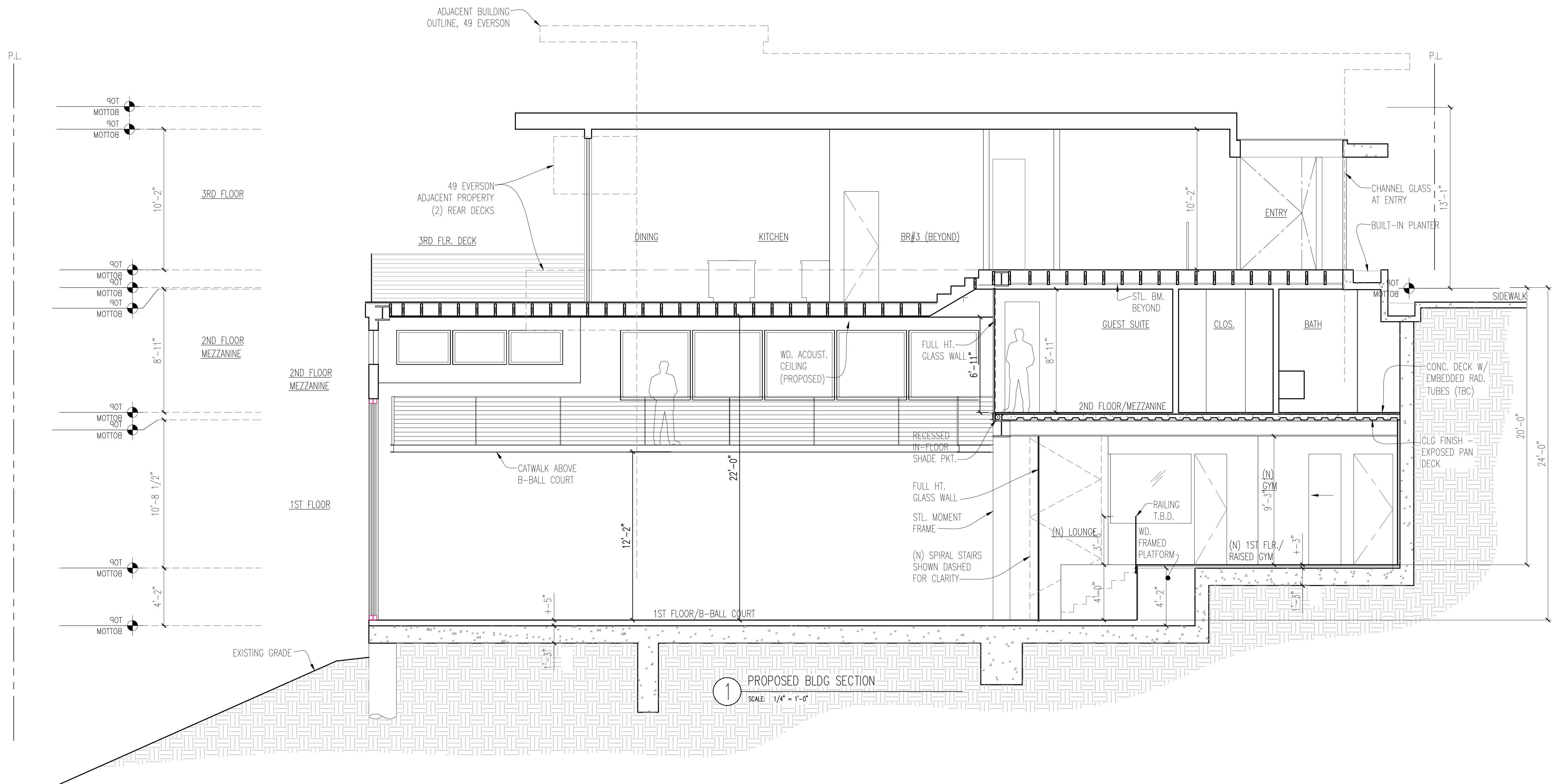
PROPOSED
SECTION

DATE 05/24/2017

SCALE AS NOTED

DRAWN AR/JAB

A3.2



REAR ADDITION
AERIAL VIEW FROM EAST



