



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 26, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 16, 2018
Case No.: **2017-001920DRP-02**
Project Address: **3747 JACKSON STREET**
Permit Application: 2017.04.14.4072
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 0989/021
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green St, Suite 4
San Francisco, CA 94109
Staff Contact: Christopher May – (415) 575-9087
Christopher.May@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes the construction of one- and three-story horizontal rear additions and a 4th floor vertical addition to the existing three-story-over-garage single-family dwelling. The project also proposes the expansion of the existing basement level to accommodate an additional off-street parking space, minor alterations to the front façade, and interior alterations. The project is not seeking any variances or modifications to the requirements of the Planning Code.

SITE DESCRIPTION AND PRESENT USE

The project site is a rectangular-shaped lot located on the south side of Jackson Street between Cherry and Maple Streets in the Presidio Heights neighborhood. It is developed with a three-story-over-garage, single-family dwelling constructed circa 1912. The subject lot is approximately 30 feet wide, 128 feet deep and 3,763 square feet in size. The property slopes steeply upwards from the street such that the existing garage level and first floor are below grade at the rear. The proposed additions would increase the gross floor area of the dwelling from approximately 5,310 square feet to approximately 8,285 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Presidio Heights neighborhood is zoned RH-1 (Residential, House, One-Family) and is characterized by a mix of very large three- and four-story single-family homes constructed from the early 1900s through the 1920s. Immediately to the east and west of the subject property there are two three-story-over-garage, single-family dwellings owned by two of the three DR Requestors. Behind and uphill from the subject property there are three-story-over-garage single-family dwellings, including one owned by the third DR Requestor.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	January 22, 2018 – February 21, 2018	February 20 & 21, 2018	April 26, 2018	65 & 66 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 16, 2018	April 16, 2018	10 days
Mailed Notice	10 days	April 16, 2018	April 16, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2 (3737 and 3755 Jackson Street – both DR Requestors)	-
Other neighbors on the block or directly across the street	-	1 (3850 Washington Street – DR Requestor)	-
Neighborhood groups	-	-	-

No other neighborhood comments have been received regarding this project.

DR REQUESTORS

DR Requestor #1: Barbara Folger, owner of 3755 Jackson Street - the three-story-over-garage, single-family dwelling immediately west of the subject property.

DR Requestor #2A: Kevin Perkins, owner of 3737 Jackson Street - the three-story-over-garage, single-family dwelling immediately east of the subject property.

DR Requestor #2B: Allan and Gwen Anderson, owners of 3850 Washington Street - the three-story-over-garage, single-family dwelling behind and one lot to the west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated February 20 and 21, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated April 4, 2018.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) considered the DR Applications on March 9, 2018, and determined that the proposed project is not exceptional or extraordinary. Specifically, the proposed fourth floor vertical addition is minimal in size and is adequately set back from the front, rear and side facades, including a 14-foot setback from the adjacent neighbor to the east and a 4-foot setback from the adjacent neighbor to the west to protect their access to light and air. Additionally, it was noted that the horizontal rear additions are appropriate and maintain access to the midblock open space from the DR Requestors' properties.

In an attempt to address the concerns raised by the DR Requestors, the project sponsor proposed an alternate design for the fourth floor vertical addition, which would shift much of the massing from the rear towards the front of the building. The two adjacent property owners, representing two of the three DR Requestors, have indicated support for the revised proposal and offered to withdraw their opposition should the Planning Department approve the revised project. RDAT reviewed the alternative plans on March 9, 2018, and expressed support for the revised fourth floor as it met the intent of the Residential Design Guidelines, was minimally visible from the street, and mitigated the concerns of two of the three DR Requestors. A copy of the alternative project plans is included in the Commission's packet for informational purposes. The owners of the property at 3850 Washington Street, who are parties to the second DR request, did not respond to the revised proposal and maintain their opposition to the project. Because the alternative fourth floor proposes additional massing outside the area that was described and illustrated in the original Section 311 neighborhood notification, a new neighborhood notification would be required in order to formally revise the project. As such, the project before the Commission is the original proposal, which all three DR Requestors continue to oppose.

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

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

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications dated February 20 and 21, 2018

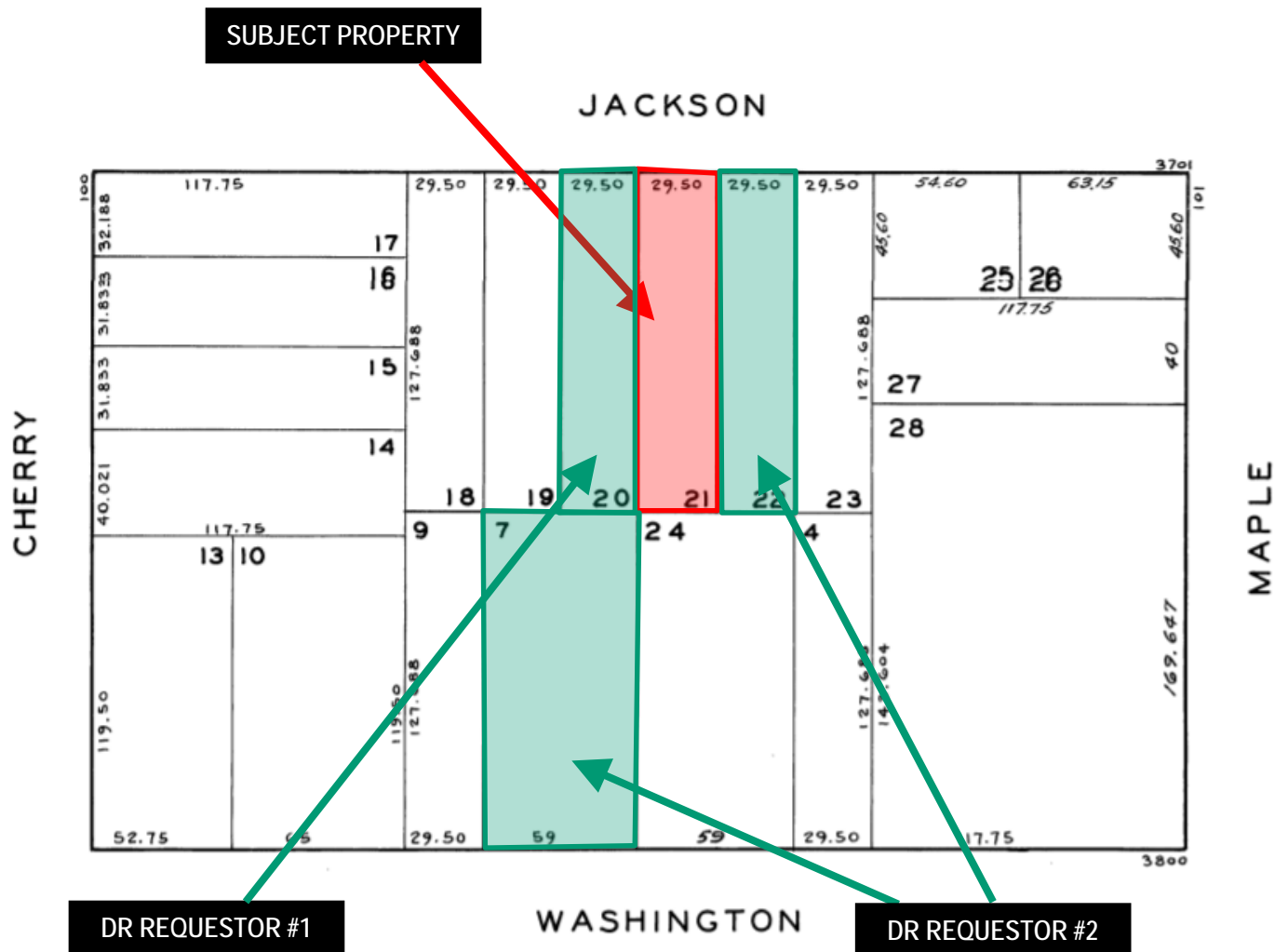
Response to DR Application dated April 4, 2018

Reduced 311 Plans dated January 3, 2018

Reduced Alternate Plans dated February 28, 2018

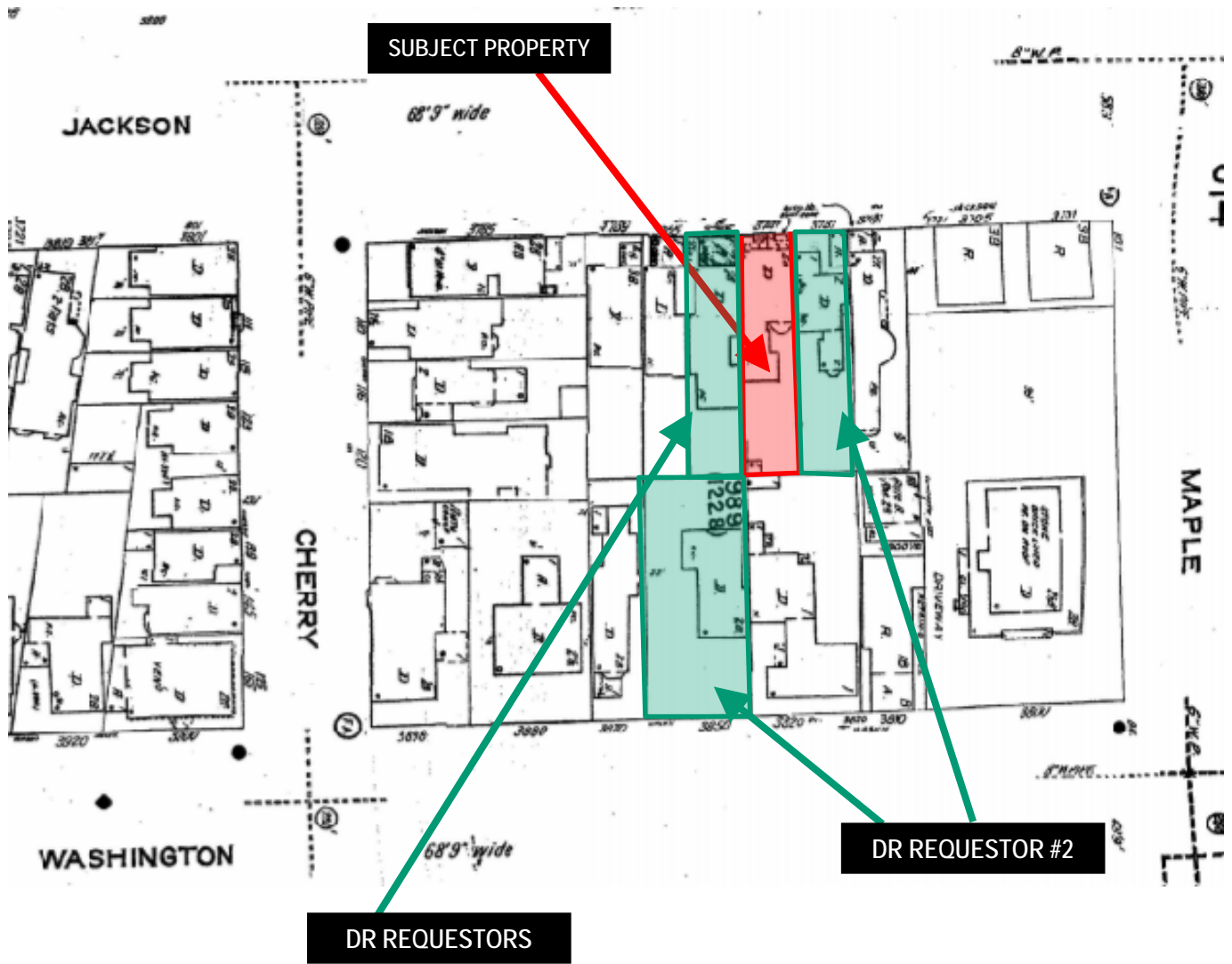
Letters of Support from Adjacent Neighbors in Response to Alternative Plans

Parcel Map



Discretionary Review Hearing
Case Number 2017-001920DRP-02
3747 Jackson Street

Sanborn Map*

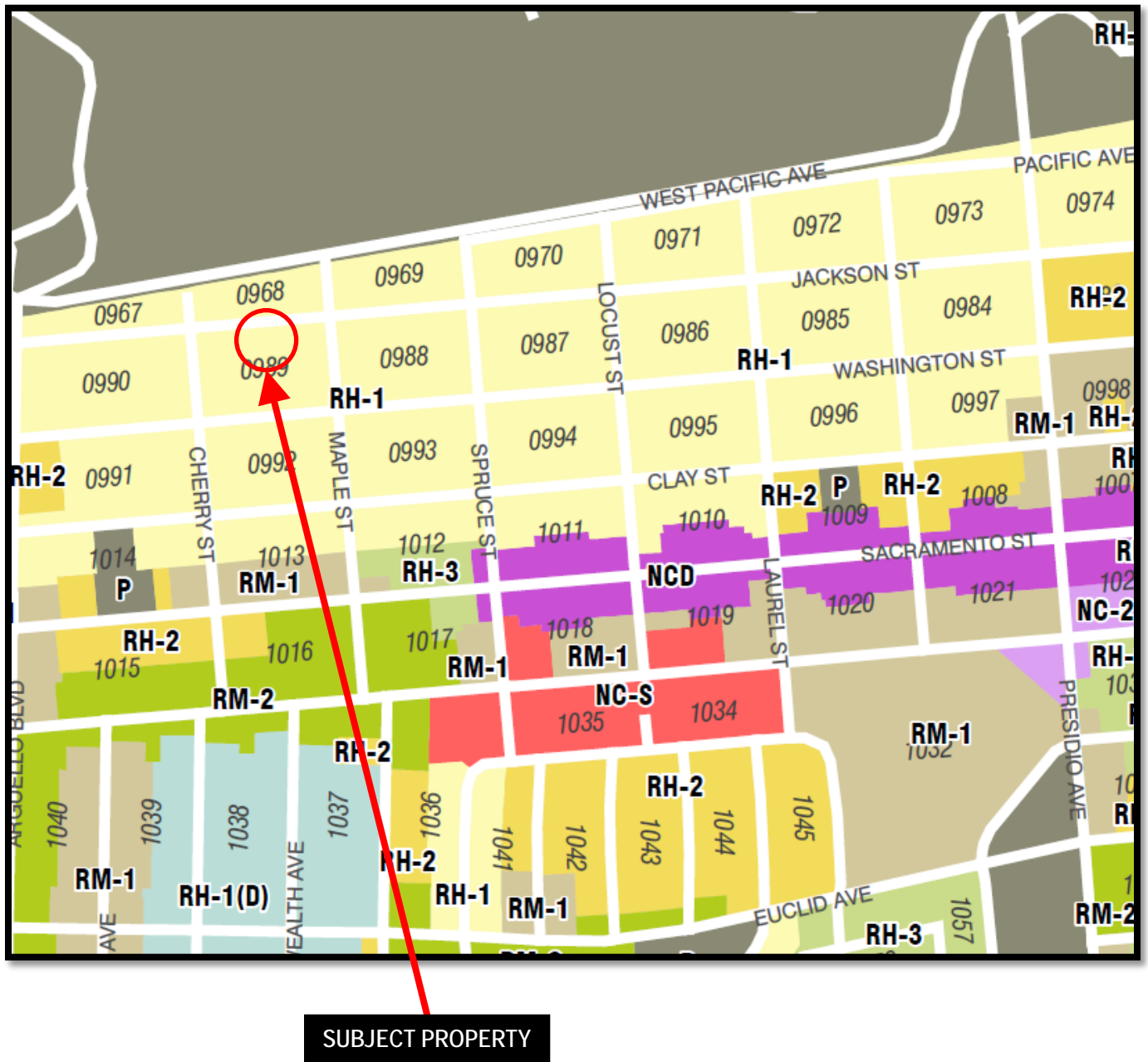


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2017-001920DRP-02
 3747 Jackson Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-001920DRP-02
3747 Jackson Street

Height & Bulk Map



Discretionary Review Hearing
Case Number 2017-001920DRP-02
3747 Jackson Street

Aerial Photo (Facing North)



SUBJECT PROPERTY

DR REQUESTORS



Discretionary Review Hearing
Case Number 2017-001920DRP-02
3747 Jackson Street

Aerial Photo (Facing South)



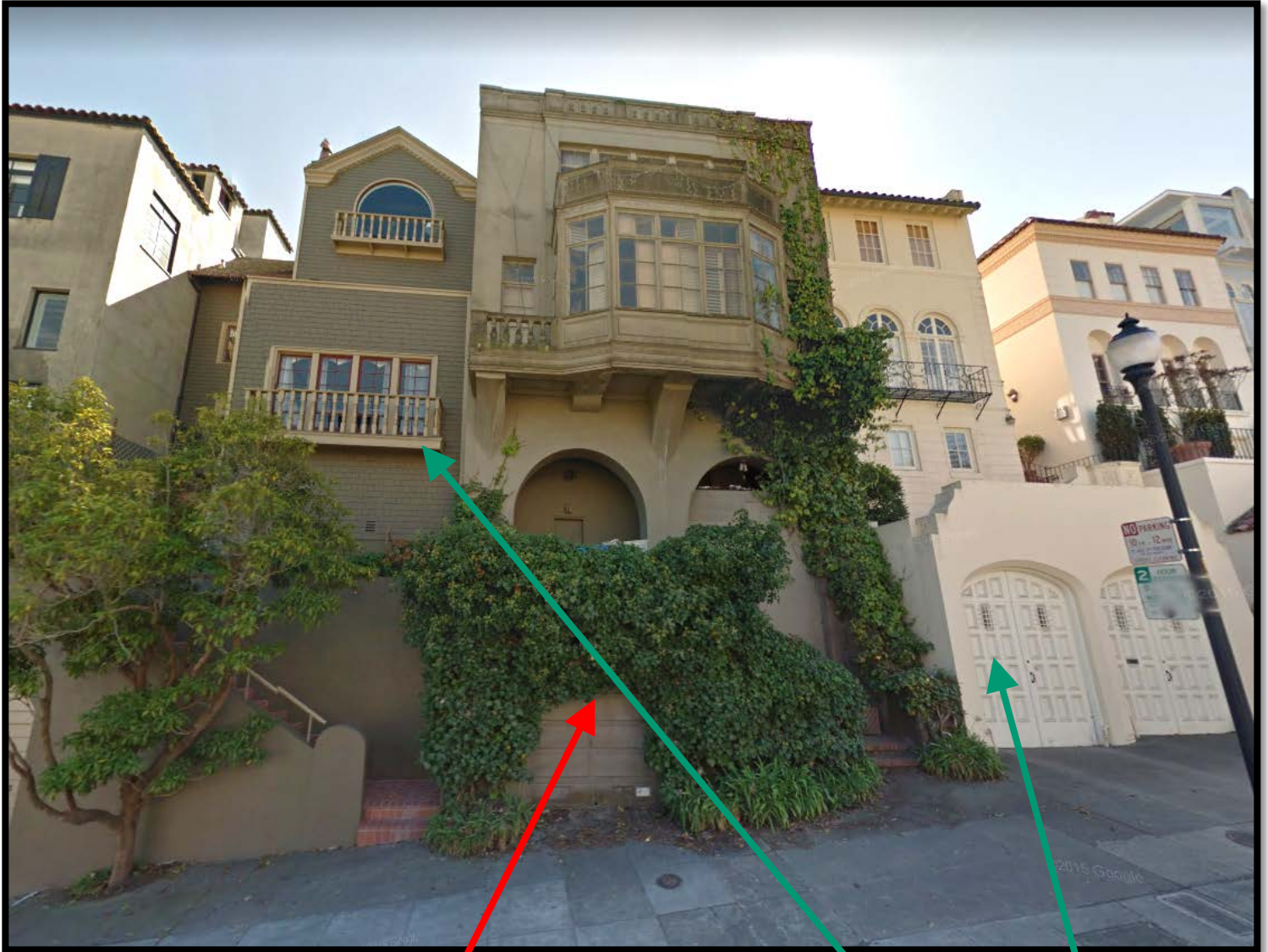
DR REQUESTORS

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-001920DRP-02
3747 Jackson Street

Site Photo



SUBJECT PROPERTY

DR REQUESTORS





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 14, 2017**, the Applicant named below filed Building Permit Application No. **2017.04.14.4072** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	3747 Jackson Street	Applicant:	Jonathan Pearlman, Elevation Architects
Cross Streets:	Maple & Cherry Streets	Address:	1159 Green Street, Suite 4
Block/Lot No.:	0989 / 021	City, State:	San Francisco, CA 94109
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 537-1125
Record No.:	2017-001920PRJ	Email:	jonathan@elevationarchitects.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 type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks at Rear	West – 0 feet (2 nd - 3 rd floors) East – 10 to 14 feet (2 nd - 3 rd floors)	West – 0 feet (2 nd - 3 rd floors), 4 feet (4 th floor) East – 9 feet (2 nd floor), 5 feet (3 rd floor), 8 to 14 feet (4 th floor)
Building Depth	78 feet	92 feet
Rear Yard	50 feet	32 feet
Building Height	42 feet	40 feet (to top of proposed 4 th floor)
Number of Stories	3	4
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2

PROJECT DESCRIPTION

The project proposes the construction of 1- and 3-story horizontal rear additions, a 4th floor vertical addition, the expansion of the existing basement level to accommodate an additional off-street parking space, minor alterations to the front façade, and interior alterations to the existing single-family dwelling. 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: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: 1/22/18
Expiration Date: 2/21/18

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3747 Jackson Street		0989/021
Case No.		Permit No.
2017-001920ENV		201704144072
<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. Vertical and horizontal addition to an existing single-family home. Excavate to add habitable space and an additional parking space.		

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.; change of use 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
<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 checked="" 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 checked="" 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 checked="" 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): Jeanie Poling

No archeological effects. Project will follow recommendations of 2/14/17 Divis geotechnical report. Sponsor enrolled in DPH Maher program.

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 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 checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" 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 checked="" 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 type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input 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): The proposed work to this contributor will not affect its status as a contributor, and will be in keeping with the district's character-defining features.	
Preservation Planner Signature: Rebecca Salgado	

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: Building Permit	Signature: Jeanie Poling
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/15/2018
	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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3747 Jackson Street		0989/021
Case No.	Previous Building Permit No.	New Building Permit No.
2017-001920PRJ	201704144072	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	7/20/2017
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Rebecca Salgado	3747 Jackson Street	
Block/Lot:	Cross Streets:	
0989/021	Cherry Street and Maple Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2017-001920ENV

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

DATE OF PLANS UNDER REVIEW:	3/14/2017
------------------------------------	-----------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Historic Resource Evaluation Supplemental prepared by Tim Kelley Consulting (dated February 2017).	
Proposed Project: Vertical and horizontal addition to an existing single-family home, facade alterations.	

PRESERVATION TEAM REVIEW:	
Category:	<input checked="" type="radio"/> A <input type="radio"/> B <input type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input checked="" type="radio"/> Yes <input type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text" value="n/a"/>	Period of Significance: <input type="text" value="1890-1930"/>
	<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor


Complies with the Secretary's Standards/Art 10/Art 11:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2017) and additional research by Planning Department staff, the subject property at 3747 Jackson Street contains a two-story-over-basement and sub-basement garage, wood-frame, single-family dwelling, designed in the Classical Revival style. The building was constructed in 1911 (source: assessor records and Sanborn map research). It is located within the Presidio Heights neighborhood. The original owners of the house are listed as Philip and May Jacoby. Philip Jacoby was an executive at the Standard Biscuit Company, and the Jacoby family occupied the subject property until 1930 (source: assessor records). In 1930, master architect Gardner Dailey and his wife, Marjorie, took ownership of the property. That same year, Gardner Dailey filed a building permit for "putting new front on house" (source: DBI records). No associated plans were filed with the building permit. The Daileys lived in the house until 1936, at which point they moved out but continued to own the house until 1942. Beyond the facade alteration by Dailey in 1930, other known alterations to the property include a rear yard landscape design by master architect Thomas Church in 1959, of which only some rear-yard fencing appears to remain, and the construction of an addition at the rear elevation in 1972 (source: DBI records).

No known historic events occurred at the subject property. The building was not part of a significant pattern of development in the Presidio Heights neighborhood (Criterion 1). Philip Jacoby was a wealthy businessman in San Francisco in the early twentieth century, but does not appear to have been an influential person in the city's history. Gardner Dailey is considered a master architect, but only lived in this house for six years. There is no evidence that Dailey worked from his house at this time, and the portion of his body of work that is considered to be most significant occurred after he moved out of 3747 Jackson Street. No other owners or occupants of the property would be considered important to history (Criterion 2). While a permit was issued in 1930 for Dailey to make alterations to the front of the house, no definitive proof has been found that he altered the building to its current appearance. There are other extant examples of Dailey's work from the period when he lived in 3747 Jackson Street, which predated the period in which he created his most architecturally significant buildings. The building is not otherwise architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

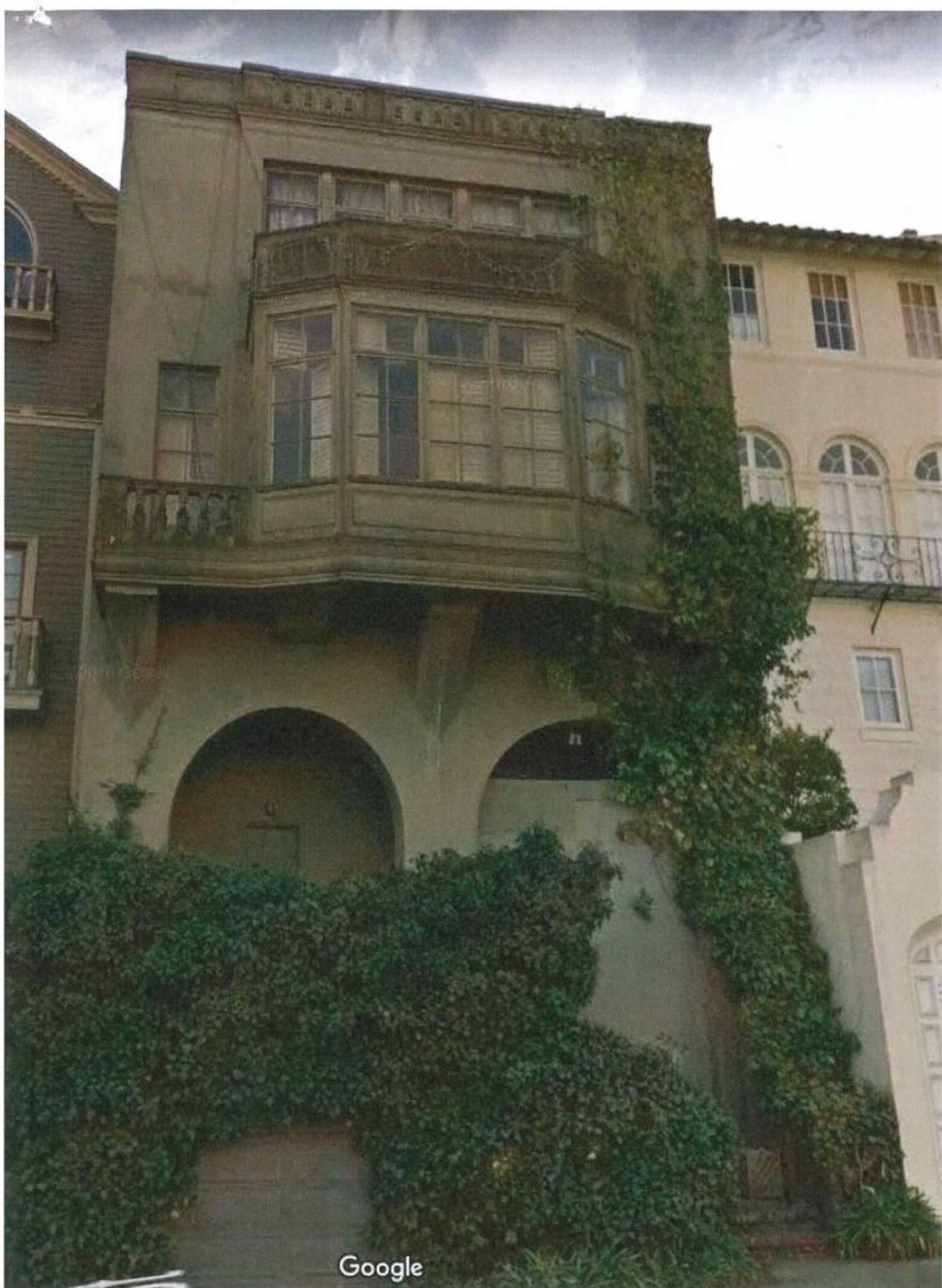
(continued on Attachment A)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-31-2017

Attachment A:

Although the subject property does not appear eligible for individual listing on the California Register, it does appear eligible for listing on the California Register as a contributor to a historic district. The subject property is located within the boundaries of the identified Presidio Heights historic district, which has a period of significance of 1880-1930. According to a Historic Resource Evaluation Response prepared for 3935 Washington Street (2014-002176ENV), "the district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by master architects in San Francisco." The subject property was constructed during this period of significance and would contribute to the historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually, but is eligible for listing in the California Register under Criterion 3 as a contributor to the identified Presidio Heights Historic District.



APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Nelli and Kevin Perkins (and Gwen / Allan Anderson)		
DR APPLICANT'S ADDRESS: 3737 Jackson St.	ZIP CODE: 94118	TELEPHONE: (510) 390-0280

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Liveline bonobos, LLC		
ADDRESS: 80 Rossi Ave.	ZIP CODE: 94118	TELEPHONE: (415) 516 7138

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: (510) 390-0280
E-MAIL ADDRESS: Kevinmperkins@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3747 Jackson St.		ZIP CODE: 94118
CROSS STREETS: Maple / Cherry		
ASSESSORS BLOCK/LOT: 0989 1021	LOT DIMENSIONS: 29.5 x 122	LOT AREA (SQ FT): \$3,763
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply

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

Present or Previous Use: single family

Proposed Use: single family

Building Permit Application No. 2017-001920PRJ

Date Filed: 4/7/17

2017-04144072

RECEIVED

FEB 20 2018

 CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT
 PIC

4. Actions Prior to a Discretionary Review Request

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

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

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

→ Setback increased slightly
 → some shape change / massing shifted to the west
 → 5th floor expanded and setback decreased to 0'

Discretionary Review Request

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

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

(see attached)

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

(see attached)

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

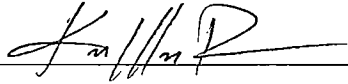
(see attached)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

2/20/18

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

Kevin Perkins



Owner / Authorized Agent (circle one)

(Handwritten signature)

(Handwritten signature)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

F. Allan Anderson

Date: _____

2/20/18

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

F. ALLAN ANDERSON

☒ Owner ☐ Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

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

For Department Use Only

Application received by Planning Department:

By:

Desiree Smith

Date:

2.20.18



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

TEL: **415.558.6378**
FAX: **415.558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

1. We are filing this DR because we believe this structure is of historical significance based on the Architect involved and who actually resided in the house and expanded it in 1930. We have done some research on Mr. Drake and although he died very young at the age of 34, he had an inspiring career and left a big legacy on California architecture. Please find the attached articles for reference but he was really known for his understanding of structural design and environmental impact. When he expanded the home in the early 1930's, he didn't overbuild as the applicant here is attempting to do. Drake had a 14 foot setback in some areas and used natural curves to maximize air and light in the mid-block area. Drake's foresight into the importance of environmental preservation and his legacy is not being considered here.

Beyond the North façade, the South's scale and setbacks are material and should deserve the Planning Commissions consideration in our opinion. 3737 Jackson to the immediate East of the subject also has a large existing setback of 12 feet so the total amount of air and light is significant (approx. 26 feet).

Per section 101 of the Planning Code, "one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco."

Under the applicant's plan, the setback is cut to 4 feet in some areas. In a city where density is increasingly the trend, having open space, light, and air flows are incredibly important and allow both native plants, a variety of bird species, and residents to thrive.

According to the Residential design guideline manual on-line:

"Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing"

Including the garage level, the applicant says they are adding 3,250 SF of new space. According to the city's records, the existing structure is 4,120 SF. Is it worth destroying one of Drake's lasting works for a 7,400 SF home that maximizes size over classic design? In an environment of increasing inequality, does planning really want to demolish a beautiful structure in need of repair so a developer with the sole intent of profit can build to the modern tastes of extravagance? We believe this is sending a bad message to the community and the ideals of historical preservation.

Please find attached excerpts on Drake and some photos showing the current lay of the land and natural open air feeling that is experienced during the day and night. Also, an email from the project sponsor's architect that describes the connection to Drake.

2. Significant loss of light and air-flow, as described above would be sustained by the residents of 3737 Jackson. Further, shadows would be cast onto the patios and existing decks of 3737 after 1:30 pm on some days. The study done on light by the applicant is attached. Also, mid-block views would be substantially reduced for both 3737 Jackson and 3755 Jackson.

Please see attached study and Photos (which show a significantly larger mid-block view than the applicant is representing will be lost by 3737 in a study they did which is also attached).

3. Both of the DR requesting parties to this believe an increase in the side setbacks and elimination of the "4th floor" (arguably a 5th floor) would help to create balance and scale commensurate with what Drake envisioned. The Anderson's have lived in their home for almost 35 years and have a unique perspective on the character of the mid-block. The existing height (same for over 70 years) is part of the character of the structure and fits in well to the neighborhood. Note with this proposed compromise, there would still be four (4) large family gathering areas in the applicant's plan including a media room, garden room, dining room, and living room.

Thanks for your consideration and time.

Discretionary Review 3747 Jackson Street

Rear View Perspective and Considerations
Submitted by Gwen and Allan Anderson
3850 Washington Street (outlined in blue)

Overall. The proposed building modifications to 3747 Jackson to add a fifth floor to the existing structure is engineered to meet the maximum height and setback requirements contained in the current code. It does so without consideration for the effects of the structure on the light, shadows, air, and neighbors' perspective on the addition.



These comments present the perspective of a 35 year neighbor of the property that looks north to the back of the property. We believe that this perspective is a needed consideration in this discretionary review of the property since it appears that much of the focus has been from the perspective of street side, Jackson Street side.

Discretionary Review 3747 Jackson Street

Rear View Perspective and
Considerations

Submitted by Gwen and Allan Anderson
3850 Washington Street



Location of 3769 Jackson – Overhead

**Some Perspective –
What has happened.**
Prior to adoption of
current zoning
guidelines, a fifth floor
addition was made to a
similarly situated
property to the back of
our property at 3850
Washington Street.
The referenced property
is 3769 Jackson.

Discretionary Review 3747 Jackson Street

Rear View Perspective and
Considerations

Submitted by Gwen and Allan Anderson
3850 Washington Street



Appearance of 3769 Jackson Fifth Floor from 3850 Washington

The Result. The fifth floor added to 3769 Jackson projects into the air, interrupting the architectural flow of the houses. The result grasps the observer and communicates the assertive dominance of the new structure into what was the neighborhood. The proposed 3747 fifth floor, while pushing to stay within the guidelines established to prevent this result, **will have the same effect.**

Discretionary Review
3747 Jackson Street

Rear View Perspective and
Considerations

Submitted by Gwen and Allan Anderson
3850 Washington Street



3747 Jackson currently sits
unobtrusively in the flow on
house profiles from the back
of our house.

Current Appearance of 3747 Jackson from 3850 Washington before addition of Fifth Floor

Discretionary Review
3747 Jackson Street



Rear View Perspective and
Considerations
Submitted by Gwen and Allan Anderson
3850 Washington Street

The flow of light and air and
the architectural flow of the
houses is smooth

Current Appearance of 3747 Jackson from 3850 Washington before addition of Fifth Floor

Discretionary Review
3747 Jackson Street



Rear View Perspective and
Considerations

Submitted by Gwen and Allan Anderson
3850 Washington Street

The Projected 5th Floor. The blue addition communicates roughly the magnitude of the fifth floor's intervention into the neighbor's light with the anticipation of the impact of shadows and the interaction with current patterns in light wells. Elimination of the fifth floor still preserves many opportunities for an expanded and improved residence while maintaining the neighborhood characteristics that remain.

Projected Appearance of 3747 Jackson from 3850 Washington with Fifth Floor shown in blue.

Discretionary Review 3747 Jackson Street

The Parapet at 3755 Jackson.

Throughout the presentation of the 3747 addition to include the 5th floor, reference is made to the parapet on 3755 Jackson. Although the parapet (as an included exception to the regular calculations of height) projects upwards, the actual visual as shown in the picture is significantly less than the drawing would suggest. We should not use this deception in presentation to create such a deviance from what should be good judgment.



Rear View Perspective and
Considerations

Submitted by Gwen and Allan Anderson
3850 Washington Street

The height of adjacent parapet on 3755 Jackson as it actually appears
and as contrasted to how presented in the drawings.

Jonathan Pearlman <jonathan@elevationarchitects.com>

3/24
/17

to me, Bora, Yola

Kevin,

Hello from Jonathan Pearlman, the architect working with Bora and Yola on the design of the renovation/addition to 3747 Jackson. I did receive your phone calls and have been communicating with my client on how they want me to discuss the project with you. My preference is to generally communicate through email other than scheduled face-to-face meetings. My days are usually pretty crazy so I tend not to get to my phone until the end of the day at best. I think that with email, we can send drawings back and forth and can document clearly our intentions about both of our projects.

At this time, we are still sketching and finalizing our plans that we will present at our April 4 neighbor pre-application meeting. At this time, we have submitted the Environmental Evaluation Application to the Planning Dept with preliminary plans just so we can secure a spot in the 6 month queue. This review is only for two things: the excavation to create a larger garage and the historic status of the house. Just for your info, we are intending to retain the entire front of the house because it is such an interesting and classic design. The front was designed by Gordon Drake, who was a very well-known architect in the early and mid-20th century. He actually lived in the house and designed for himself, what was an addition in 1930, what you see today.

We expect to get feedback from Bora and Yola either today or Monday and will finalize our drawings by mid-next week. We will give you a preview of what we plan to show to neighbors prior to the April 4 meeting with an email with pdf copies of our plan set.

Again, the best way to reach me is through email. I do my best to respond within 24 hours (except

weekends



)
Jonathan

Jonathan Pearlman
ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

v: 415.537.1125 x101
c: 415.225.3973

OUTREACH PROGRAMS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/OUTREACH-PROGRAMS](http://archives.ced.berkeley.edu/outreach-programs))

CAMPUS ARCHITECTURE ([HTTP://ARCHIVES.CED.BERKELEY.EDU/CAMPUS-ARCHITECTURE](http://archives.ced.berkeley.edu/campus-architecture))

LINKS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/LINKS](http://archives.ced.berkeley.edu/links))

DIRECTIONS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/DIRECTIONS](http://archives.ced.berkeley.edu/directions))

DRAKE, GORDON

[Return to List of Collections \(http://archives.ced.berkeley.edu/collections\)](http://archives.ced.berkeley.edu/collections)

To download a list of projects for this collection in an Excel spreadsheet, see the [Project Index](http://archives.ced.berkeley.edu/uploads/Drake_proj_index_Final.xlsx)

(http://archives.ced.berkeley.edu/uploads/Drake_proj_index_Final.xlsx). For instructions on interpreting the Project Index, see [The Guide to the Project Index](http://archives.ced.berkeley.edu/guide-to-the-project-index)

(<http://archives.ced.berkeley.edu/guide-to-the-project-index>). See the Gordon Drake Records [Finding Aid](http://www.oac.cdlib.org/findaid/ark:/13030/c84x5c5r/)

(<http://www.oac.cdlib.org/findaid/ark:/13030/c84x5c5r/>) at the Online Archive of California.



GORDON DRAKE (1917-1952)

Gordon Drake was born March 19, 1917 in Childress, Texas. After graduating from high school, Drake got his first experience with design and construction helping his brother build a home in Hawaii. In 1937, Drake enrolled in the architecture program at the University of Southern California graduating in 1941. While at USC Drake was influenced by Harwell Hamilton Harris and Carl Birger Troedsson, first as a student and later as a draftsman.

While serving as a Marine combat leader in the South Pacific, he received his first professional architectural commission, completion of the Haleakala Theatre. Following his release from the Marine Corps he joined Louis Soltanoff, and several other friends in California and within four months, the group had constructed a basic house for veterans. For their efforts they won the Progressive Architecture First Annual Award. As an active practitioner, Drake's designs reflected his interest in climate, materials, siting and structure

In 1948 Drake relocated from Los Angeles to Northern California and in 1951. He began to work for Architect Ernest J. Kump while keeping a small office for evening and weekend work. Drake died at the age of 34 in a skiing accident in 1952.

The collection contains biographical material, correspondence, and publicity files, as well as notes, specifications, sketches, and drawings for both client driven projects and designs for houses, furniture, screens and arbors. Projects include primarily residences in southern California, Drake's various offices, and projects commissioned for publications such as Sunset Magazine, and Better Homes and Gardens, and Women's Home Journal.

BERKELEY

ENVIRONMENTAL DESIGN ARCHIVES

(<http://archives.ced.berkeley.edu/>)

SEARCH

 (<https://www.facebook.com/EnvironmentalDesignArchives>)  (<http://plus.google.com/edarchives#>)
 (http://environmental_design_archives.tumblr.com)  (https://twitter.com/ed_archives)

USING THE ARCHIVES ([HTTP://ARCHIVES.CED.BERKELEY.EDU/USING-THE-ARCHIVES](http://archives.ced.berkeley.edu/using-the-archives))

LIST OF COLLECTIONS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/COLLECTIONS](http://archives.ced.berkeley.edu/collections))

FRIENDS OF THE ENVIRONMENTAL DESIGN ARCHIVES ([HTTP://ARCHIVES.CED.BERKELEY.EDU/FRIENDS-OF-THE-ENVIRONMENTAL-DESIGN-ARCHIVES](http://archives.ced.berkeley.edu/friends-of-the-environmental-design-archives))

DONATIONS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/DONATIONS](http://archives.ced.berkeley.edu/donations))

CONTACTS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/CONTACTS](http://archives.ced.berkeley.edu/contacts))

BLOG ([HTTP://ARCHIVES.CED.BERKELEY.EDU/BLOG](http://archives.ced.berkeley.edu/blog))

EVENTS AND EXHIBITIONS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/EVENTS](http://archives.ced.berkeley.edu/events))

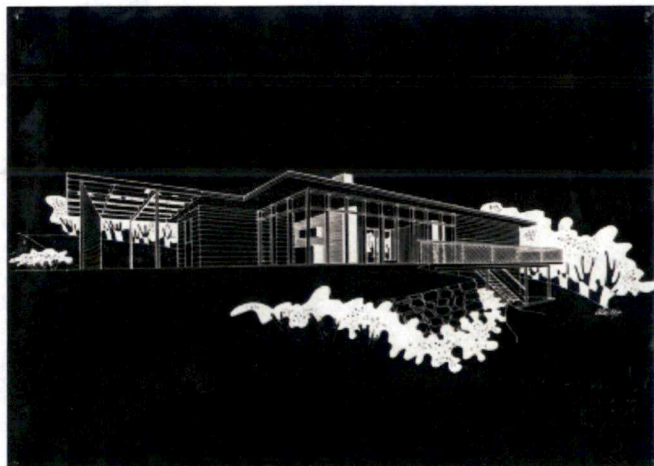
ONLINE EXHIBITIONS ([HTTP://EXHIBITS.CED.BERKELEY.EDU](http://exhibits.ced.berkeley.edu))

VIRTUAL COLLECTIONS ([HTTP://VIRTUALCOLLECTIONS.CED.BERKELEY.EDU/](http://virtualcollections.ced.berkeley.edu/))

NEWS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/NEWS](http://archives.ced.berkeley.edu/news))

ABOUT THE ARCHIVES ([HTTP://ARCHIVES.CED.BERKELEY.EDU/ABOUT-THE-ARCHIVES](http://archives.ced.berkeley.edu/about-the-archives))

PUBLICATIONS ([HTTP://ARCHIVES.CED.BERKELEY.EDU/PUBLICATIONS](http://archives.ced.berkeley.edu/publications))



BAYLIS, DOUGLAS & MAGGIE

William Stout Publishers

[Titles](#)[About](#)[Press](#)[Review](#)[Order](#)info@stoutpublishers.com

California Houses of Gordon Drake

Douglas Baylis and Joan Parry
with a new introduction
by Pierluigi Serraino

In his prolific, but tragically brief career, Gordon Drake significantly influenced and inspired the direction of post-World War II residential architecture. Working almost exclusively from the West coast, he created a new architecture embraced by post-war middle class America without abandoning any of the rigor of Modernism.

Drake, who was barely 34 years old in 1952 when he was killed in a skiing accident in the Sierras, achieved a body of work enviable to much older colleagues both in quality and quantity, and with such apparent spontaneity to have virtually no rivals in the field of modern architecture.

This reissue of the 1956 California Houses of Gordon Drake by Douglas Baylis and Joan Parry is richly illustrated with photographs by Julius Shulman and Morley Baer along with Drake's own beautiful drawings. A preface by Glen Murcutt and a new introduction by the esteemed architect Pierluigi Serraino argue that Gordon Drake's work continues to be of great value for designers today. Drake, well ahead of his time, understood the structural relationship between architectural design, construction methods, and the environmental impact of building. Drake anticipated sixty years ago the environmental threats we are facing in our time. His sensitive attitude

regarding the rhythms of nature and the necessity of making human values and concerns the central concern for good design make his work profoundly relevant even today today.

DOUGLAS BAYLIS (1915-1971) was a West Coast landscape architect who was associated with Gordon Drake from 1950 to 1952. Gordon Drake did his only remodeling job for Douglas and Maggie Baylis on their home in San Francisco. Baylis lectured at several universities and was Supervising Landscape Architect to the University of California.

JOAN PARRY was a young free-lance English writer. She researched and wrote the original material about Gordon Drake for this book. Educated in Great Britain and France, she came to America in 1949 and spent three years traveling throughout the country before settling in San Francisco.

PIERLUIGI SERRAINO is a practicing architect in the San Francisco Bay Area. The author of many books on architecture, including Eero Saarinen, Modernism Rediscovered, and NorCalMod. His articles and projects have appeared in Architectural Design, ArCA, Global Architecture, Hunch, Construire, Architettura, ACADIA, and Journal of Architectural Education.

8.75" x 8.75" cloth, 107 pp., pub date February 2011

978-0-9795508-8-1

\$39.95

ORDER WHOLESALE

Landscaping

GUIDELINE: Provide landscaping in the front setback.

Landscaping in the front setback creates a visually interesting transitional space between the public realm of the street and the private realm of the building. It also provides an opportunity to screen undesirable building features or otherwise enhance the appearance of a house, and contribute to the overall quality of the streetscape.

Landscaping must be an integral part of the project's design and not an afterthought. In landscaping the front setback, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- Provide landscaping in excess of the requirements of Planning Code Section 132(g).
- Provide landscape areas that are of a meaningful size for planting.
- Minimize paved areas such as driveways. Design driveways to be no wider than necessary to access garages and to be covered with permeable surfaces, such as interlocking pavers or natural ground cover.

Planning Code Section 143 requires street trees to be planted when constructing new buildings and large additions to buildings. Utility placement must be considered during the early stages of design to avoid conflicts with street trees. Tree species and planting locations are subject to approval by the Department of Public Works, Division of Urban Forestry. Contact them at 554-6700 or www.sfdpw.org.

See also "Trees for San Francisco: A Guide for Street Tree Planting and Care" by the Friends of the Urban Forest. Contact them at 561-6890 or www.fuf.net.



The landscaping and front porches link the building to the street, creating a pedestrian-scaled environment.

With an encroachment permit from the Department of Public Works, planting can be provided in front of a building without a setback



Planning Code Section 132(g) requires that 20% of the required front setback area be unpaved and devoted to plant material.

On properties where there is no front setback, landscaping is still encouraged. Planting opportunities include the following:

- Provide street trees.
- At the ground level, incorporate planters into porches, stairways and recessed building entrances.
- At the upper levels, incorporate planters on decks and balconies.
- Install trellises on the front facade.

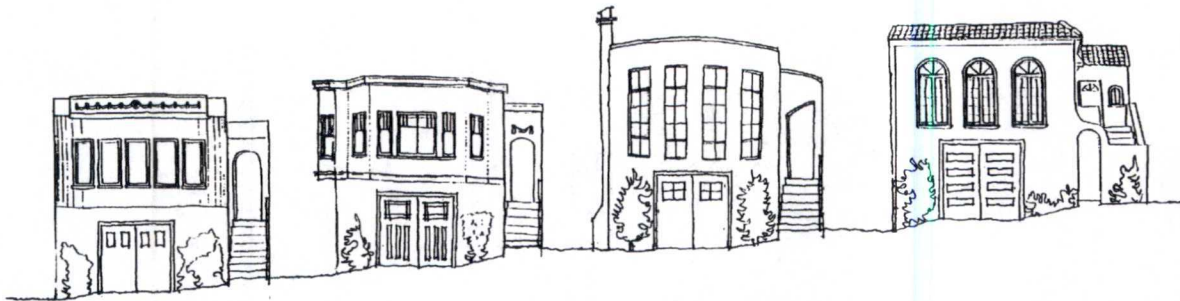
The use of native vegetation or climate appropriate plantings is encouraged. Consider irrigation and maintenance issues in selecting plant materials. When outdoor lighting is incorporated in the front setback, provide lighting that is energy efficient and is shielded to avoid excess glare.

SIDE SPACING BETWEEN BUILDINGS

GUIDELINE: Respect the existing pattern of side spacing.

Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing.

Planning Code Section 133 requires setbacks in RH-1(D) Districts only. Planning Code Section 136 limits projections into the side yard to three feet or 1/6 of the required side yard, whichever is less.



Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.

REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

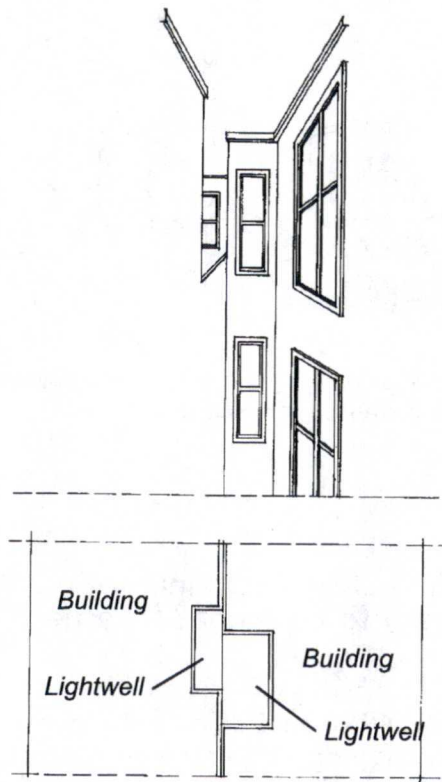
Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context.

Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.



Provide shared light wells to maximize light to both properties.

Privacy

As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the “light” measures above, so it will be necessary to prioritize relevant issues:

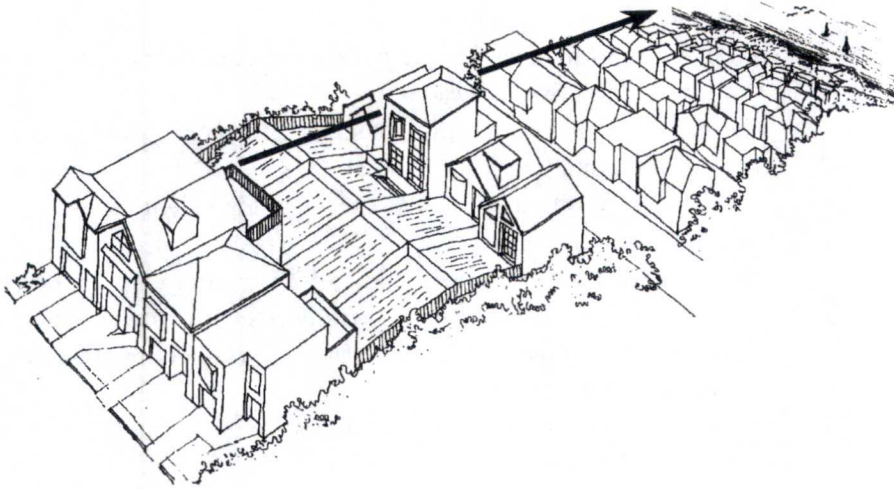
- Incorporate landscaping and privacy screens into the proposal.
- Use solid railings on decks.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

VIEWS

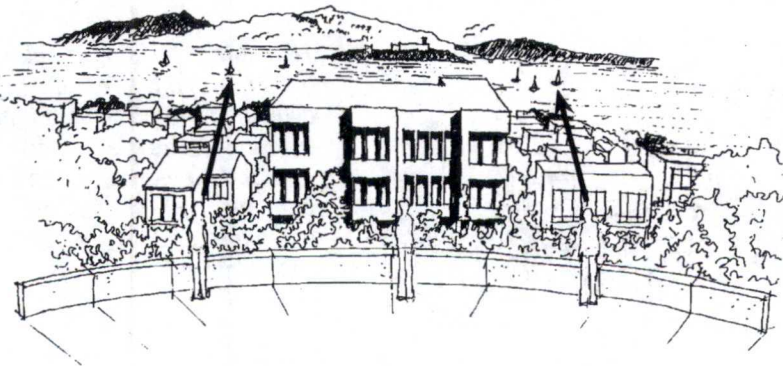
GUIDELINE: Protect major public views from public spaces.

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.

SPECIAL BUILDING LOCATIONS

Corner Buildings

GUIDELINE: Provide greater visual emphasis to corner buildings.

Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryways to the street, setting the tone for the streetscape that follows. Corner buildings must recognize their prominent location by embracing the public realm with a greater visual emphasis. In designing corner buildings, consider the following measures; other measures may be appropriate depending on the circumstances of a particular project:

- Design both street facades to be fenestrated, articulated and finished as “front” facades.
- Add emphasis with more architectural detailing than found on other buildings on the block face.
- Where appropriate, use a greater building height to add emphasis.
- Design a more complex building form with projecting facade elements and special building features such as towers, cupolas, wrap-around bay windows, balconies, or other architectural embellishments.
- Create a prominent building entrance by notching the corner.



