



# DISCRETIONARY REVIEW ANALYSIS

**HEARING DATE: March 10, 2022**

**Record No.:** 2021-004191DRP  
**Project Address:** 3737 Jackson Street  
**Permit Application:** 2021.0407.8047  
**Zoning:** RH-1 [Residential House, One-Family]  
40-X Height and Bulk District  
**Block/Lot:** 0989 / 022  
**Project Sponsor:** Dave Sturm  
Butler Armsden Architects  
1420 Sutter Street, 1<sup>st</sup> floor  
San Francisco, CA 94109  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve with Modifications

## Summary

The project sponsor has modified the project to incorporate a 3' side setback on the second floor with no windows on that wall and extend the rear out an additional 2'-6". The DR requestor agrees to this change. However, both parties would like to have the Commission take Discretionary Review to memorialize these changes. This is illustrated in the revised plan at the end of this case report. Therefore, staff recommends not taking Discretionary Review and approving with the above modifications

## Project Description

The project proposes to construct a fourth story vertical addition and a three-story horizontal addition at the rear of an existing three-story over basement, one-family residence.

## Site Description and Present Use

The site is an approximately 29'-6" wide x 127'-8" deep lateral and up sloping lot that contains an existing 3-story over basement, one-family building. The existing building is a Category 'A' –Historic Resource present - built in 1910.

## Surrounding Properties and Neighborhood

The adjacent buildings on this block of Jackson Street consist of 3-story over basement, single-family homes that maintain a consistent depth at the rear with side setbacks to create a consistent pattern of mid-block open space. The neighbor to the west (DR requestor) has a 5' side setback.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	November 29, 2021– December 29, 2021	December 29, 2021	March 10, 2022	72 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	February 19, 2022	February 19, 2022	20 days
Mailed Notice	20 days	February 19, 2022	February 19, 2022	20 days
Online Notice	20 days	February 19, 2022	February 19, 2022	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

## 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).

## DR Requestor

DR requestor: Yola Ozturk owner of 3747 Jackson Street, the neighboring property to the west of the proposed project.

## DR Requestors' Concerns and Proposed Alternatives

The DR requestor is concerned that the proposed addition does not respect the side setbacks at the rear that are part of the development pattern which will deprive 3747 of light and air flow.

### Proposed alternatives:

Provide matching side setbacks adjacent to the existing west side yard.

See attached *Discretionary Review Application*, dated December 29, 2021.

## Project Sponsor's Response to DR Application

The project is a reasonable request to accommodate a growing family in response to the addition to the construction work at 3747 Jackson.

See attached Response to Discretionary Review, dated January 3, 2022.

## Department Review

Although the project is compliant with the Planning Code, the Residential Design Guidelines typically would seek reciprocating side setbacks to upper floors.

Staff review of the proposed project at 3747 Jackson (the adjacent neighbor to the west and the DR requestor) had initially requested a 10' side setback to appropriately respond to the existing open space at the rear of 3737 Jackson. However, an agreement between the neighbors of 3747 and 3737 arrived at the current massing at 3747 where the rear addition is set back 5' at the upper floor from the shared property line, and 8'-8" below on the lower floor. This sets the mutual obligation for the project sponsor to respond in a like manner. Therefore, staff deems that exceptional and extraordinary circumstance exists and recommends the project provide a 3' setback from the rear west property line on the second and third floors starting from column line 6. The project sponsor has modified the project to incorporate the 3' side setback on the second floor with no windows on that wall and extend the rear out an additional 2'-6". The DR requestor agrees to this change. However, both parties would like to have the Commission take Discretionary Review to memorialize these changes.

Therefore, staff recommends not taking Discretionary Review and approving with the above modifications.

**Recommendation:** Take DR and Approve with Modifications

## **Attachments:**

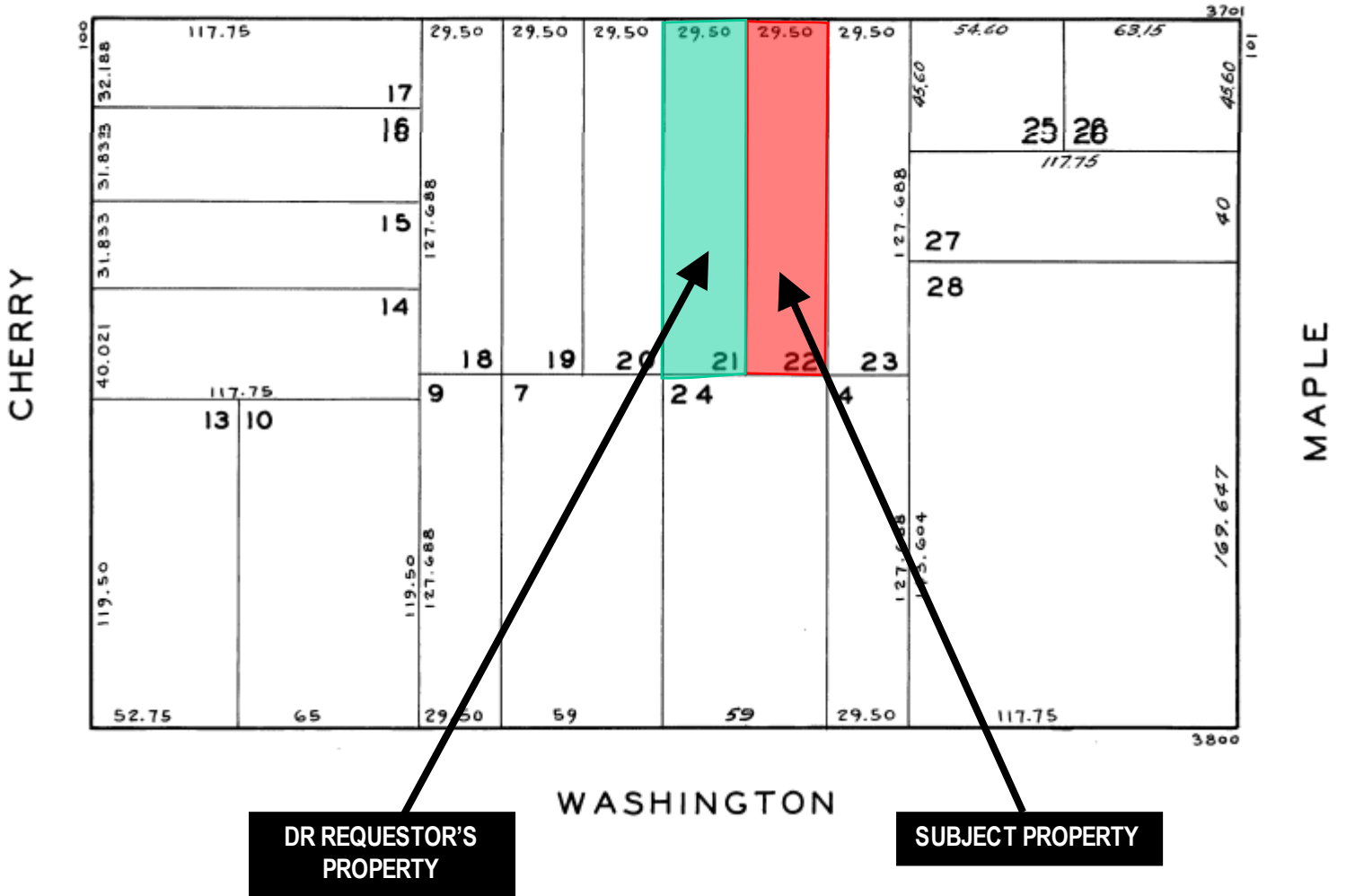
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated January 3, 2022  
311 plans  
Revised floor plans of second and third floor, dated March 1, 2022

# Exhibits

Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

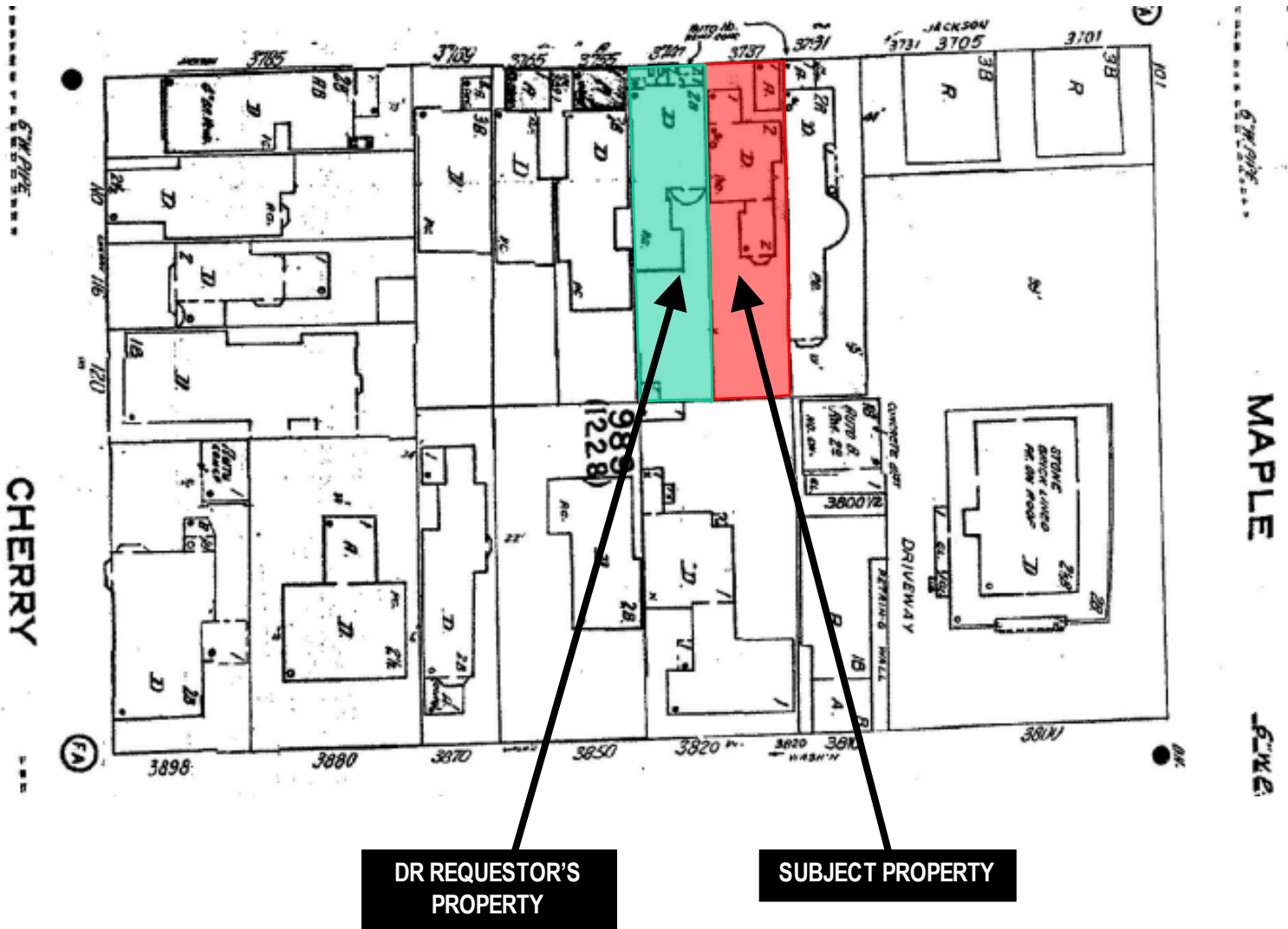
# Parcel Map

JACKSON



Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

# Sanborn Map\*



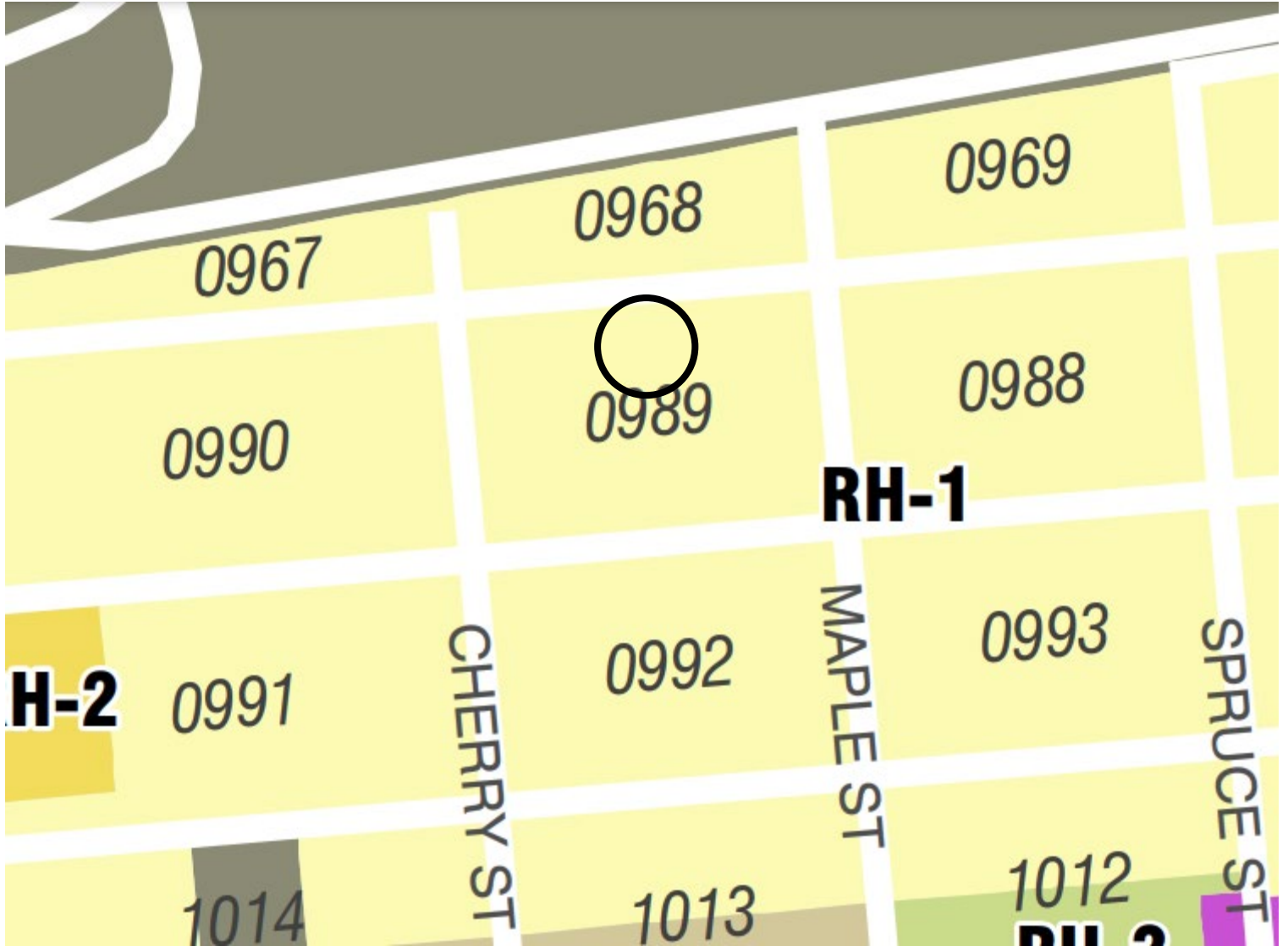
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



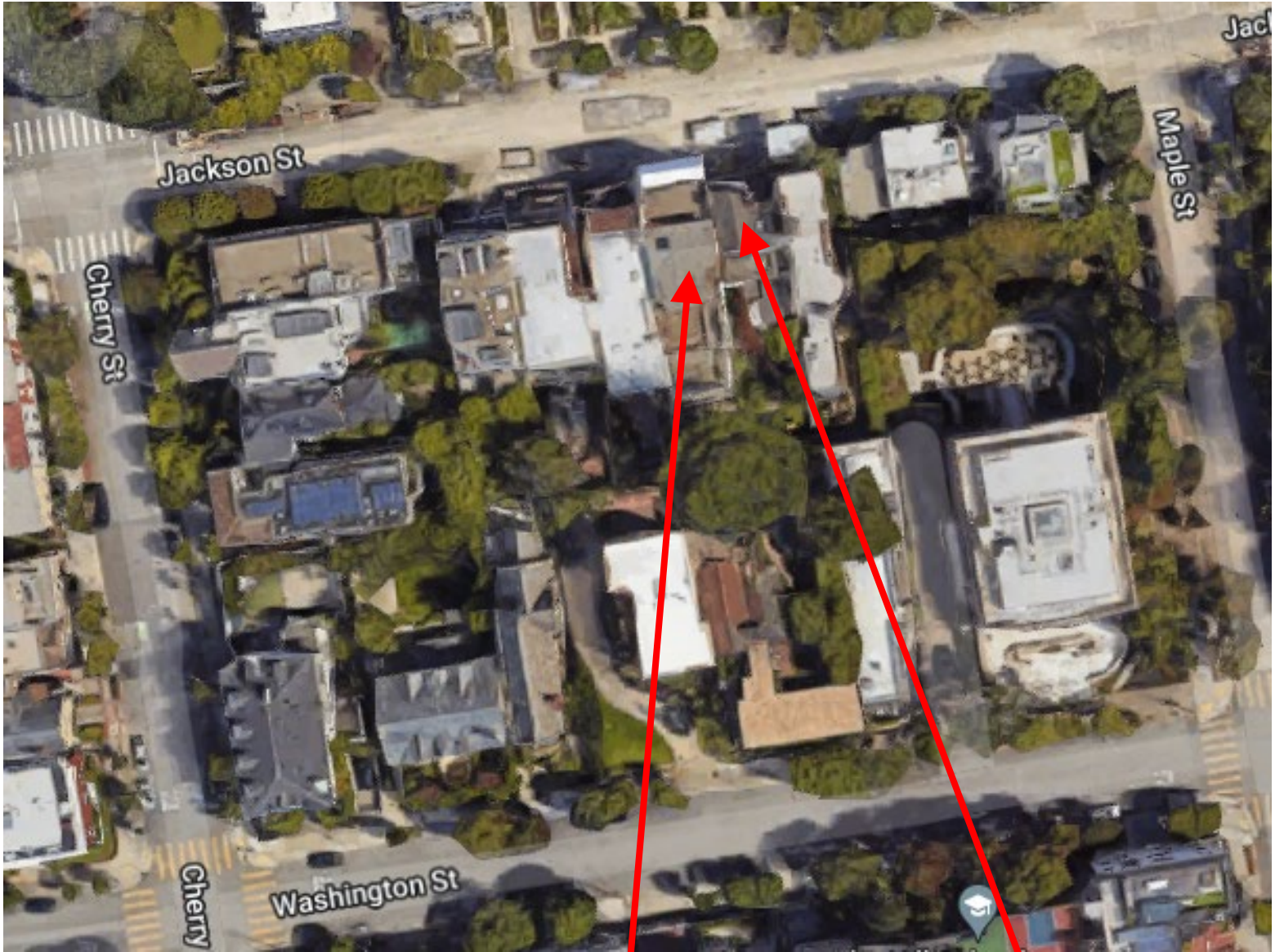
Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street



# Zoning Map



# Aerial Photo



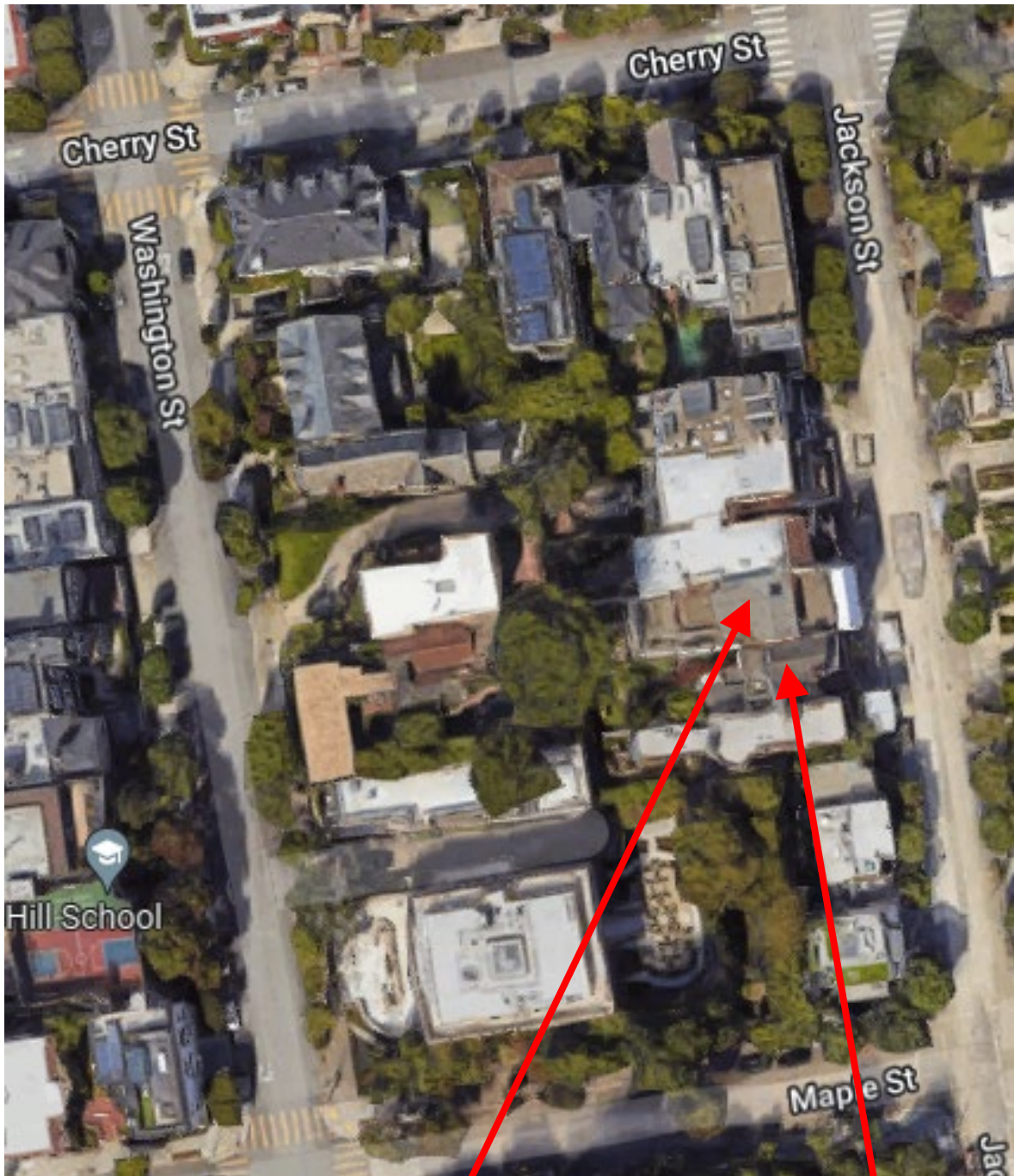
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

# Aerial Photo



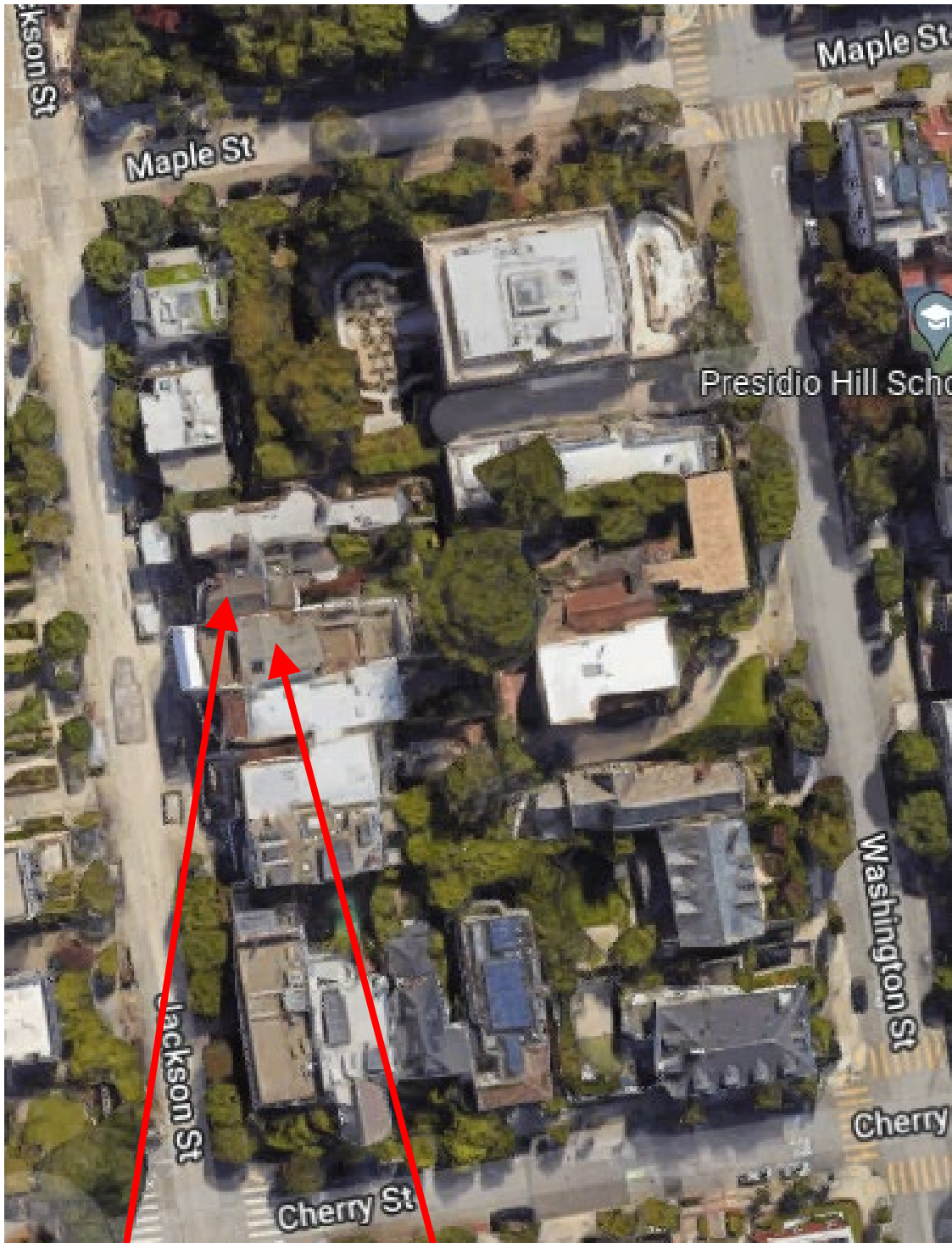
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