REAR ADDITION
AERIAL VIEW FROM EAST



REAR ADDITION
AERIAL VIEW FROM SOUTHWEST



REAR ADDITION
AERIAL VIEW FROM SOUTHWEST



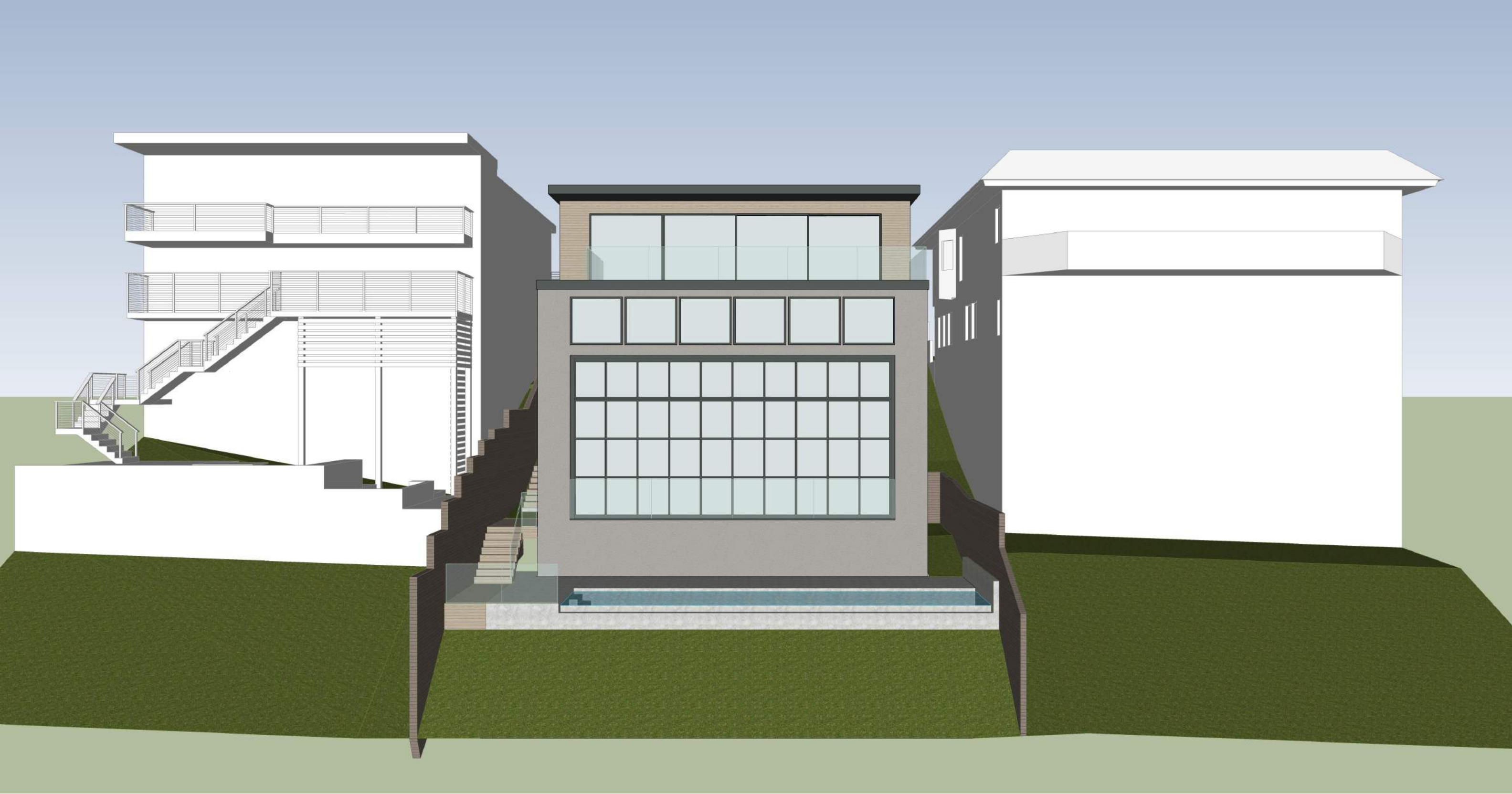
REAR ADDITION
AERIAL VIEW FROM WEST



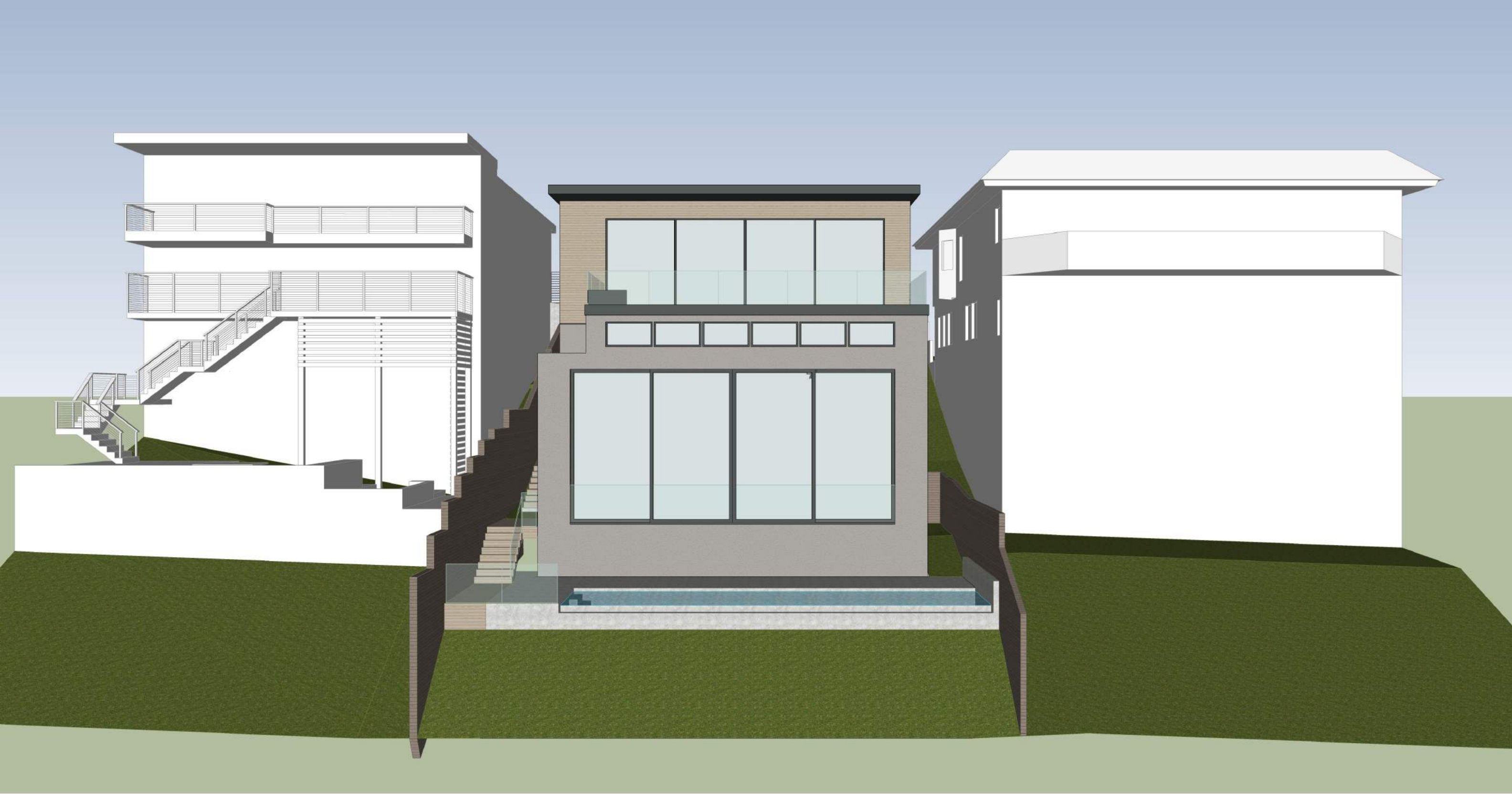
REAR ADDITION
AERIAL VIEW FROM WEST