This corner building is set back from both streets, allowing for a prominent entry stair that faces the corner. The pedimented projection and balcony at the upper floor gives the building greater visual interest.

Sold: \$4,500,000 (3 beds, 3 baths, 4,120 sqft)

SHARE

HIDE

MORE

Save home

Save image

X Close

23 of 27

See current
rates

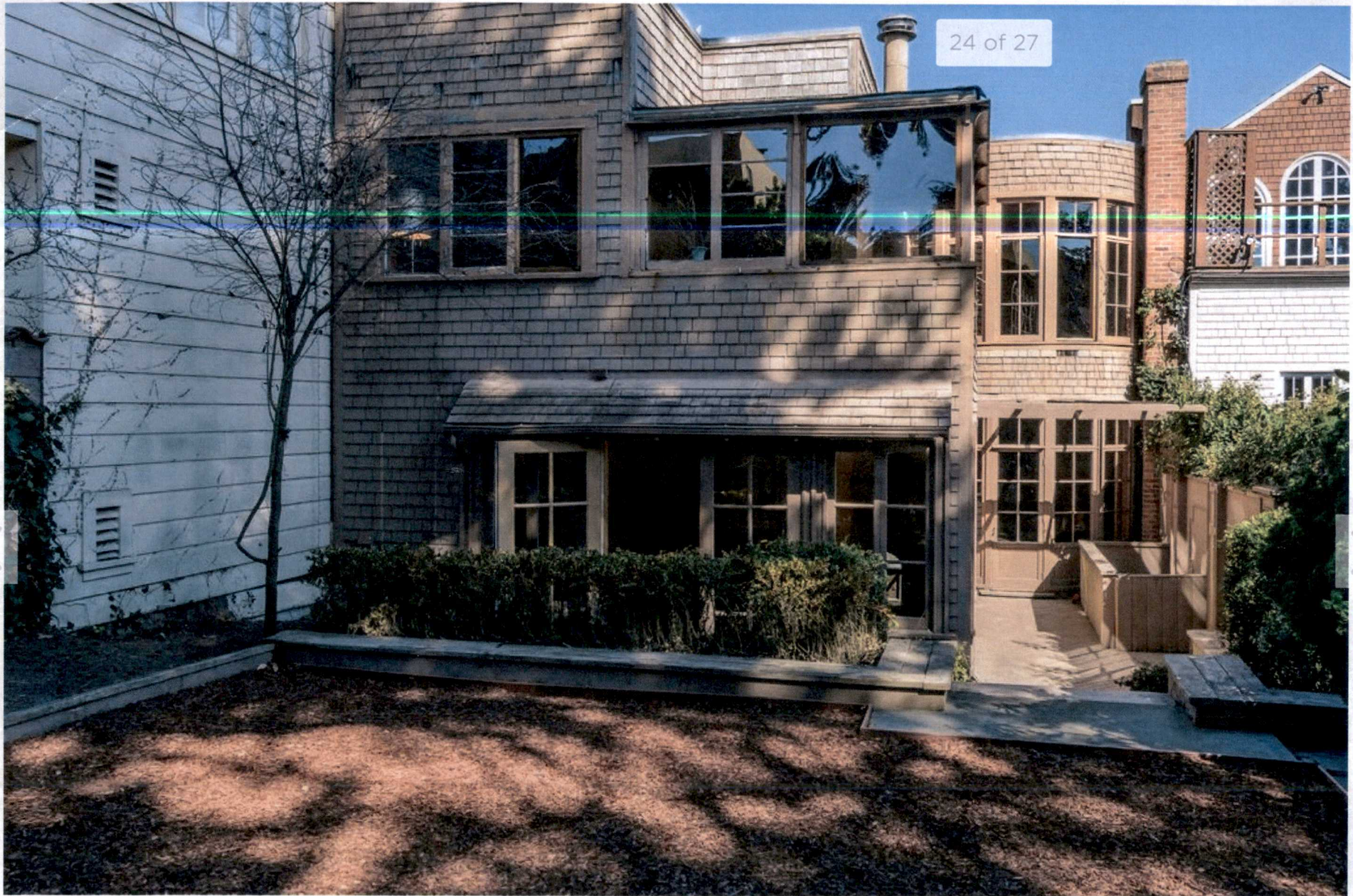
Sold: \$4,500,000 (3 beds, 3 baths, 4,120 sqft)

Save home

Save image

X Close

24 of 27

[See current rates](#)

Sold: \$4,500,000 (3 beds, 3 baths, 4,120 sqft)

Save home

Save image

X Close

[See current
rates](#)







0989 022

Perkins Kevin M & Boykoff Nelli
3737 Jackson St
San Francisco, CA 94118

0989 007

Property Anderson Family Revoc Tr
3850 Washington St
San Francisco, CA 94118

0989 024

Sack Living Trust
3820 Washington St
San Francisco, CA 94118

0989 020

Peter and Barbara Folger Revoc Tr
3755 Jackson St
San Francisco, CA 94118

0968 04

Bly Revoc Tr
3728 Jackson St
San Francisco, CA 94118

0968 008

Ann Goldsmith and Gill Cogan
3760 Jackson St
San Francisco, CA 94118

0968 05

James C & Laurie L Ghielmetti Rev
4670 Willow Road #20
Pleasanton, CA 94588

0989 021

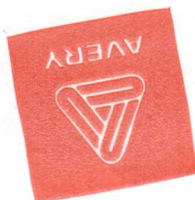
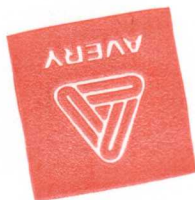
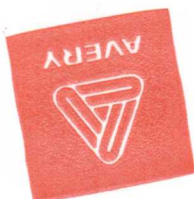
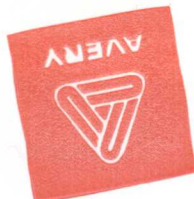
Livelikeyonobos, LLC
3747 Jackson St
San Francisco, CA 94118

0968 007

Linda and Magrid Abraham
3756 Jackson St
San Francisco, CA 94118

0968 06

Diana Lynn Nelson Revoc Tr
3746 Jackson St
San Francisco, CA 94118



3747 JACKSON

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

2017-001920DRP-02

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: BARBARA FOLGER		
DR APPLICANT'S ADDRESS: 3755 JACKSON ST	ZIP CODE: 94118	TELEPHONE: 415-309-5325

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: LIVELIKEBONOBOS LLC		
ADDRESS: 3747 JACKSON ST	ZIP CODE: 94118	TELEPHONE: 415-652-3080

CONTACT FOR DR APPLICATION:		
Same as Above <input type="checkbox"/> YOLA AND BORA OZTURK		
ADDRESS: 80 Rossi	ZIP CODE: 94118	TELEPHONE: 415-652-3080
E-MAIL ADDRESS: hrbora@gmail.com / yola@honesbyyola		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3747 JACKSON ST		ZIP CODE: 94118
CROSS STREETS: MAPLE AND CHERRY		
ASSESSORS BLOCK/LOT: 09891021	LOT DIMENSIONS: 39.5x 127.668	LOT AREA (SQ FT): 3763
ZONING DISTRICT: RH1		HEIGHT/BULK DISTRICT: 40X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ AND ADDITIONS
Demolition ☐ Other ☐

Additions to Building: Rear ☒ Front ☐ Height ☒ Side Yard ☒

Present or Previous Use: Single Family RH1

Proposed Use: Single family RH1

Building Permit Application No. 2017.0414.4072 Date Filed: 04.07.2017

RECEIVED

FEB 21 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Request

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

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

Developer is exceeding the character of our neighborhood by adding a 5th floor and blocking light and air to the interior of our block.

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

Our house was built after 3747 and has a lightwell on which ten windows depend. If an "office" is built on the south roof of 3747, both direct light and reflected light will be either limited or blocked. The added bulk to 3747 significantly affects 3737.

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?

We are working to change the rooftop addition and tentatively have the developers and their architect in agreement. They will move the family room approximately 10' north, use the north staircase for access to the "family room". The furthest southward expansion would stop at the south wall of the bathroom. Part of the hall shown as the stairs as well as the entire "office" would be eliminated. A deck would be allowed with glass surrounding fence. This would preserve most of the light to my windows & lightwell and preserve the more open center block space.

4. Actions Prior to a Discretionary Review Request

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

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

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

3747 JACKSON

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Barbara W. Figue

Date: Feb 21, 2018

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

Owner / Authorized Agent (circle one)

3747 JACKSON

Nelli Boykoff & Kevin Perkins
3737 Jackson St
San Francisco, CA 94118

Sack Living Trust
3820 Washington St
San Francisco , CA 94118

Bly Revoc Trust
3728 Jackson St
San Francisco, CA 94118

James and Laurie Ghielmetti
4670 Willow Rd #20
San Francisco, CA 94588

Diana L Nelson Revoc Trust
3746 Jackson St
San Francisco, CA 94118

Linda & Magrit Abraham
3756 Jackson St
San Francisco, CA 94118

Property Anderson Family Trust
3850 Washington St
San Francisco, CA 94118

Ann Goldsmith & Gil Cogan
3760 Jackson St
San Francisco, CA 94118

Folger Revoc Trust
3755 Jackson St
San Francisco, A 94118

Nelli Boykoff & Kevin Perkins
3737 Jackson St
San Francisco, CA 94118

Sack Living Trust
3820 Washington St
San Francisco, CA 94118

Bly Revoc Trust
3728 Jackson St
San Francisco, CA 94118

James and Laurie Ghielmetti
4670 Willow Rd #20
San Francisco, CA 94588

Diana L Nelson Revoc Trust
3746 Jackson St
San Francisco, CA 94118

Linda & Magrit Abraham
3756 Jackson St
San Francisco, CA 94118

Property Anderson Family Trust
3850 Washington St
San Francisco, CA 94118

Ann Goldsmith & Gil Cogan
3760 Jackson St
San Francisco, CA 94118

Folger Revoc Trust
3755 Jackson St
San Francisco, A 94118





3747 JACKSON ST



3747 Jackson - Brown building

3755 Jackson - beige/yellow building

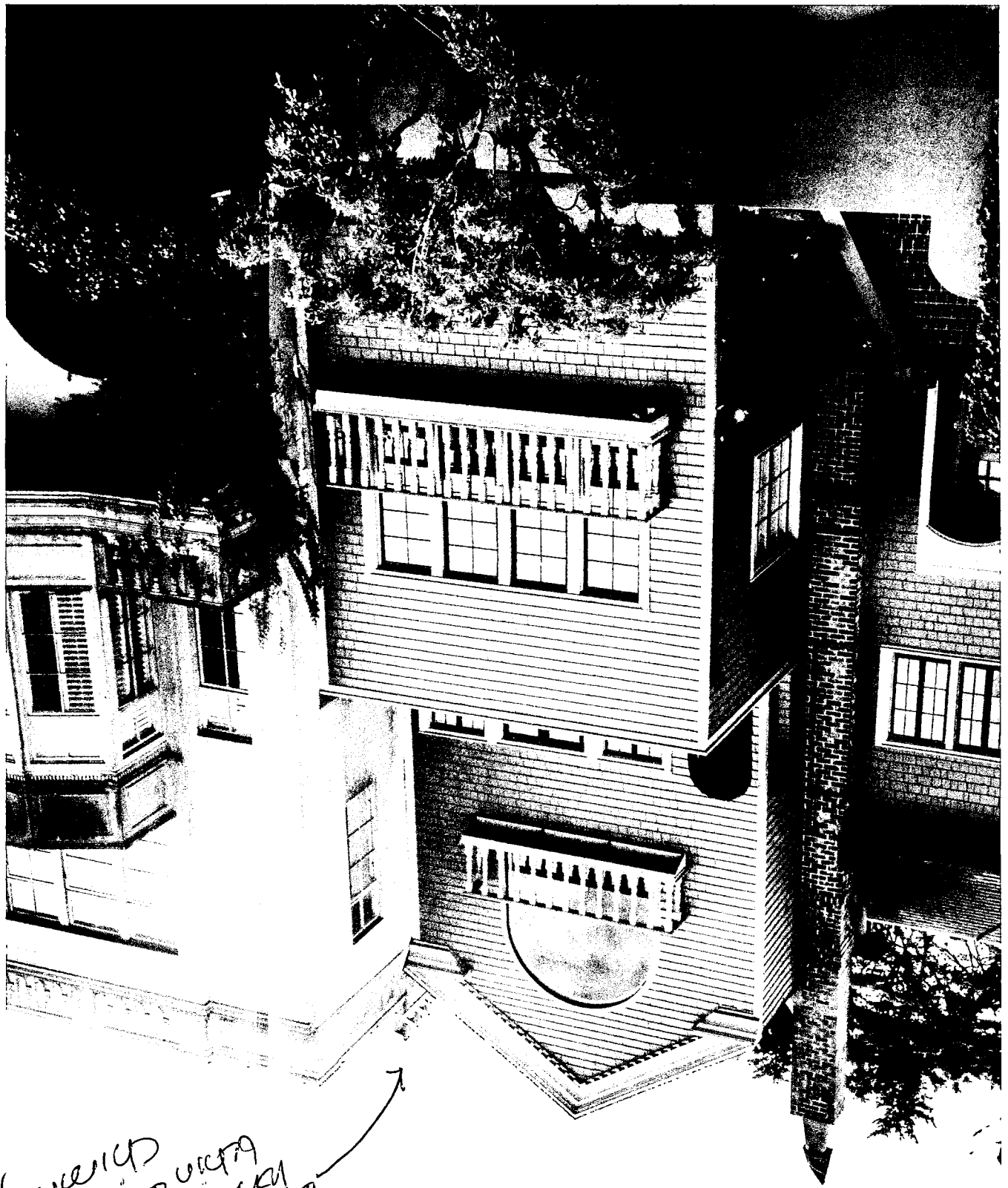
there is plenty of room to move the
4th floor (in actuality a 5th floor) north
and keep the facade deeper than 3755
and not ^{or minimally} seen from the street

acpuim



3755 lightwell

If a room is built on the left roof
the 3 story lightwell will get little light.
The window on the right provides morning
sun now.



3747
 Jackson
 suggested change
 porch and this
 chimney

3737
 Jackson

3737 JACKSON

3747 JACKSON

3755 JACKSON



3747 Jackson

This shows how forward 3747 is than neighboring houses.
A rooftop addition could be placed more forward and still
be under the required height limit.

3737 Jackson

3747 Jackson

3757 Jackson



3747 Jackson

This shows how forward 3747 is than neighboring houses.

A rooftop addition could be placed more forward and still
be under the required height limit.

3747 JACKSON

FROM ACROSS THE STREET

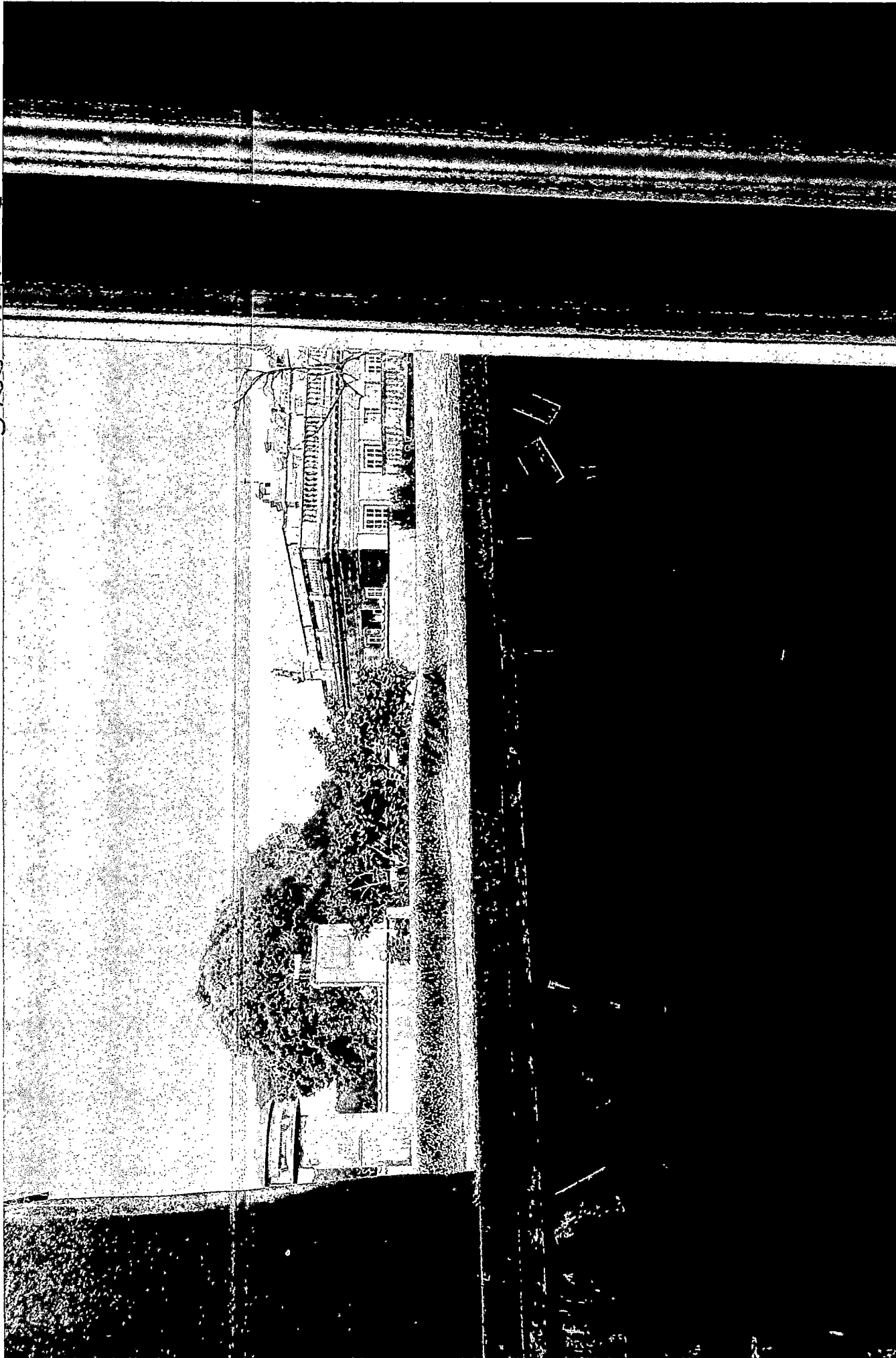
Adjacent house set back

3755

3747

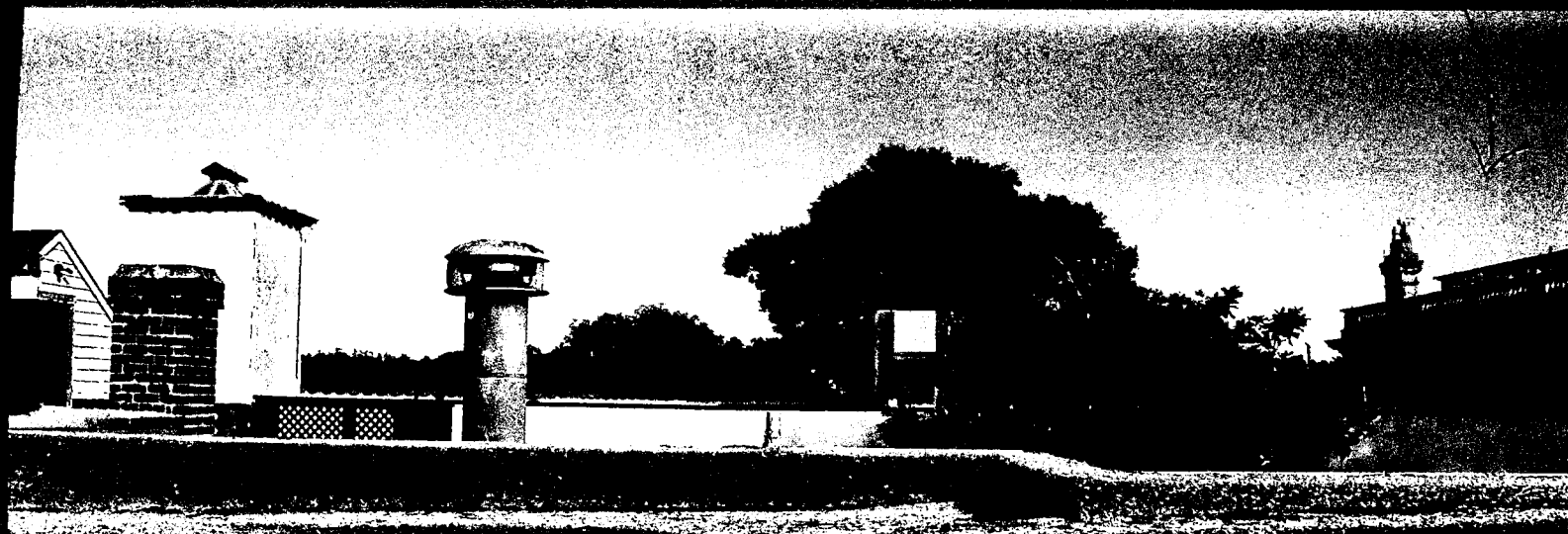


3747 JACKSON ROOF LOOKING EAST FROM WINDOW IN
3755 JACKSON



3747 Jackson showing character of neighborhood

3747 JACKSON ROOF - FROM 3755 JACKSON WINDOW - LOOKING EAST



3747 0001
2416

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:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

Project Features

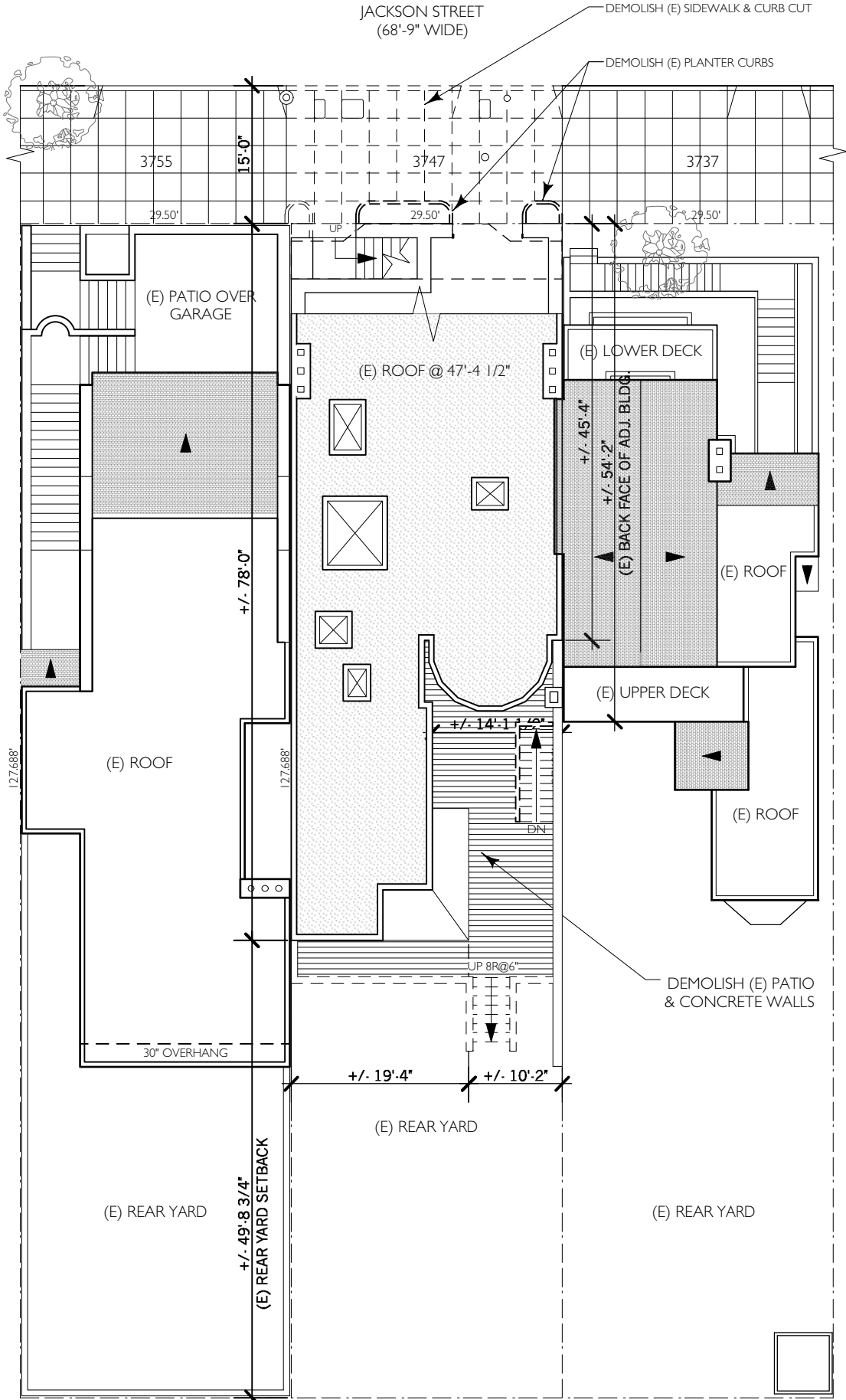
Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

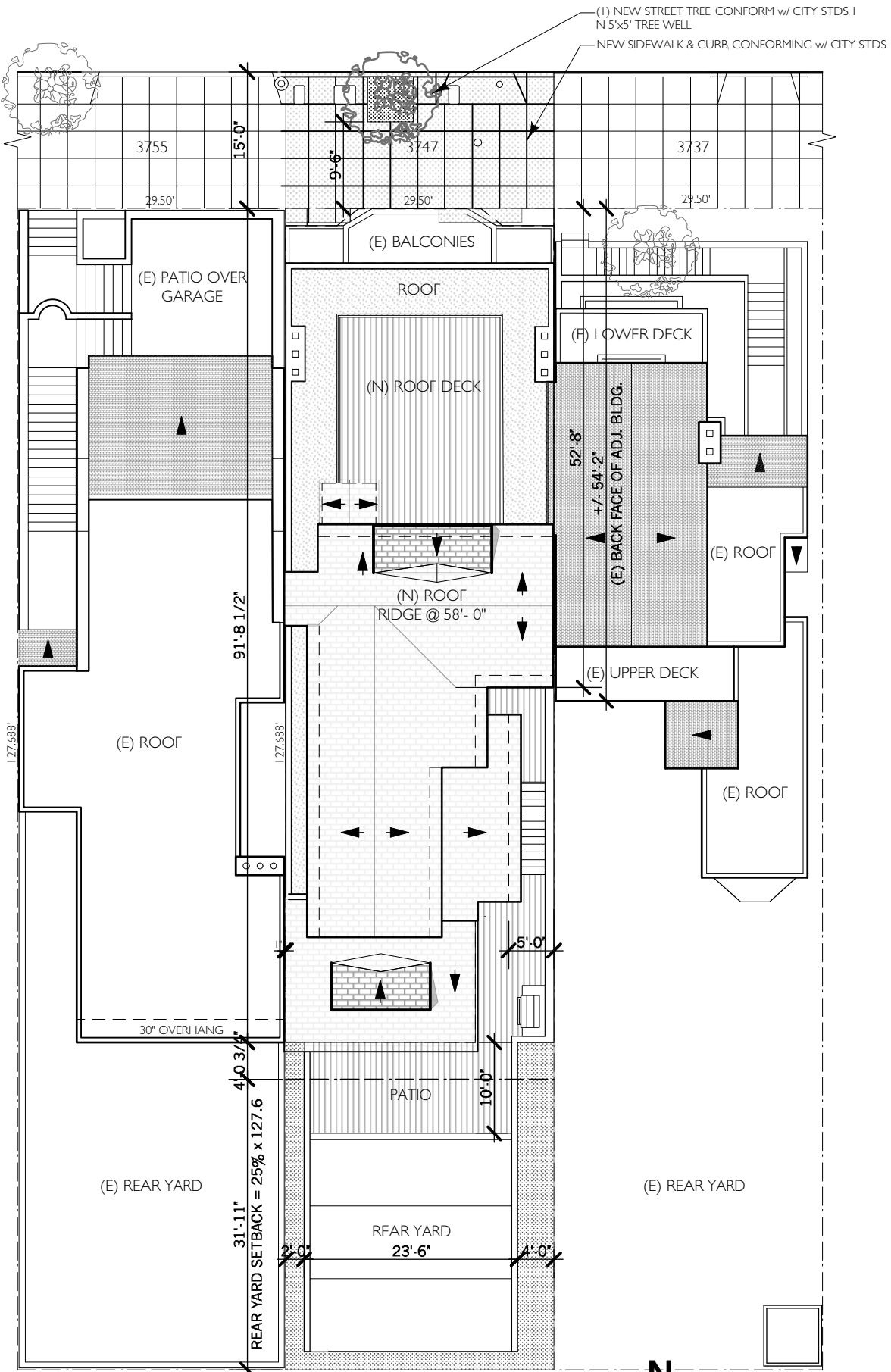
I attest that the above information is true to the best of my knowledge.