# Aerial Photo



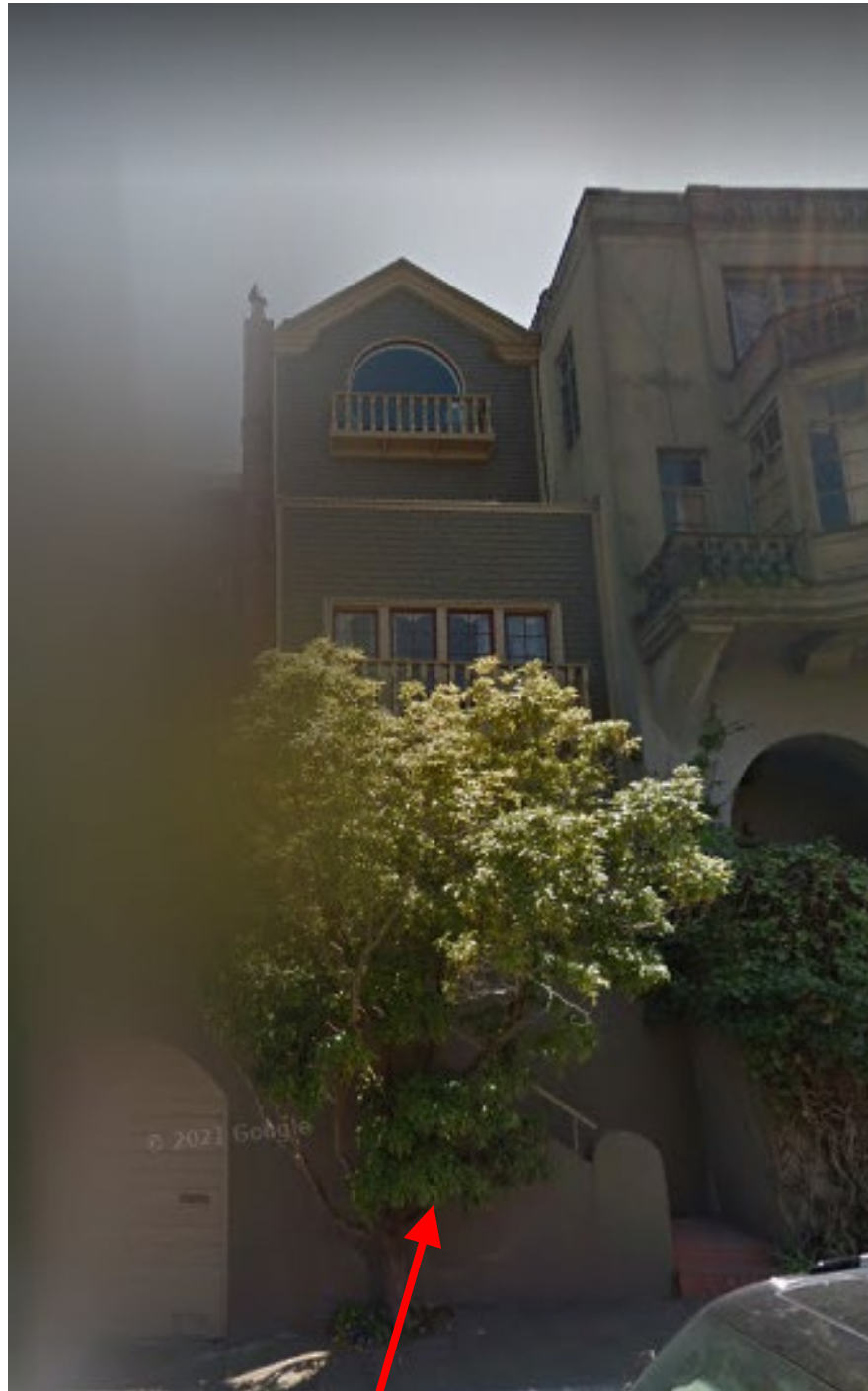
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2021-004191DRP  
3737 Jackson Street

# Notice of an application for Horizontal and Vertical Additions

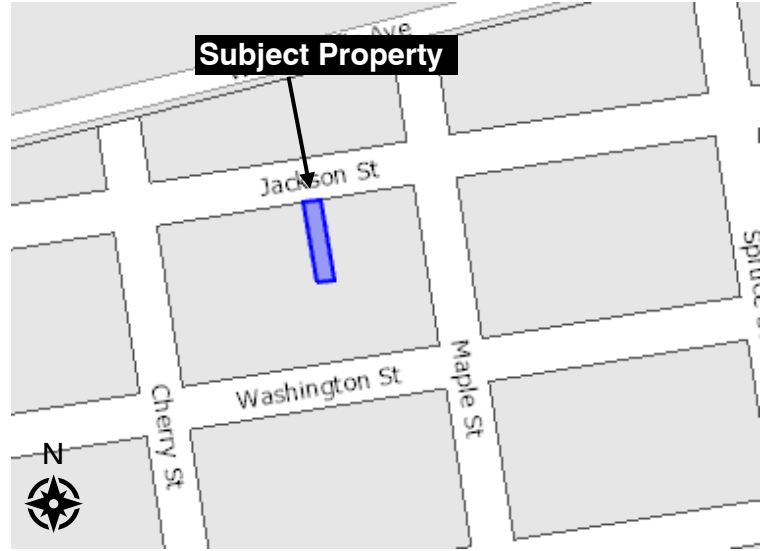
*Project Location & Details:*  
3737 Jackson Street

*Building Permit Application No.* 202104078047  
*Block/Lot No.* 0989 / 022  
*Zoning District:* RH-1 - RESIDENTIAL-HOUSE, ONE FAMILY

The Project at 3737 Jackson Street proposes to add a vertical addition and make facade alterations. The Project also includes a horizontal addition and the addition of an Accessory Dwelling Unit (ADU) to the existing building.

*Applicant:* Dave Strum  
415-674-5554 sturm@butlerarmsden.com

*City Planner:* Michelle A. Taylor  
628-652-7352 Michelle.Taylor@sfgov.org



Project Features	Existing	Proposed
Building Use	Residential	No Change
Building Height*	+/- 55ft 6in	+/- 62ft 11in
Dwelling Units	1	2

\* Height measured from sidewalk on an upsloping lot complies with Planning Code Section 260 and 261. (See Plans)

**You are not required to take any action.**

If you believe there are exceptional circumstances, you may request a **public hearing for Discretionary Review** by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit [sfplanning.org/resource/drp-application](https://sfplanning.org/resource/drp-application).

*中文:*

該專案位於3737 Jackson Street 提議進行垂直增建並且改造外牆。有關此通知的中文信息，請於以下截止日期前致電 628.657.7550，並提供項目地址及項目編號。

*Español:*

El proyecto en 3737 Jackson Street Propone agregar una sección vertical y hacer alteraciones a la fachada. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

*Filipino:*

Iminumungkahi ng proyektong nasa 3737 Jackson Street iminumungkahing magdagdag ng patayong estruktura at gumawa ng mga pagbabago sa harapan. Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

*Response Deadline:* **12/29/21**

*Record No.* **2021-004191PRJ**



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For more information

# General Information About Procedures **During COVID-19 Shelter-In-Place Order**

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at [pic@sfgov.org](mailto:pic@sfgov.org).

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. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org) by the expiration date listed on the front of this notice.

You will receive follow-up instructions via email on how - and by when - to post payment for the DR Application.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://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. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

## 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 at [www.sfplanning.org](http://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 Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), 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.



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For more information





## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3737 Jackson Street		0989022
<b>Case No.</b>		<b>Permit No.</b>
2021-004191ENV		202104078047
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>  Expansion of garage (sub-basement) level. Expansion at basement level. Addition at south (rear) end of building. Addition of 4th floor level. Addition of elevator. Addition of automatic sprinkler system. New hardscape in rear yard. The maximum depth of excavation would be 24 feet with approximately 1,260 cubic yards of soil disturbance.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> 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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> <input checked="" type="checkbox"/> <b>Maher</b> or <input type="checkbox"/> <b>Cortese</b>          Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks?  <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i>  <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> 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? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanningqis.org/PIM/">https://sfplanningqis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input checked="" type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b>          Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis          PLEASE SEE ATTACHED</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach HRER Part I)  <input type="checkbox"/> Reclassify to Category A a. Per HRER 07/27/2021  <input type="checkbox"/> Reclassify to Category C (No further historic review)  b. Other (specify): See HRER, Part 1 - Property determined not to be an individual historic resource nor is it a contributor to the CA Register-eligible Presidio Heights Historic
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input checked="" type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required): See HRER Part 2 Dated 10.5.21
<input checked="" type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michelle A Taylor	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michelle A Taylor
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	10/20/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an 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 to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## **Step 2: Environmental Screening Comments**

**Geology and Soils:** A preliminary geotechnical report was prepared by Murray Engineers (dated April 2021), confirming that the proposed project is on a site subject to 25 percent slope. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

**Archeological Resources:** The department's staff archeologist conducted preliminary archeological review on July 12, 2021 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

**Hazardous Materials:** The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health (DPH). The project sponsor enrolled in the Maher Program, and on 5/18/2021, DPH issued a waiver from the requirements of the Maher Ordinance (SMED# 2032).

**Noise:** The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional

### MODIFIED PROJECT DESCRIPTION

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

**Planner Name:**

**Date:**



## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

#### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

#### HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to [cpc.intake@sfgov.org](mailto:cpc.intake@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

2021-004191PRJ



# San Francisco Planning

## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Yola Ozturk, manager of LiveLikeBonobos LLC (owner of 3747 Jackson St.)

Address: 3747 Jackson St

Email Address: yola@marchcapitalfund.com

Telephone: 415-516-7138

Please Select Billing Contact:  Applicant  Other (see below for details)

Name: Sheeva Hamidieh Email: Sheeva@marchcapitalfund.com Phone: 408-483-0237

### Information on the Owner of the Property Being Developed

Name: Kevin Perkins

Company/Organization:

Address: 3737 Jackson St.

Email Address: kevinmperkins@gmail.com

Telephone: 510-390-0280

### Property Information and Related Applications

Project Address: 3737 Jackson St.

Block/Lot(s): 0989/022

Building Permit Application No(s): 202104078047

### 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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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 that were made to the proposed project.

**DISCRETIONARY REVIEW REQUEST**

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

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

Per my previous email to Planners David Winslow and Michelle Taylor dated 12/9/21- when we filed for 3747 Jackson permits in 2017, Planning requested us to have set backs to match an "existing pattern" on the block. We do not see this same request reflected on the proposed plans of the applicant for 3737 Jackson. We would like to bring this to your attention and request that the applicant's setbacks on the second and third floor match 3747's setbacks. Please see enclosed marked up plans to show the requested changes as well as our existing setbacks, which were requested by Planning at the time.

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

Without the requested setbacks, the applicant's property would block all eastern sunlight from entering 3747 and would result in a significant loss of light and airflow to 3747. Additionally, the current design along 3737's western property line would go against the "existing pattern" on the block, which we were required to match by Planning.

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?

Setbacks to match the existing set backs of 3747 on the second and third floor, as we were required to have by Planning.

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

DocuSigned by:  
*YOYA OZTURK*  
166459967ED84D5...

Signature

Yo1a Ozturk

Name (Printed)

Requestor

415-516-7138

Yo1a@marchcapitalfund.com

Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

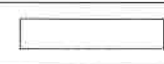
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Date: \_\_\_\_\_

**SYMBOLS**



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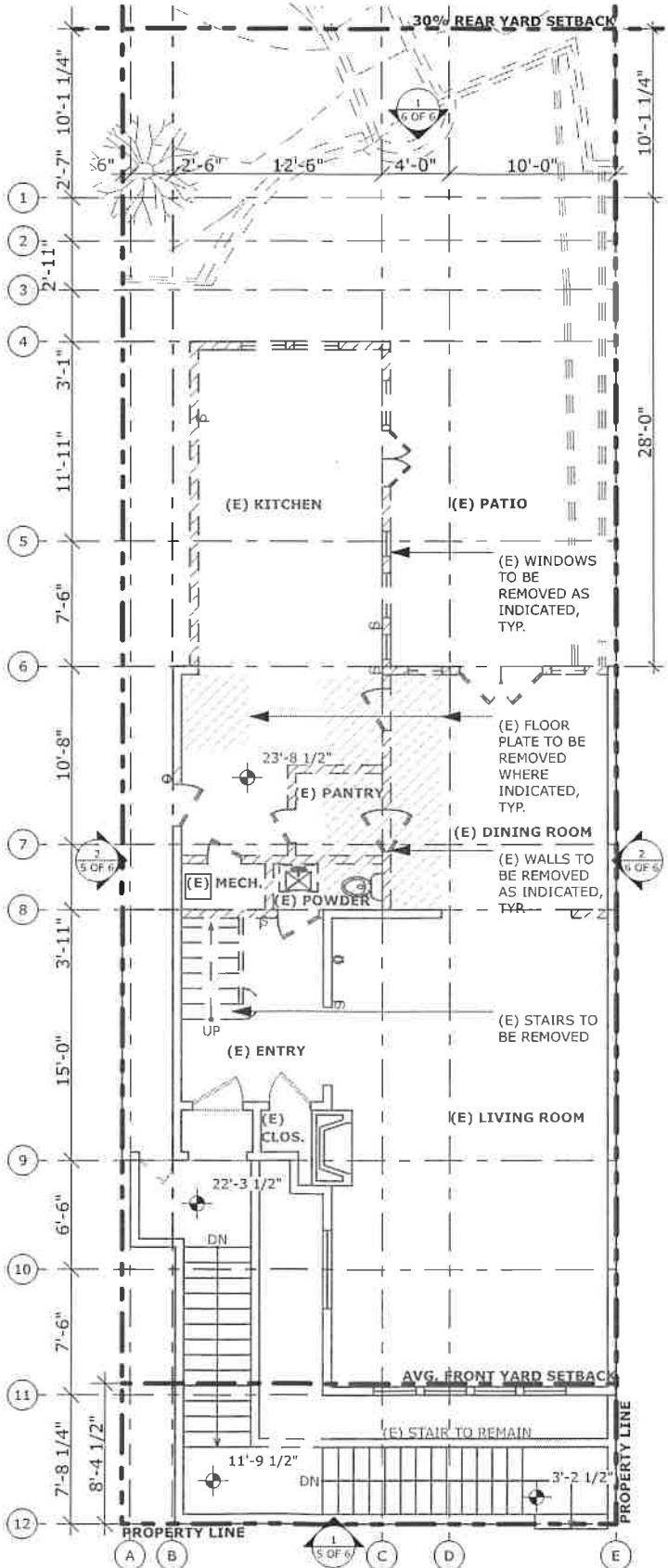
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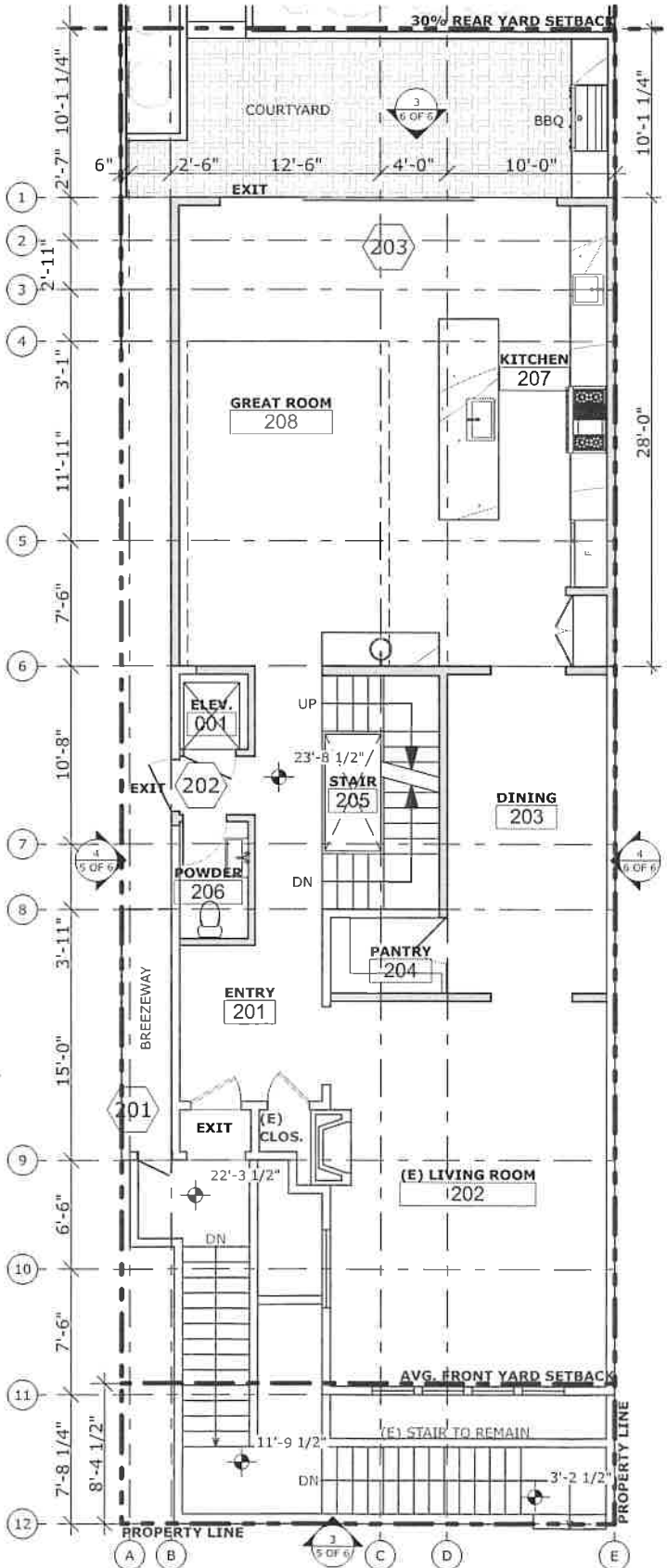
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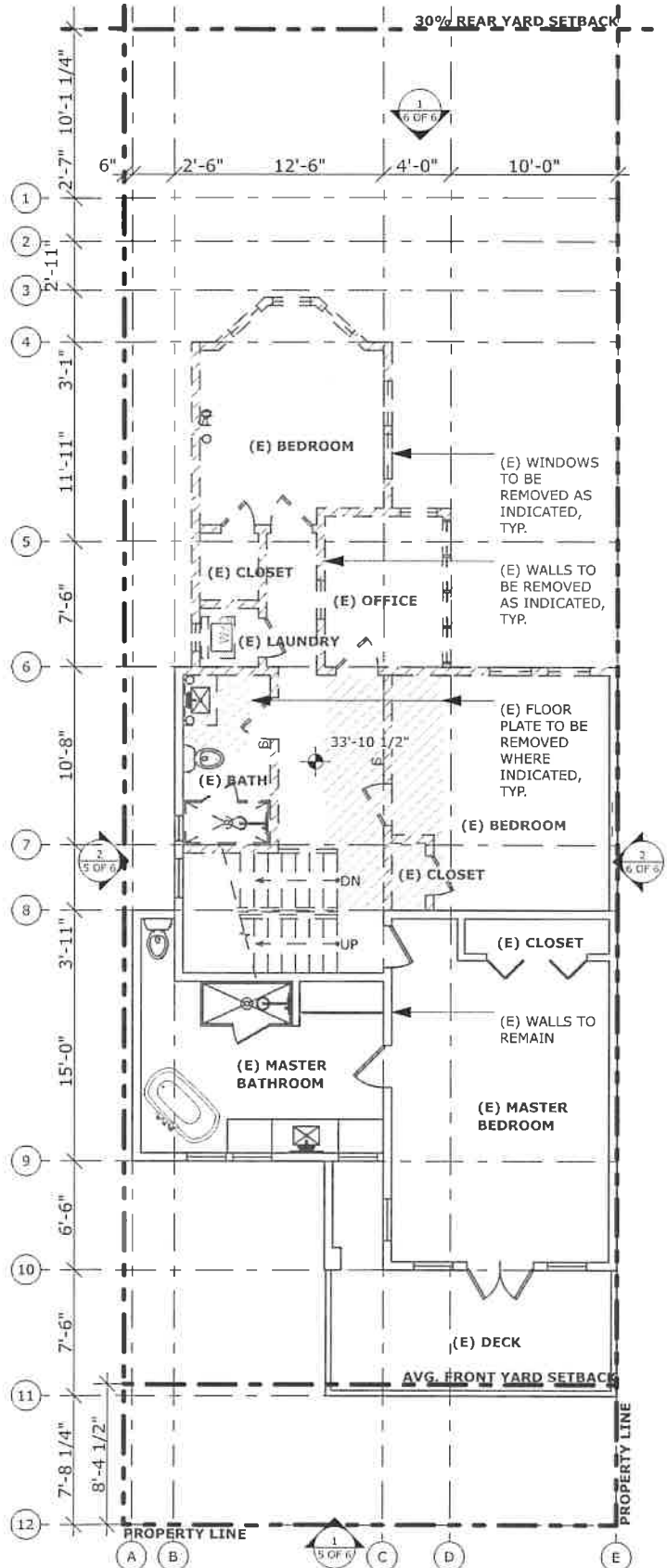
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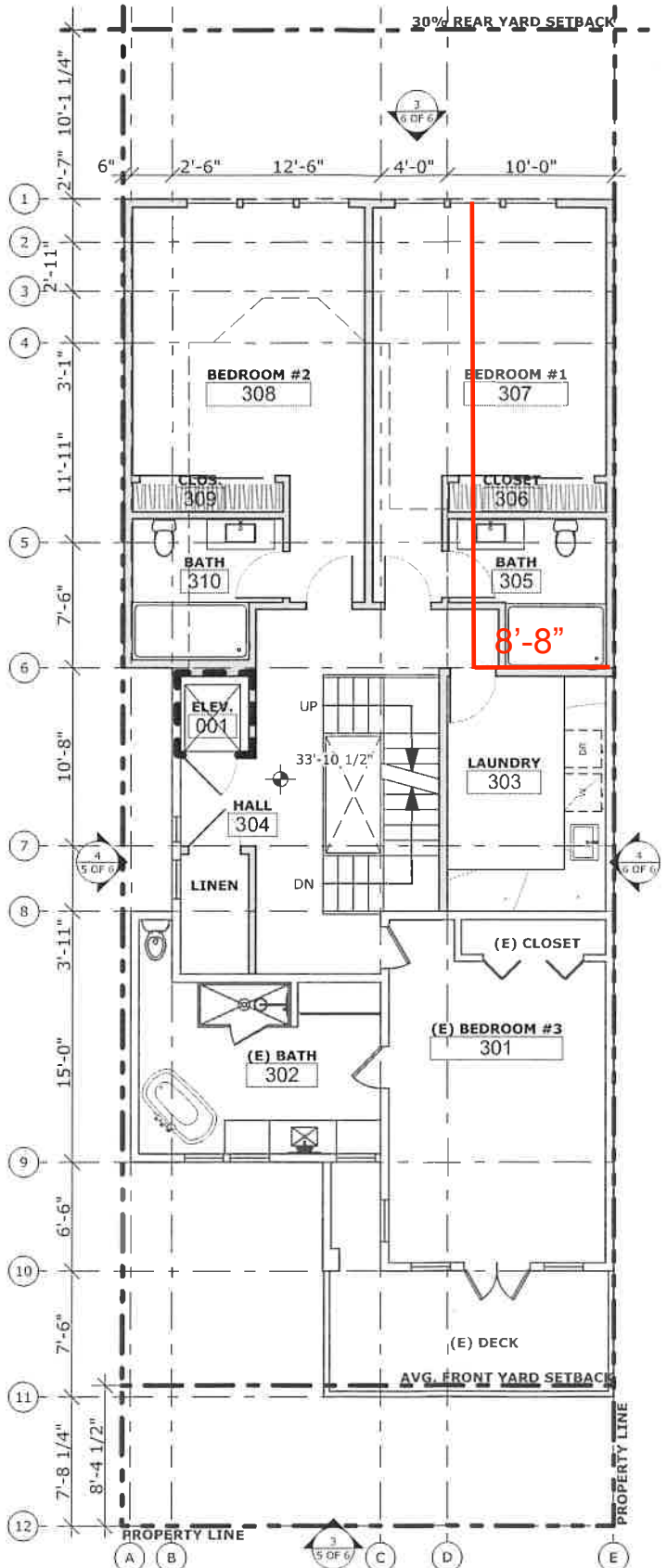
**1** EXISTING FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**2** PROPOSED FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**3** EXISTING SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**4** PROPOSED SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