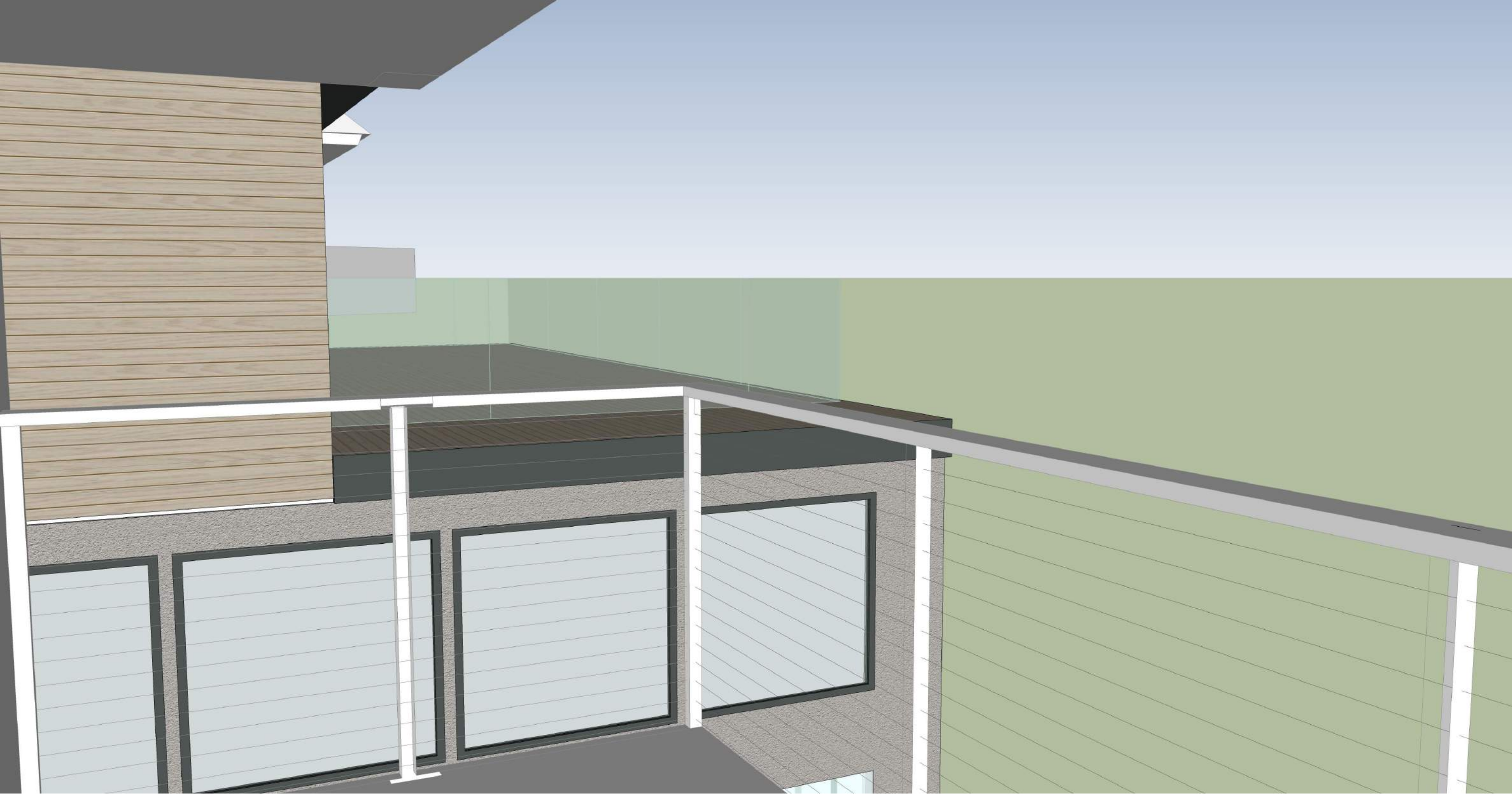
REAR ADDITION
AERIAL VIEW FROM SOUTH



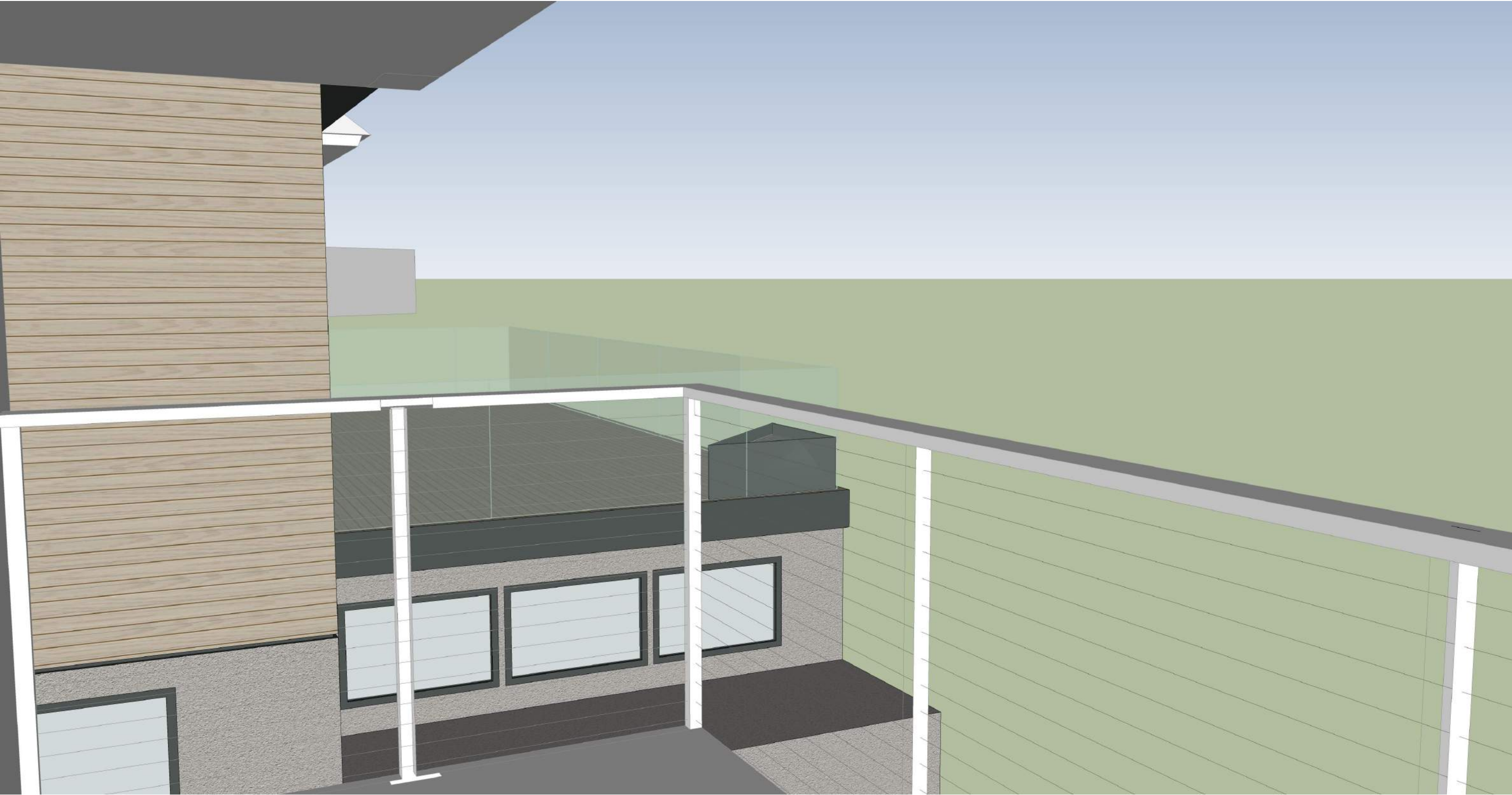
REAR ADDITION
AERIAL VIEW FROM SOUTH