Signature: <i>Jonathan Pearlman</i>	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



1 EXISTING & DEMO SITE PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
App# 2017.0414.4072

#	date	issue
---	------	-------

(E) & PROPOSED
SITE PLANS

project:	16.18
----------	-------

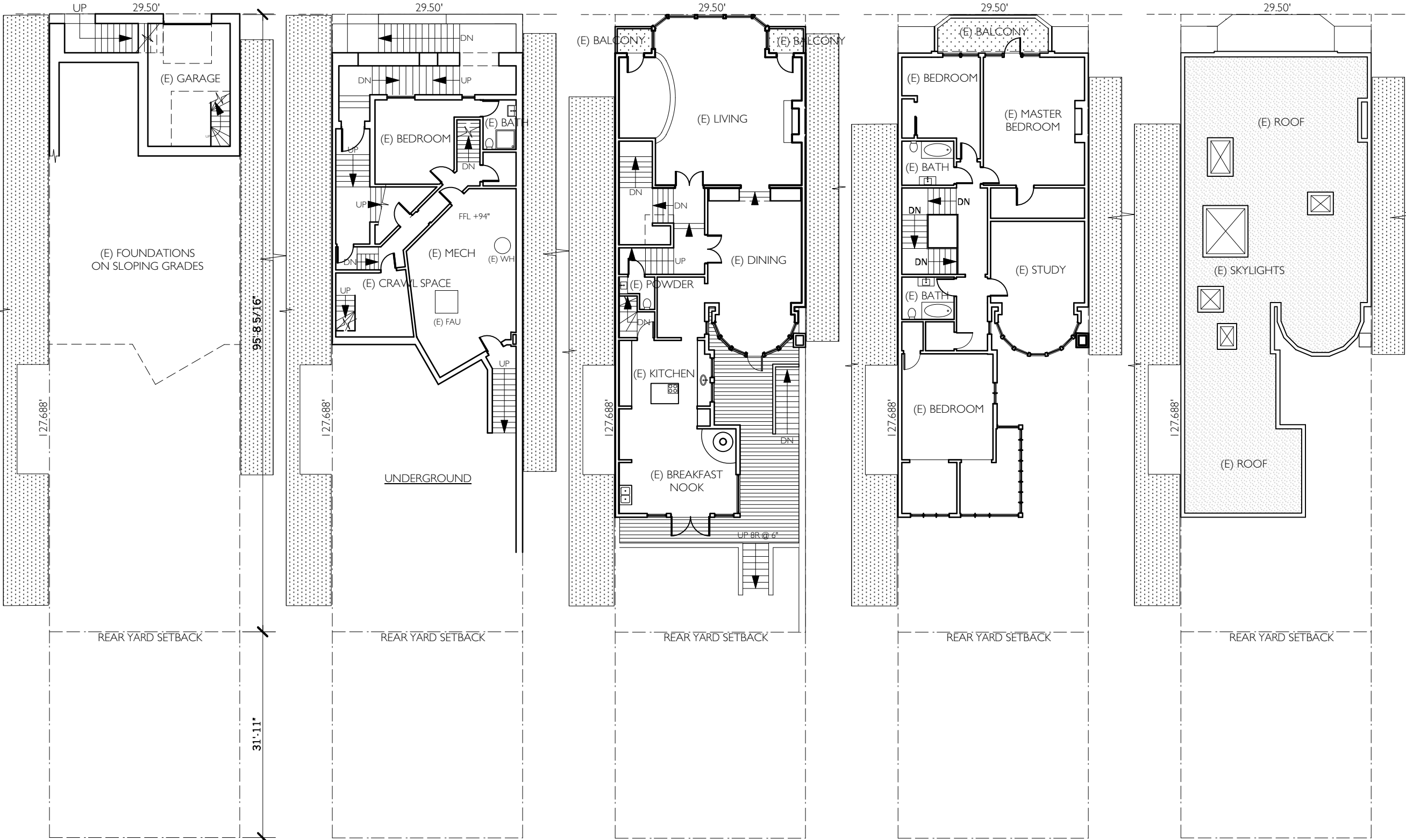
drawn by:	CT
-----------	----

checked by:	JP
-------------	----

date:	01.03.18
-------	----------

scale:	
--------	--

A-1



BASEMENT

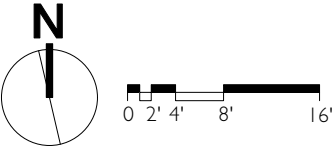
1ST FLOOR

2ND FLOOR

3RD FLOOR

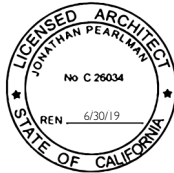
ROOF

1 EXISTING FLOOR PLANS
Scale: 1/16" = 1'-0"



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w

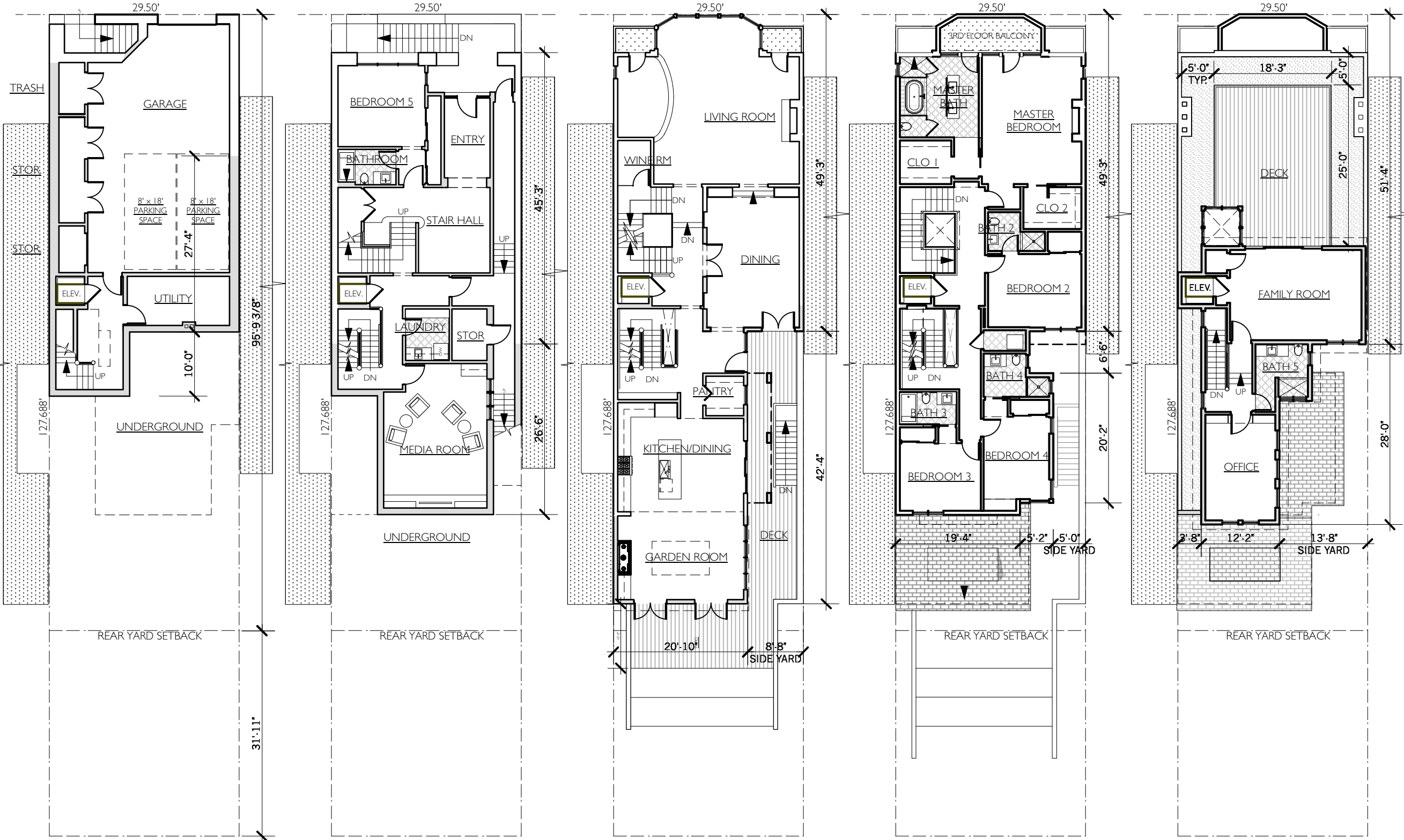


Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
App# 2017.0414.4072

#	date	issue

EXISTING
FLOOR PLANS

project:	16.18
drawn by:	CT
checked by:	JP
date:	01.03.18
scale:	



BASEMENT

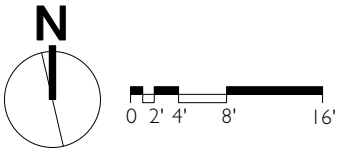
1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

1 PROPOSED FLOOR PLANS
- Scale: 1/16" = 1'-0"



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
App# 2017.0414.4072

#	date	issue
---	------	-------

PROPOSED FLOOR PLANS

project:	16.18
drawn by:	CT
checked by:	JP
date:	01.03.18
scale:	



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



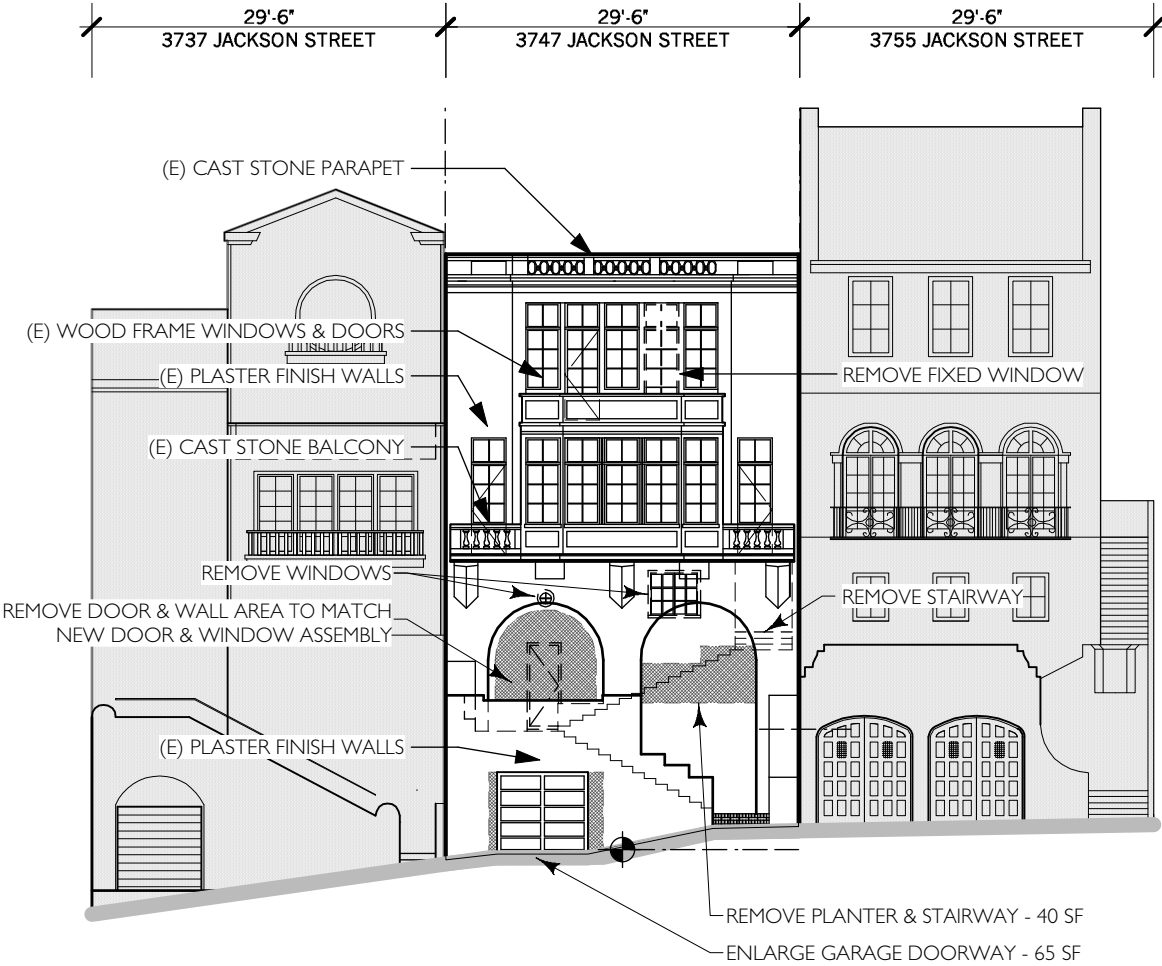
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
App# 2017.0414.4072

#	date	issue

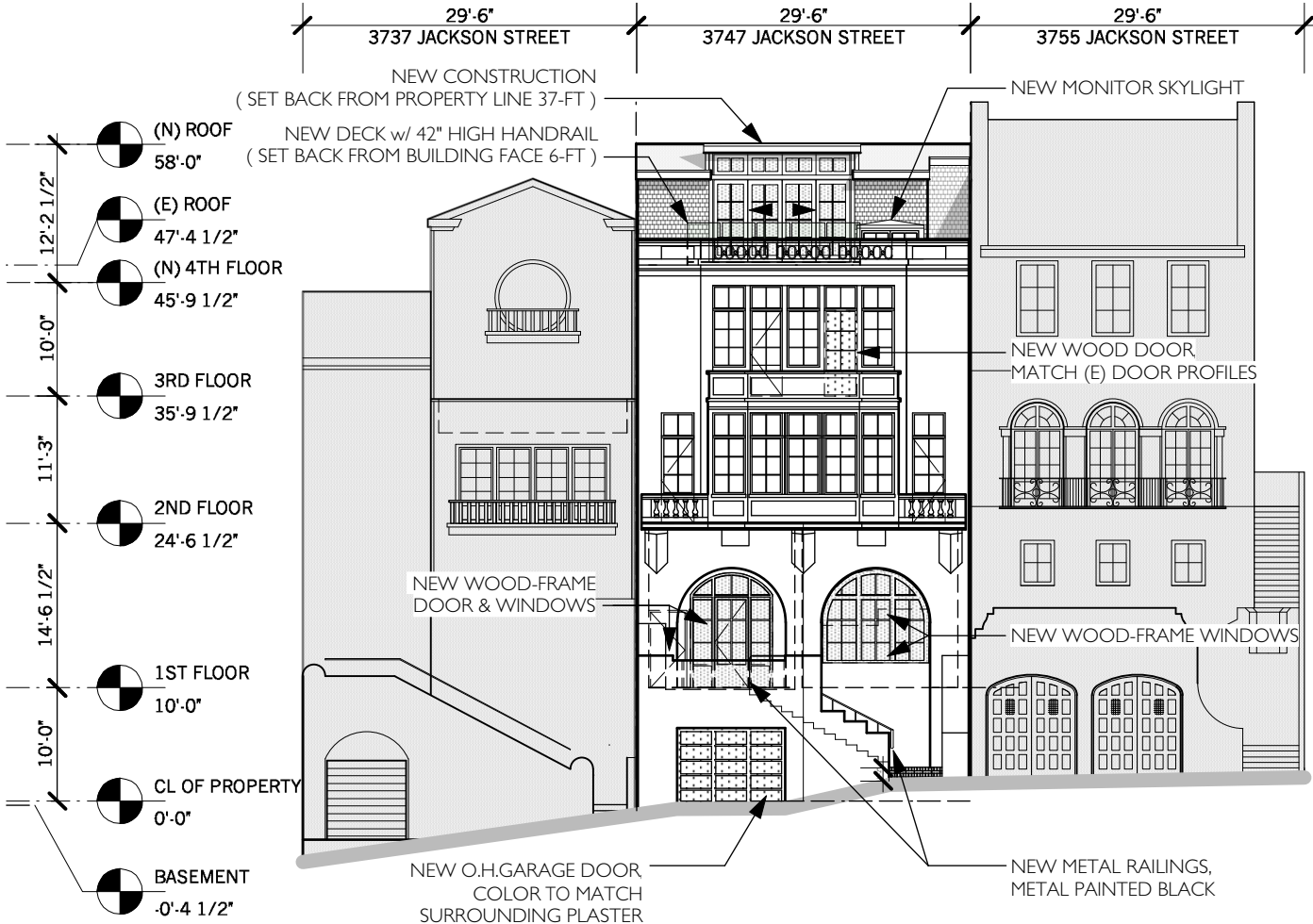
EX. & PROPOSED
NORTH ELEV.

project: 16.18
drawn by: CT
checked by: JP
date: 01.03.18
scale:

A-4



1 EXISTING & DEMO NORTH ELEVATION
Scale: 1/6" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/16" = 1'-0"

0 2' 4' 8' 16'



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



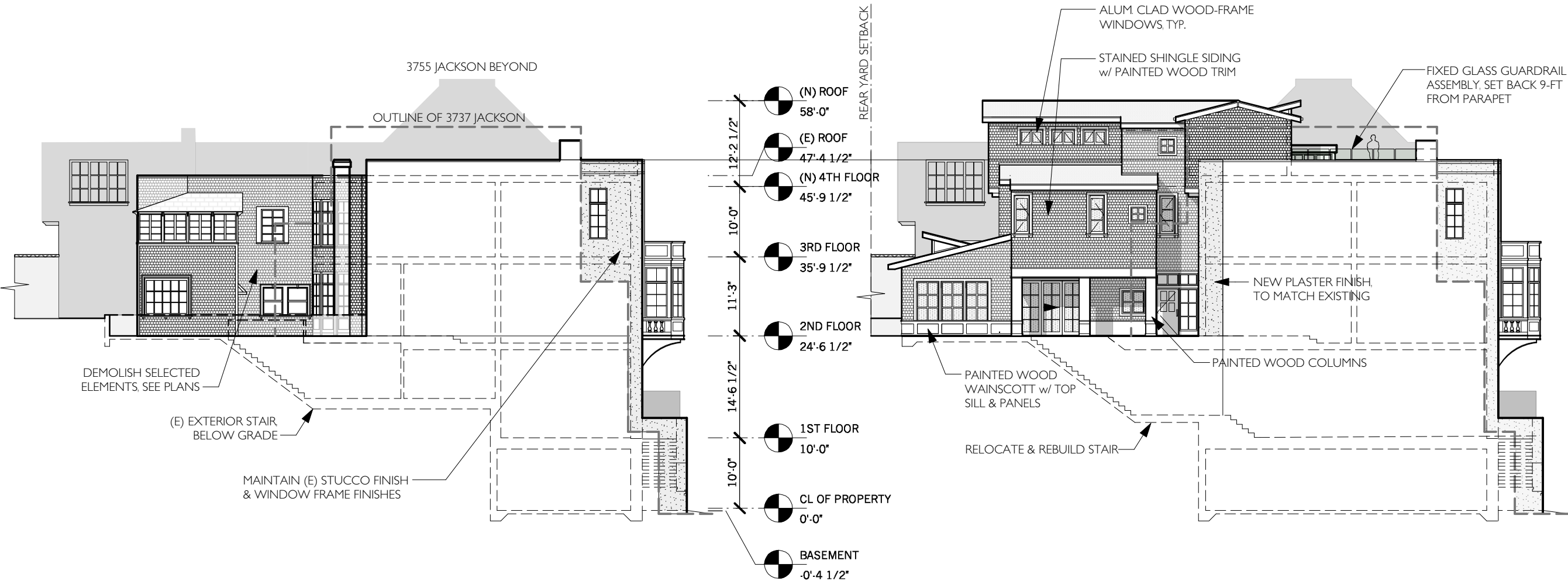
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
App# 2017.0414.4072

#	date	issue

EX. & PROPOSED
EAST ELEVATION

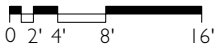
project: 16.18
drawn by: CT
checked by: JP
date: 01.03.18
scale:

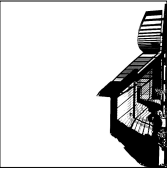
A-5



1 EXISTING & DEMO EAST ELEVATION
Scale: 1/6" = 1'-0"

2 PROPOSED EAST ELEVATION
Scale: 1/16" = 1'-0"





ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



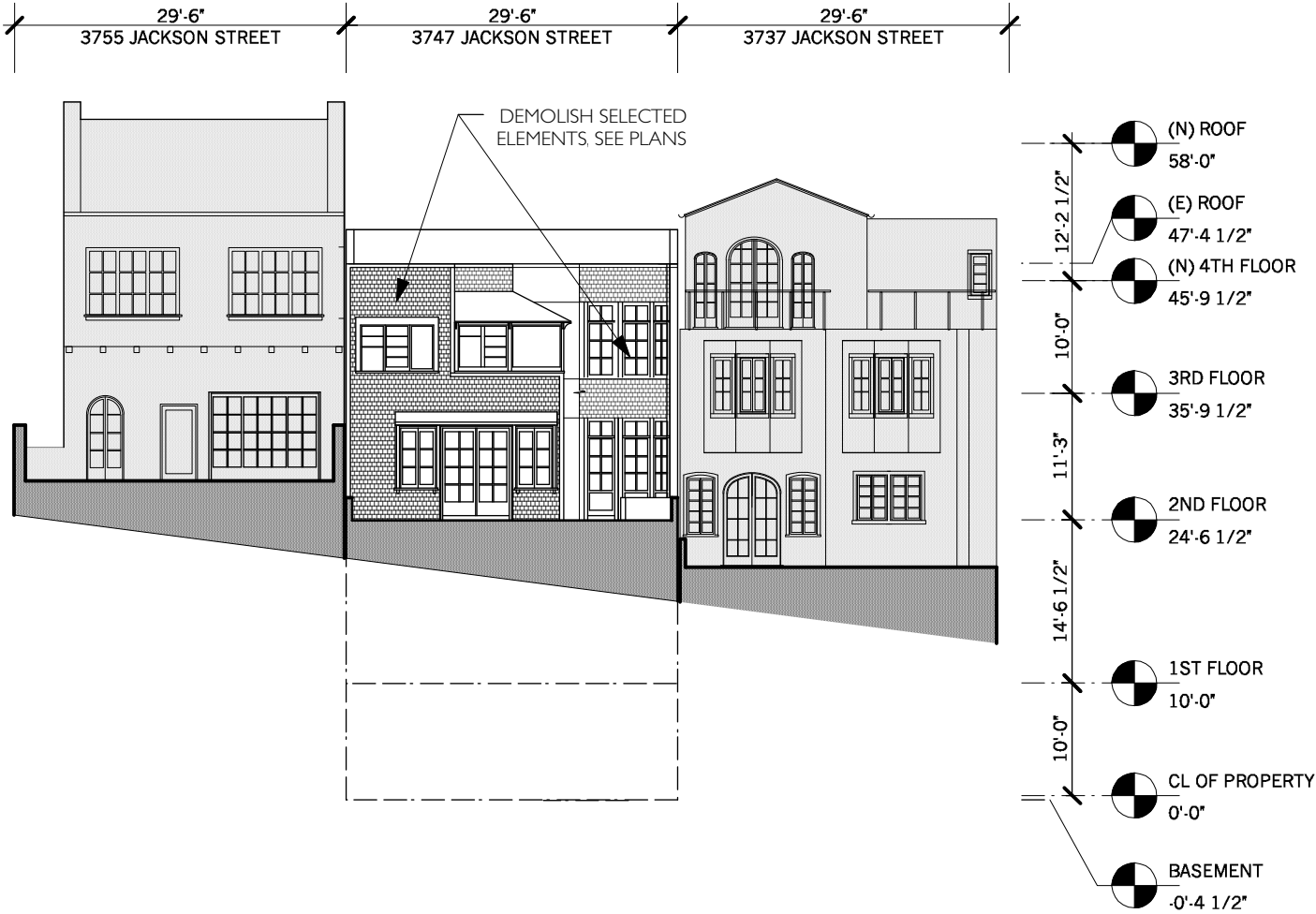
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
App# 2017.0414.4072