**FIRST FLOOR & SECOND FLOOR PLANS**

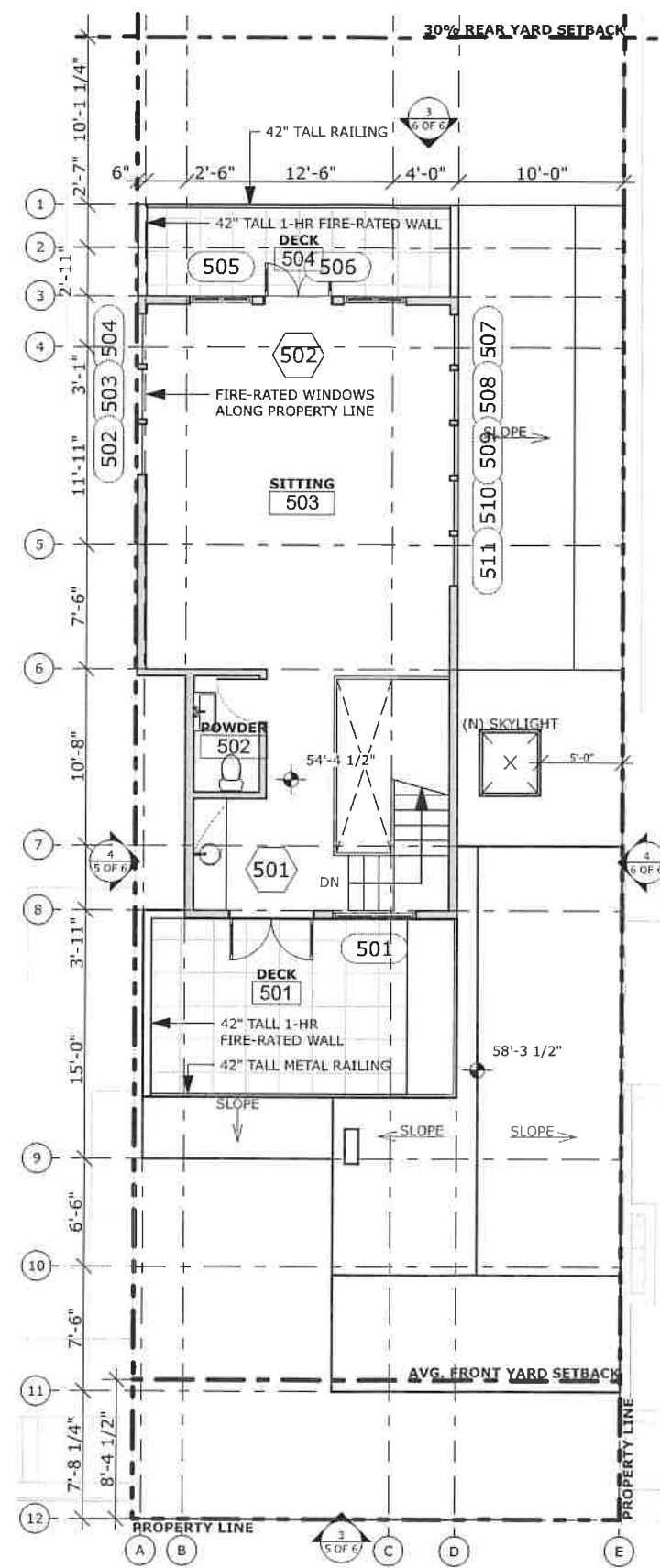
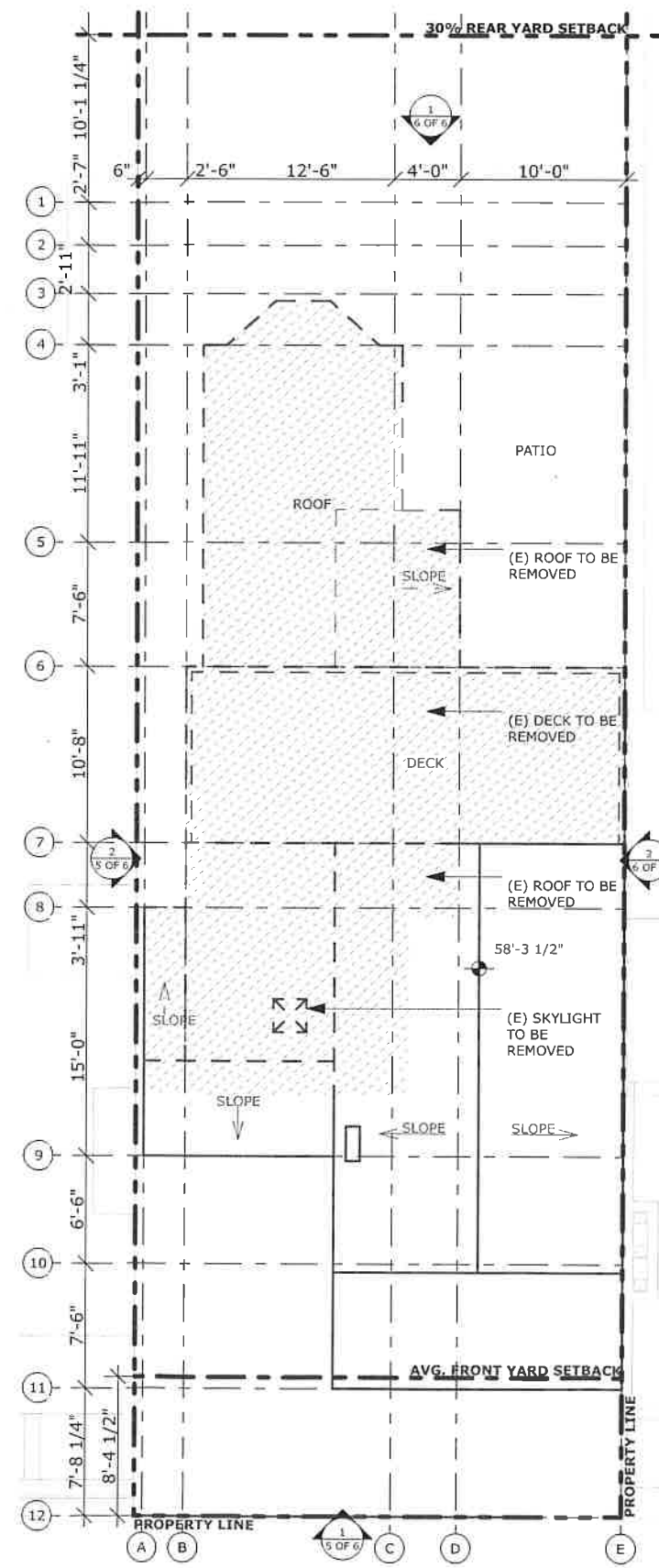
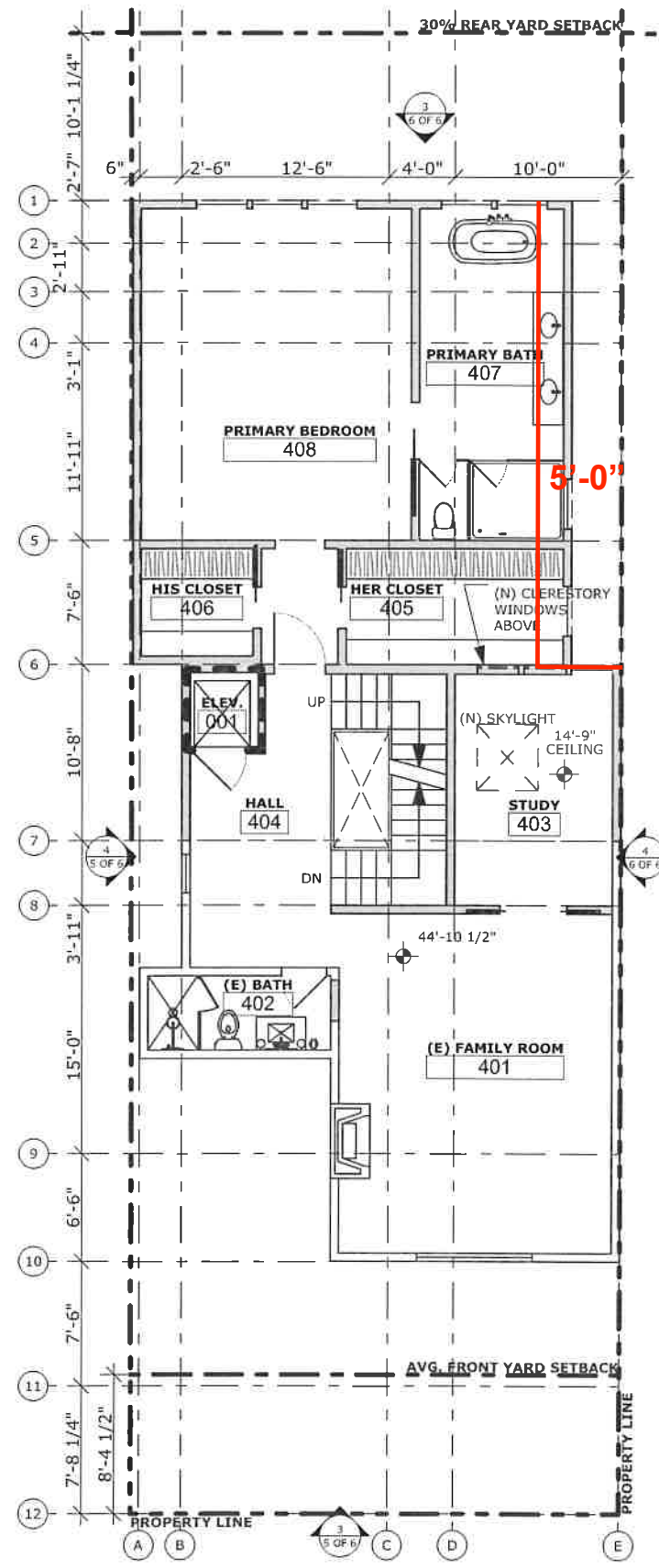
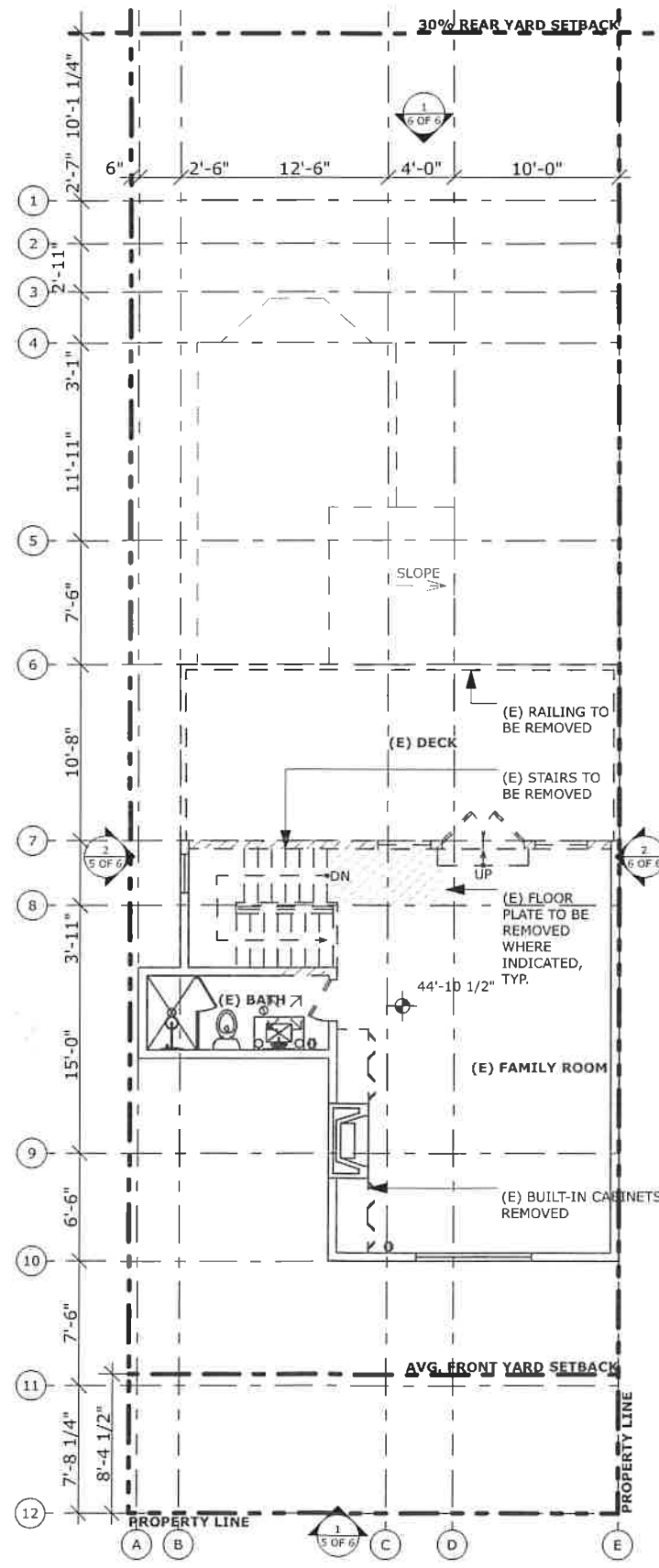
1420 SUTTER STREET 1ST FLOOR  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-674-5054

**BUTLER ARMSDEN**  
ARCHITECTS



**SYMBOLS**

	EXISTING WALL TO BE REMOVED		EXISTING WALL		AREA OF EXCAVATION		NEW WALL
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SCALE: 3/32" = 1'-0"

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

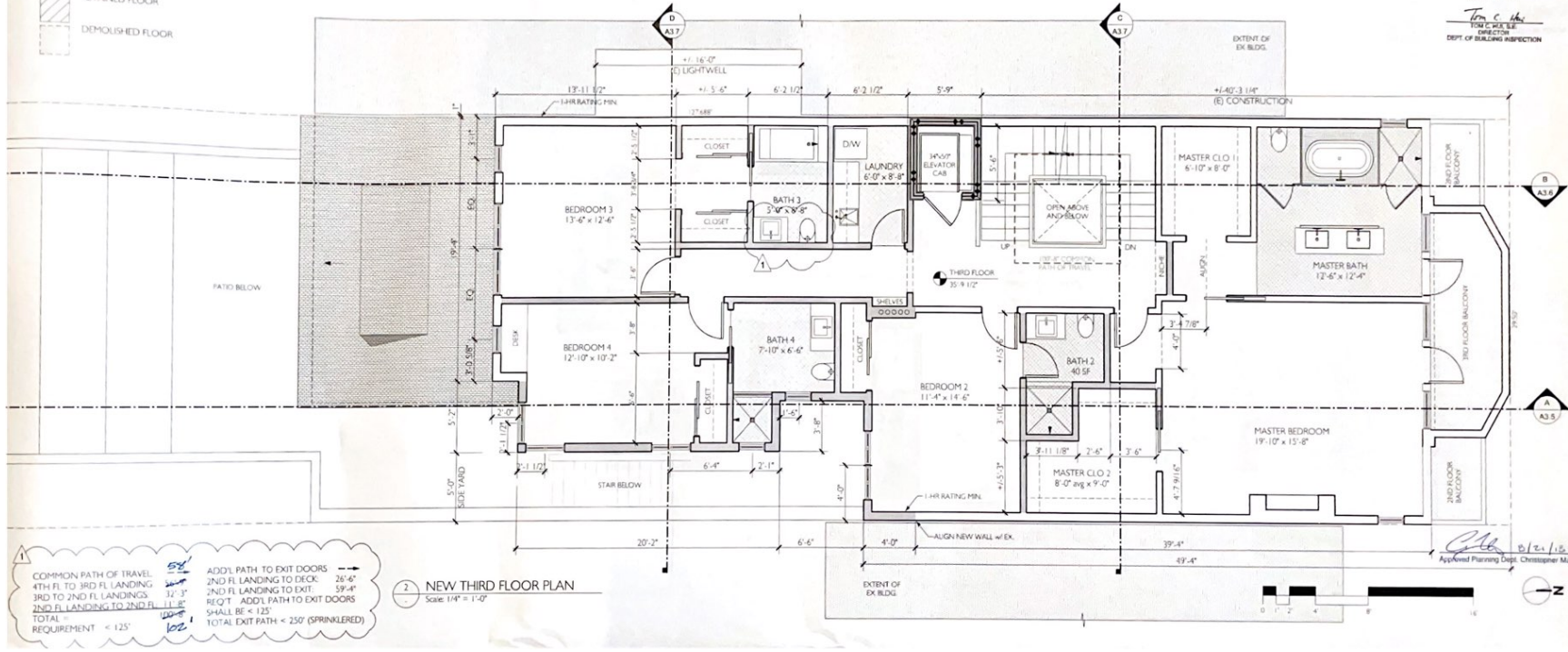
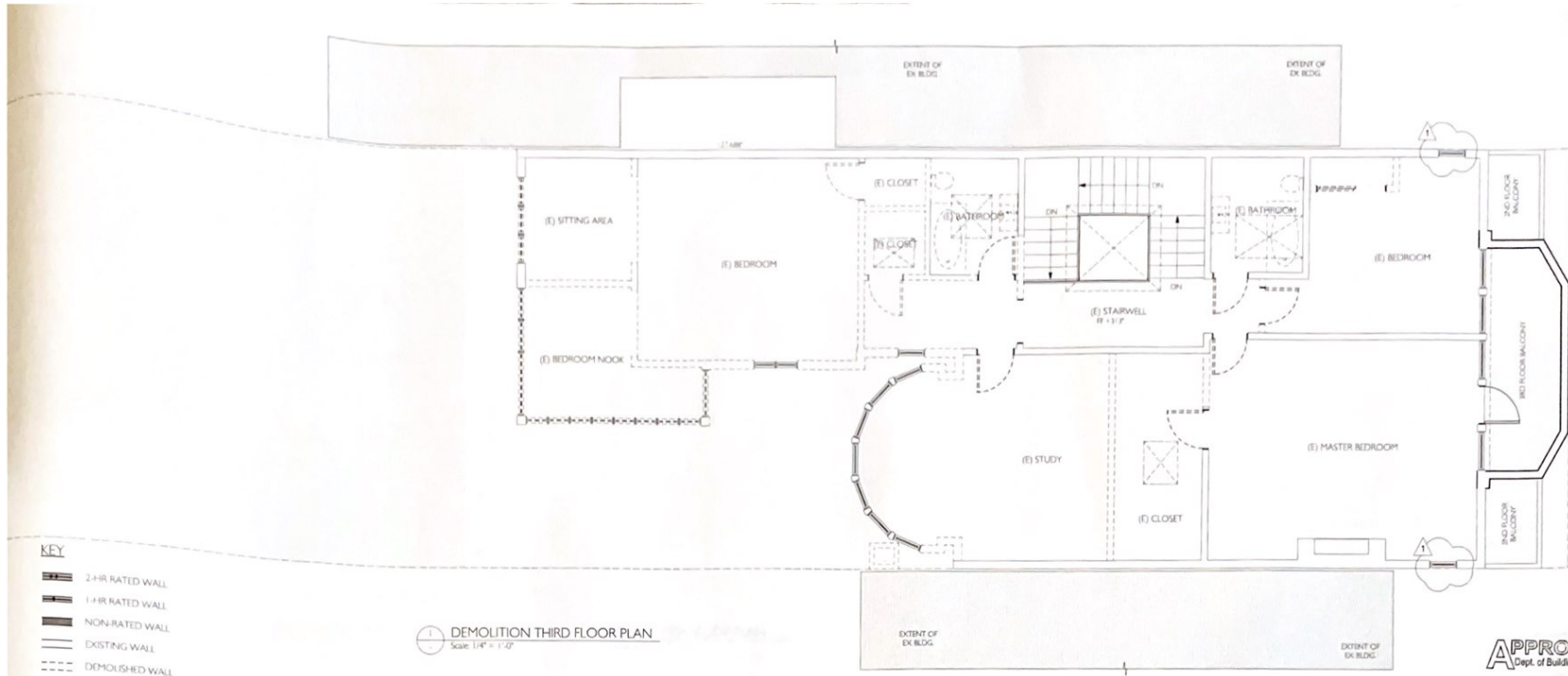
3 EXISTING ROOF PLAN  
SCALE: 3/32" = 1'-0"

4 PROPOSED FOURTH FLOOR PLAN  
SCALE: 3/32" = 1'-0"

THIRD FLOOR & FOURTH FLOOR PLANS

1420 SUTTER STREET 1ST FLOOR  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
INFO@BUTLERARMSDEN.COM  
T 415-674-5554

BUTLER ARMSDEN  
ARCHITECTS



**APPROVED**  
Dept. of Building Insp.  
SEP 11 2018  
Tom C. Miller  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

**ELEVATION Architects**  
1159 Green Street, Suite 4  
San Francisco, CA 94109  
415.537.1125  
www.elevationarchitects.com

**LICENSED ARCHITECT**  
Tom C. Miller  
No. C. 26034  
RENEW 6/30/19  
STATE OF CALIFORNIA

NEW PERMIT REVISION  
AUG 09 2018

Stephen Liu, CBI  
AUG 09 2018

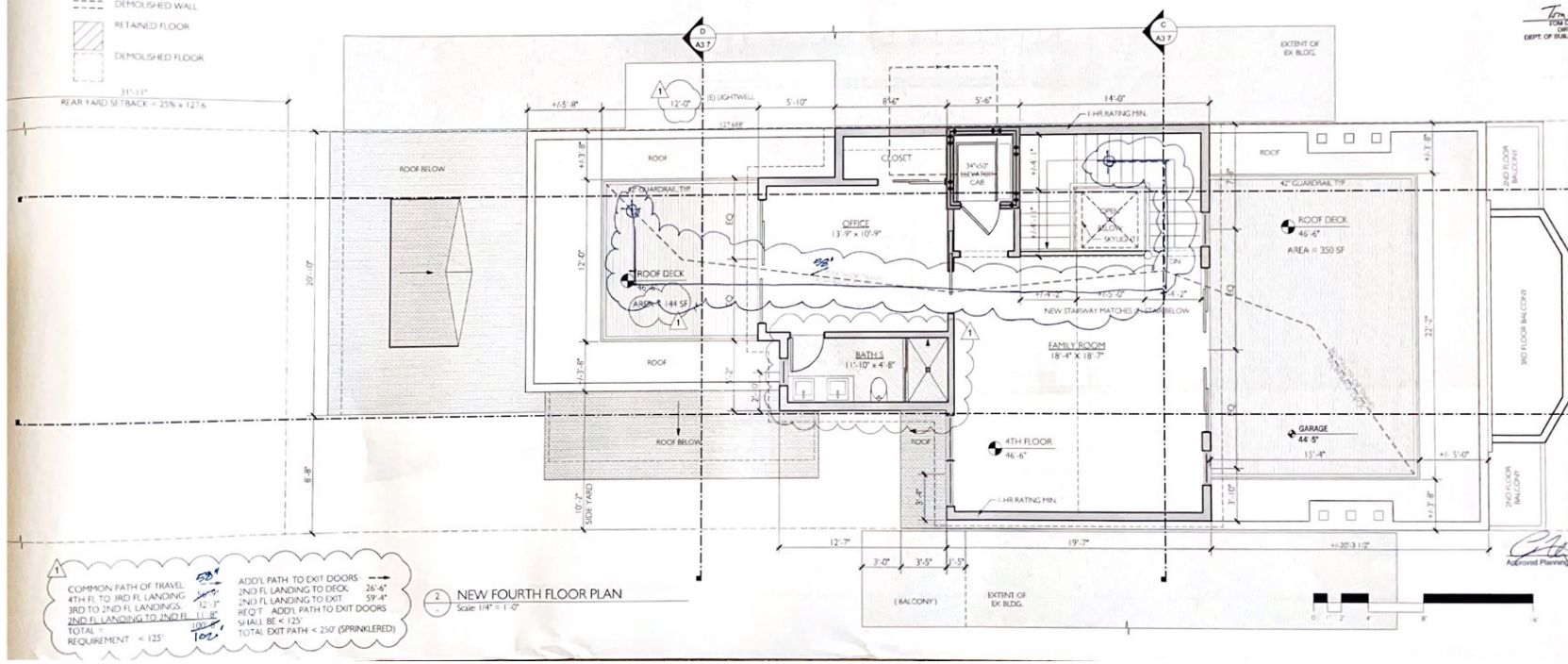
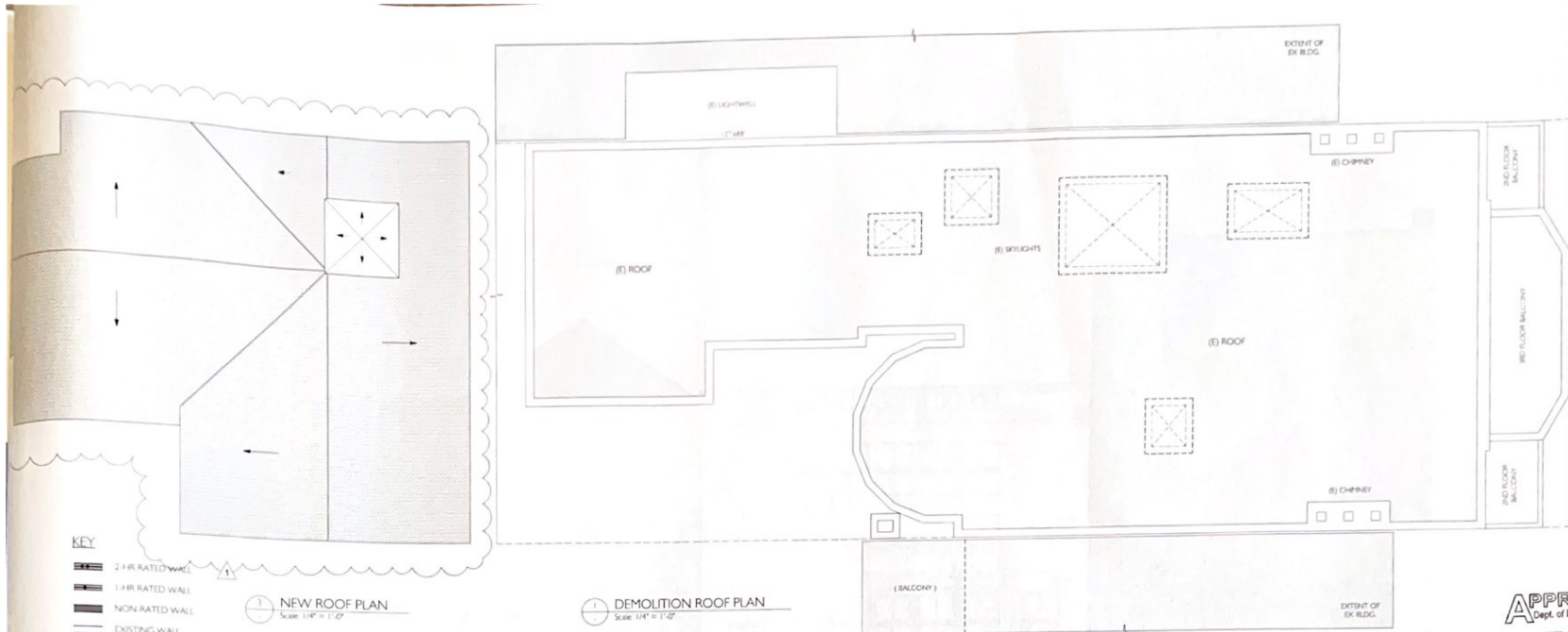
**Addition / Remodeling**  
3747 Jackson Street  
San Francisco, CA 94118