REAR ADDITION
VIEW FROM 49 EVERSON LOWER DECK

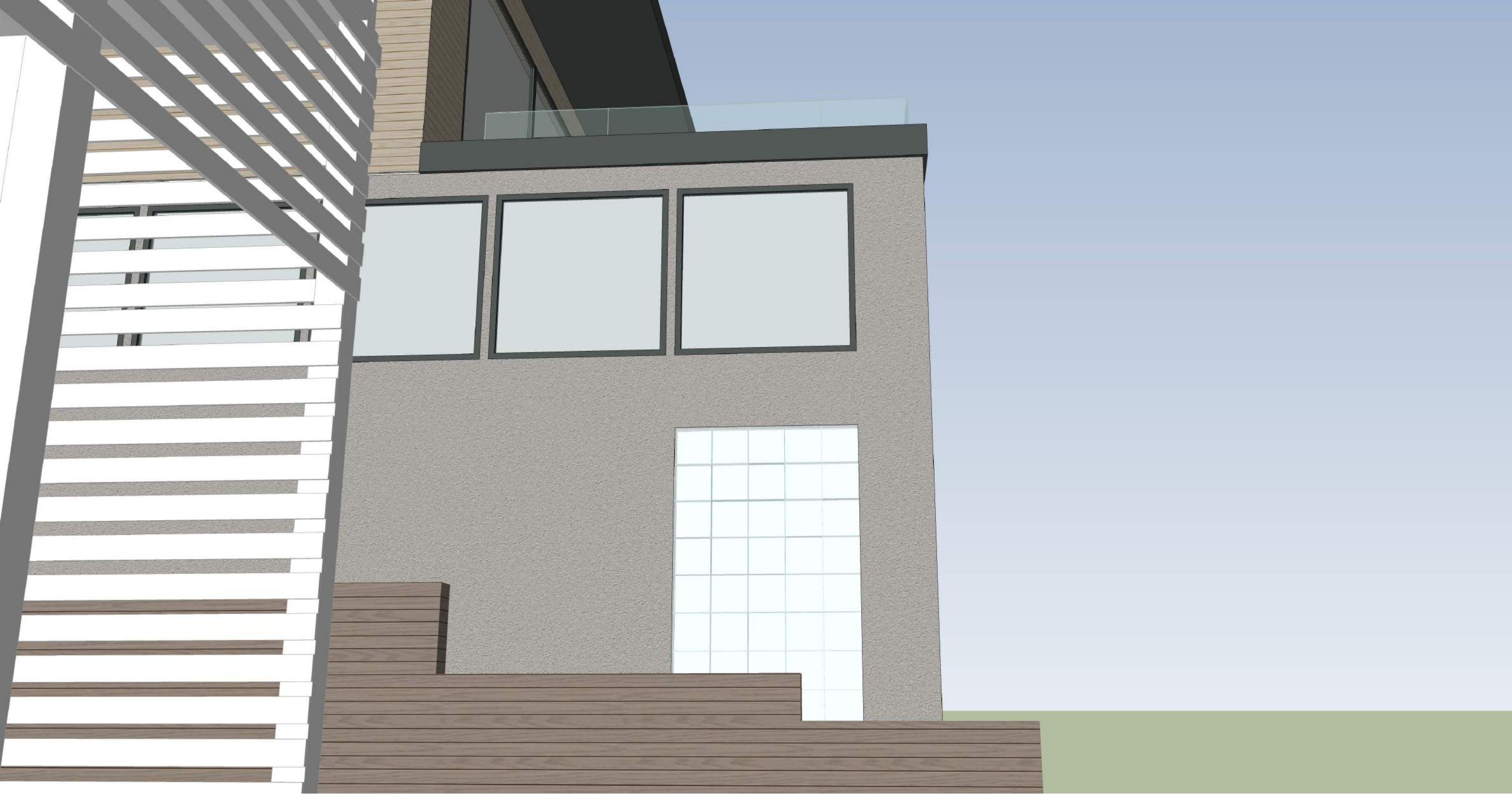


REAR ADDITION
VIEW FROM 49 EVERSON LOWER DECK



REAR ADDITION

VIEW FROM 49 EVERSON ELEVATED REAR YARD DECK



REAR ADDITION

VIEW FROM 49 EVERSON ELEVATED REAR YARD DECK



FRONT FACADE
VIEW FROM STREET