#	date	issue

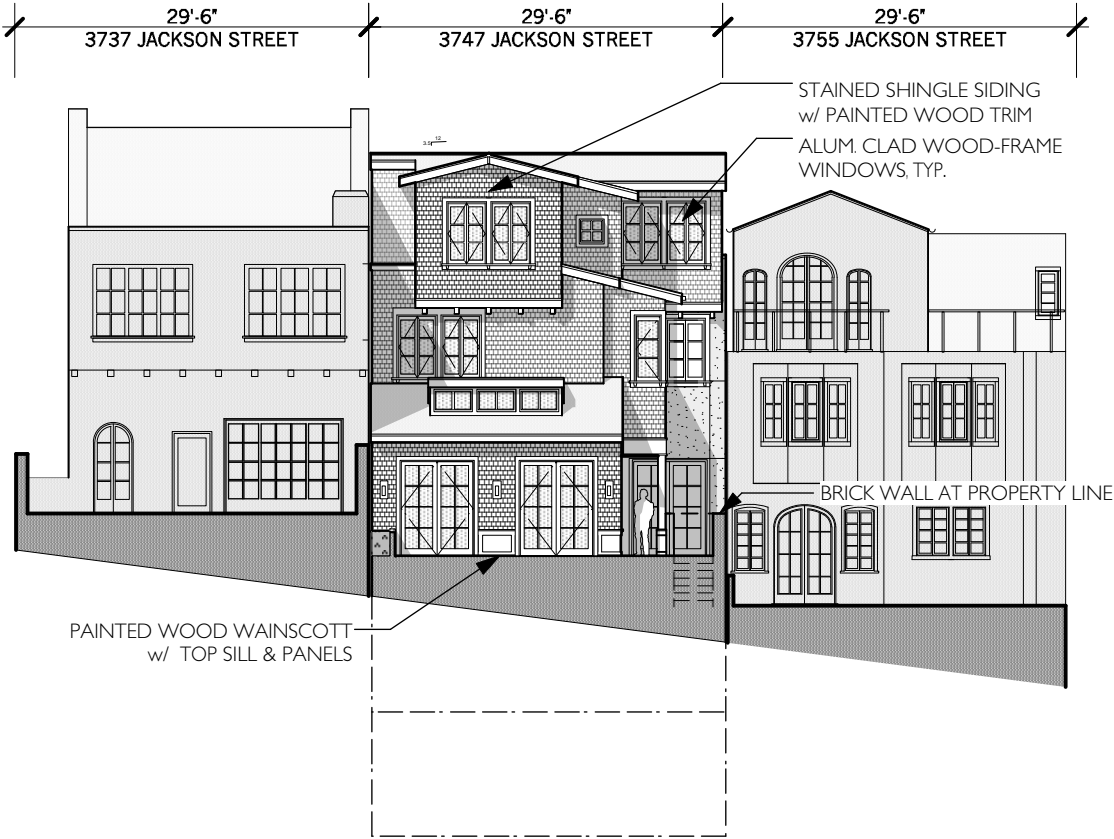
EX. & PROPOSED
SOUTH ELEV.

project: 16.18
drawn by: CT
checked by: JP
date: 01.03.18
scale:

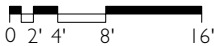
A-6



1 EXISTING & DEMO SOUTH ELEVATION
Scale: 1/6" = 1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/16" = 1'-0"



415.537.1125 :v
www.elevationarchitects.com :w



#	date	issue
---	------	-------

Λ 7

A-7

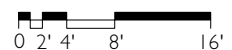


1

Scale: 1/6" = 1'-0"

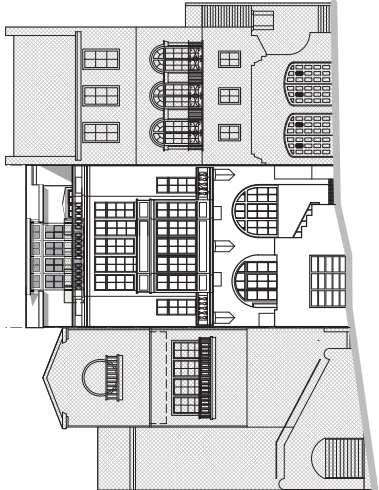
2

Scale: 1/16" = 1'-0"



3747 JACKSON STREET

SAN FRANCISCO, CA 94118



ElevationArchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 'v
www.elevationarchitects.com 'w

GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND THE PERFORMANCE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY, INCLUDING DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER. THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER DIMENSIONS SHOWN ON THE DRAWINGS. DIMENSIONS SHALL BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES AND ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURES) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CHU OR CENTERLINE OF STEEL UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED. NEW OR MODIFIED CONSTRUCTION SHALL BE ATTACHED AS REQUIRED TO MAKE EXISTING STRUCTURE SOUND AND STABLE AND BRACING ADJACENT CONSTRUCTION EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS AND SHALL NOT REPRODUCE OR MAKE COPIES THEREOF WITHOUT THE WRITTEN PERMISSION OF ELEVATION ARCHITECTS. ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION, SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE CONSTRUCTION OF THE PROJECT TO PROTECT EXISTING UTILITIES AND TO THE WORKMAN. MAIN FLOOR AREAS CLEAN AND FREE FROM JUNK, DEBRIS, ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE, 2018 CALIFORNIA ELECTRICAL CODE AND 2018 CALIFORNIA MECHANICAL CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS SHALL BE CONSIDERED A BREACH OF THE CONTRACT. CONTRACTOR SHALL WILL REQUIRE CORRECTION AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
AD.	ADJACENT	MECH.	MECHANICAL
ADJ.	ADJACENT	MIN.	MINIMUM
ADJ.	ADJACENT	MNL.	METAL
AFF.	ABOVE FINISH FLOOR	MY.	MICROWAVE
ALUM.	ALUMINUM		
BLKG.	BLOCKING	(N).	NEW
BLDG.	BUILDING	NTS.	NOT IN CONTRACT
BD.	BOARD		NOT TO SCALE
C.	CENTERLINE	O.C.	ON CENTER
CLR.	CLEAR	O.	OVER
CONC.	CONCRETE	O.H.	OVERHANG
CONT.	CONTINUOUS		OPPOSITE HAND
CT.	CERAMIC TILE	PLAM.	PLASTIC LAMINATE
		PLY.	PLYWOOD
DIA.	DIAMETER	PTD.	PAINTED
DIM.	DIMENSIONS	RAD.	RADICAL
DIMS.	DIMENSIONS	REF.	REFRIGERATOR
DWG.	DRAWING	REQ.	REQUIRED
	EXISTING	RB.	RUBBER BASE
(E) EX.	EXPANSION JOINT	RM.	ROOM
EA.	EXPANSION JOINT	ROO.	ROOM OPENING
EL.	ELECTRIC	RDWD.	REDWOOD
EL ELEV.	ELEVATION		
ENB.	ENBEDDED	SC.	SOLID CORE
EQ.	EQUAL	SHTG.	SHEETING
EXT.	EXTERIOR	SHT.	SHEET
		SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DWGS		
FA.	FIRE ALARM	ST.	STEEL
FD.	FLOOR DRAIN	STL.	STAINLESS STEEL
FF.	FINISH FLOOR	STOR.	STORAGE
FLR.	FLOOR	STUD.	STUD
FO.S.	FACE OF STUD	STV.	STAINLESS VINYL
FO.M.	FACE OF MASONRY		
		T&G.	TONGUE AND GROOVE
GA.	GAUGE	T.C.	TOP OF CURB
GALV.	GALVANIZED	TEL.	TELEPHONE
GL.	GLASS	T.L.	TIE LINE
GND.	GROUND	T.O.W.	TOP OF WALL
GWB.	GYPSONUM BOARD	TYP.	TYPICAL
GWB.	GYPSONUM WALLBOARD		
		U.O.N.	UNLESS OTHERWISE NOTED
HB.	HOSE BIB	VCT.	VINYL COMPOSITION TILE
HC.	HOLLOW METAL	VRT.	VERTICAL
HT.	HOUSE PANEL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT		
INS.	INSULATION	WD.	WOOD
INSUL.	INSULATION	WD.	WASHER AND DRYER
INT.	INTERIOR	WC.	WATER CLOSET
		WH.	WATER HEATER
		WP.	WATERPROOF
JAN.	JANITOR CLOSET		
KIT.	KITCHEN		
LAV.	LAVATORY		
LT.	LIGHT		

WALL TYPES

1 HOUR RATED WALL	NEW
2 HOUR RATED WALL	

	1 HOUR RATED WALL
	2 HOUR RATED WALL
	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

VISIBILITY FROM THE PUBLIC WAY

SEE SHEET A-0.6 FOR SECTION DIAGRAM THROUGH SITE LOOKING WEST

SITE SECTION ANALYSIS

SEC 240.1.1 C. SEE SHEET A-0.6 SITE SECTION ANALYSIS FOR CALCULATIONS AND DIAGRAM

RESIDENTIAL DEMOLITION AREA CALCULATIONS

Date	12.28.17			
PROJECT	3747 Jackson Street			
ARCHITECT	Elevation Architects			
RESIDENTIAL DEMOLITION AREA CALCULATIONS				
FRONT & REAR FACADES - LINEAL FOUNDATION MEASUREMENTS				
VERTICAL ELEMENTS	(E) LENGTH	REMOVED	% REMOVED	Total % Removed
B1 A. FRONT FACADE (North)	29.5	0	0.0%	
B. REAR FACADE (South)	29.5	29.5	100.0%	
(NORTH & SOUTH TOTAL (A thru B))	59	29.5	50.0%	50.0%
EXTERIOR WALLS - LINEAL FOUNDATION MEASUREMENTS				
ELEMENT	(E) LENGTH	REMOVED	% REMOVED	
F. EAST FACADE	72.0	32.5	45.1%	
K. WEST FACADE	72.0	0.0	0.0%	
L. NORTH FACADE	29.5	0.0	0.0%	
M. SOUTH FACADE	29.5	29.5	100.0%	
(W. TOTAL (F thru M))	203.0	62	30.5%	30.5%
VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS				
VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED	
G. EAST FACADE	18.15	7.45	41.0%	
D. WEST FACADE	18.19	10	0.5%	
E. NORTH FACADE	14.41	51	3.5%	
F. SOUTH FACADE	760	760	100.0%	
(VERT. TOTAL (G thru F))	983.5	1566	26.8%	26.8%
HORIZONTAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS				
HORIZONTAL ELEMENTS	(E) AREA	REMOVED	% REMOVED	
G. LOWER LEVEL (First Floor)	1436.0	0.0	0.0%	
H. MID LEVEL (Second Floor)	1892.0	33.0	1.7%	
I. UPPER LEVEL (Third Floor)	1893.0	33.0	1.8%	
J. ROOF	2893.0	781.0	43.3%	
(HORIZ. TOTAL (G thru J))	6914	847.0	12.2%	12.2%

S.F.P.C. 37C.37(c)(2) Definition "Demolition of Residential Building"

(2) "Demolition of Residential Building" shall mean any of the following:
(a) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or
(b) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and **(b2)** also proposes the Removal of more than 65% of the sum of all exterior walls measured in lineal feet of the foundation level, or
(c) The measured footprint of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and
(d) The measured footprint of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and
(e) more than 50% of the Horizontal elements of the existing building as measured in square feet of actual surface area.

SE P.C. SEC. 37.01(b)(2) Definition "Demolition of Residential Buildings"

- (b) "Demolition of Residential Building" shall mean any of the following:
- (A) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or
 - (B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
 - (B3) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
 - (B4) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
 - (B5) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

PERMITS

SITE PERMIT
BUILDING PERMIT WITH:
ADDENDUM 1: FOUNDATION AND STRUCTURAL
ADDENDUM 2: ELECTRICAL AND MECHANICAL
ADDENDUM 3: FIRE SPRINKLER
FIRE SPRINKLER WORK TO BE DESIGN/BUILD
APPLICATION FOR PERMITS TO BE FILED SEPARATELY.

APPLICABLE CODES

BUILDING: 2016 CBC
MECHANICAL: 2016 CMC
ELECTRICAL: 2016 CEC
FIRE: CURRENT NFPA 13
ENERGY: 2016 CEC (TITLE 24 PART 6)
GREEN: 2016 GBC
WITH ALL SAN FRANCISCO AMENDMENTS

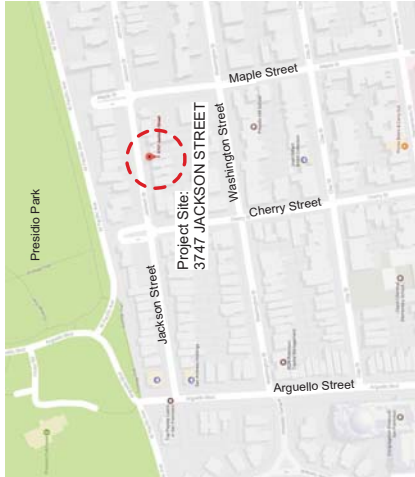
SCOPE OF WORK

RENOVATION OF EXISTING 3-STORY RESIDENTIAL BUILDING WITH BASEMENT AND ADDITIONS ON FOURTH FLOOR.

TABLE OF CONTENTS

A-0.1	COVER SHEET
A-0.2	GREEN ENERGY FORM
A-0.3	PHOTOGRAPHS OF EXISTING CONDITIONS
A-0.4	NOT USED
A-0.5	PHOTO COLLAGE
A-0.6	SITE SECTION ANALYSIS
A-0.7	RENOVATION ANALYSIS
A-1.1	EXISTING & NEW SITE PLAN w/(E) ADJACENT SITE SITE SURVEY (BY OTHERS)
A-2.0	BASEMENT FLOOR PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	THIRD FLOOR PLAN
A-2.4	FOURTH FLOOR PLAN & ROOF
A-3.01	EXISTING NORTH (JACKSON) ELEVATION
A-3.02	EXISTING EAST ELEVATION
A-3.03	EXISTING SOUTH (YARD) ELEVATION
A-3.04	EXISTING WEST ELEVATION
A-3.1	NORTH (JACKSON) ELEVATION
A-3.2	EAST ELEVATION FLAT ROOF
A-3.3	SOUTH ELEVATION FLAT ROOF
A-3.4	WEST ELEVATION
A-3.5	BUILDING SECTION A
A-3.6	BUILDING SECTION B

VICINITY MAP



PROJECT TEAM

Building Owner:
LiveLikeBonobos LLC
80 Rossi Avenue
San Francisco, CA 94118
Contact: Bora Ozturk
(415) 652-3080
hrbora@gmail.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125
jonathan@elevationarchitects.com

COVER SHEET

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

A-0.1

Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
Block 0989 / Lot 021

Application 2017.0414.4072

#	date	issue
---	------	-------

08.29.17 NOPDR#1 Response
12.12.17 RDT Response
02.28.18 DR Response

3747 JACKSON STREET

SAN FRANCISCO, CA 94118



SUBJECT PROPERTY



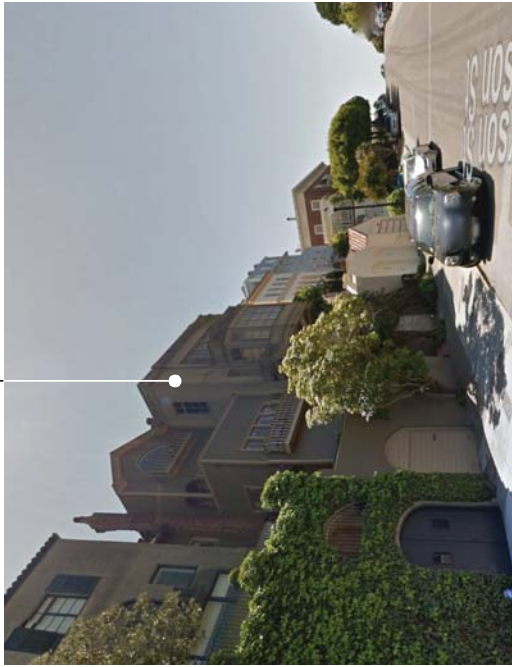
AERIAL VIEW FROM THE EAST

SUBJECT PROPERTY



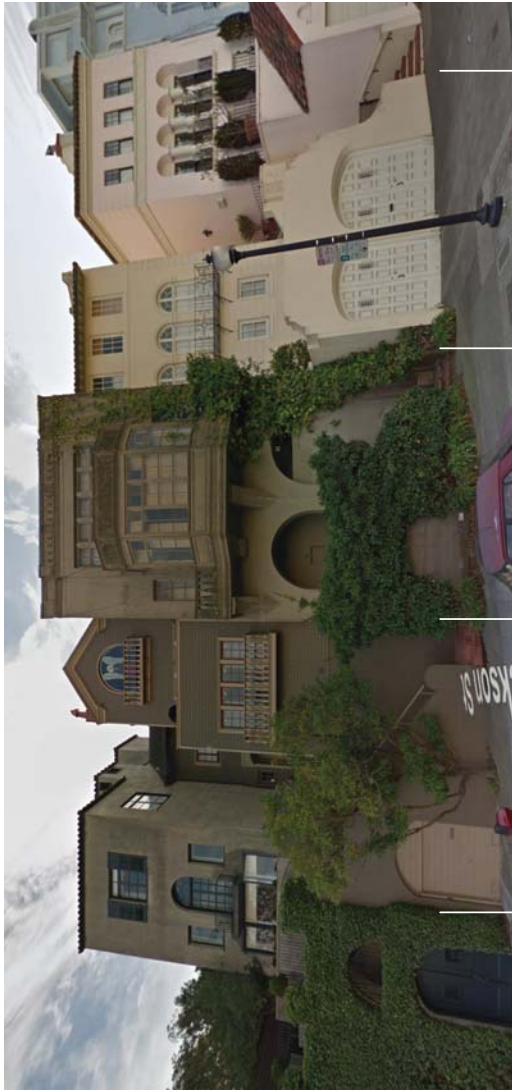
AERIAL VIEW FROM THE NORTH

SUBJECT PROPERTY



STREET VIEW FROM THE NORTHEAST

EYE LEVEL VIEW ON JACKSON STREET



SUBJECT PROPERTY

3755

3737

SUBJECT PROPERTY

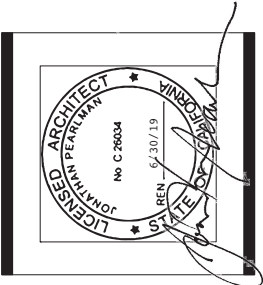


STREET VIEW FROM THE NORTHWEST



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

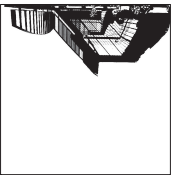
415.537.1125 'v
www.elevationarchitects.com 'w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
Block 0989 / Lot 021
Application 2017.0414.4072

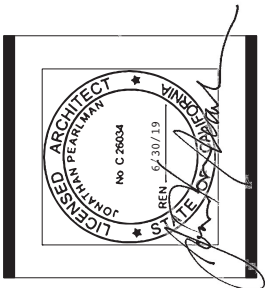
#	date	issue
08.29.17	NOPDR#1	RESPONSE
12.12.17	RDT	RESPONSE
02.28.18	DR	Response
PHOTOGRAPHS OF EXISTING CONDITIONS		
project:	16.18	
drawn by:	CT	
checked by:	JP	
date:	04.14.17	
scale:		

A-0.3



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 'v
www.elevationarchitects.com 'w



3747 JACKSON STREET

SAN FRANCISCO, CA 94118



VIEW FROM NORTHEAST; ON SIDEWALK, NORTH SIDE OF JACKSON STREET

--- BUILDING PROFILE, HIDDEN BEHIND STREET FACADES



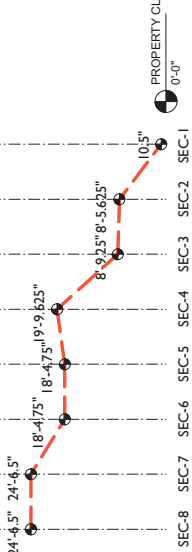
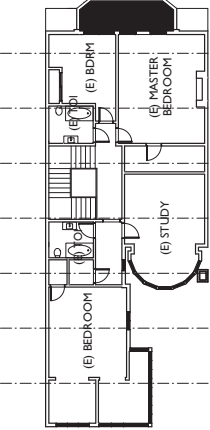
VIEW FROM NORTHWEST; ON SIDEWALK, NORTH SIDE OF JACKSON STREET

Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
Block 0989 / Lot 021
Application 2017.0414.4072

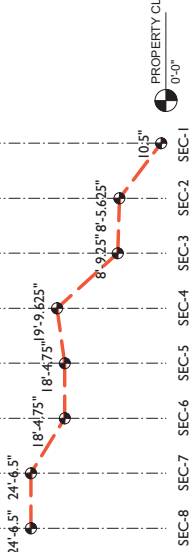
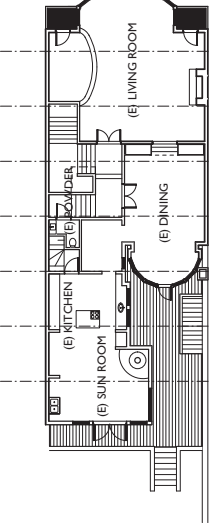
#	date	issue
08.29.17	NOPDR# I	Response
12.12.17	RDТ	Response
02.28.18	DR	Response

PHOTO COLLAGE OF PROPOSED BUILDING		
project:	16.18	
drawn by:	CT	
checked by:	JP	
date:	04.14.17	
scale:		

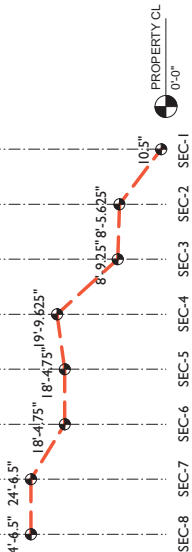
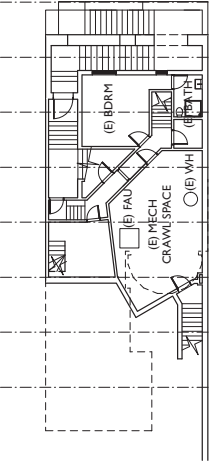
A-0.5



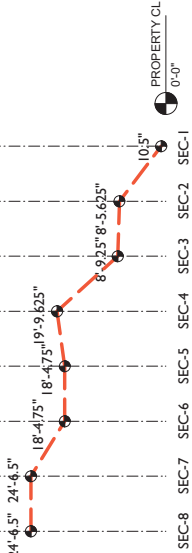
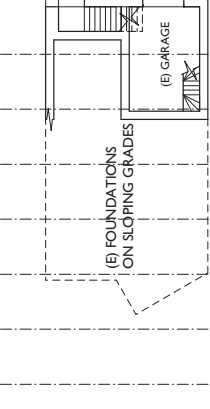
(E) THIRD FLOOR GRADE ELEVATIONS,
AVERAGES BASED ON 10-FT SECTIONS



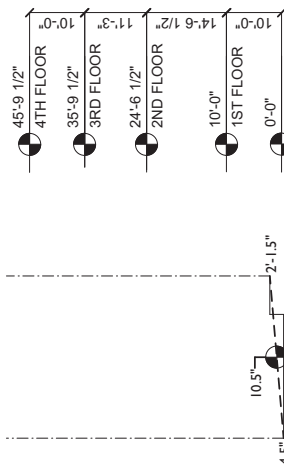
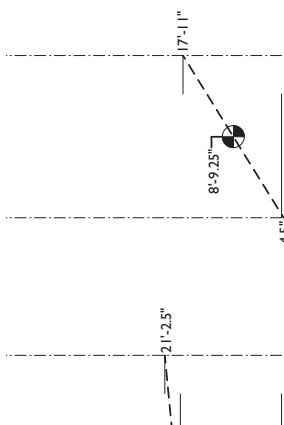
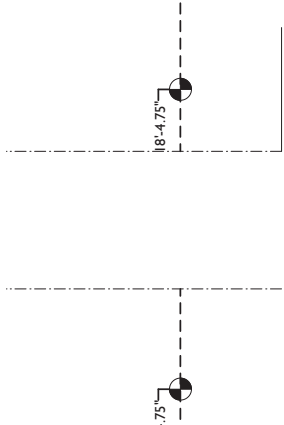
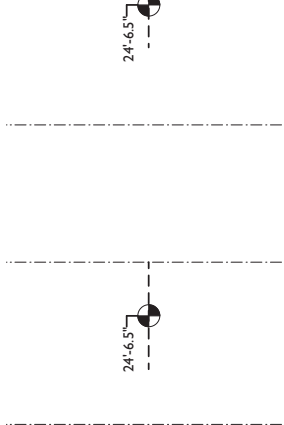
(E) SECOND FLOOR GRADE ELEVATIONS,
AVERAGES BASED ON 10-FT SECTIONS



(E) FIRST FLOOR GRADE ELEVATIONS,
AVERAGES BASED ON 10-FT SECTIONS

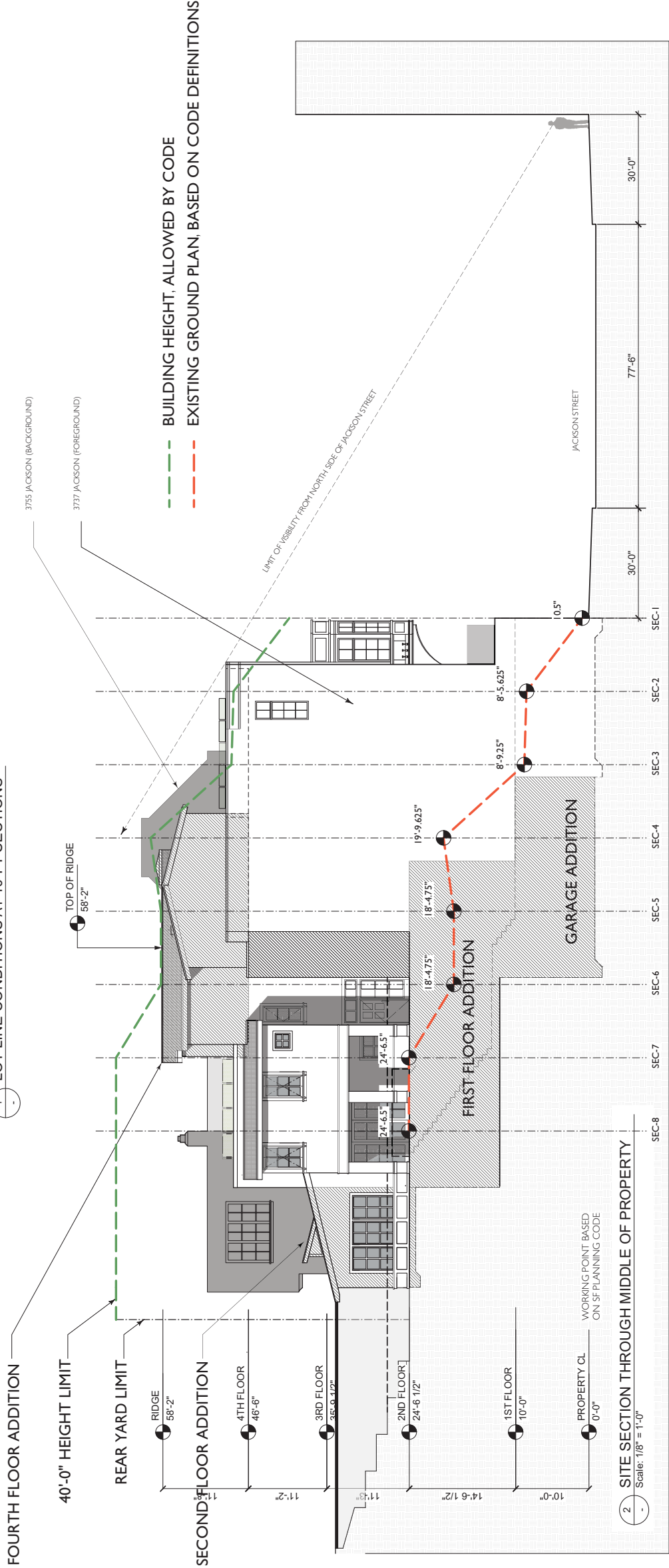


(E) BASEMENT LEVEL GRADE ELEVATIONS,
AVERAGES BASED ON 10-FT SECTIONS

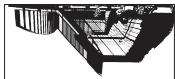


WORKING POINT BASED
ON SF PLANNING CODE

1 LOT LINE CONDITIONS AT 10-FT SECTIONS

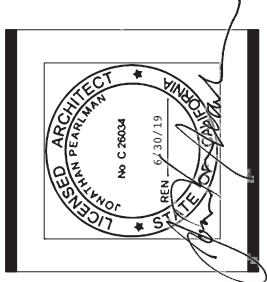


2 SITE SECTION THROUGH MIDDLE OF PROPERTY
Scale: 1/8" = 1'-0"



Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
Block 0989 / Lot 021
Application 2017.0414.4072