#	date	issue
1	09-09-18	RESPONSE TO COMMENTS

**DEMO & NEW THIRD FLOOR PLANS**

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

A-2.3



COMMON PATH OF TRAVEL  
 4TH FL TO 3RD FL LANDING: 12'-3"  
 3RD TO 2ND FL LANDING: 11'-5"  
 2ND FL LANDING TO 2ND FL: 11'-5"  
 TOTAL REQUIREMENT < 125'

ADDITIONAL PATH TO EXIT DOORS  
 2ND FL LANDING TO DECK: 26'-6"  
 2ND FL LANDING TO EXIT: 59'-4"  
 REQ'D. ADD'L PATH TO EXIT DOORS SHALL BE < 125'  
 TOTAL EXIT PATH < 250' (SPRINKLERED)

**APPROVED**  
 Dept. of Building Insp.  
 SEP 11 2018  
 Tom C. Miller  
 COMM. RELIEF DIRECTOR  
 DEPT. OF BUILDING INSPECTION

**ELEVATIONarchitects**  
 1199 Green Street, Suite 4  
 San Francisco, CA 94109  
 415.527.1125  
 www.elevationarchitects.com

**LICENSED ARCHITECT**  
 ARCHITECTURAL PEER REVIEW  
 No. C 29634  
 EXPIRES 6/30/19  
 SIGNATURE OF ARCHITECT

**SITE PERMIT REVISION**  
 AUG 9 3 2018

Stephen Liu, CDR  
 AUG 9 9 2018

**Addition / Remodeling**  
 3747 Jackson Street  
 San Francisco, CA 94118

#	date	ISSUE
1	08-29-18	RESPONSE TO COMMENTS

**DEMO ROOF & NEW FOURTH FLOOR PLAN**

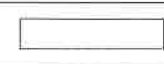
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 scale:

A-2.4

**SYMBOLS**



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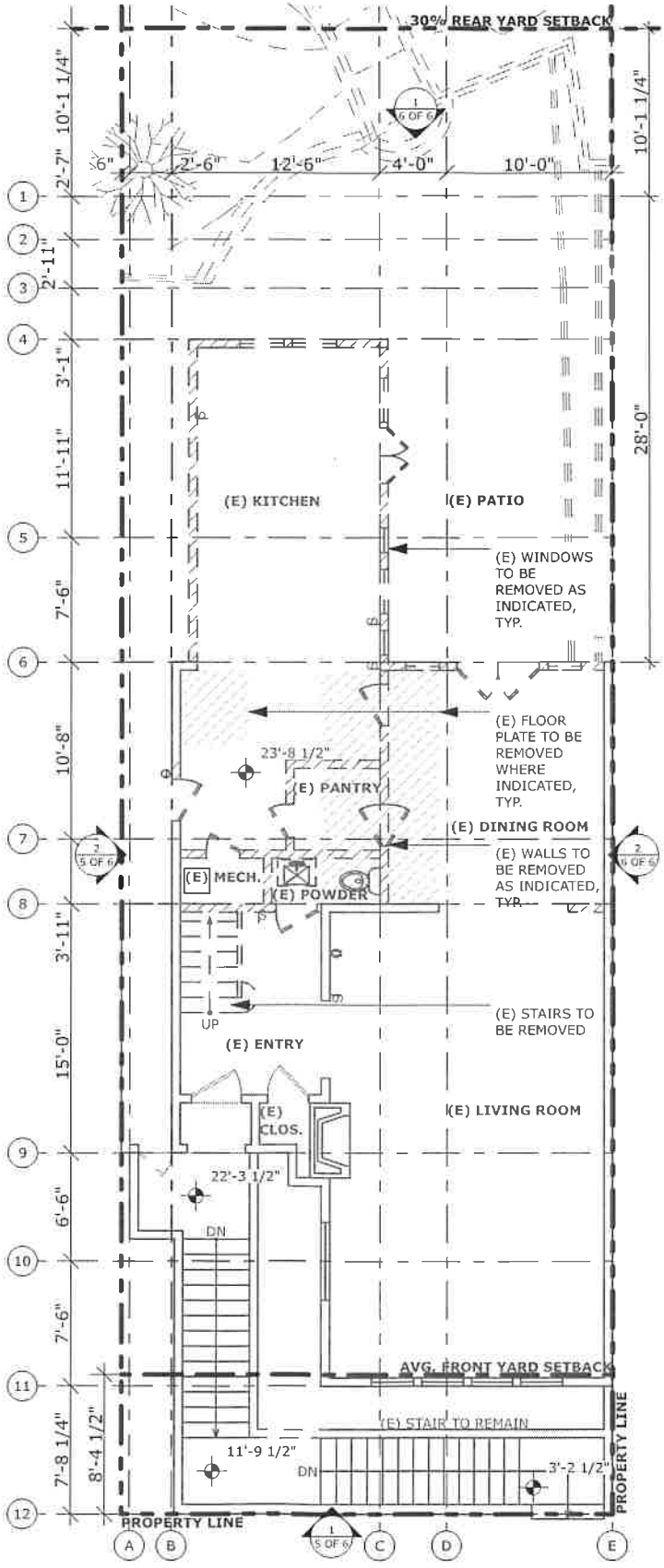
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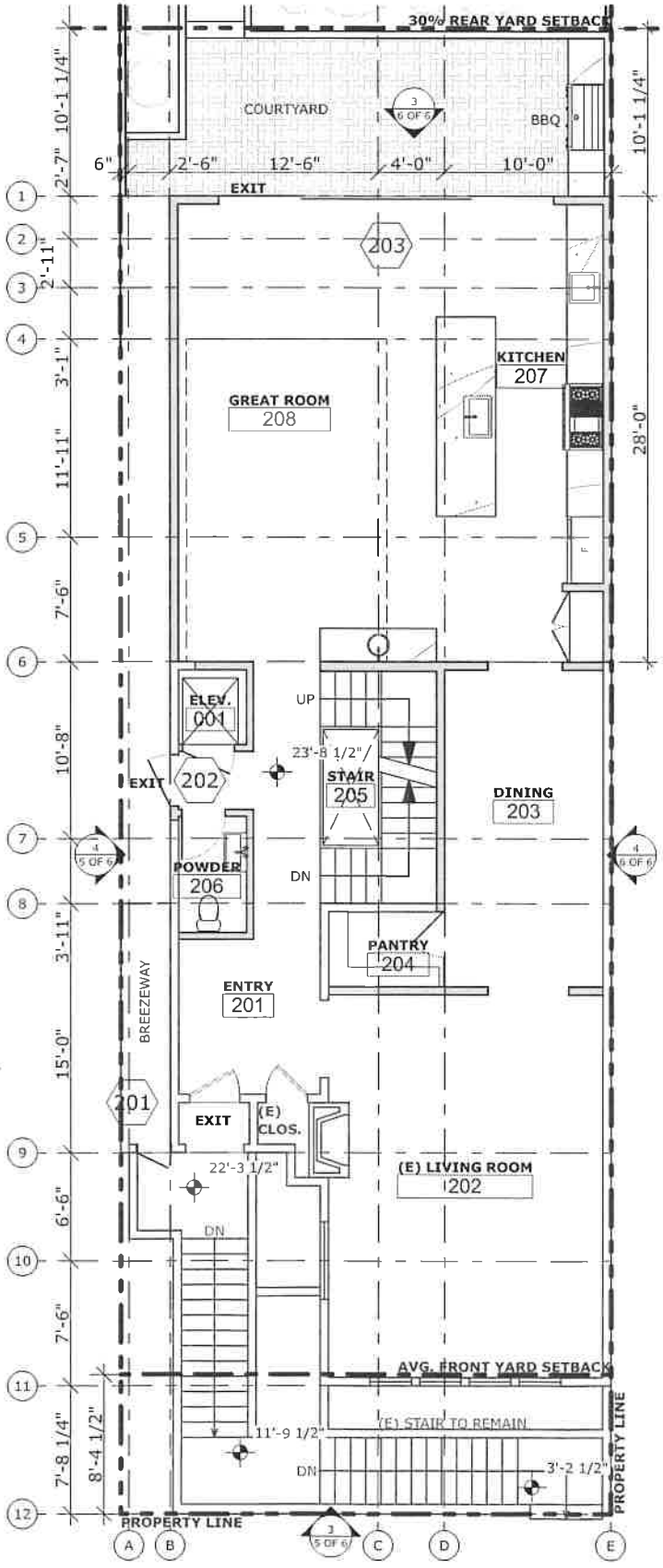
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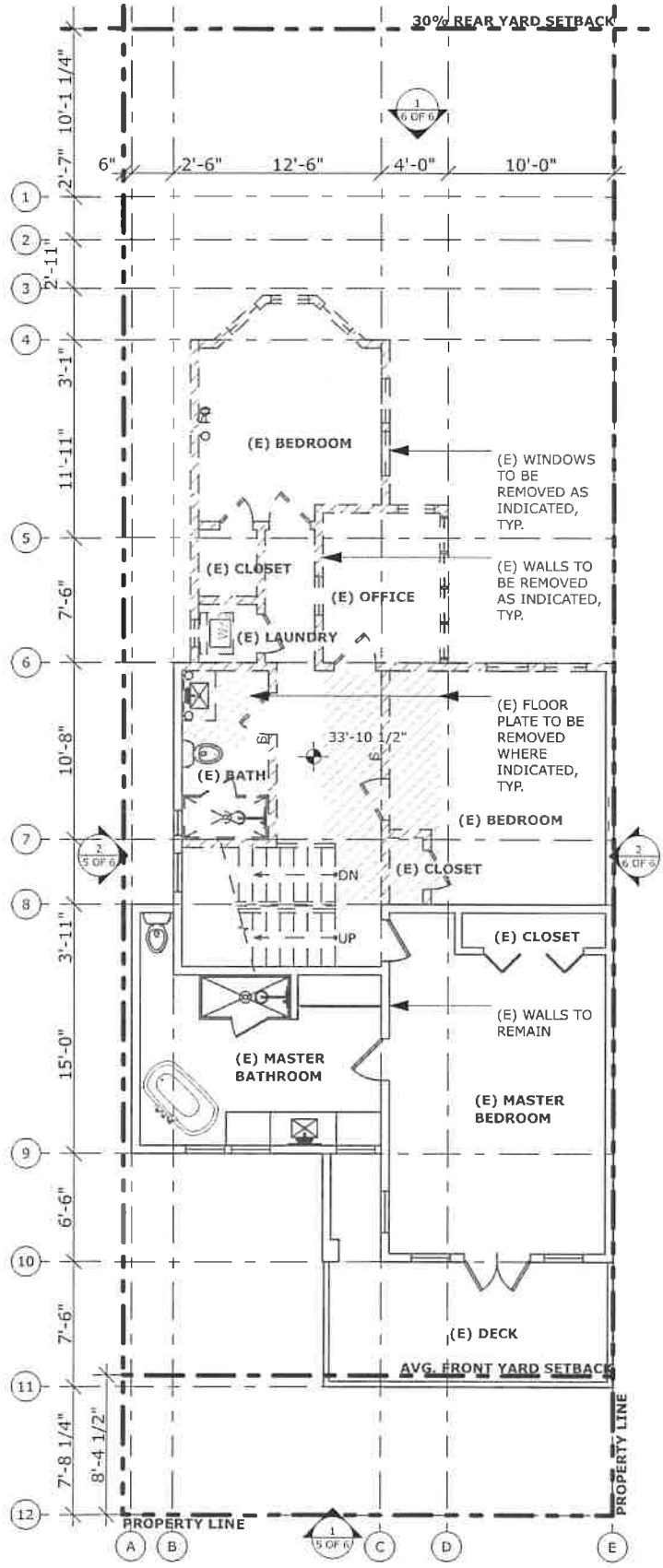
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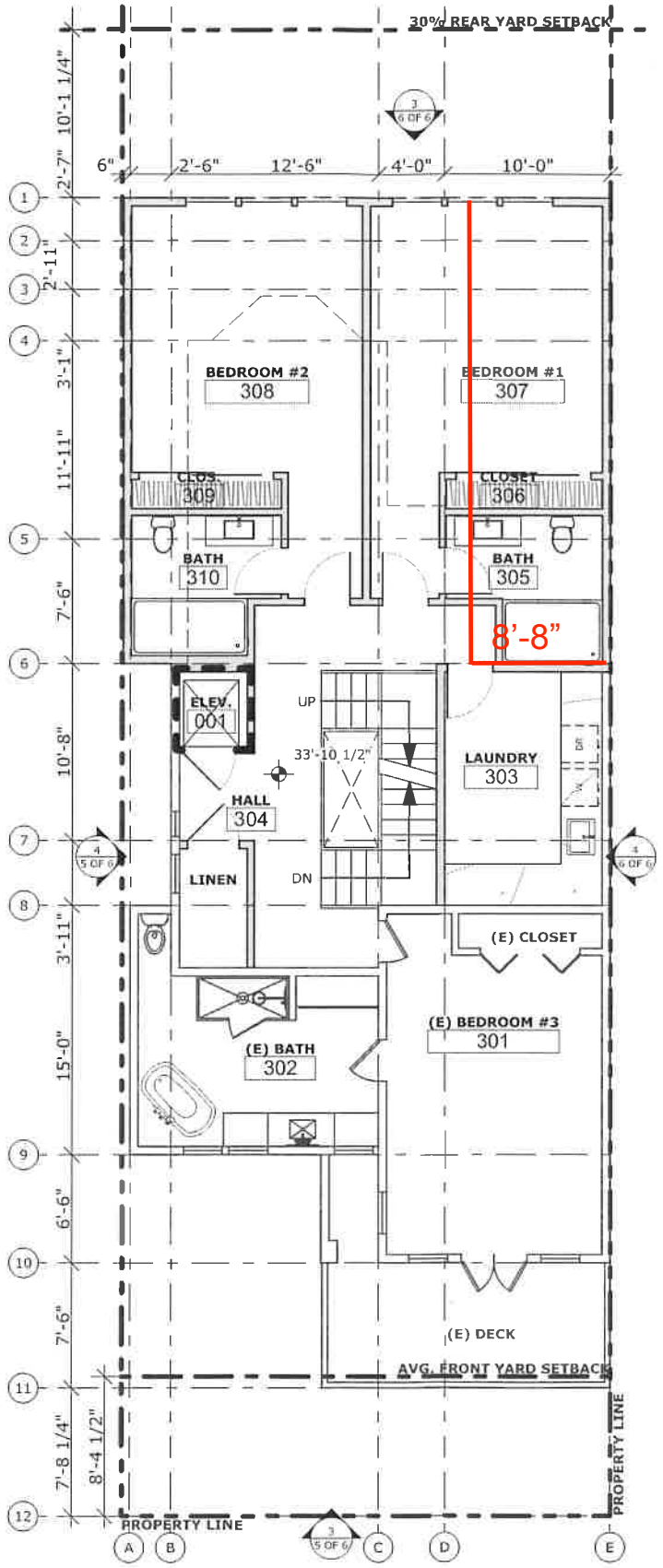
**1** EXISTING FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**2** PROPOSED FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**3** EXISTING SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



**4** PROPOSED SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

FIRST FLOOR & SECOND FLOOR PLANS

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E INFO@BUTLERARMSDEN.COM  
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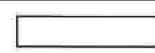
BUTLER ARMSDEN  
ARCHITECTS



**SYMBOLS**



EXISTING WALL TO BE REMOVED



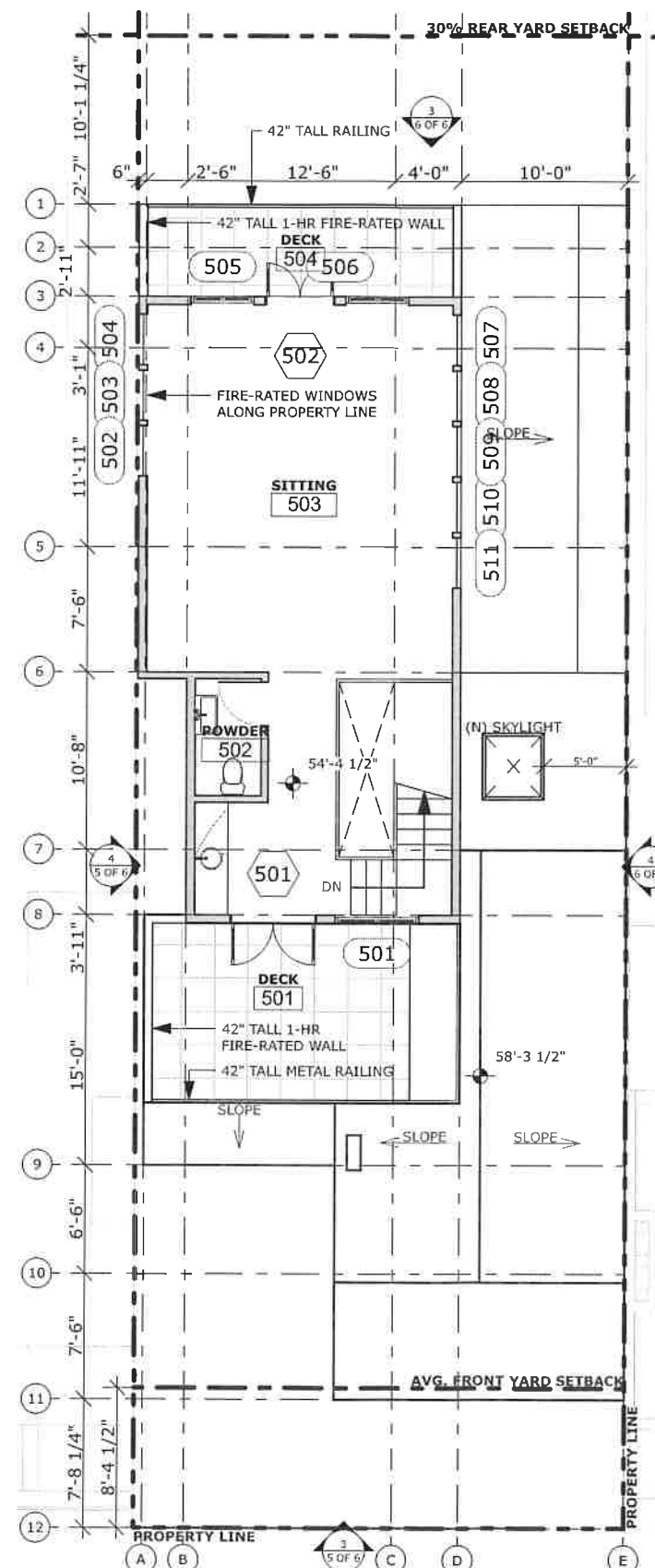
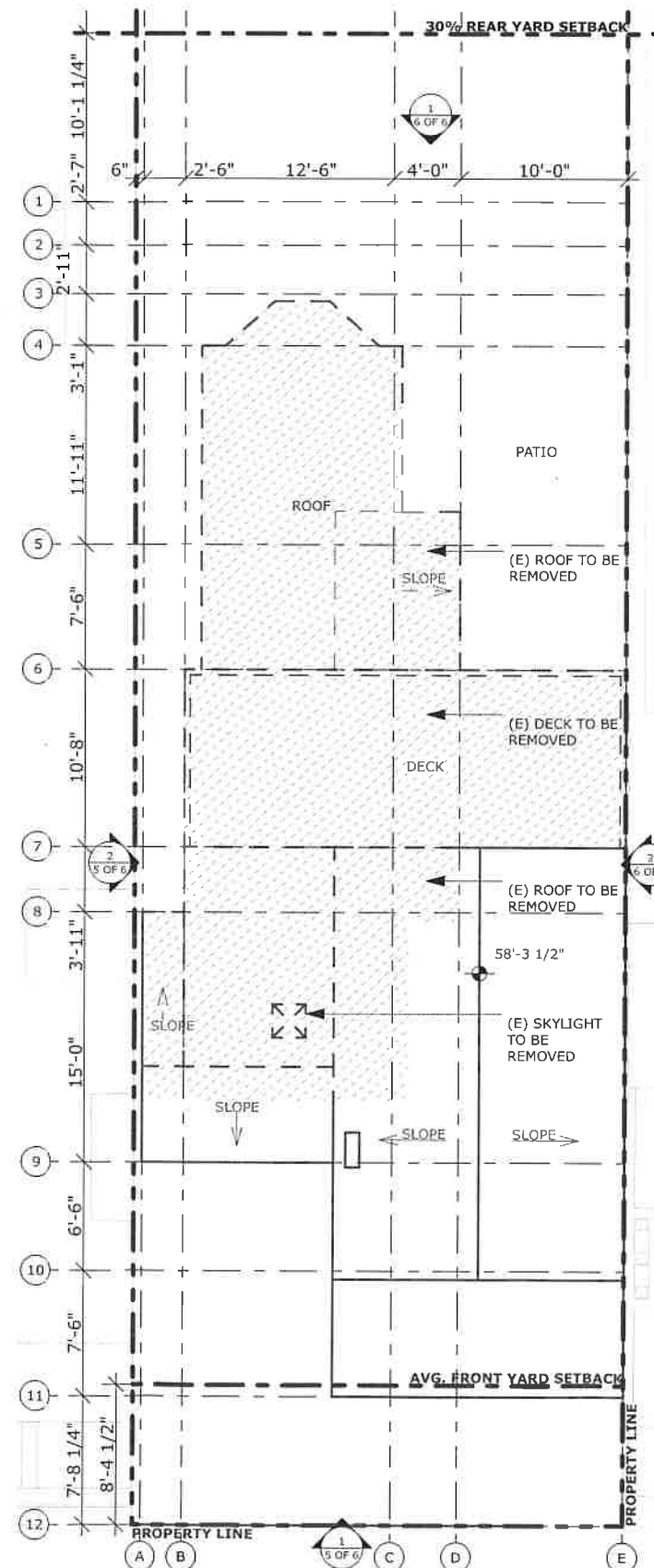
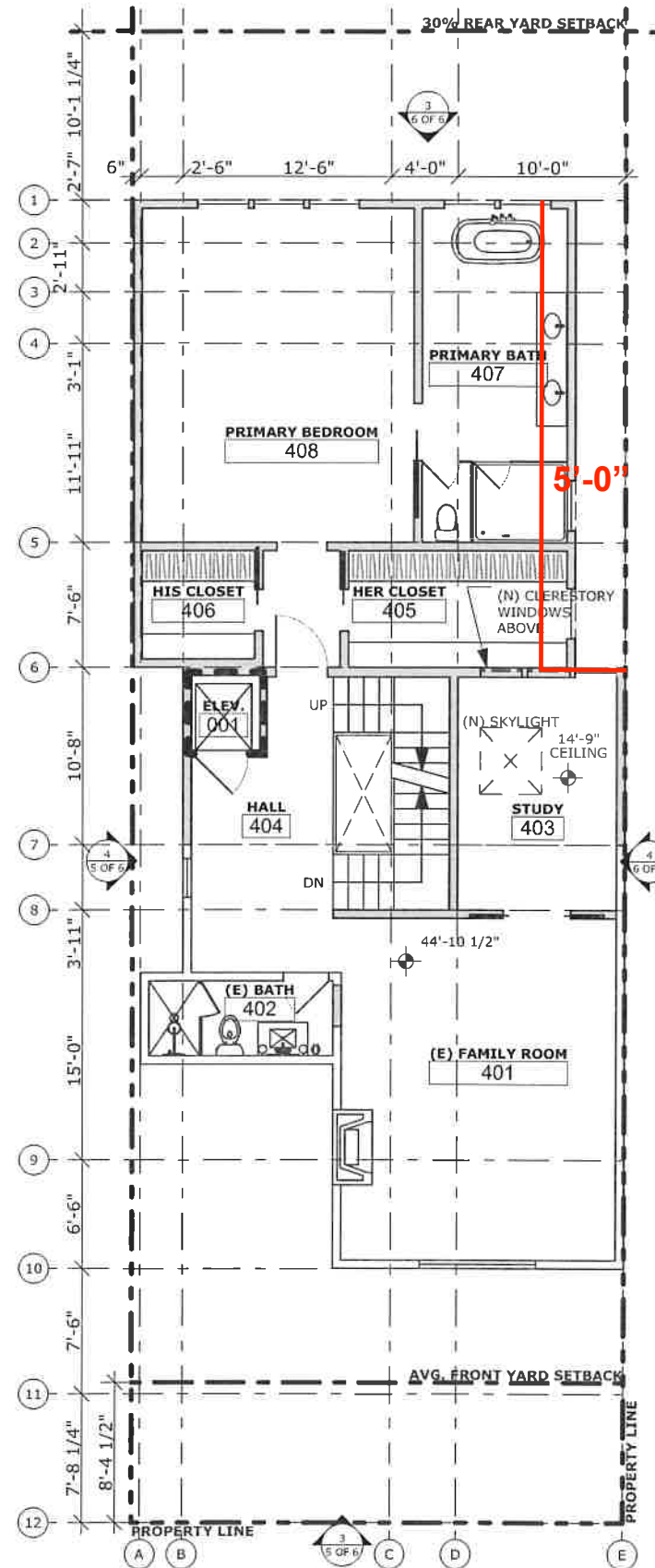
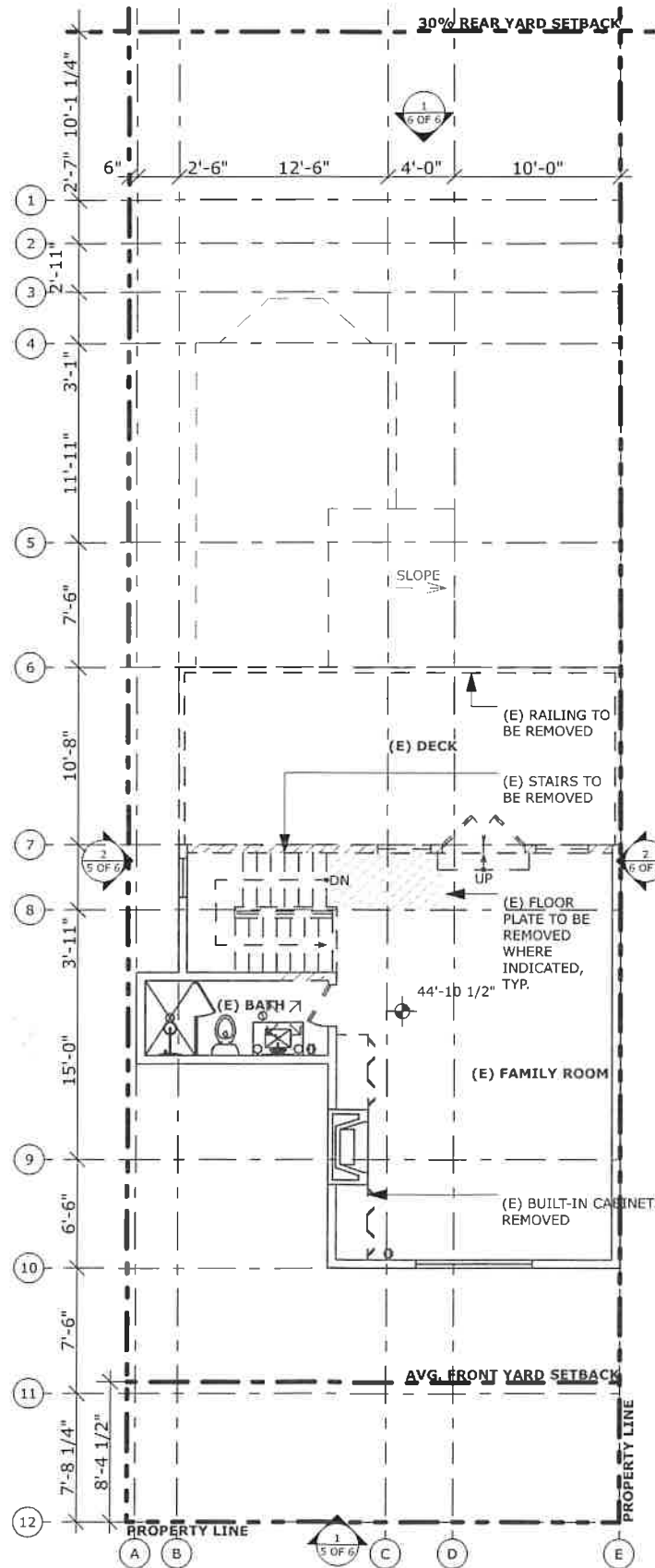
EXISTING WALL



AREA OF EXCAVATION



NEW WALL



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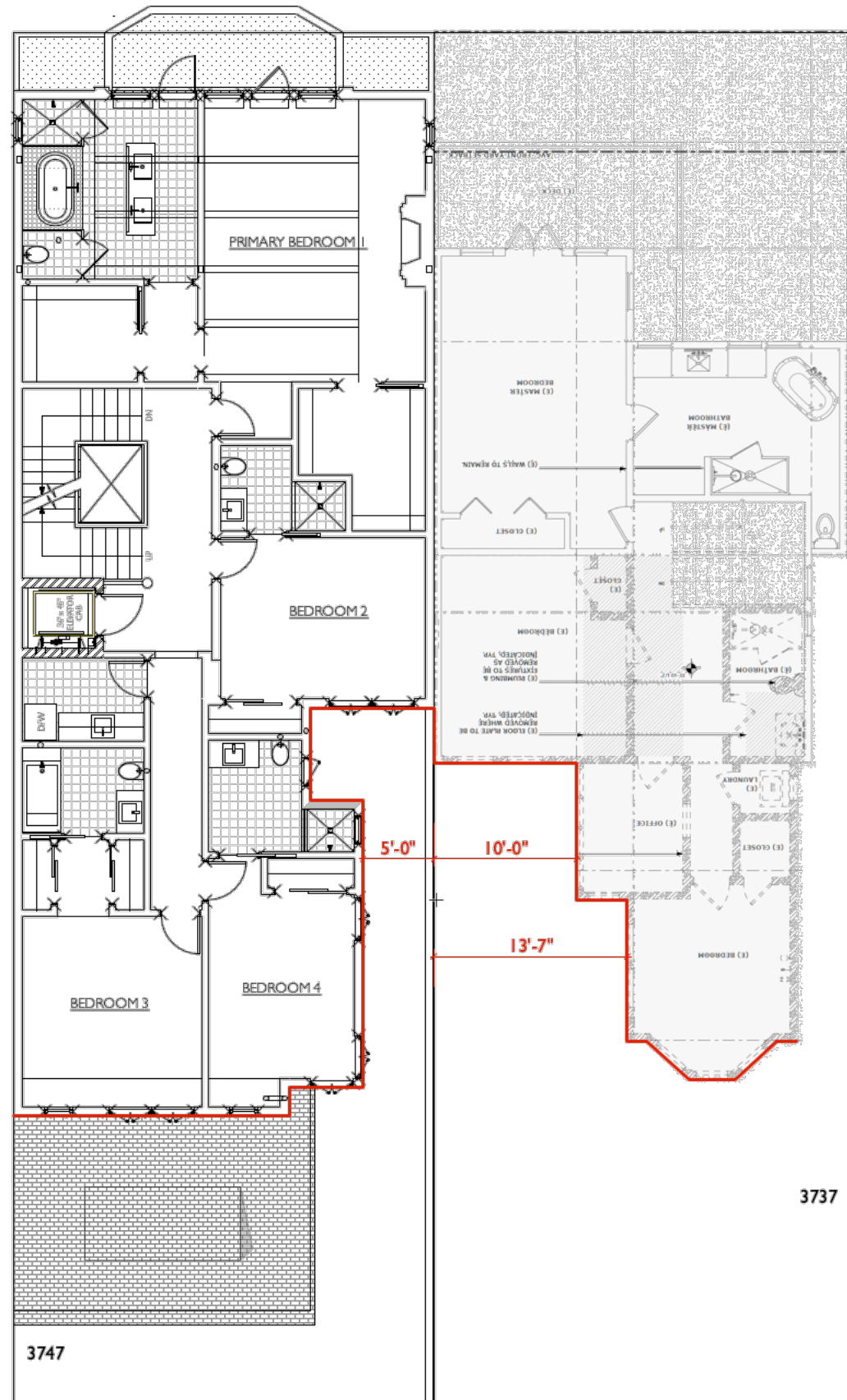


**THE DISCRETIONARY REVIEW REQUEST:**

That the project at 3737 Jackson Street comply with the Residential Design Guidelines by providing a 5'-0" setback at its 2nd and 3rd floors to respect the RDG required side spacing and light well to minimize the light impact to family room and bedrooms of 3747 Jackson Street.

DISCRETIONARY REVIEW HEARING  
 SAN FRANCISCO PLANNING COMMISSION  
 MARCH 10, 2022

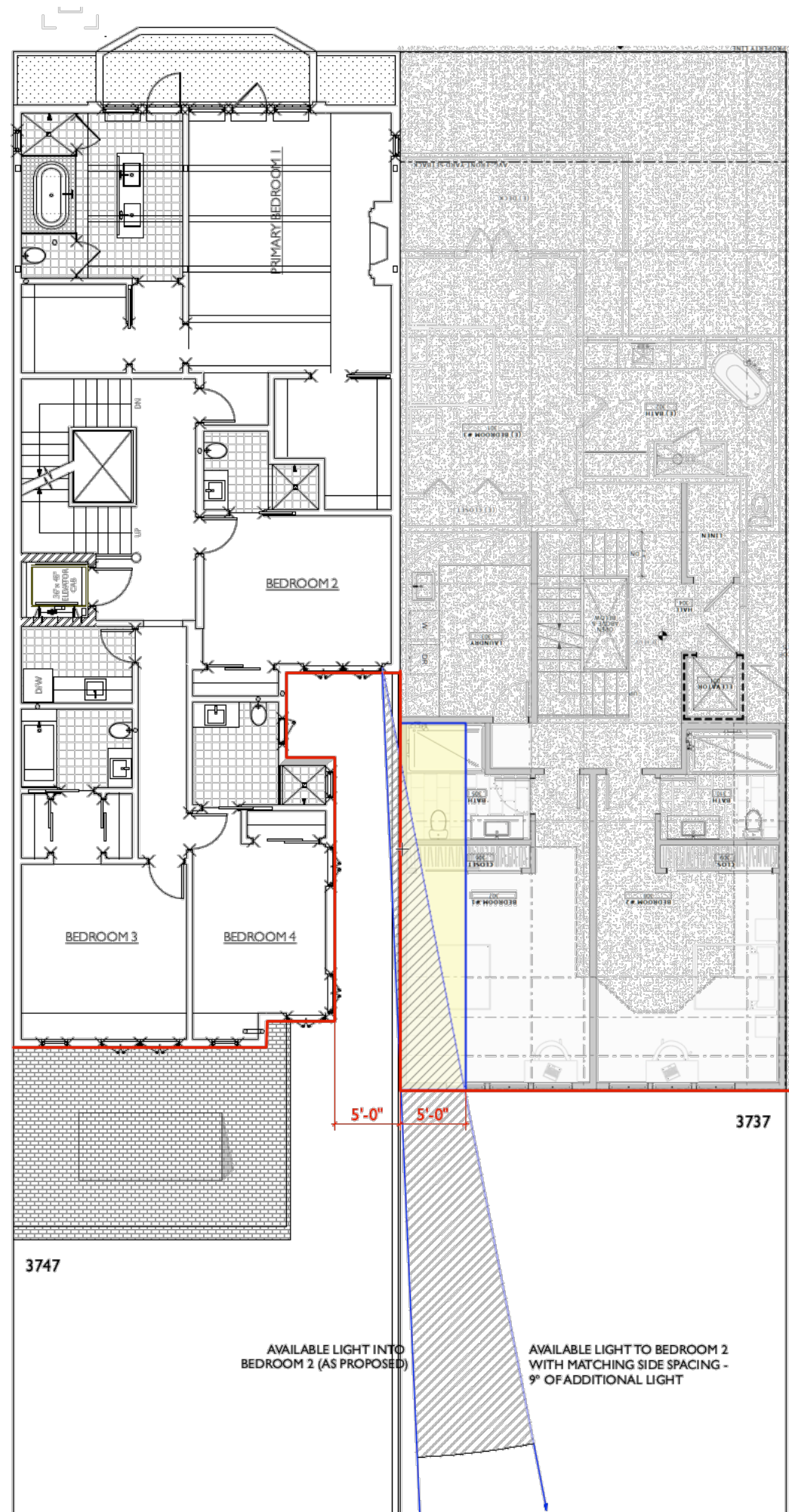




## EXISTING CONTEXT

- 3747 JACKSON WENT THROUGH DESIGN REVIEW IN 2017
  - IN ITS REVIEW TO EVALUATE COMPLIANCE WITH THE RESIDENTIAL DESIGN GUIDELINES, **RDAT** CITED A 'PATTERN' OF DEVELOPMENT BASED ON THE EXISTING 3737 AND 3747 SETBACKS
  - **RDAT** ORIGINALLY REQUESTED THAT 3747 PROVIDE A 10'-0" SETBACK TO MIRROR THIS PATTERN
  - A 'PATTERN' IMPLIES THAT THERE ARE MULTIPLE EXAMPLES OF THIS TYPE OF LAYOUT IN THE VICINITY YET THIS WAS THE ONLY EXAMPLE OF THIS RELATIONSHIP ON THE BLOCK OR IN THE AREA
  - THE SETBACKS ON 3737 JACKSON ARE NOT CONSIDERED TO BE A LIGHT WELL DUE TO THE DISTANCE FROM THE PROPERTY LINE, THEREFORE, THERE IS NO SPECIFIC GUIDELINE THAT IDENTIFIES THE REQUESTED EXCESSIVE SETBACK
  - 3747 JACKSON WAS REQUIRED TO SETBACK A MINIMUM OF 5'-0" AT THE 2 LOWER FLOORS AND GREATER ABOVE DESPITE THE FACT THAT THE RESIDENTIAL GUIDELINES STATE THAT "**SETBACKS SHOULD BE PROVIDED AT THE UPPER FLOORS**"
  - 3747 JACKSON IS NOW THE CONTEXT THAT 3737 JACKSON MUST RELATE TO BE IN COMPLIANCE WITH THE RESIDENTIAL DESIGN GUIDELINES





## PROPOSED PLAN

- 3737 JACKSON DOES NOT MATCH THE PATTERN ESTABLISHED BY 3747 JACKSON

- THE RESIDENTIAL DESIGN GUIDELINES HAVE DESIGN PRINCIPLES THAT MUST BE FOLLOWED:

*The Design Principles found in this document indicate the aspects of a project that will be evaluated in making a determination of compliance with the Guidelines. Following is ...one... of the Design Principles:*

- *Maintain light to adjacent properties by providing adequate setbacks.*

**Projects must comply with the design principles as stated in the Guidelines.**

- 3747 JACKSON NOW IS THE PATTERN THAT 3737 JACKSON MUST FOLLOW TO BE IN COMPLIANCE WITH THE RESIDENTIAL DESIGN GUIDELINES

- THE 5'-0" SIDE SETBACK ON THE LOWER 2 STORIES OF 3747 JACKSON THAT RDAT REQUIRED MUST BE MATCHED ON 3737 JACKSON TO RESPECT SIDE SPACING

- THE 5'-0" SETBACK ON THE FIRST TWO FLOORS OF 3747 JACKSON IS A LIGHT WELL AND SHOULD BE MATCHED ON 3737 JACKSON

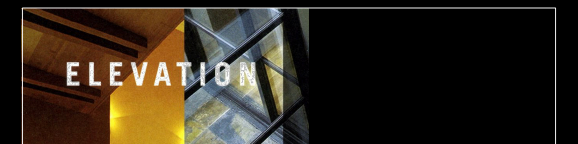
- WITHOUT A SETBACK AT THE UPPER FLOORS OF 3737 JACKSON, THERE IS A SIGNIFICANT IMPACT TO LIGHT TO THE FAMILY ROOM AND TWO BEDROOMS OF 3747 JACKSON

DISCRETIONARY REVIEW HEARING: MARCH 3, 2022

**ELEVATION**architects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 v  
www.elevationarchitects.com w





## MATCHING EXISTING PATTERN

- 3737 JACKSON DOES NOT COMPLY WITH THE RESIDENTIAL DESIGN GUIDELINES

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.**

- BY RISING 2 STORIES AT THE PROPERTY LINE, 3737 JACKSON DOES NOT RESPECT THE SIDE SPACING OF THE 5'-0" SETBACK REQUIRED FOR 3747.
- 3737 JACKSON PROPERTY LINE WALL RISING 17'-3", IT IS MORE THAN TWICE THE HEIGHT OF THE PROPERTY LINE FENCE
- THIS 2-STORY HIGH WALL WILL HAVE A SIGNIFICANT IMPACT ON LIGHT INTO THE FAMILY ROOM AND 2 BEDROOMS OF 3747 JACKSON

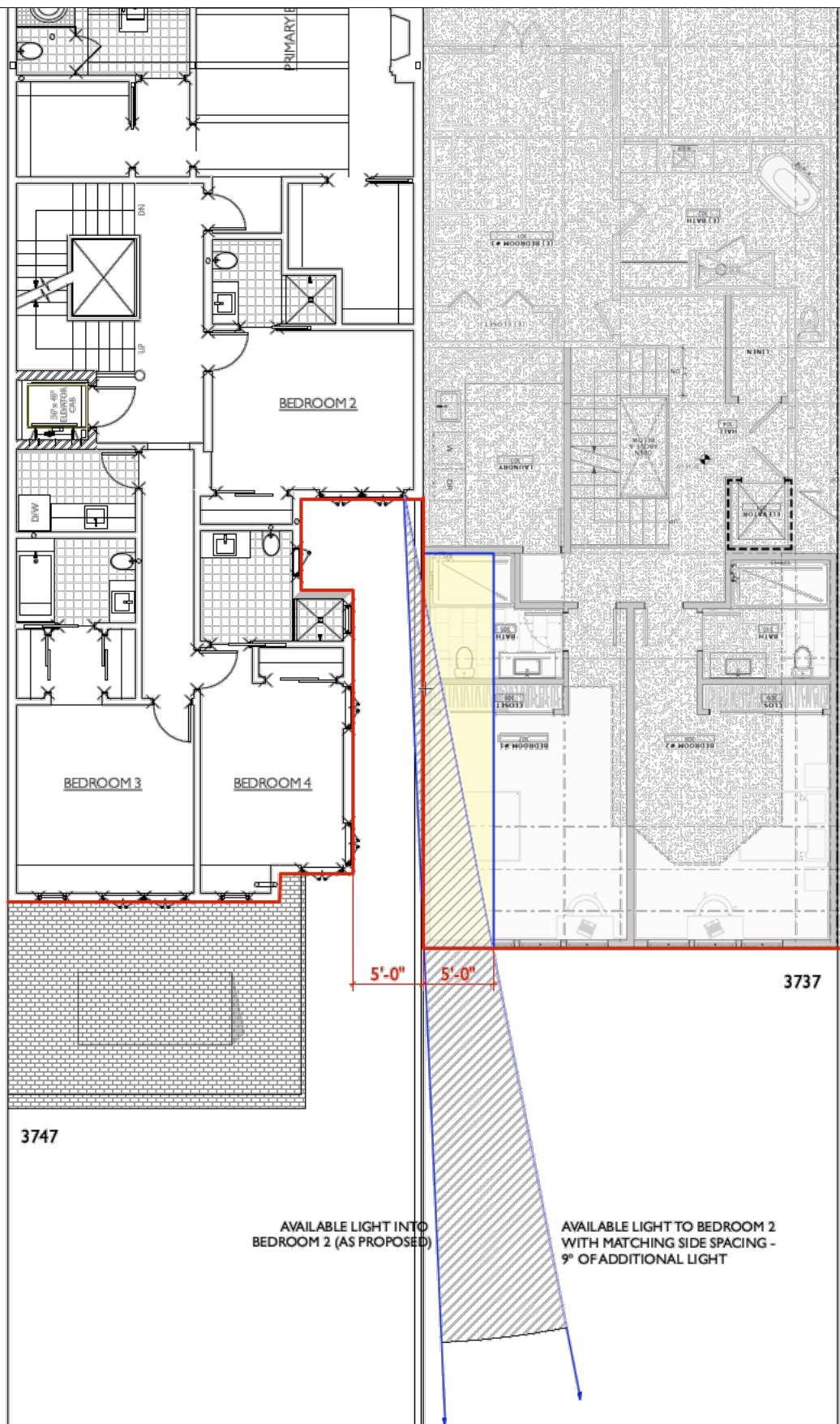
GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

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.**

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.

- **Provide setbacks on the upper floors of the building.**
- **Provide shared light wells to provide more light to both properties.**
- 3737 JACKSON SHOULD MATCH THE 5'-0" SETBACK ON THE UPPER FLOORS
- 3737 JACKSON SHOULD MATCH THE LIGHT WELL TO MINIMIZE LIGHT IMPACTS TO 3747 JACKSON





IN SUMMARY

• 3737 JACKSON MUST COMPLY WITH THE RESIDENTIAL DESIGN GUIDELINES

- THE PROJECT DOES NOT COMPLY WITH THE GUIDELINE FOR SIDE SPACING
- THE PROJECT DOES NOT COMPLY WITH THE GUIDELINE FOR PROVIDING MATCHING LIGHT WELLS
- THE PROJECT IS NOT CONSISTENT WITH THE RDAT COMPLIANCE REQUIREMENTS FOR NEIGHBORING 3747 JACKSON

• FOR 3737 JACKSON TO BE IN COMPLIANCE WITH THE RESIDENTIAL GUIDELINES

- 3737 JACKSON SHOULD MATCH THE PATTERN ESTABLISHED BY 3747 JACKSON
- THE 2ND AND 3RD FLOORS OF 3737 JACKSON SHOULD BE SETBACK 5'-0" FROM THE PROPERTY LINE

**THE PLANNING COMMISSION SHOULD TAKE DR WITH THE INTENT THAT THE PROJECT COMPLY WITH THE PLANNING CODE AND THE RESIDENTIAL DESIGN GUIDELINES**





# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: **3737 Jackson St.**

Zip Code: **94118**

Building Permit Application(s): **2021.0407.8047**

Record Number: **2021-004191PRJ**

Discretionary Review Coordinator: **David Winslow**

## Project Sponsor

Name: **Kevin Perkins**

Phone: **510-390-0280**

Email: **kevinmperkins@gmail.com**

## Required Questions

- 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.)

Only concerned party is the DR requester. DR requester has just undergone a massive 3+ year project and is a speculator, <sup>solely</sup> seeking a profit from the flipping of 3747 Jackson. My wife and I are needing more space for our growing family and an elevator for accessibility of our parents and my wife's grandma. 3747's PL wall on the East side prevents light from really entering their lower floors so light impact is minimal (photo attached).

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

We have already reduced the scale of our primary bedroom and bathroom to allow for a 3'+ setback even though the DR requester was not willing to increase their setback for us and had ample opportunity to express their concerns during the neighborhood meetings (notes attached). The issue is we only have a 29 foot wide lot so if we cut into the 2nd floor, we will have to redesign bedroom layout and remove the ADU that is planned.

- 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.

We have two children and would like flexibility to expand our family in-place. We love the area and city and have lived in our home for six years. The project was designed with the intention to maximize outdoor space and minimize impact to surrounding properties, while conforming with Planning's constructive comments. All others in area have been supportive of our project including 3731, which will actually be impacted.

## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	2
Occupied Stories (all levels with habitable rooms)	3	5
Basement Levels (may include garage or windowless storage rooms)	1	2
Parking Spaces (Off-Street)	1	2
Bedrooms	3	5
Height	55'6"	62'11"
Building Depth	73'4"	79' 3 1/4"
Rental Value (monthly)	15,000	25,000
Property Value	4,900,000	8,500,000

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

**Signature:**



**Date:** 1/3/2021

**Printed Name:** Kevin Perkins

- Property Owner  
 Authorized Agent

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



This is the wooden fence the DR requestor has built that goes to the level of our 2<sup>nd</sup> floor (windows shown). Their claim of impact on 'air circulation and light' is not being made in good faith. The standard for discretionary review has not been met. There are no "exceptional or extraordinary circumstances" present (Section 26(a)). Planning has done a great job and after multiple rounds of comments, two historical studies, the proposed project absolutely conforms to the Planning code and is consistent with the character of the neighborhood.



# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 3/23/2021  
 Meeting Time: 6 pm  
 Meeting Address: Via ZOOM  
 Project Address: 3737 Jackson street  
 Property Owner Name: Kevin Perkins  
 Project Sponsor/Representative: Dave Sturm & Federico Engel of Butler Armsden Architects

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/ how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): DANA SACK  
WHAT IS THE DIMENSION FROM REAR FACADE OF PROPOSED  
3737 ADDITION TO THE REAR PROPERTY LINE ?  
OF 3737

Project Sponsor Response: 48'-5"

Question/Concern #2: WERE ANY SHADOW STUDIES CONDUCTED ? MELANIE STEIN\*

Project Sponsor Response: NO SHADOW STUDIES WERE DONE  
BUT WE WILL SEND YOU THE 3D IMAGES  
(sent on the 23rd of March via EMAIL  
TO MELANIE AND DANA)

Question/Concern #3: IS THE A.D.U. GUARANTEED ? MELANIE\*

Project Sponsor Response: NOT CERTAIN BUT WE WILL SUBMIT  
THE PLANS WITH AN A.D.U.

Question/Concern #4: HAVE SHORING PLANS BEEN DEVELOPED YET ? MELANIE\*

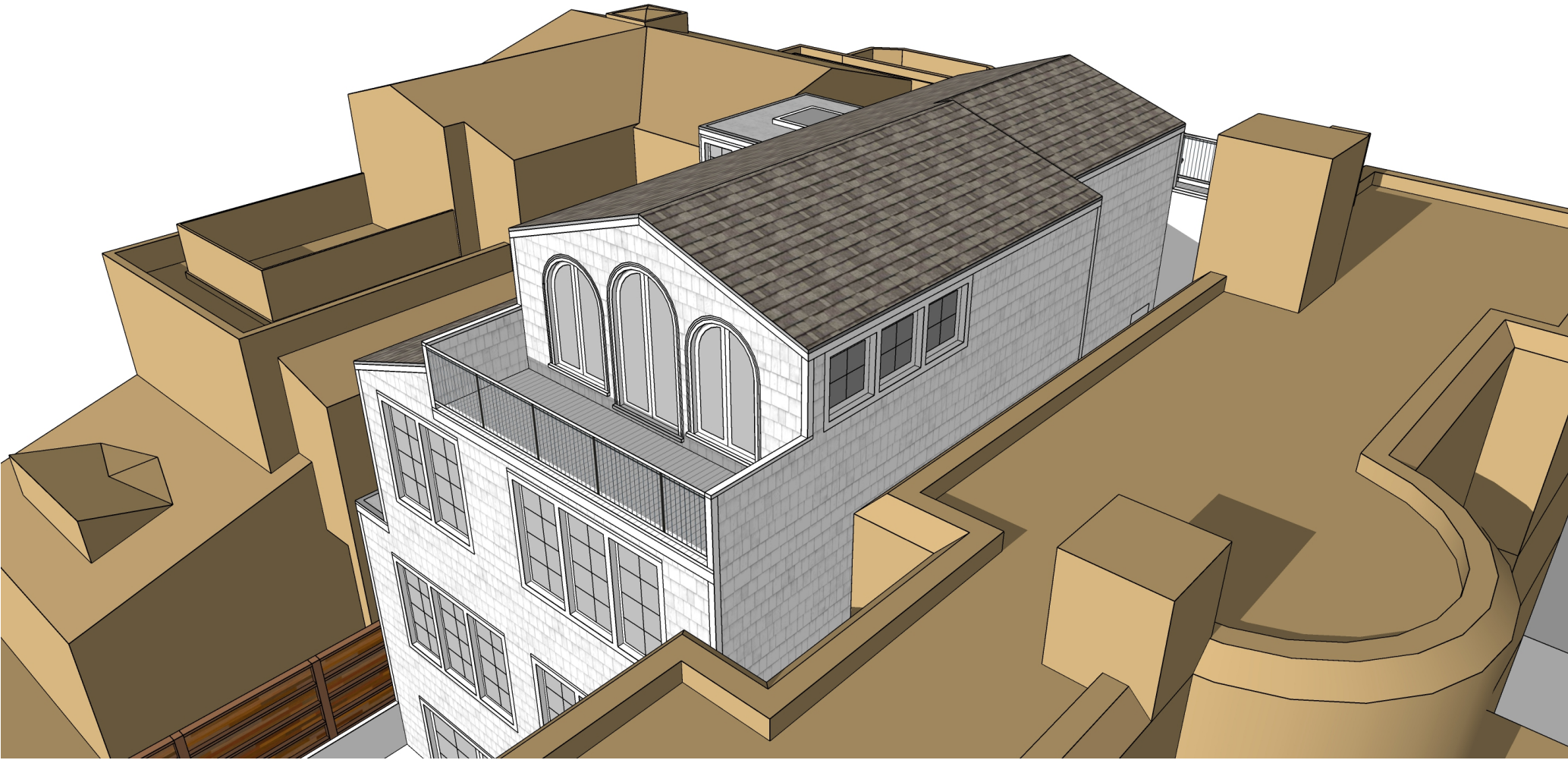
Project Sponsor Response: NO SHORING PLANS AT THIS TIME.  
THE SHORING WILL BE DESIGNED  
AT THE TIME OF THE STRUCTURAL  
ADDENDUM TO THE PERMIT SET.

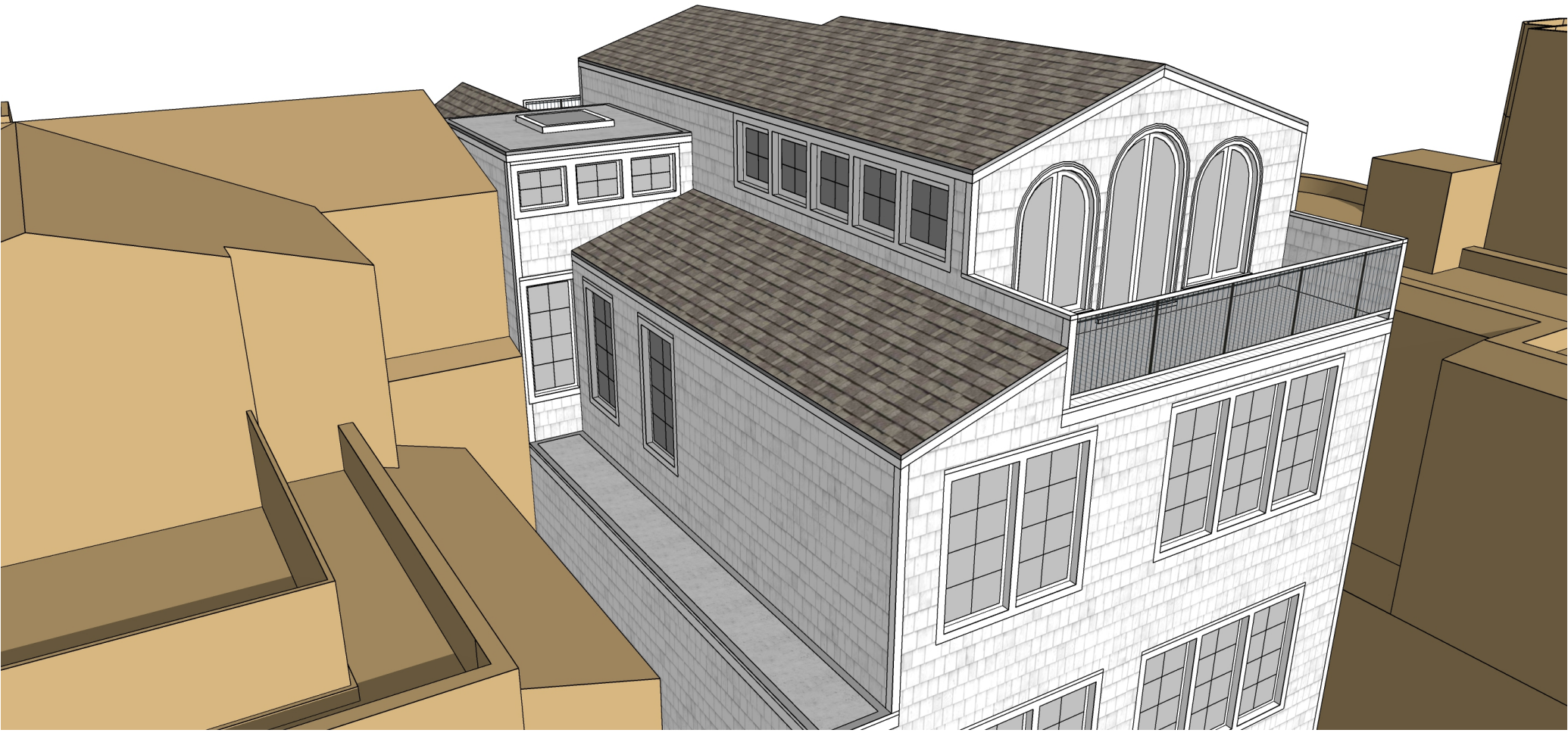
MELANIE WAS ALSO EMAILED THE PLANS AS A PDF (DRAWING SET)\*

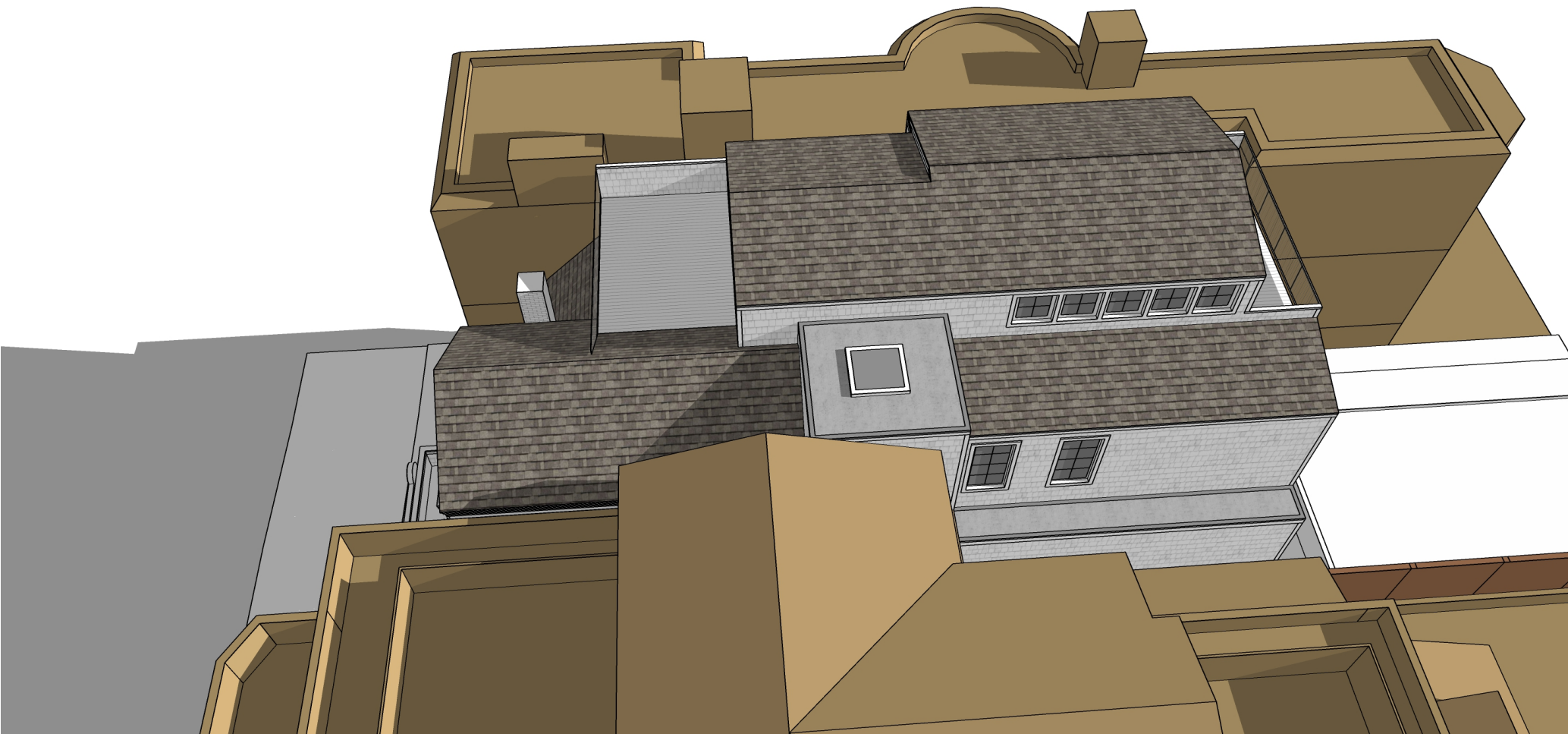
*\*Melanie is the agent for the PR requester*

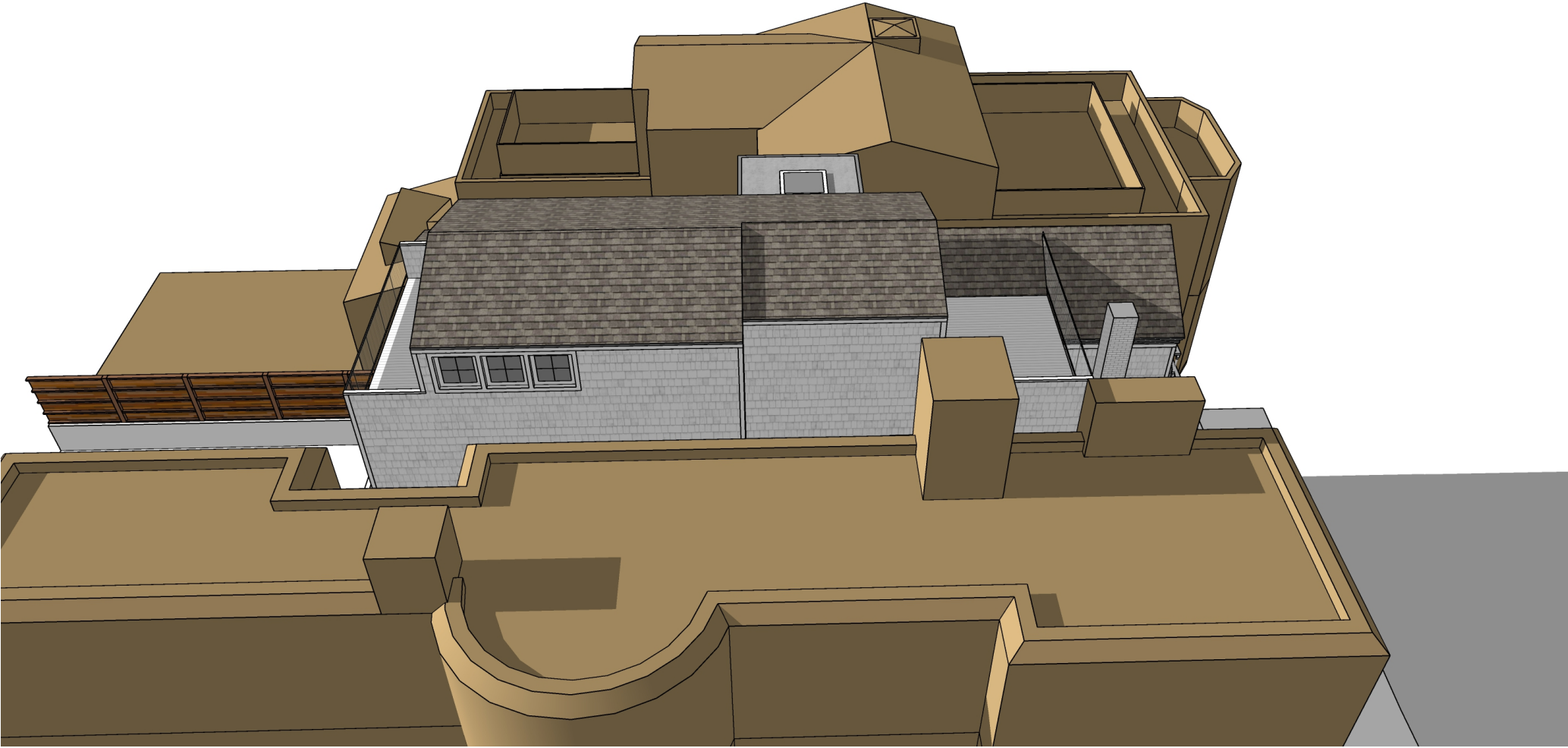












ABBREVIATIONS table with columns for symbols and text descriptions of architectural elements like AND ANGLE, FINISH FLOOR, RISER RADIUS, etc.

SYMBOLS table listing various drawing symbols (circles, triangles, lines) and their corresponding text descriptions like DRAWING/DETAIL REFERENCE TAG, SECTION/ELEVATION REFERENCE TAG, etc.

GENERAL NOTES section containing 22 numbered paragraphs detailing construction requirements, compliance with local building codes, and specific instructions for the contractor.

PROJECT TEAM section listing ARCHITECT (BUTLER ARMSDEN ARCHITECTS), GEOTECHNICAL ENGINEER (MURRAY ENGINEERING), and SURVEYOR (FORESIGHT LAND SURVEYING, INC.).



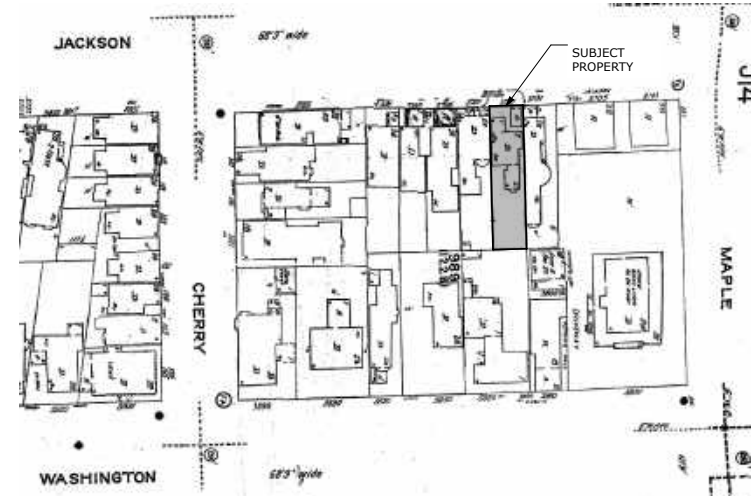
PROJECT DATA table providing block and lot information (BLOCK: 0989, LOT: 022), zoning (RH-1), and a comparison of existing vs. proposed square footages for subbasement, first floor, second floor, and third floor.

EXCAVATION CALCS table showing maximum depth of excavation (23'-8 1/2"), areas A, B, and C in cubic yards, and total volume (1,260 cubic yards).

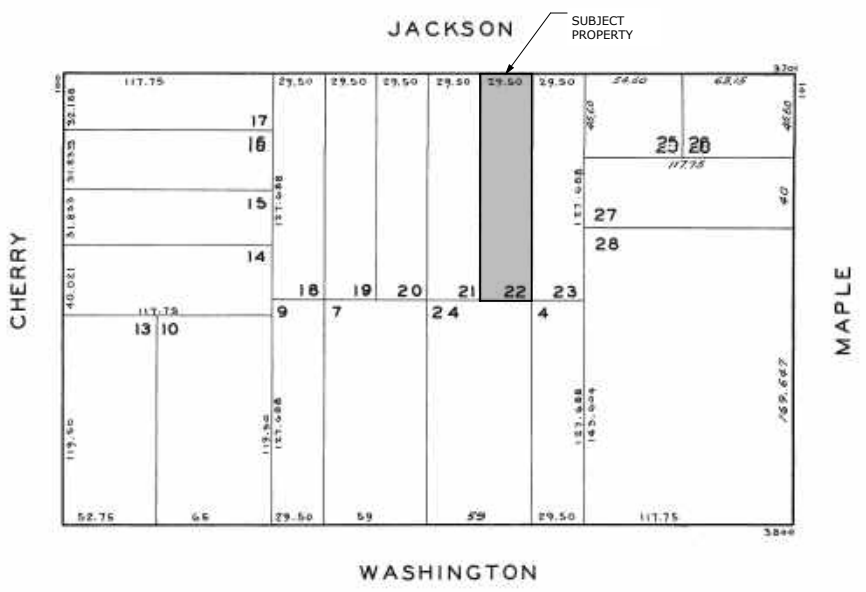
CODES section listing applicable building codes: 2019 CA BLDG. CODE, 2019 S.F. BLDG. CODE & AMENDMENTS, 2019 CA ELEV. CODE, 2019 S.F. ELECTRICAL CODE, 2019 S.F. MECHANICAL CODE, 2019 S.F. PLUMBING CODE, 2019 S.F. FIRE CODE.

SCOPE OF WORK section describing the expansion of garage (sub-basement) level, addition of accessory dwelling unit at basement level, and addition of elevator and new hardscape in rear yard.

SHEET INDEX table listing sheets A0.0 through A2.9 and their contents, with checkboxes indicating which sheets are included in this revision set.



1 SANBORN MAP



2 BLOCK MAP

PERMIT section with a table for REVISIONS, including dates and descriptions for revisions 1 through 4.

Table for project metadata including JOB#, DATE (04/07/2021), DRAWN (CP), CHECKED (FE/DS), and SCALE (AS NOTED).



TITLE SHEET

A0.0



PRINTED: 12/22/21, 2:04 PM  
BIMcloud: BAA BIM - BIMcloud Basic for ARCHICAD 24/2018 - 3737 Jackson Planning Resubmittal V24

**GENERAL NOTES:**

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY, INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.
- (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
- (8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
- (9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY, SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.
- (10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- (11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.
- (12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OF CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.
- (13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

**BASIS OF ELEVATION**

FD X CUT WEST SIDE GARAGE ENTRANCE AT THE SOUTHWEST CORNER OF JACKSON STREET AND CHERRY STREET. ELEVATION = 279.855'. CITY AND COUNTY OF SAN FRANCISCO HISTORICAL VERTICAL DATUM.