#	date	issue
08.29.17	NOPDR#1 Response	
12.12.17	RD1 Response	
02.28.18	DR Response	

SITE SECTION ANALYSIS

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

A-0.6

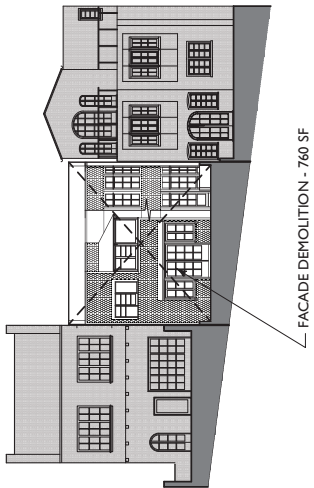
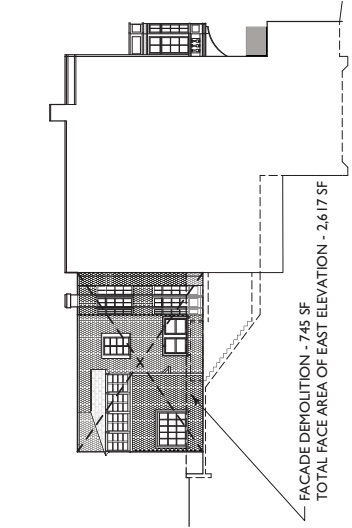
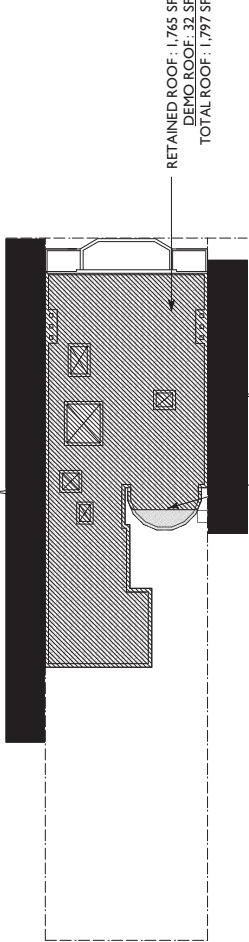
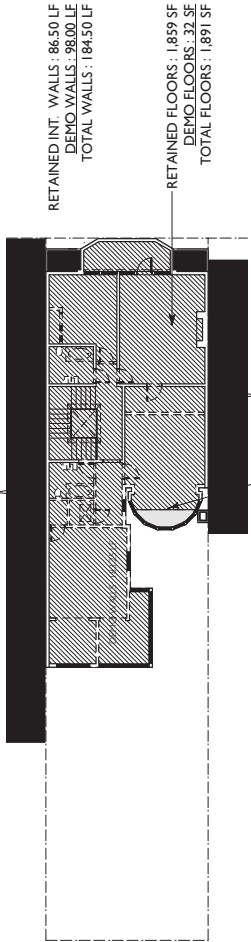
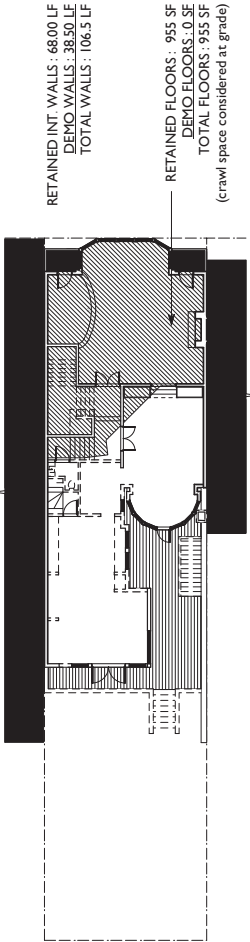
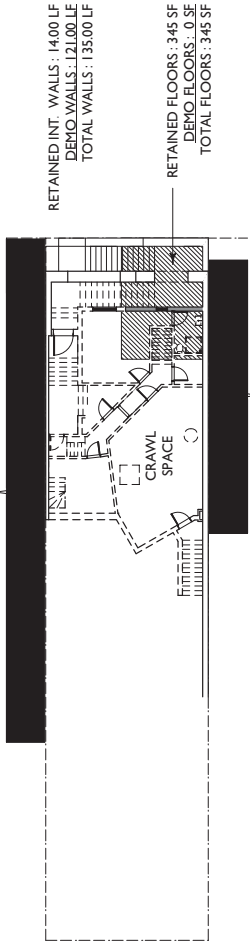
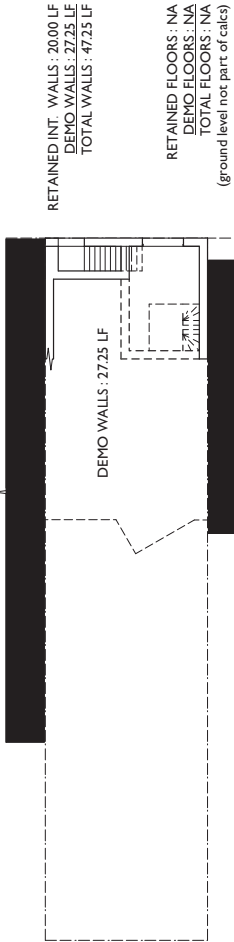
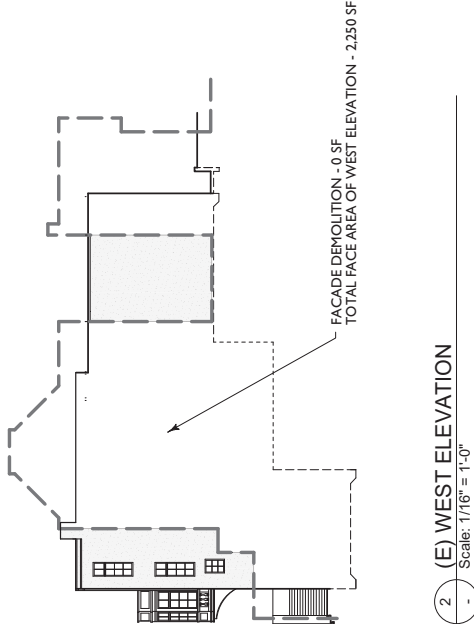
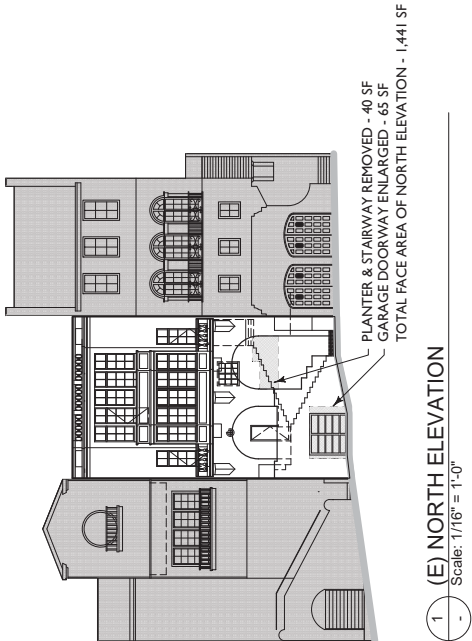


DIAGRAM KEY

- EXISTING INTERIOR WALL
- RETAINED INTERIOR WALL
- DEMOLISHED WALL
- RETAINED FLOOR AREA
- DEMOLISHED FLOOR AREA



RENOVATION - DEMOLITION CALCULATIONS

REMOVAL OF ELEMENTS	SECTION 1005 LIMITS	PROPOSED PROJECT	PROJ. TOTAL	MEETS CODE ?
---------------------	---------------------	------------------	-------------	--------------

SEC. 1005.1.1 STREET-FACING EXTERIOR WALLS
SF OF SURFACE AREA INCLUDING WINDOWS, DOORS, ETC.

25% OR MORE	NORTH : 7%	YES
-------------	------------	-----

SEC. 1005.1.2 ALL EXTERIOR WALLS CEASING FUNCTION AS EXTERIOR WALLS
SF OF SURFACE AREA INCLUDING WINDOWS, DOORS, ETC.

50% OR MORE	NORTH : 0%	
	EAST : 28%	
	SOUTH : 100%	
	WEST : 0%	
	TOTAL : 21%	YES

SEC. 1005.1.3 ALL EXTERIOR WALLS USED FOR EXTERNAL or INTERNAL WALLS
SF OF SURFACE AREA INCLUDING WINDOWS, DOORS, ETC.

25% OR MORE	NORTH : 7%	
	EAST : 28%	
	SOUTH : 100%	
	WEST : 0%	
	TOTAL : 23%	YES

SEC. 1005.1.4 HORIZONTAL ELEMENTS

SF OF ROOF AREA AND FLOOR PLATES EXCEPT AT/BELOW GRADE

75% OR MORE	BASEMENT : NA	
	1ST FLOOR : 0%	
	2ND FLOOR : 0%	
	3RD FLOOR : 2%	
	ROOF : 1%	
	OVERALL : 1%	

SEC. 1005.1.4 INTERNAL STRUCTURAL FRAMEWORK

LF OF INTERIOR PARTITIONS, LOAD-BEARING WALLS, COLUMNS, ETC.

75% OR MORE	BASEMENT : 58%	
	1ST FLOOR : 90%	
	2ND FLOOR : 36%	
	3RD FLOOR : 47%	
	OVERALL : 59%	YES

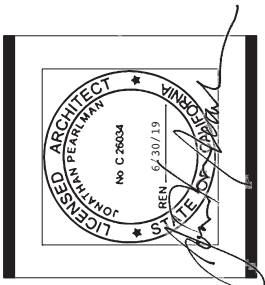
SEC. 1005.1.4 & 5 PROPOSED PROJECT TOTAL
(Combined total % of Horizontal Elements & Internal Structural Framework)

59%



ELEVATION Architects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 'v
www.elevationarchitects.com 'w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
Block 0989 / Lot 021

Application 2017.0414.4072

date issue

08.29.17 NOPDR#1 RESPONSE

02.28.18 DR Response

RENOVATION ANALYSIS

project: 16.18

drawn by: CT

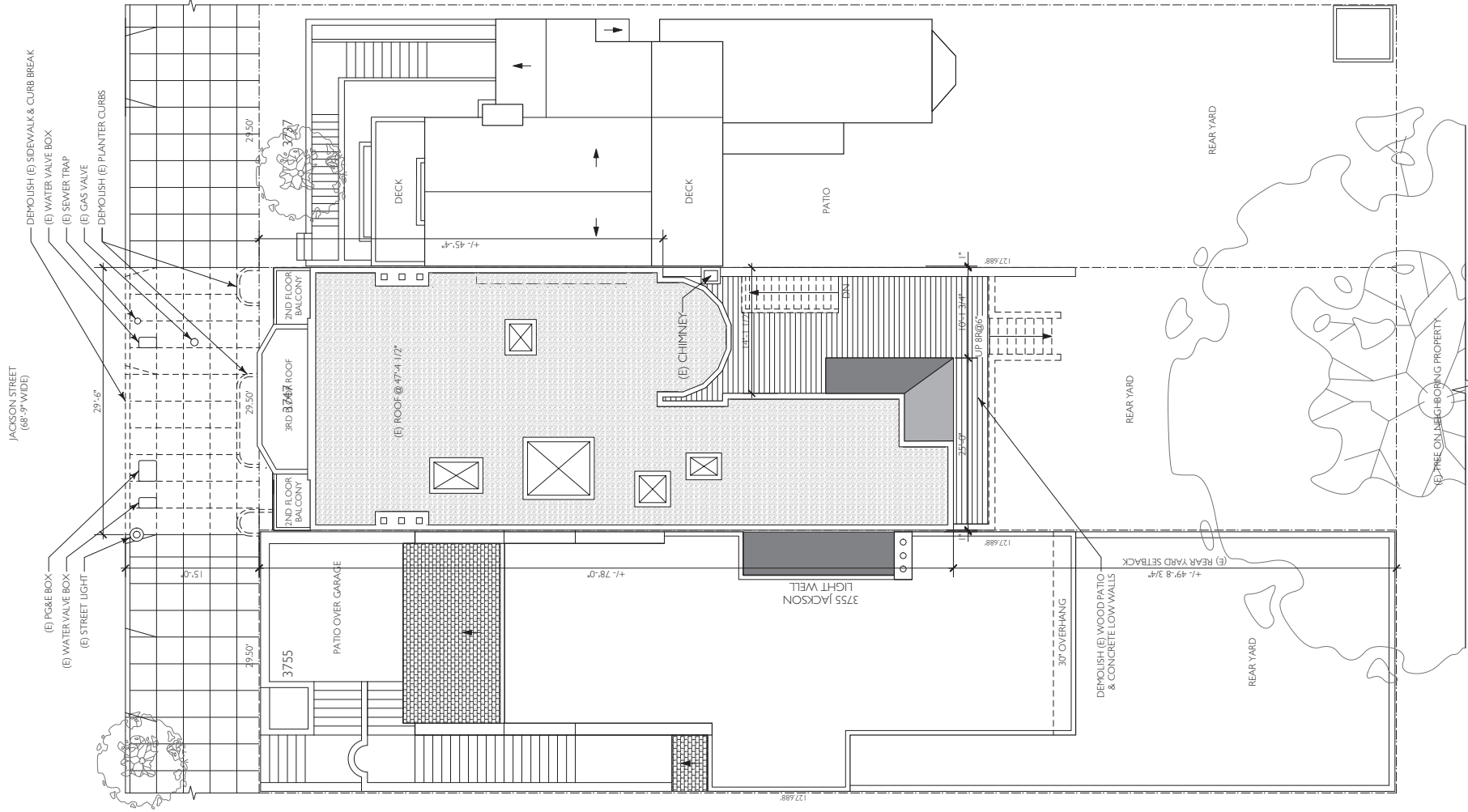
checked by: JP

date: 04.14.17

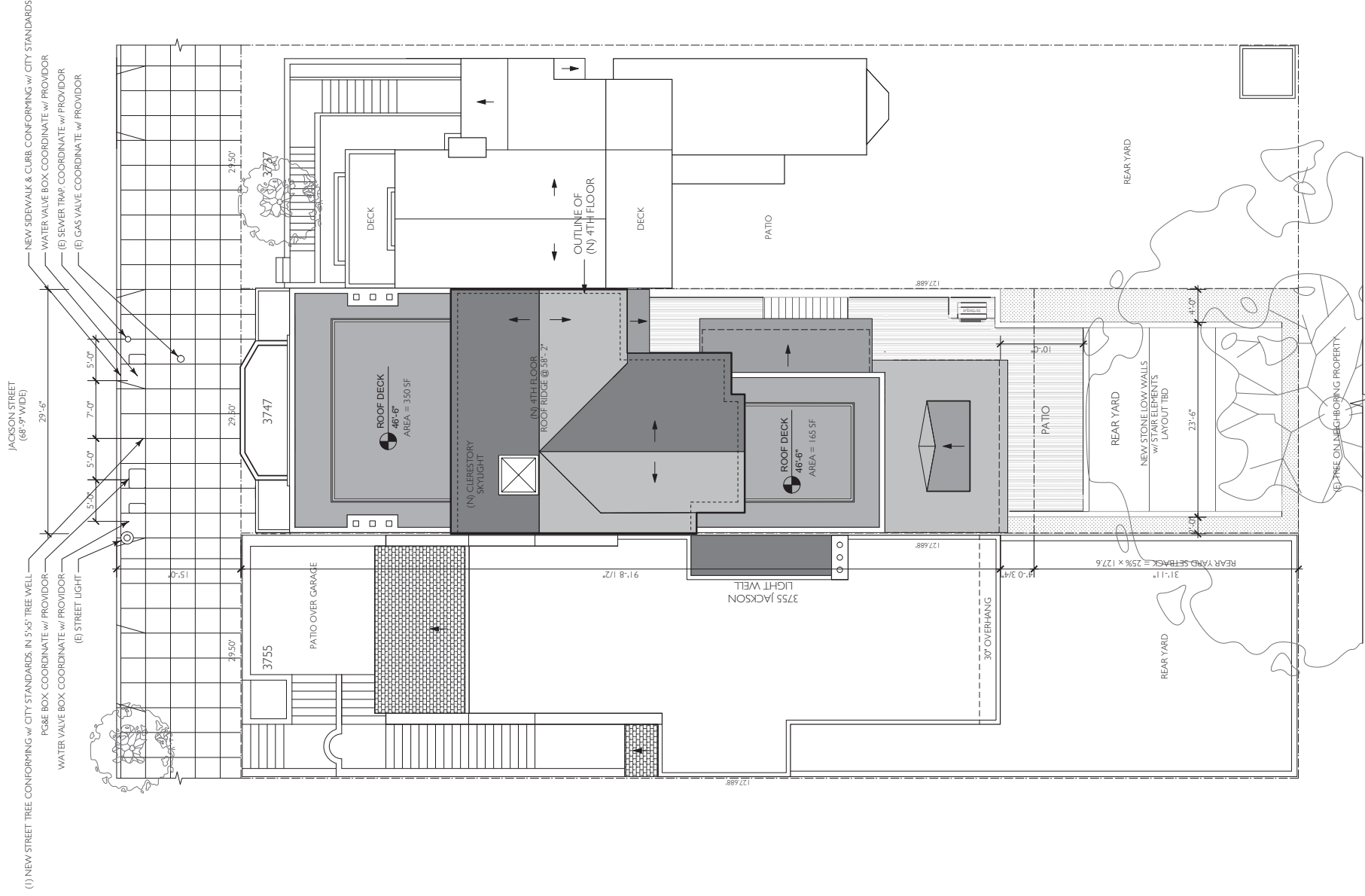
scale:

A-0.7

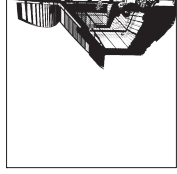
Alternate Plans dated February 28, 2018



1 EXISTING & DEMOLITION SITE PLAN
Scale: 1/8" = 1'-0"

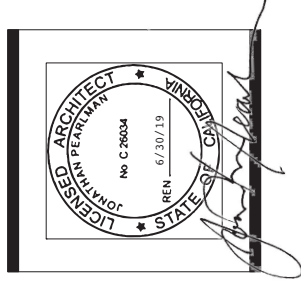


2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



ELEVATION Architects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125:v
www.elevationarchitects.com:v



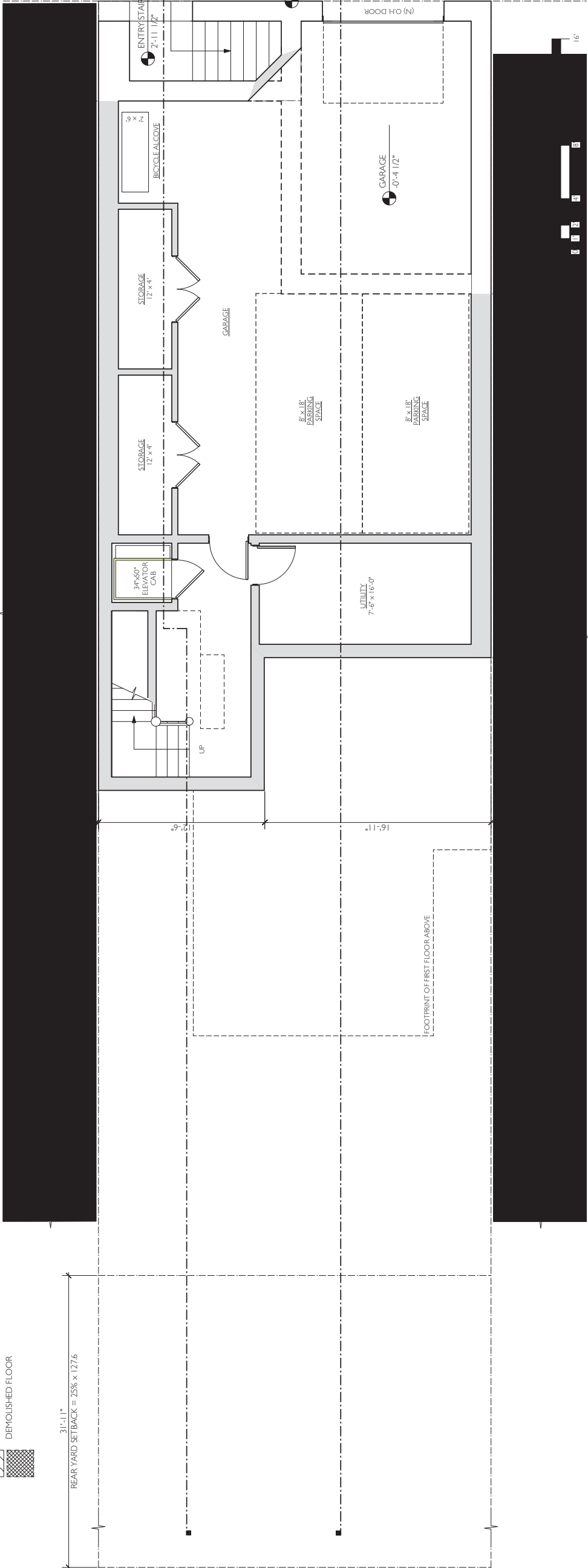
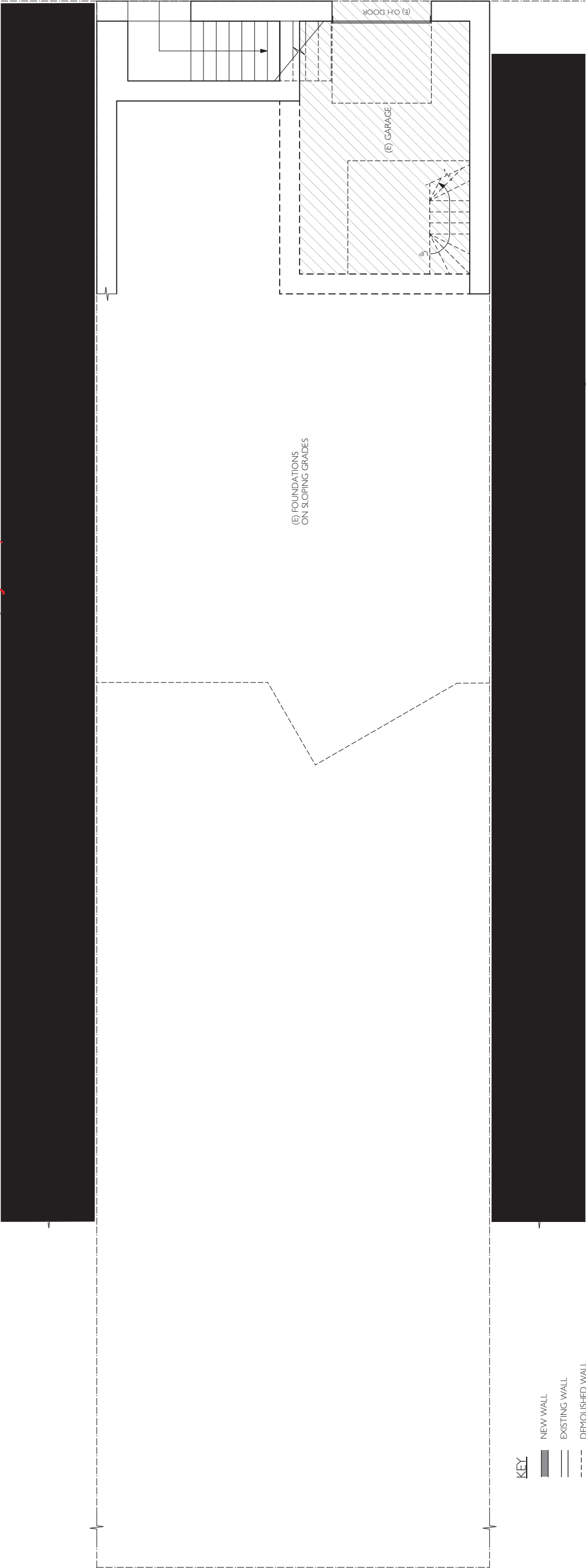
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118
Block 0989 / Lot 021
Application 2017.0414.4072

#	date	issue
02.28.18	DR Response	

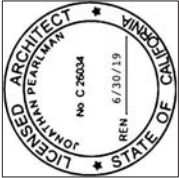
(E) & (N) SITE PLANS

project:	16.18
drawn by:	CTH
checked by:	JPI
date:	04.14.17
scale:	

IIA



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 w
www.elevationarchitects.com w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

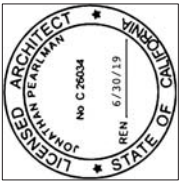
BASEMENT FLOOR PLANS

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

A-2.0



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.637.1125 v
www.elevationarchitects.com w



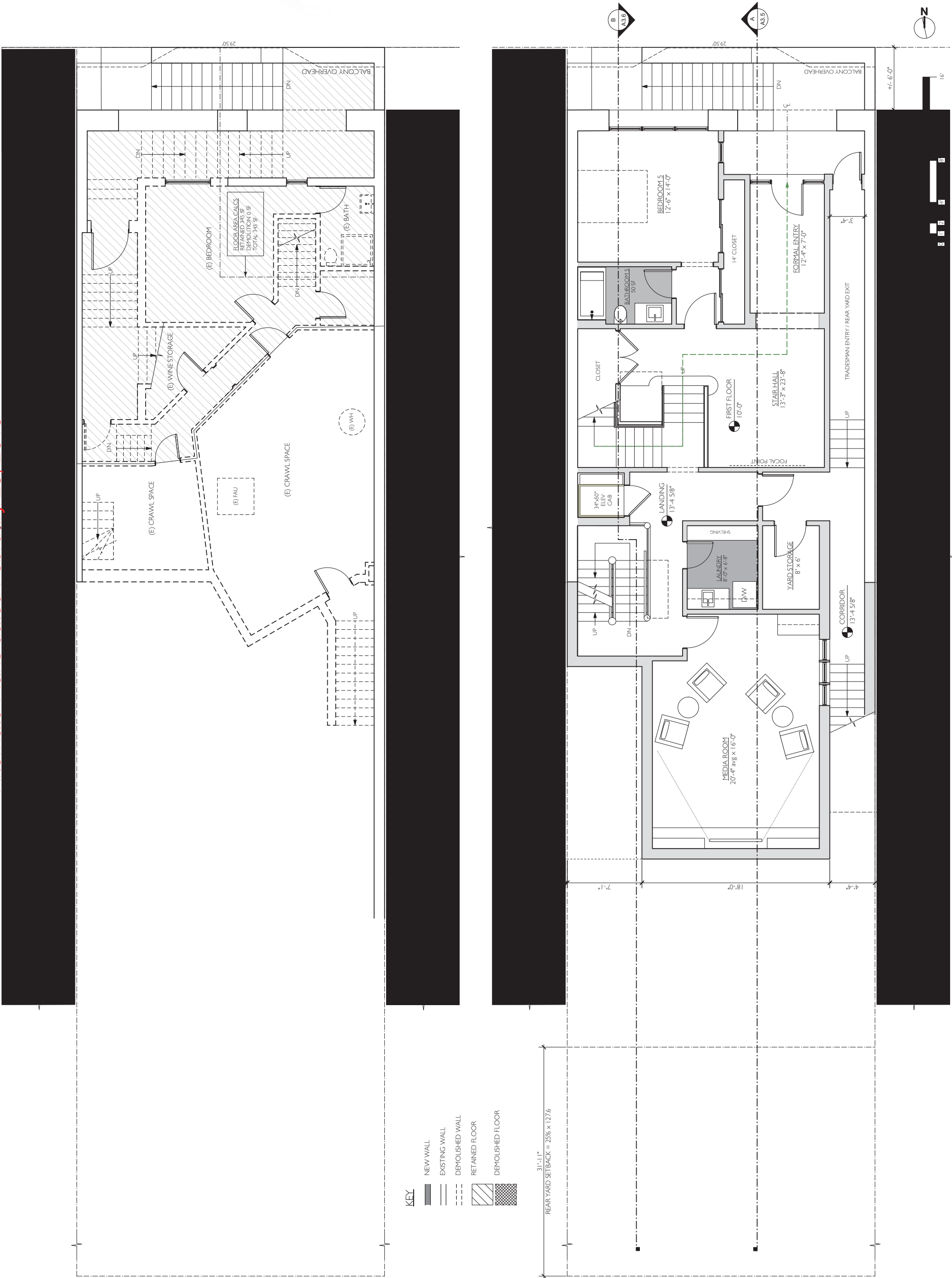
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