**BASIS OF SURVEY**

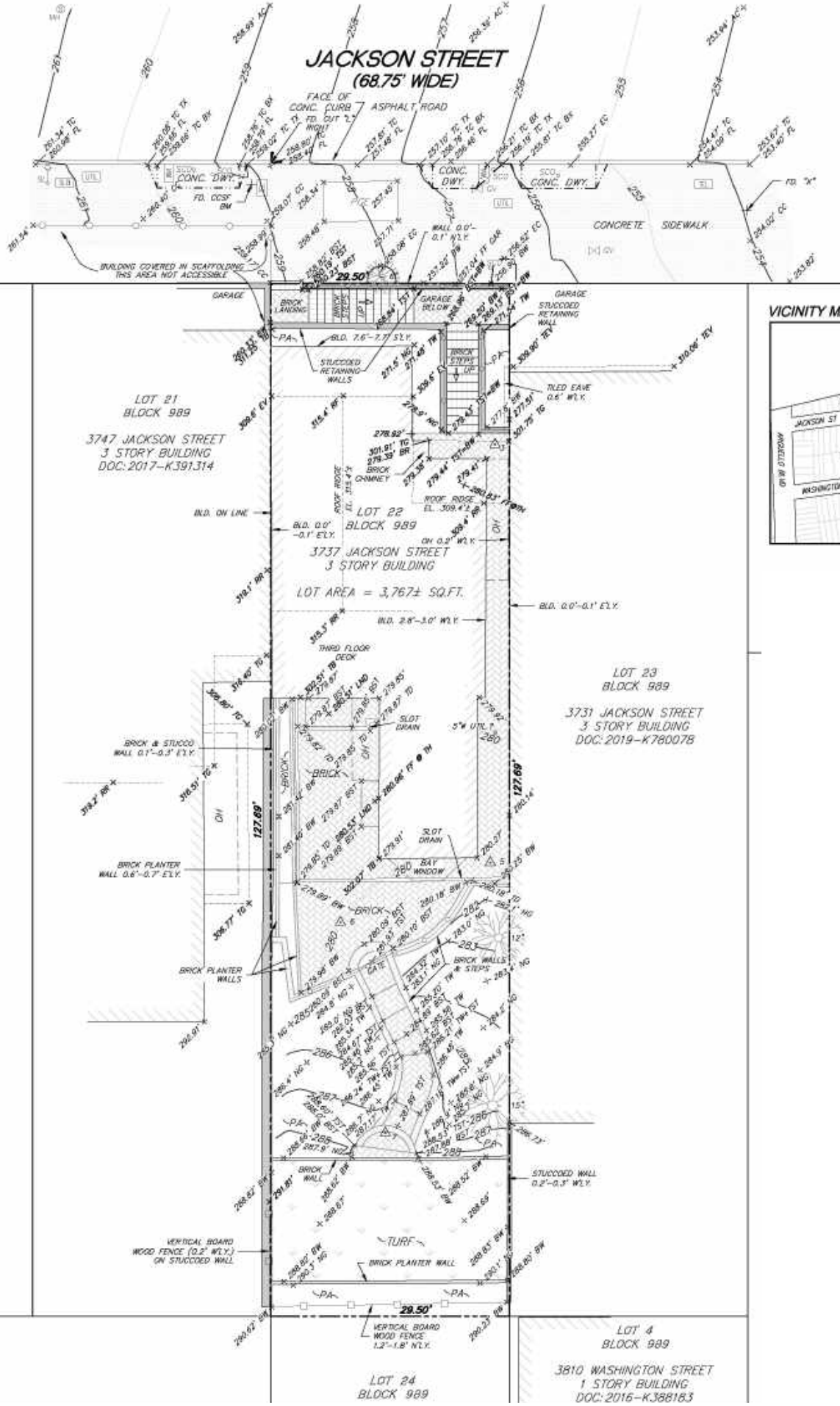
GRANT DEED RECORDED AS DOC. 2018-K622108 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

**LEGEND**

AC	ASPHALT CONCRETE	NLY	NORTHERLY
BLD	BUILDING	PA	PLANTER
BR	BRICK	PGE	PAC GAS AND ELECTRIC
BST	BOTTOM OF STEP	HR	ROOF RIDGE
BW	BASE OF WALL	SCO	SANITARY SEWER CLEANOUT
BX	BOTTOM OF DRIVEWAY "X"	SLY	SOUTHERLY
CC	CEMENT CONCRETE	TA	TREE AREA
CONC	CEMENT CONCRETE	TB	TOP OF BUILDING
DWY	DRIVEWAY	TD	TOP OF CURB
EC	EDGE OF CEMENT CONCRETE	TD	TOP OF DRAIN
ELEV	ELEVATION	TEV	TOP OF EAVE
Ely	EASTERLY	TG	TOP OF ROOF GUTTER
FF	FINISHED FLOOR	TH	THRESHOLD
FL	FLOWLINE	TST	TOP OF STEP
GV	GAS VALVE	TW	TOP OF WALL
LND	LANDING	TX	TOP OF DRIVEWAY "X"
MH	MANHOLE	UTL	UNKNOWN UTILITY
NG	GROUND	WLY	WESTERLY
		WM	WATER METER

---	PROPERTY LINE	+	FOUND CUT "X"
---	OVERHANG	+	FOUND CUT "L"
---	FLOWLINE	U	SANITARY SEWER CLEANOUT
---	GRADE BREAK	U	SANITARY SEWER MANHOLE
---	ROOF LINE	U	GAS VALVE
---	RAILING	U	PGE BOX
---	WOOD FENCE	U	UNKNOWN UTILITY BOX
---	CONTOUR (1' INTERVAL)	U	STREET LIGHTING BOX
		U	STREET LIGHT
		U	SPOT ELEVATION
		U	SURVEY CONTROL POINT
		U	TREE (DIAMETER IN INCHES)
		U	WATER METER



**VICINITY MAP**



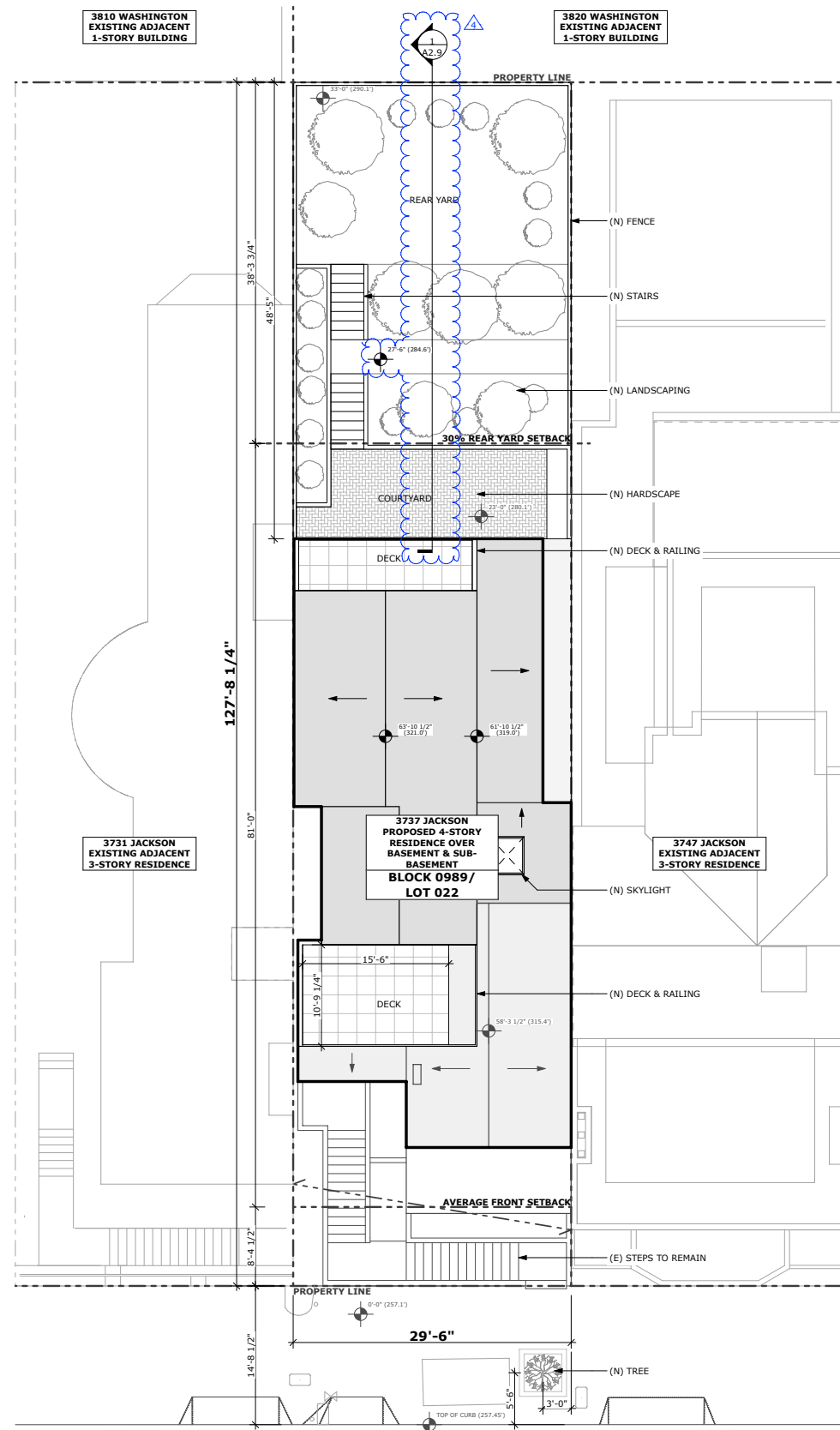
**FORESIGHT**  
 LAND SURVEYING  
 301 CALIFORNIA DRIVE SUITE #2  
 BURLINGAME, CA 94010  
 415-735-6180

**PERMIT**

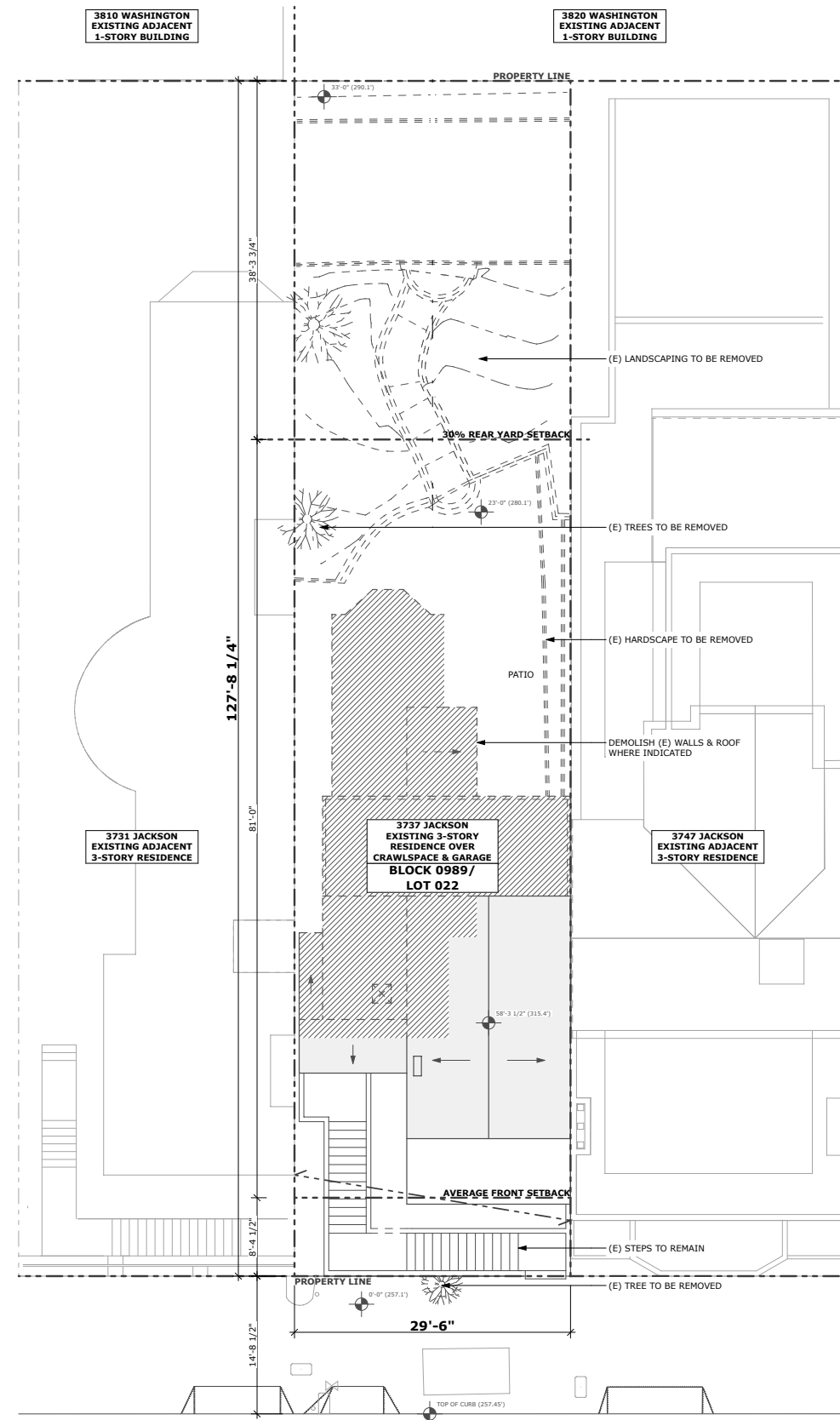
REVISIONS:	BY:
JOB#:	2018
DATE:	04/07/2021
DRAWN:	CP
CHECKED:	FE/DS
SCALE:	AS NOTED

**PERKINS RESIDENCE**  
 3737 JACKSON ST, SAN FRANCISCO, CA 94118

**SURVEY**



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



**1** EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"

**PERMIT**

REVISIONS: \_\_\_\_\_ BY: \_\_\_\_\_

**REVISION 4: 11/17/2021**

JOB#: 2018

DATE: 04/07/2021

DRAWN: CP

CHECKED: FE/DS

SCALE: AS NOTED



**SITE PLANS**



8 REAR YARD LOOKING WEST



5 STREET VIEW LOOKING SOUTHEAST



3 AERIAL VIEW LOOKING EAST



7 AERIAL VIEW LOOKING NORTH



2 PANORAMA VIEW LOOKING SOUTH



6 REAR YARD LOOKING EAST



4 AERIAL VIEW LOOKING WEST



1 AERIAL VIEW LOOKING SOUTH



1420 SUTTER STREET 1ST FLOOR  
SAN FRANCISCO, CA 94109  
BUTLERARMSDEN.COM  
E INFO@BUTLERARMSDEN.COM  
T 415-674-5554

**PERKINS RESIDENCE**  
3737 JACKSON ST, SAN FRANCISCO, CA 94118

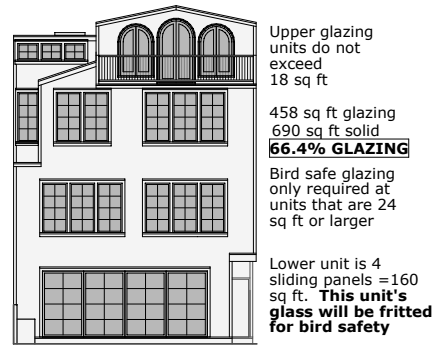
**PERMIT**

REVISIONS:	BY:

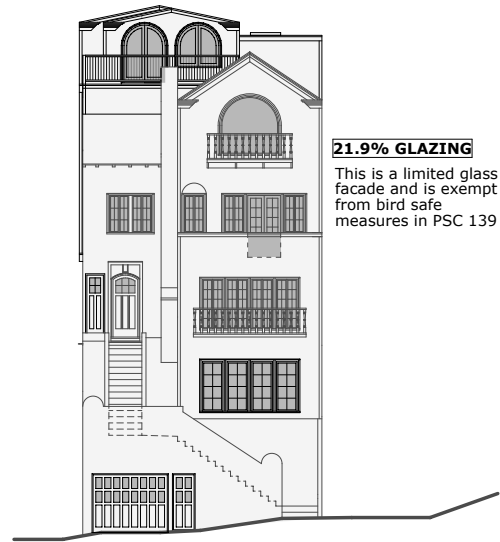
JOB#:	2018
DATE:	04/07/2021
DRAWN:	CP
CHECKED:	FE/DS
SCALE:	AS NOTED



**SITE PHOTOS**



All proposed glazed units at east & west elevations are less than 24 sq. ft. so these are limited glass facades and are exempt from bird safe measures in PSC 139



**Demolition Calculations**

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total % Removed  
Example: 1,033 sf / 3,455 sf = 29.9%

Please revise elements listed below for your project.

Planning Code Section 311  
Neighborhood notification is required if the project exceeds one of these thresholds:

311(b)(2): Alterations in RH, RM, and RTD Districts

1) Interior Wall Framing

Walls	(G) LF	Demo LF	% Demo
Ground Floor	85.5	51	
2nd Floor	141	83	
3rd Floor	13.5	2.5	
<b>Total</b>	<b>240</b>	<b>136.5</b>	<b>56.9%</b>

OR

3) Increase to Exterior Dimensions of a Residential Building  
An increase to the exterior dimensions of a residential building except those features listed in Section 136(c)(1) through 136(c)(24) and 136(c)(26).

**Demolition Calculations**

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %  
Example: 1,033 sf / 3,455 sf = 29.9%

Please revise elements listed below for your project.

Planning Code Section 317

317(b)(2)(B):

Front & Rear Facades - Lineal Foundation Measurements

Elevation	(G) LF	Removed	% Removed
North (Front) Façade	29.5	4.5	15.2%
South (Rear) Façade	29.5	25	84.7%
<b>Total</b>	<b>59</b>	<b>29.5</b>	<b>50.0%</b>

AND

Exterior Walls - Lineal Foundation Measurements

Elevation	(G) LF	Removed	% Removed
East	70.7	23.5	33.2%
West	70.7	19.5	27.6%
North (Front) Façade	29.5	4.5	15.2%
South (Rear)	29.5	25	84.7%
<b>Total</b>	<b>200.4</b>	<b>72.5</b>	<b>36.2%</b>

317(b)(2)(C):

Vertical Envelope Elements - Surface Area Measurements

Vertical Elements	(G) SF	Removed	% Removed
East	1713	537	31.3%
West	1564	470	30.1%
North (Front) Façade	1391	114	8.2%
South (Rear)	924	809	87.6%
<b>Total</b>	<b>5592</b>	<b>1930</b>	<b>34.5%</b>

AND

Horizontal Envelope Elements - Surface Area Measurements

Horizontal Elements	(G) SF	Removed	% Removed
Basement (at grade)	N/A	N/A	
1st Floor (area above grade)	381	0	0.0%
2nd Floor	1127	113	10.0%
3rd Floor	515	27	5.2%
Roof/4th Floor	1227	812	66.2%
<b>Total</b>	<b>3250</b>	<b>952</b>	<b>29.3%</b>

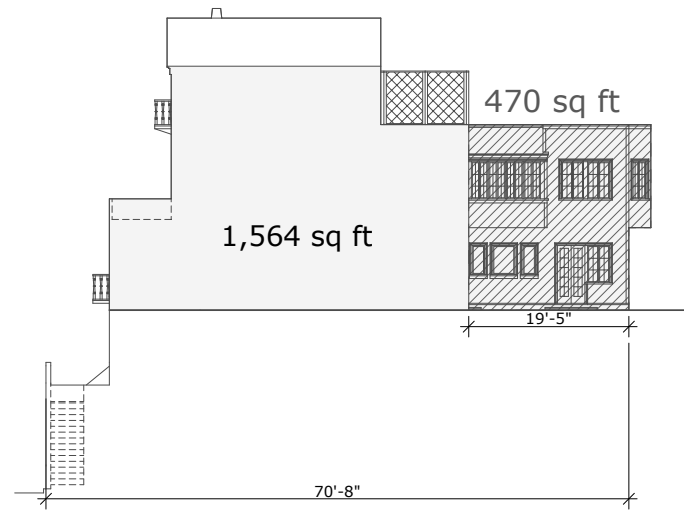
\*For Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
"Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
\*To use Section 317(b)(2)(4)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.

13 SOUTH ELEVATION GLAZING  
SCALE: 3/32" = 1'-0"

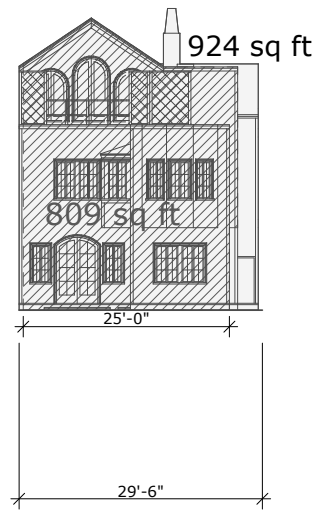
12 NORTH ELEVATION GLAZING  
SCALE: 3/32" = 1'-0"

11 SEC. 311 DEMOLITION CALCULATIONS

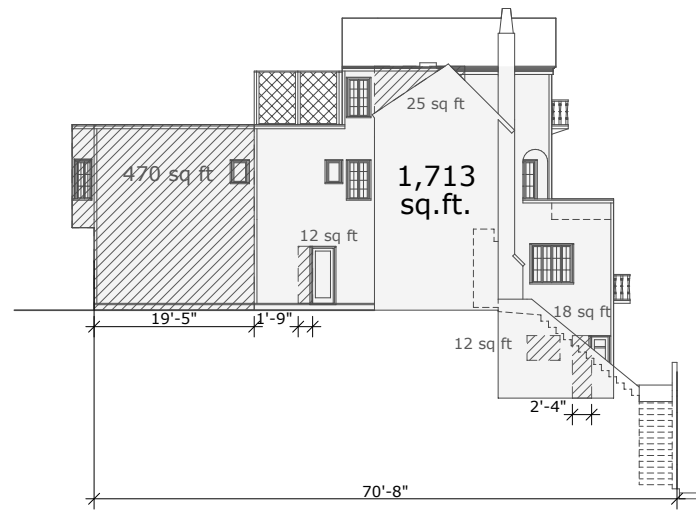
10 SEC. 317 DEMOLITION CALCULATIONS



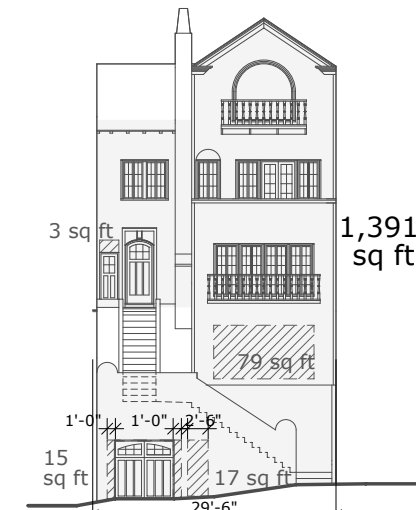
9 WEST ELEVATION  
SCALE: 3/32" = 1'-0"



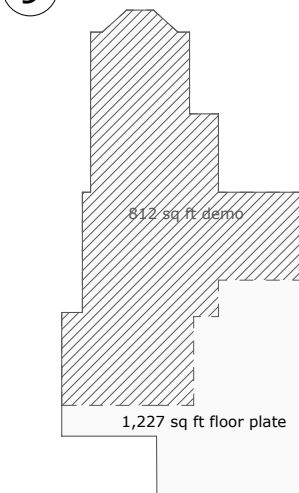
8 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



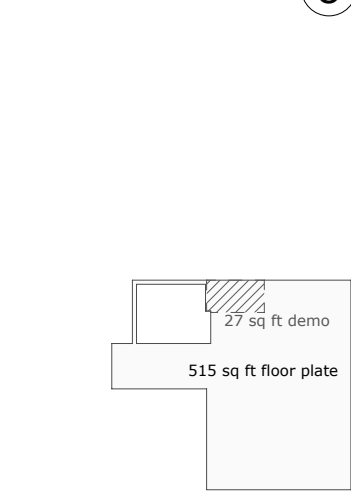
7 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



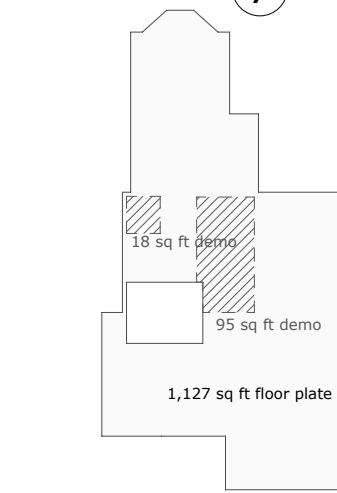
6 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



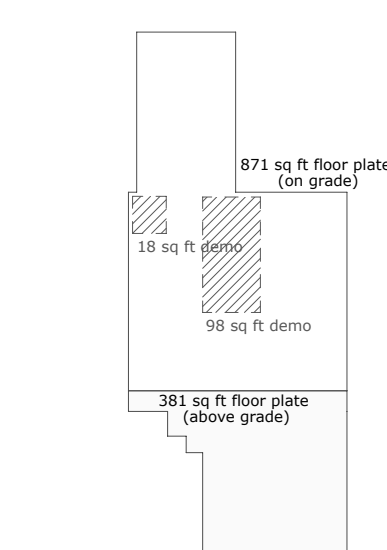
5 ROOF  
SCALE: 3/32" = 1'-0"



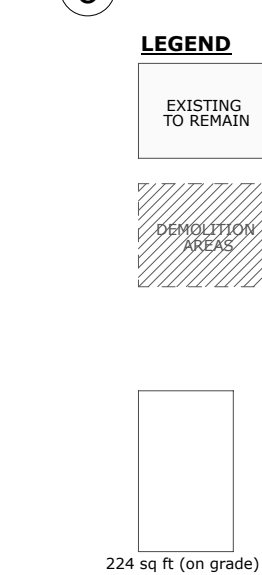
4 THIRD FLOOR  
SCALE: 3/32" = 1'-0"