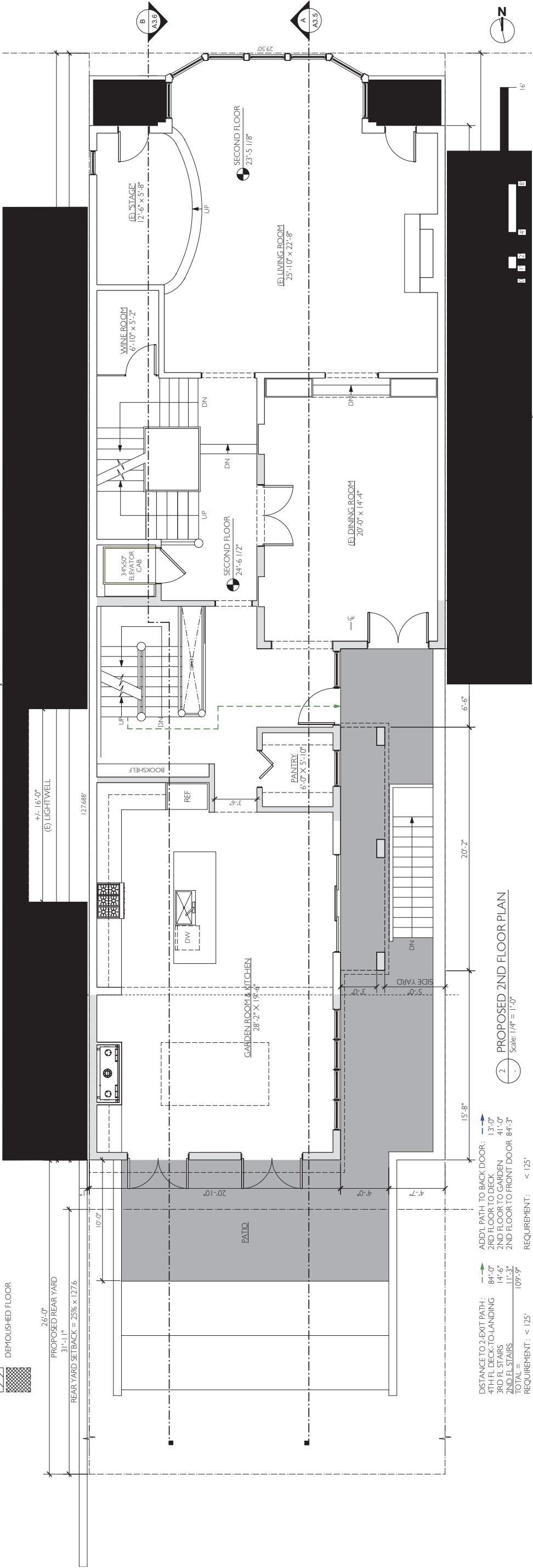
#	date	issue
	02.28.18	DR Response

1ST FLOOR PLANS

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

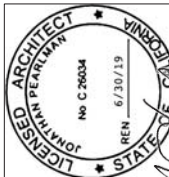
A-2.1







ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.637.1125 v
www.elevationarchitects.com w



Jonathan Pearlman

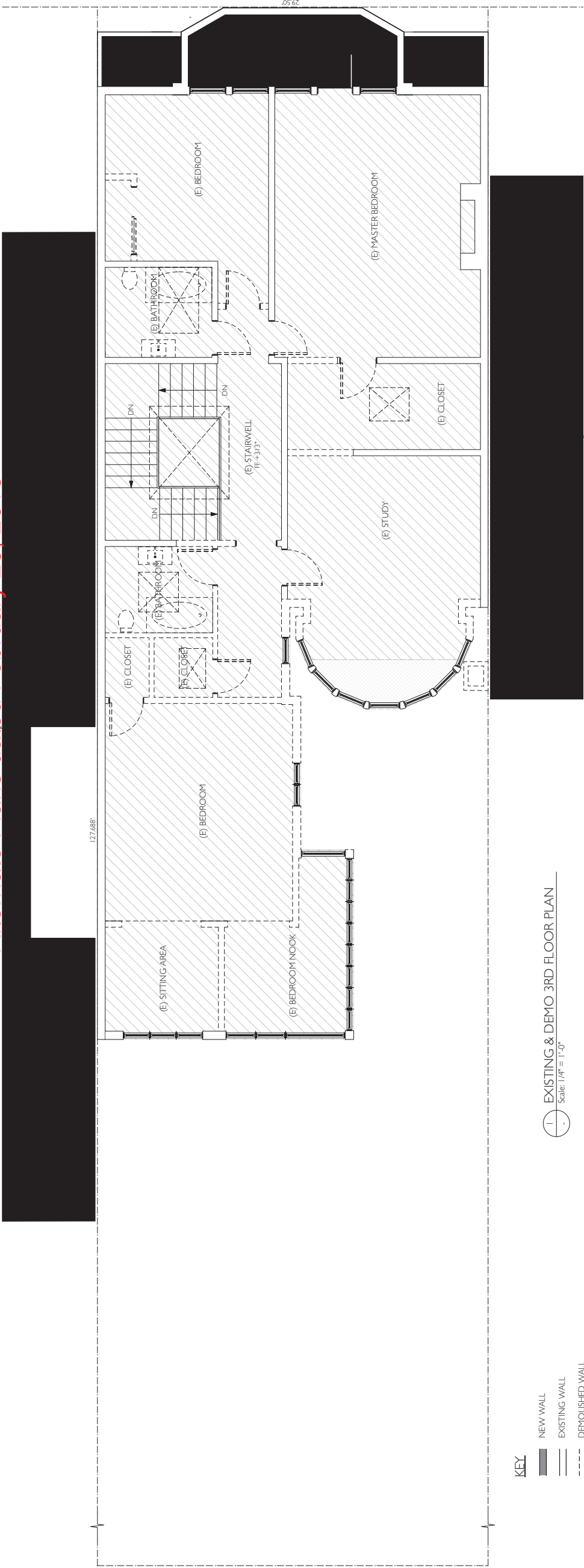
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

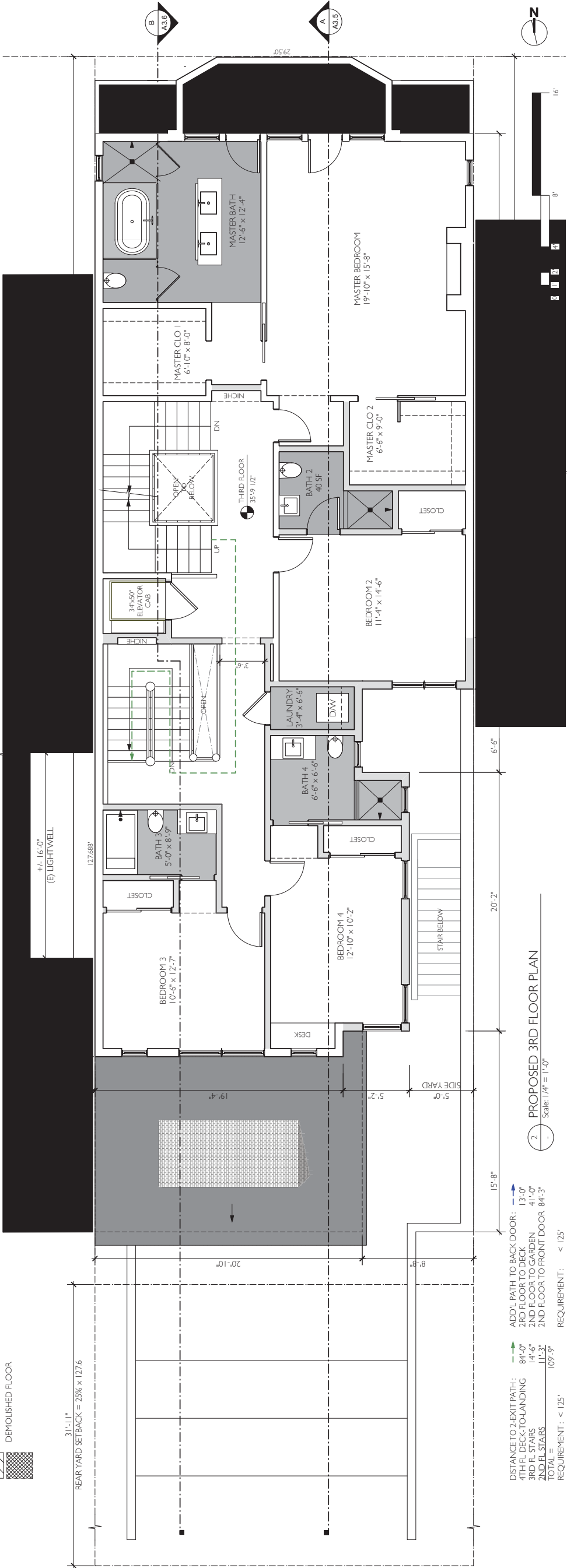
3RD FLOOR PLANS

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

A-2.3



1 EXISTING & DEMO 3RD FLOOR PLAN
Scale: 1/4" = 1'-0"

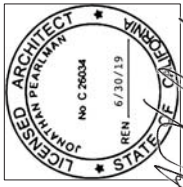


2 PROPOSED 3RD FLOOR PLAN
Scale: 1/4" = 1'-0"

DISTANCE TO 2-EXIT PATH:	84'-0"	ADD'L PATH TO BACK DOOR:	13'-0"
4TH FL DECK-TOLANDING	14'-6"	2ND FLOOR TO DECK	41'-0"
3RD FL STAIRS	11'-3"	2ND FLOOR TO GARDEN	84'-3"
2ND FL STAIRS	109'-5"	2ND FLOOR TO FRONT DOOR	84'-3"
TOTAL		REQUIREMENT:	< 125'



ELEVATIONArchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 v
www.elevationarchitects.com w



Jonathan Pearlman

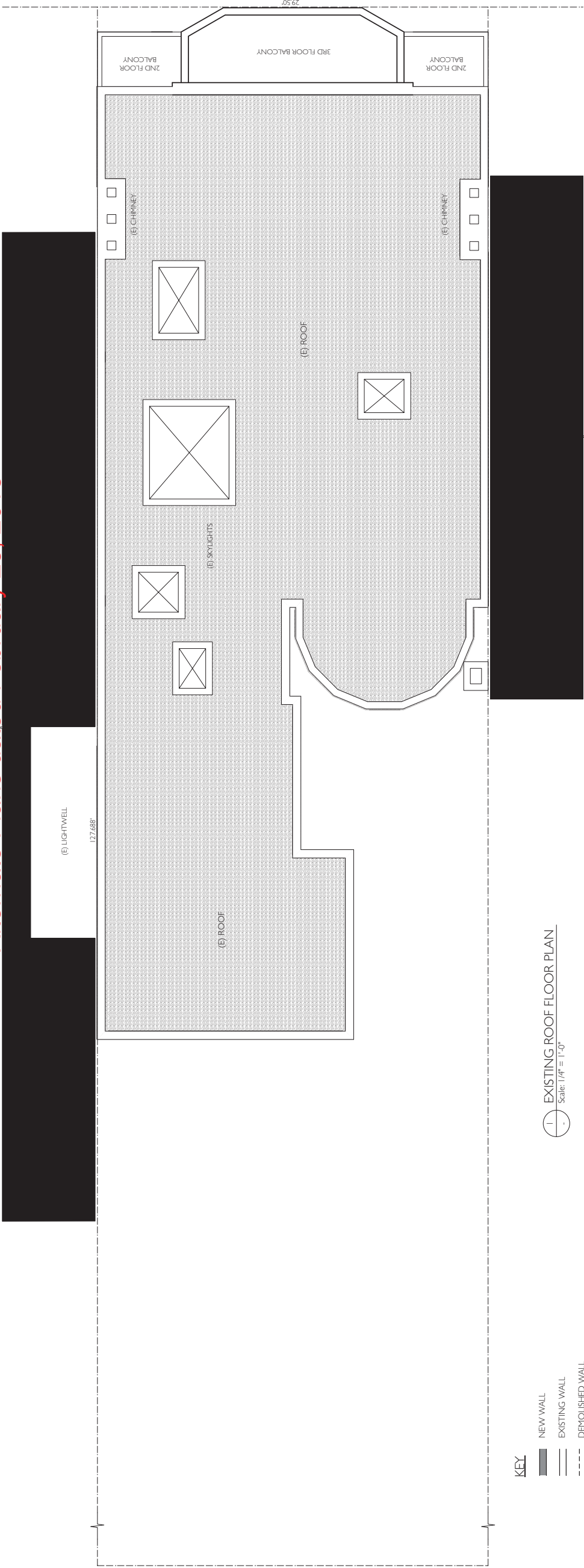
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

(E) ROOF PLAN &
(N) 4TH FLOOR PLAN

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

A-2.4

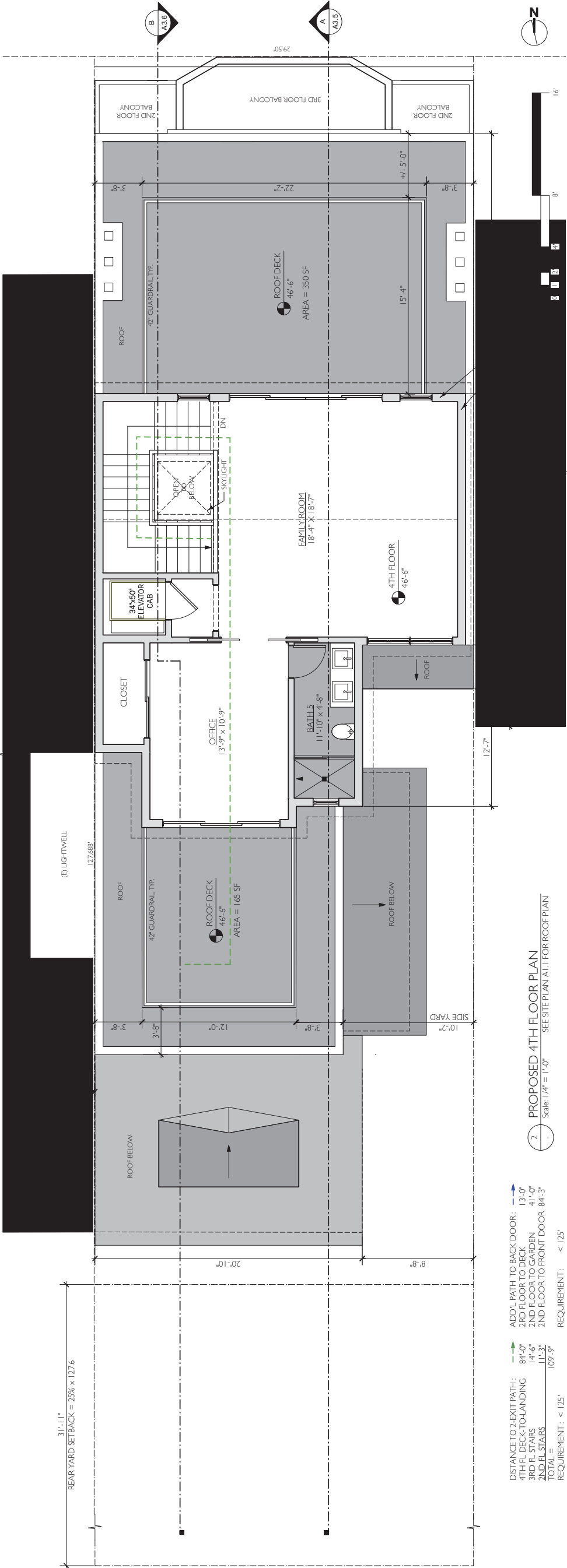


1 EXISTING ROOF FLOOR PLAN

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

KEY

- NEW WALL
- EXISTING WALL
- DEMOLISHED WALL



2 PROPOSED 4TH FLOOR PLAN

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

DISTANCE TO 2-EXIT PATH:
4TH FL DECK-TO LANDING 13'-0"
3RD FL STAIRS 14'-6"
2ND FL STAIRS 11'-3"
TOTAL = 109'-9"
REQUIREMENT: < 125'

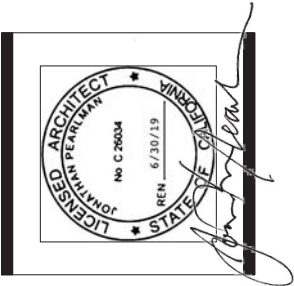
ADD'L PATH TO BACK DOOR:
2ND FLOOR TO DECK 41'-0"
2ND FLOOR TO GARDEN 41'-0"
2ND FLOOR TO FRONT DOOR 84'-3"
REQUIREMENT: < 125'





ELEVATIONArchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 :w
www.elevationarchitects.com :w



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

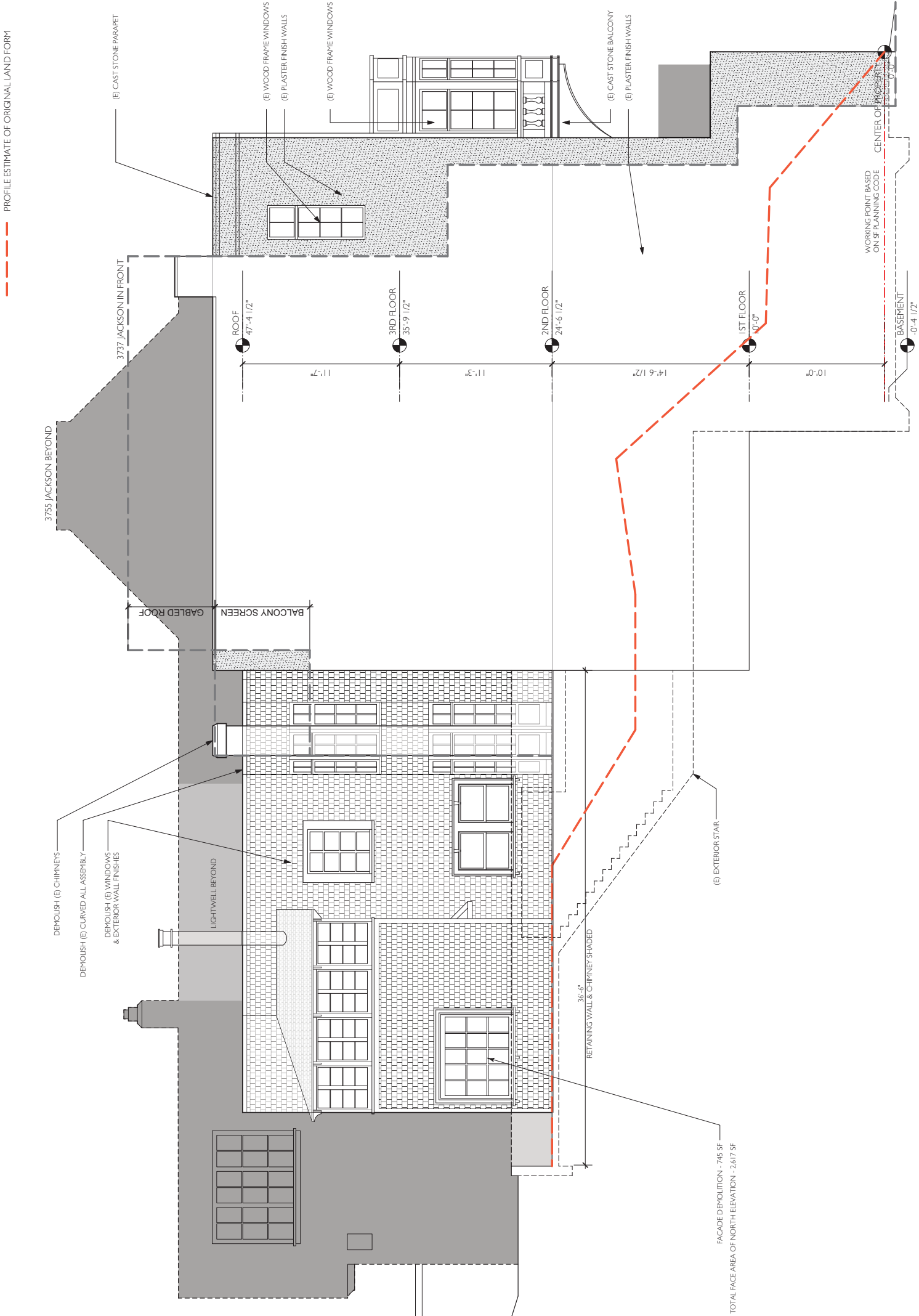
#	date	issue
	02.28.18	DR Response

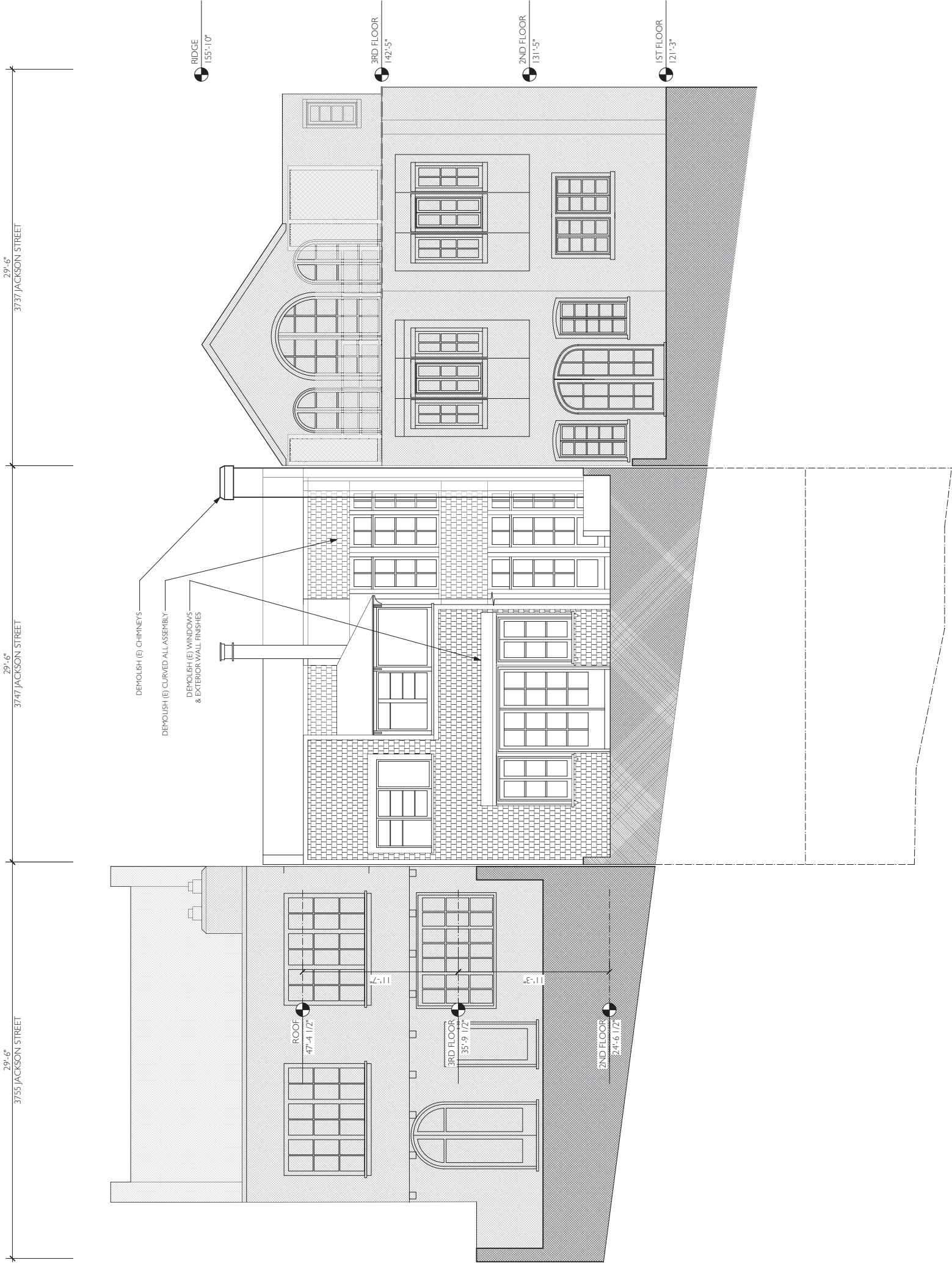
**EXISTING EAST
ELEVATION**

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	



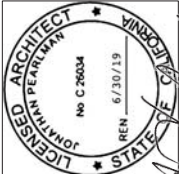
SHEET NOTES:
1) ADJACENT BUILDINGS ESTIMATED FROM PHOTOGRAPHS TO BE
VERIFIED WITH SITE SURVEY OF EXISTING CONDITIONS.





ELEVATIONArchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



Jonathan Pearlman

Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

**EXISTING SOUTH
(YARD) ELEVATION**

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

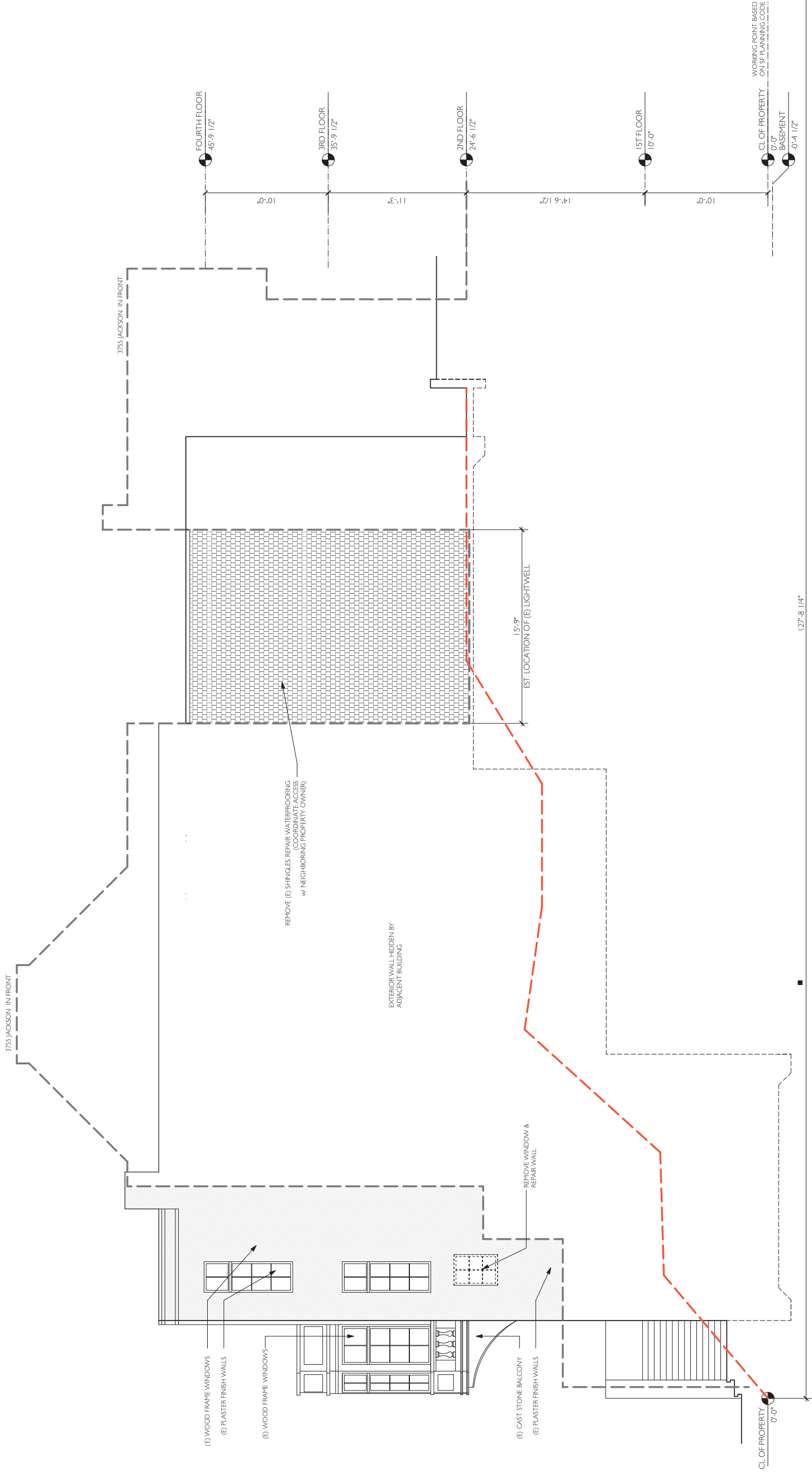
1. EXISTING & DEMOLITION SOUTH ELEVATION
Scale: 1/4" = 1'-0"



A-3.0.3

SHEET NOTES:
1. ADJACENT BUILDINGS ESTIMATED FROM PHOTOGRAPHS
AND DRAWINGS BY OTHERS.

..... 40'-0" HEIGHT LIMIT BY CODE
- - - - - GRADE PROFILE - SEE A06 FOR CALCULATIONS



EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



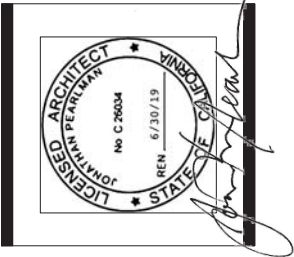
SHEET NOTES:
1. ADJACENT BUILDINGS ESTIMATED FROM PHOTOGRAPHS TO BE VERIFIED WITH SITE SURVEY OF EXISTING CONDITIONS.

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

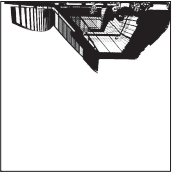
EXISTING WEST ELEVATION

#	date	issue
	02.28.18	DR Response

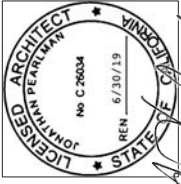
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 /
www.elevationarchitects.com /w



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 v
www.elevationarchitects.com w



Jonathan Pearlman

Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

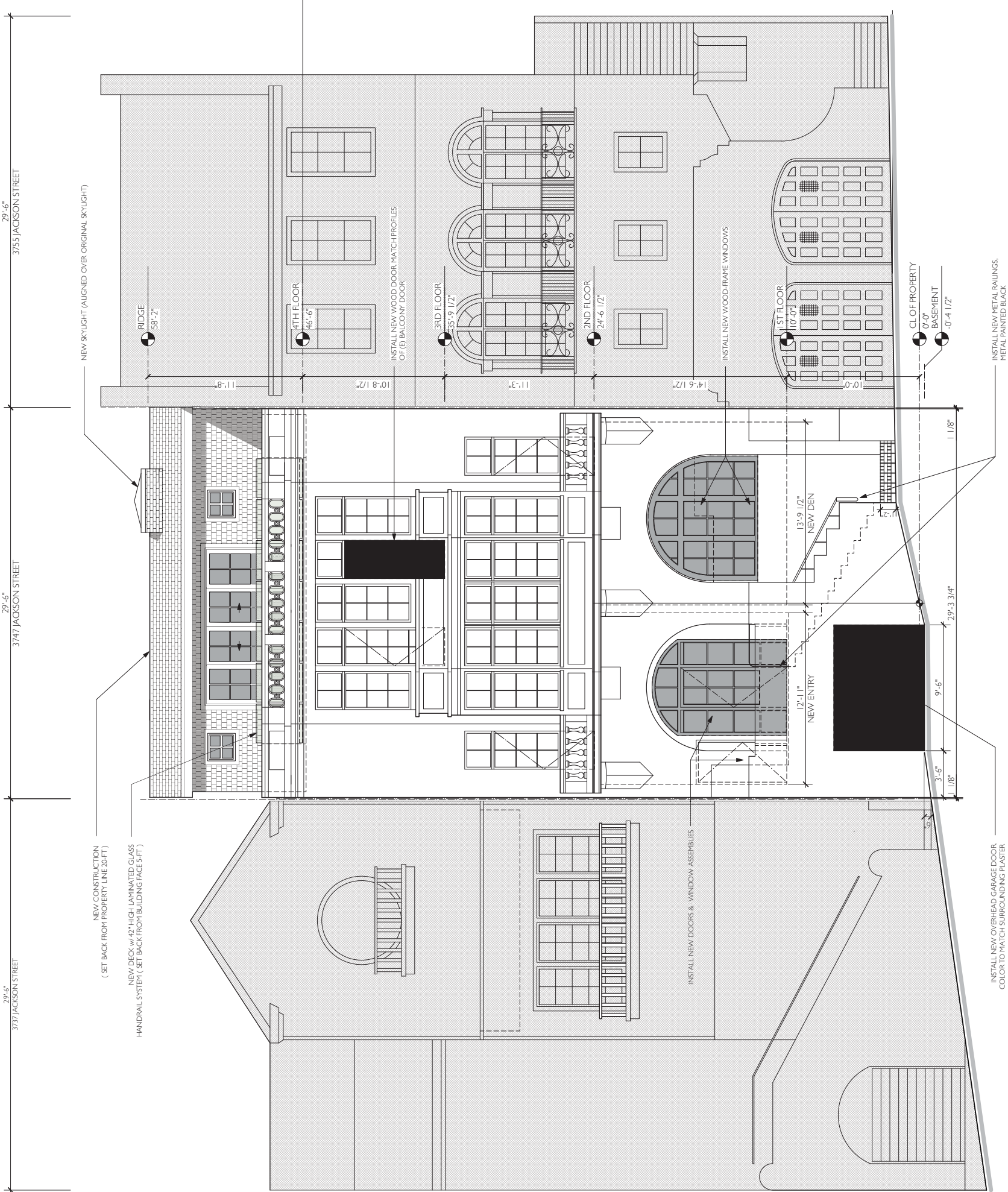
PROPOSED NORTH
(JACKSON) ELEVATION

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



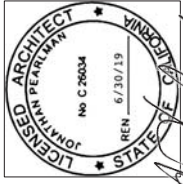
SHEET NOTES:
1. ADJACENT BUILDINGS ESTIMATED FROM PHOTOGRAPHS TO BE
VERIFIED WITH SITE SURVEY OF EXISTING CONDITIONS.





ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 w
www.elevationarchitects.com w



Jonathan Partridge
ARCHITECT

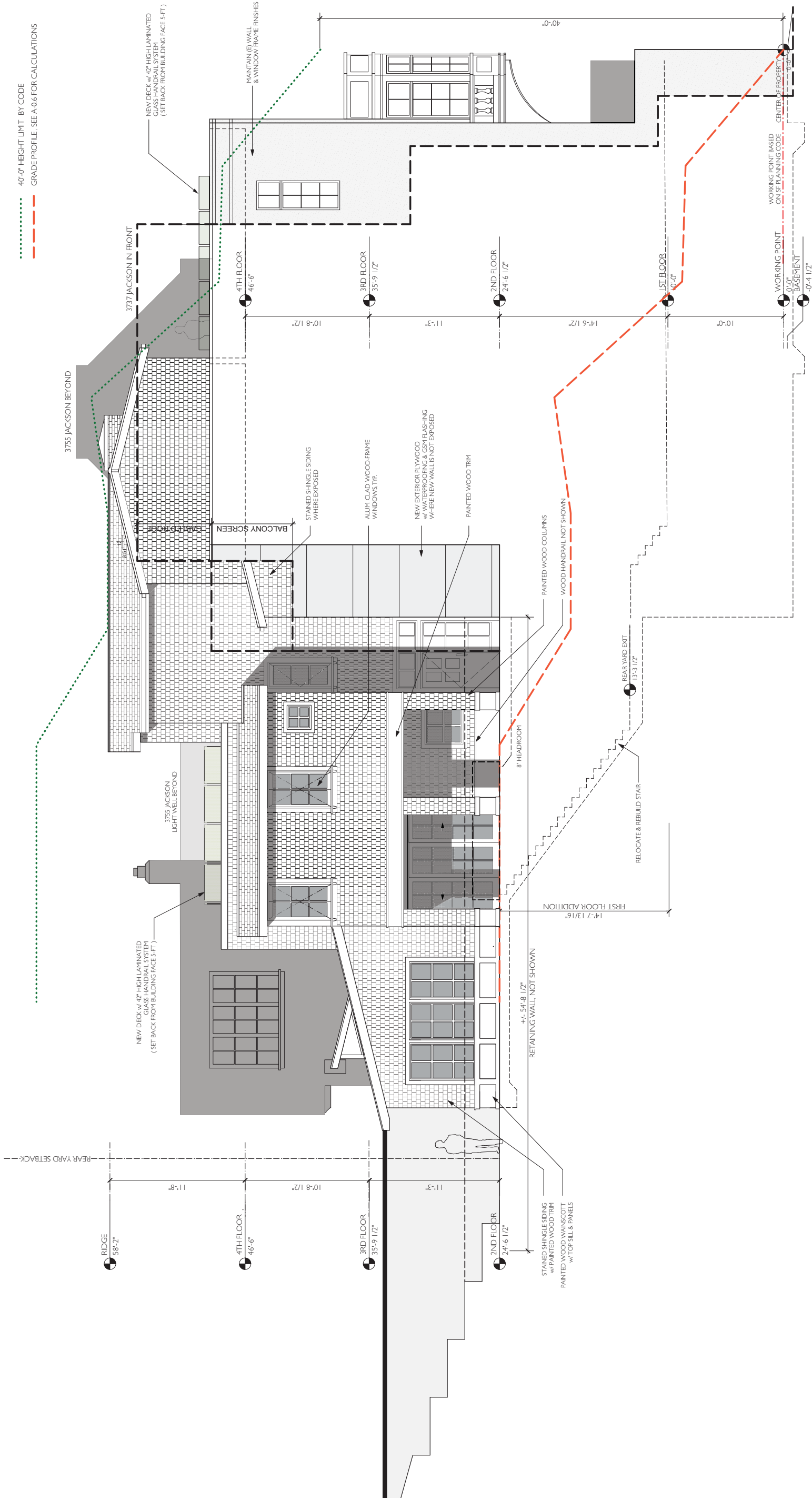
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

**PROPOSED EAST
ELEVATION**

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

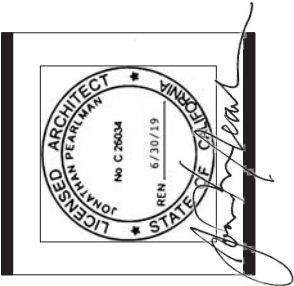
PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"





ELEVATIONArchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 w
www.elevationarchitects.com w



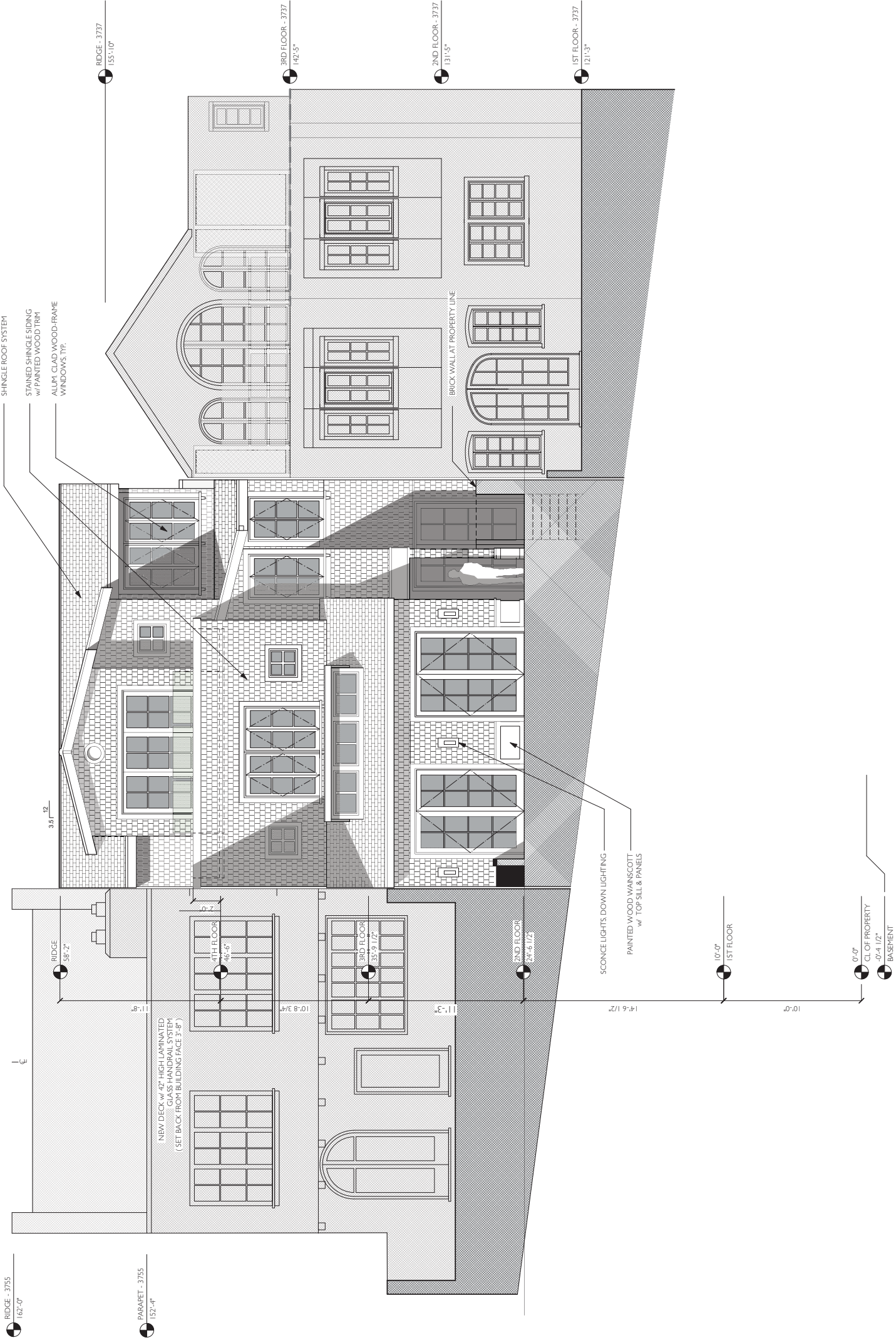
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

PROPOSED SOUTH
ELEVATION

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

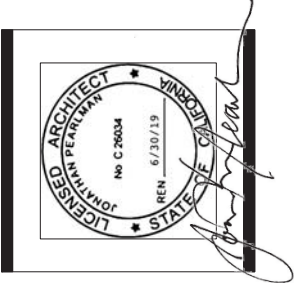


SHEET NOTES:
1) ADJACENT BUILDINGS ESTIMATED FROM PHOTOGRAPHS TO BE
VERIFIED WITH SITE SURVEY OF EXISTING CONDITIONS.



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w



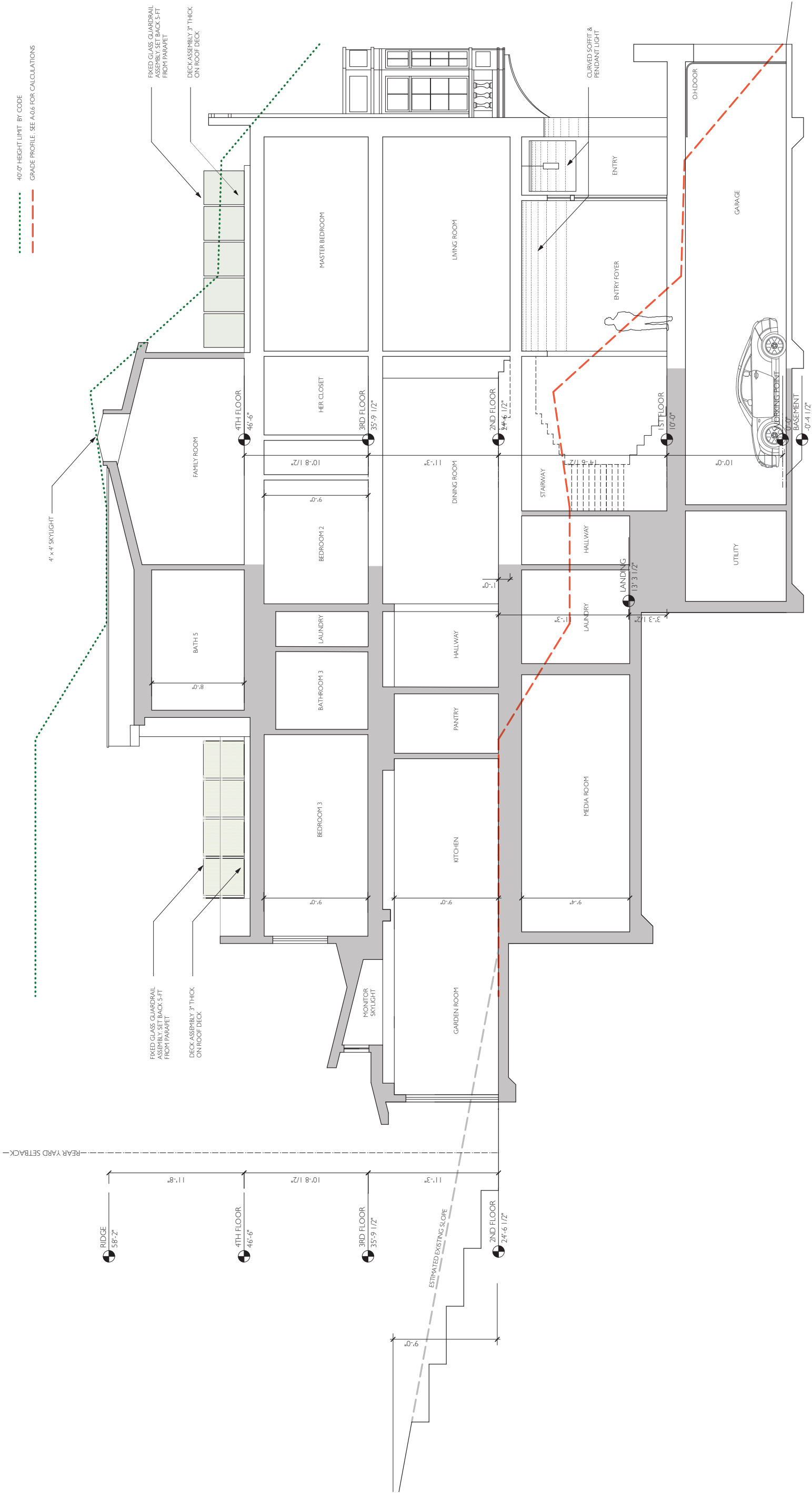
Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

#	date	issue
	02.28.18	DR Response

BUILDING SECTION A

project:	16.18
drawn by:	CT
checked by:	JP
date:	04.14.17
scale:	

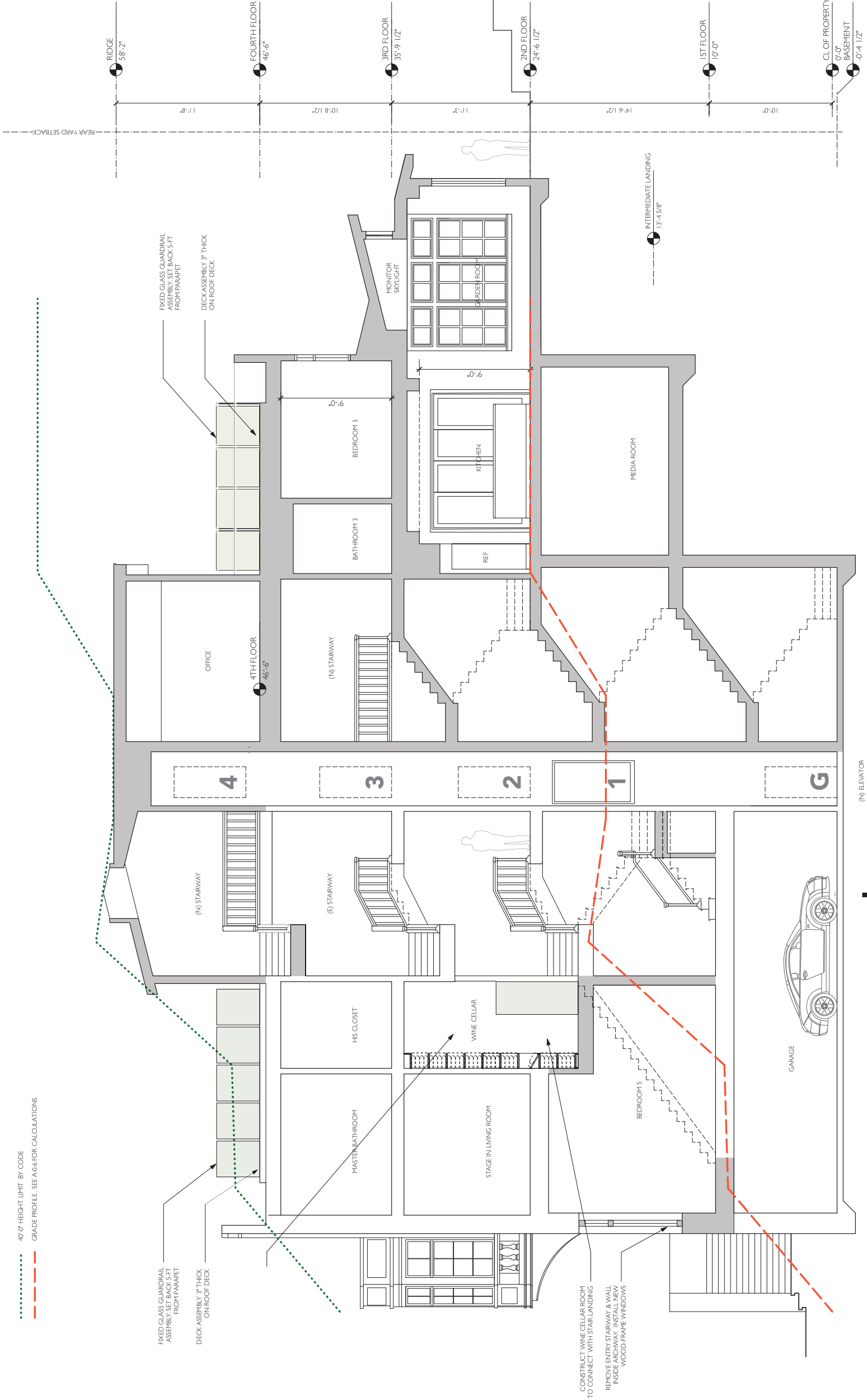
A-3.5



1 BUILDING SECTION A
Scale: 1/4" = 1'-0"



..... 40'-0" HEIGHT LIMIT BY CODE
- - - - - GRADE PROFILE - SEE A0.6 FOR CALCULATIONS



Addition / Remodeling
3747 Jackson Street
San Francisco, CA 94118

date issue

02.28.18 DR Response

BUILDING SECTION B

project: 16.18

drawn by: CT

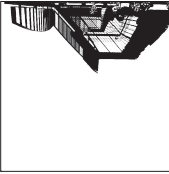
checked by: JP

date: 04.14.17

scale:

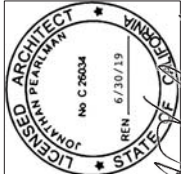
1 BUILDING SECTION B
Scale: 1/4" = 1'-0"

SHEET NOTES:
1. ADJACENT BUILDINGS ESTIMATED FROM PHOTOGRAPHS TO BE
VERIFIED WITH SITE SURVEY OF EXISTING CONDITIONS.



ELEVATIONarchitects
1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w

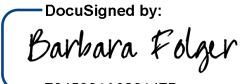


Attn: Christopher May
San Francisco Planning Department

I, Barbara Folger, owner of 3755 Jackson Street and responsible for filing DR#2017-001920 DRP-02 against 3747 Jackson's permit 2017-041404072, agree to withdraw the filed DR and to not file any other DR against permit 2017-041404072 as soon as the modified, enclosed plans for 3747 Jackson are approved by the planning department.

Barbara Folger

Date

DocuSigned by:

7045301A820147B...


3/8/2018

Attn: Christopher May
San Francisco Planning Department

I, Kevin Perkins, owner of 3737 Jackson Street and responsible for filing DR#2017-001920 DRP against 3747 Jackson's permit 2017-041404072, agree to withdraw the filed DR and to not file any other DR against permit 2017-041404072 as soon as the modified, enclosed plans for 3747 Jackson are approved by the planning department. The dimensions of the top floor of 3747 Jackson are detailed on initialed sheet A2.4.

Kevin Perkins

Date

DocuSigned by:

62949298006E405...

3/5/2018