3 SECOND FLOOR  
SCALE: 3/32" = 1'-0"



2 FIRST FLOOR  
SCALE: 3/32" = 1'-0"



1 GARAGE  
SCALE: 3/32" = 1'-0"

LEGEND

EXISTING TO REMAIN

DEMOLITION AREAS

PERMIT

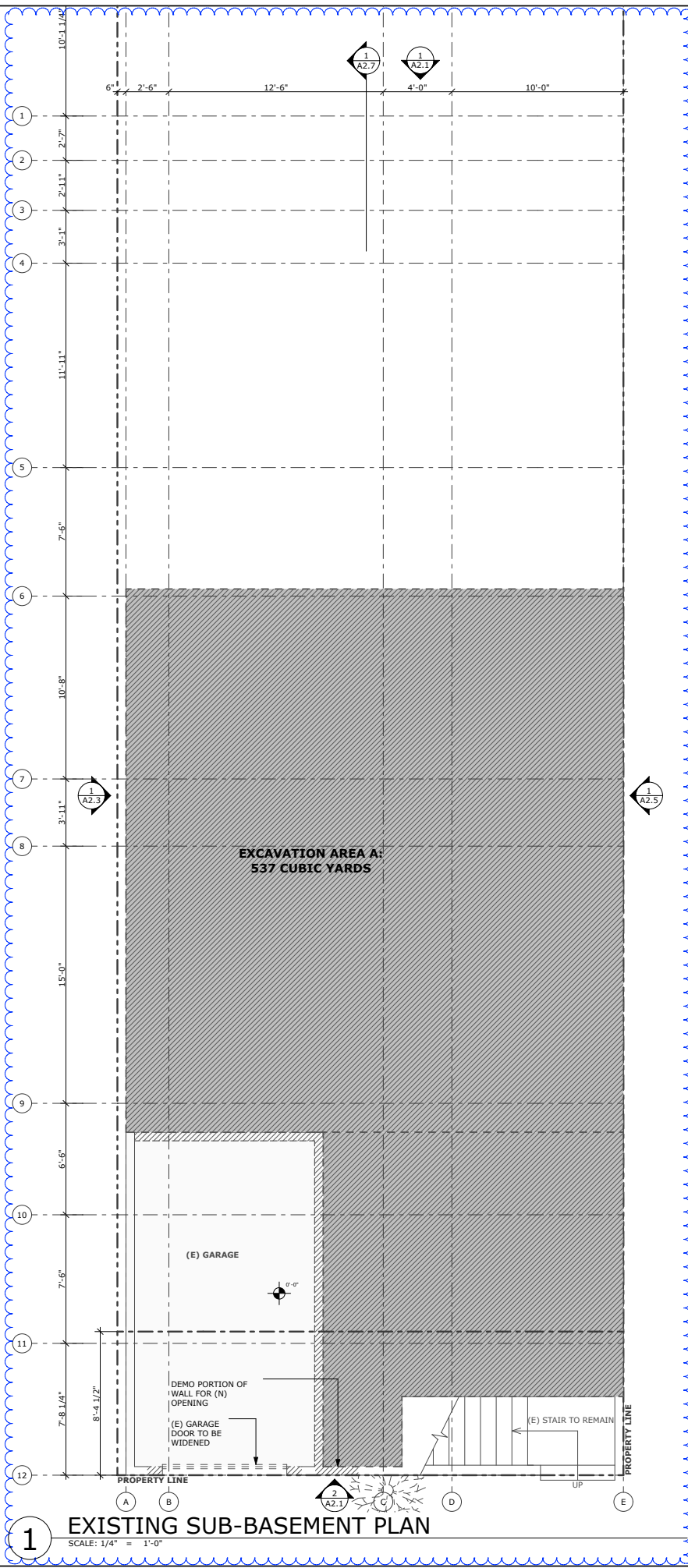
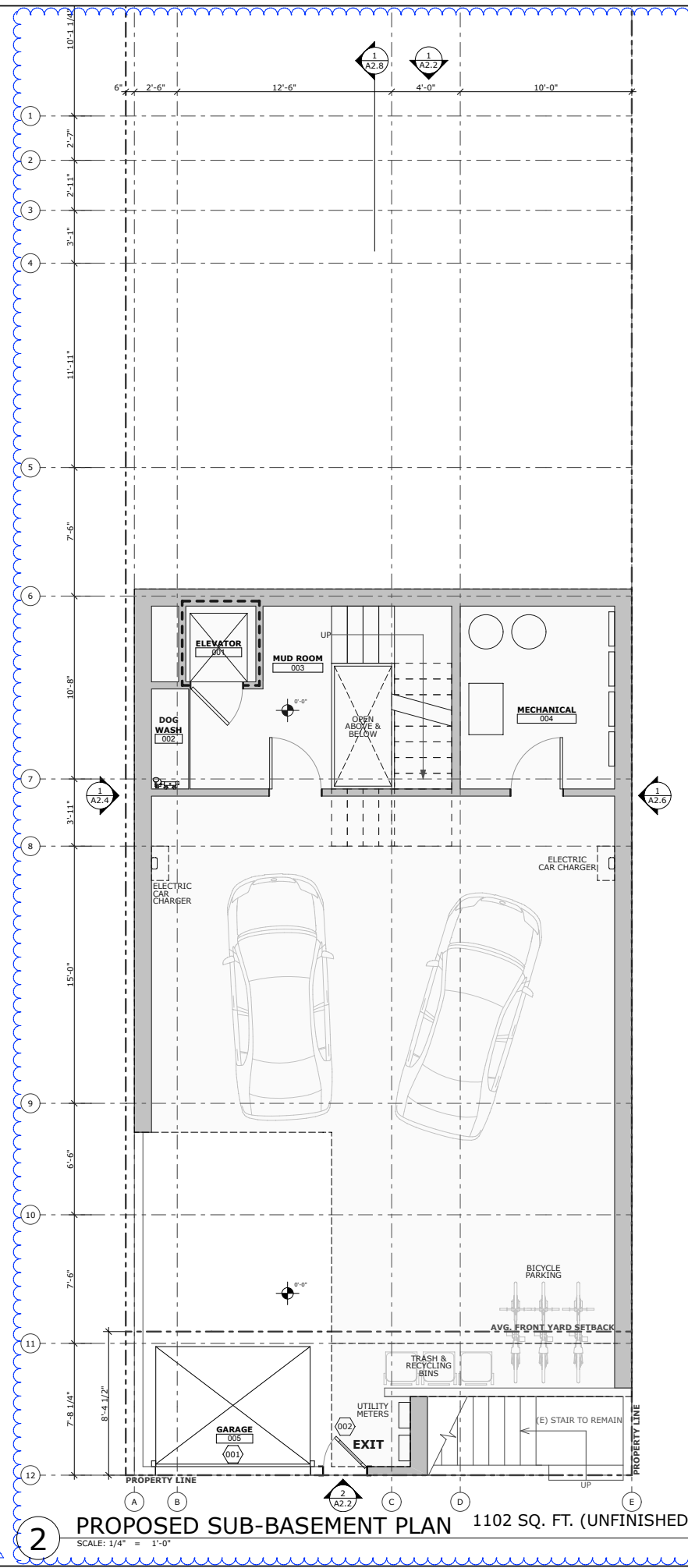
REVISIONS:

REVISION	DATE	BY:
REVISION 1: 09/03/2021		

JOB#:	2018
DATE:	04/07/2021
DRAWN:	CP
CHECKED:	FE/DS
SCALE:	AS NOTED



DEMOLITION DIAGRAMS



**SYMBOLS**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- AREA OF EXCAVATION

**EXCAVATION CALCULATIONS:**  
 AREA A: 537 CUBIC YARDS  
 AREA B: 691 CUBIC YARDS  
 AREA C: 32 CUBIC YARDS  
 TOTAL: 1,260 CUBIC YARDS

**BUTLER ARMSDEN ARCHITECTS**

1420 SUTTER STREET 1ST FLOOR  
 SAN FRANCISCO, CA 94109  
 BUTLERARMSDEN.COM  
 E INFO@BUTLERARMSDEN.COM  
 T 415-674-5554

**GENERAL DEMOLITION NOTES**

- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
- DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
- DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
- DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
- AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
- DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
- DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

**PERKINS RESIDENCE**  
 3737 JACKSON ST, SAN FRANCISCO, CA 94118

**PERMIT**

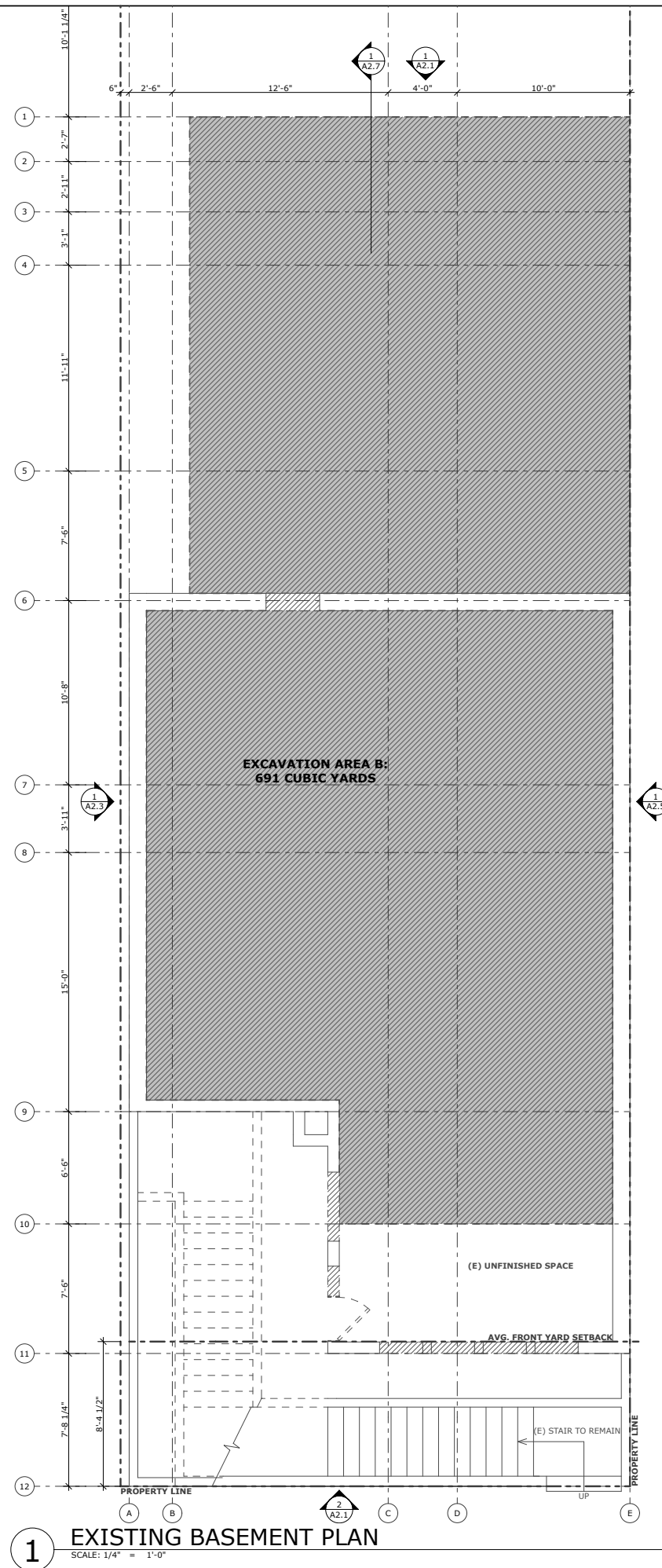
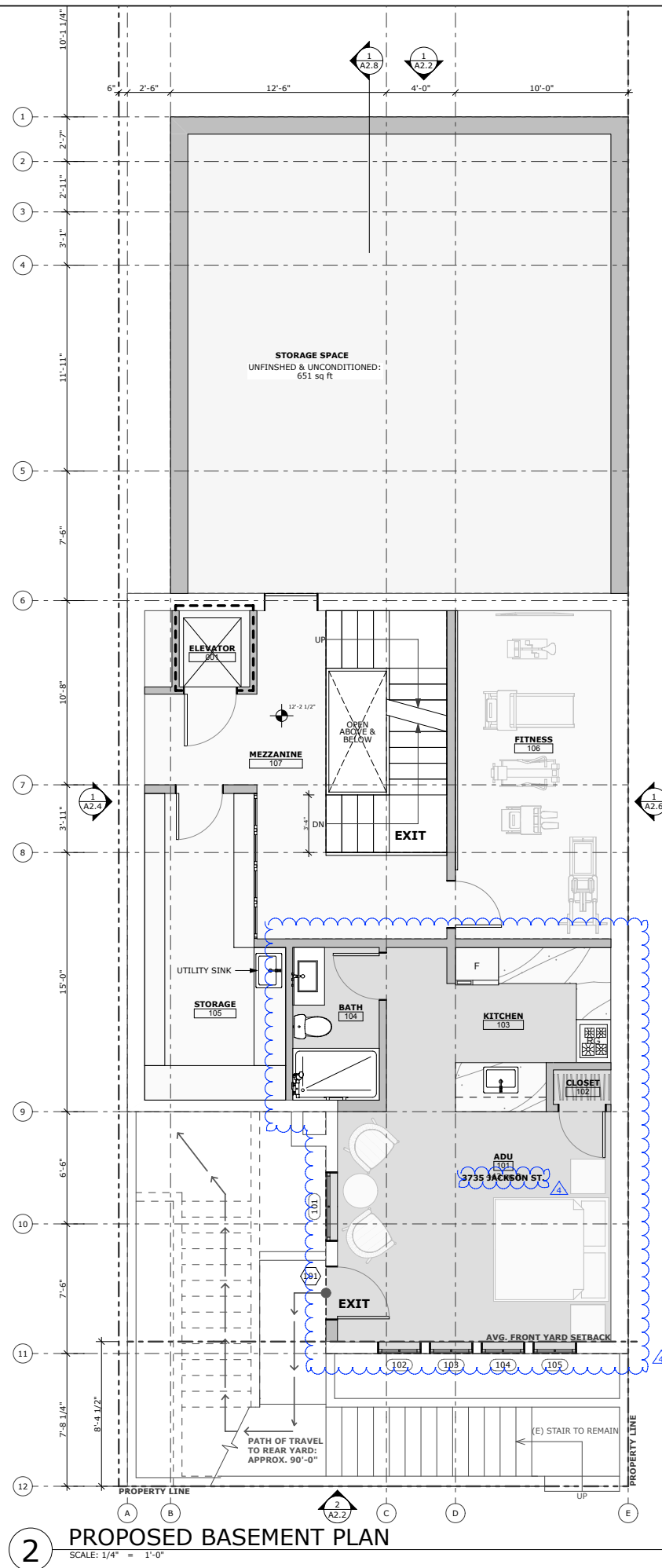
REVISIONS:	BY:
REVISION 1: 09/03/2021	

JOB#:	2018
DATE:	04/07/2021
DRAWN:	CP
CHECKED:	FE/DS
SCALE:	AS NOTED

**LICENSED ARCHITECT**  
 FEDERICO ENGEL  
 No. C-32207  
 Exp. 1-31-23  
 STATE OF CALIFORNIA

**SUB-BASEMENT PLANS**

**A1.1**



**SYMBOLS**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- AREA OF EXCAVATION

**EXCAVATION CALCULATIONS:**  
**AREA A: 537 CUBIC YARDS**  
**AREA B: 691 CUBIC YARDS**  
**AREA C: 32 CUBIC YARDS**  
**TOTAL: 1,260 CUBIC YARDS**

**BUTLER ARMSDEN ARCHITECTS**

1420 SUTTER STREET 1ST FLOOR  
 SAN FRANCISCO, CA 94109  
 BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM  
 T 415-674-5554

- GENERAL DEMOLITION NOTES**
- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
  - ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
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**PERKINS RESIDENCE**  
 3737 JACKSON ST, SAN FRANCISCO, CA 94118

**PERMIT**

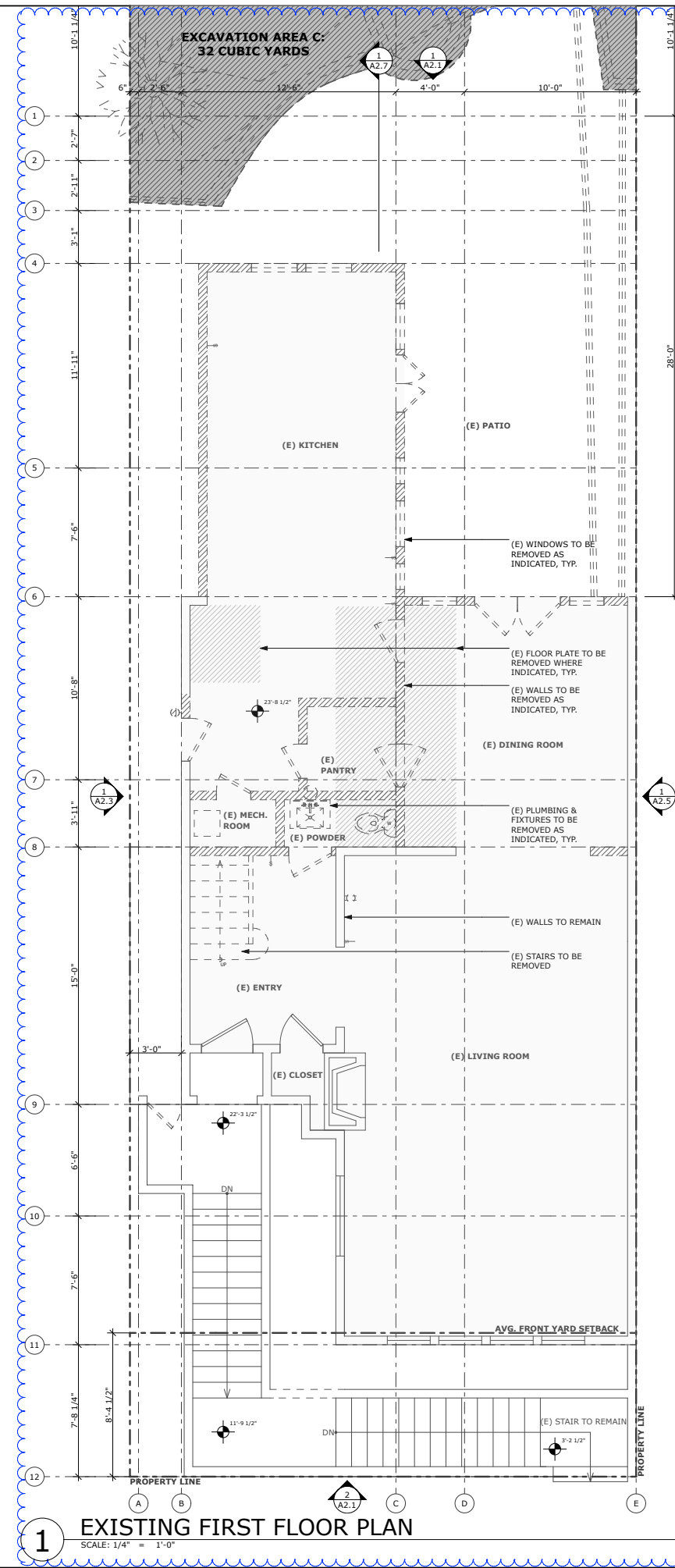
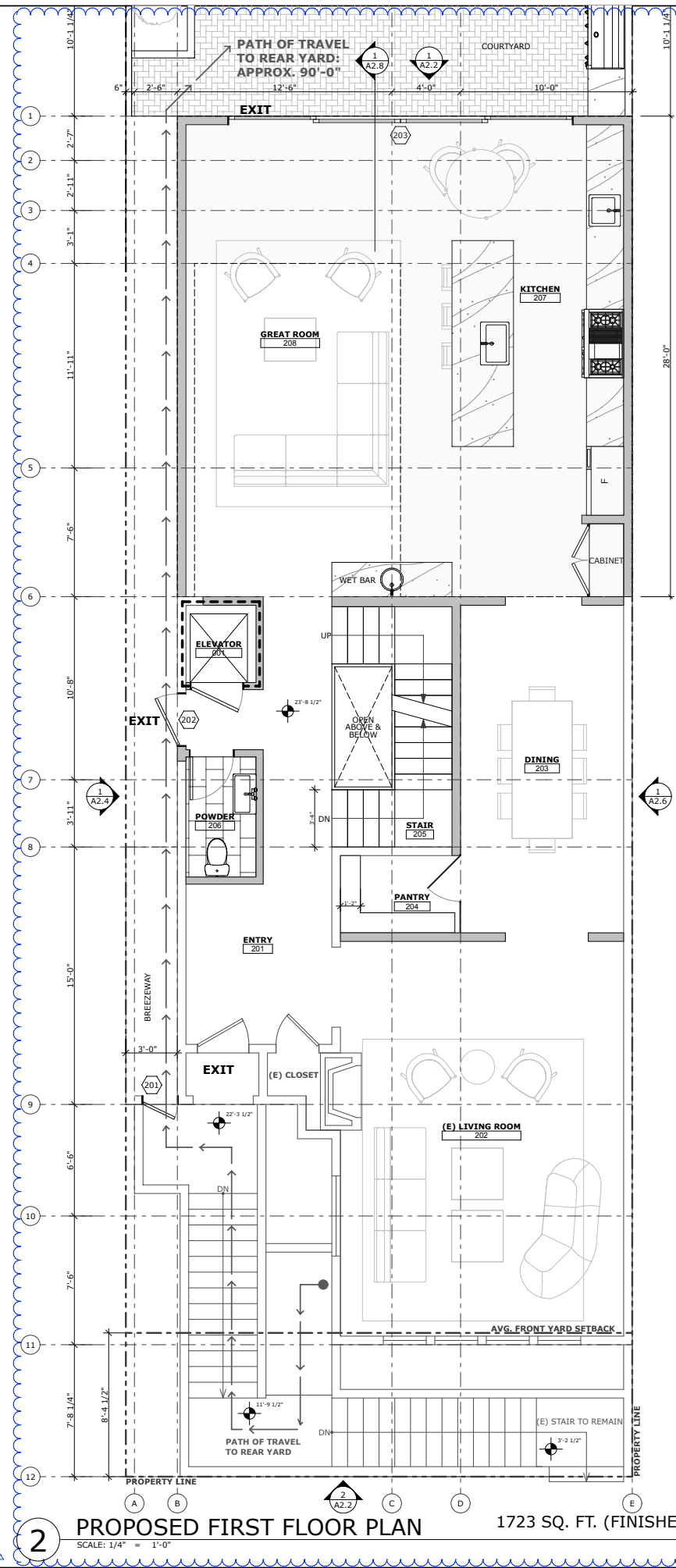
REVISIONS:	BY:
REVISION 1: 09/03/2021	
REVISION 2: 10/27/2021	
REVISION 3: 11/11/2021	
REVISION 4: 11/17/2021	

JOB#:	2018
DATE:	04/07/2021
DRAWN:	CP
CHECKED:	FE/DS
SCALE:	AS NOTED

**LICENSED ARCHITECT**  
 ED MERIC ENGEL  
 No. C-32207  
 Exp. 1-31-23  
 STATE OF CALIFORNIA

**BASEMENT PLANS**



**SYMBOLS**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- AREA OF EXCAVATION

**EXCAVATION CALCULATIONS:**  
 AREA A: 537 CUBIC YARDS  
 AREA B: 691 CUBIC YARDS  
 AREA C: 32 CUBIC YARDS  
 TOTAL: 1,260 CUBIC YARDS

**BUTLER ARMSDEN ARCHITECTS**

1420 SUTTER STREET 1ST FLOOR  
 SAN FRANCISCO, CA 94109  
 BUTLERARMSDEN.COM  
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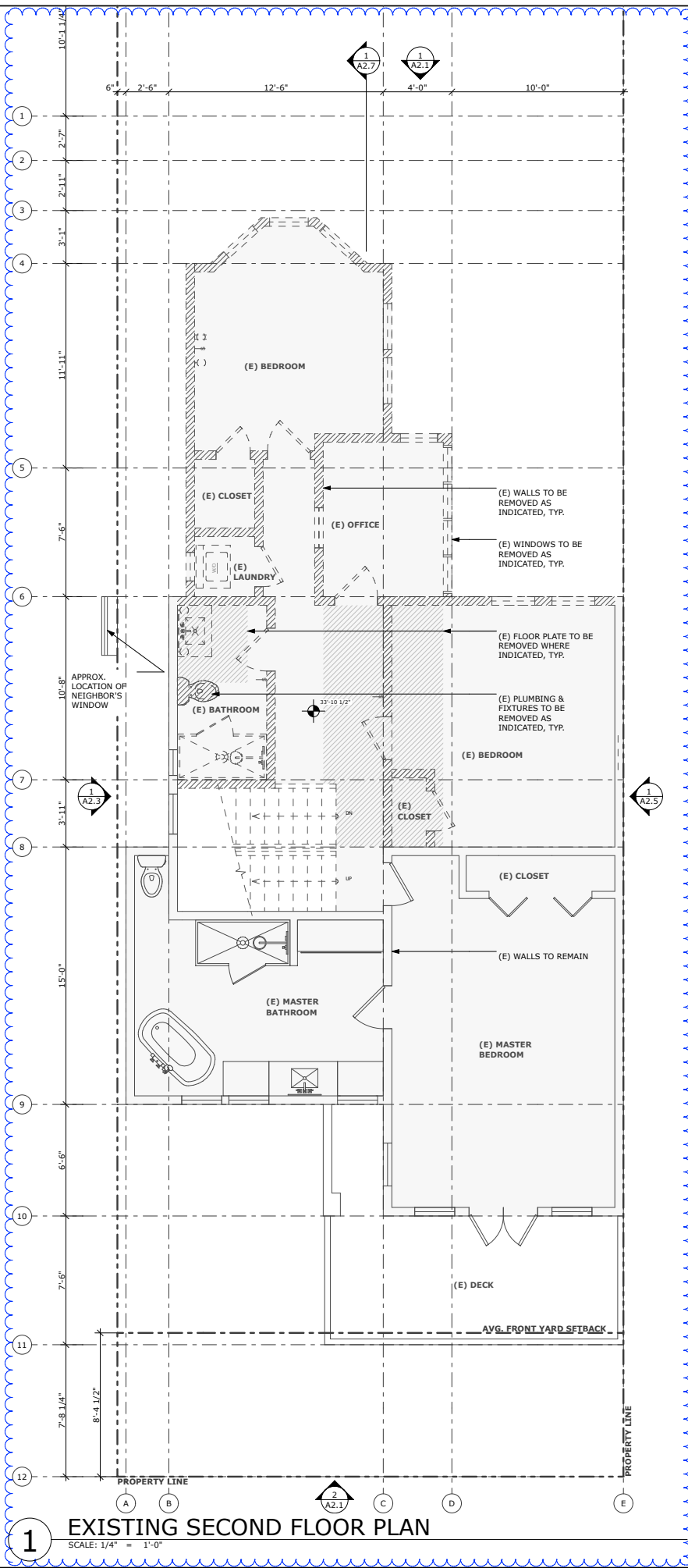
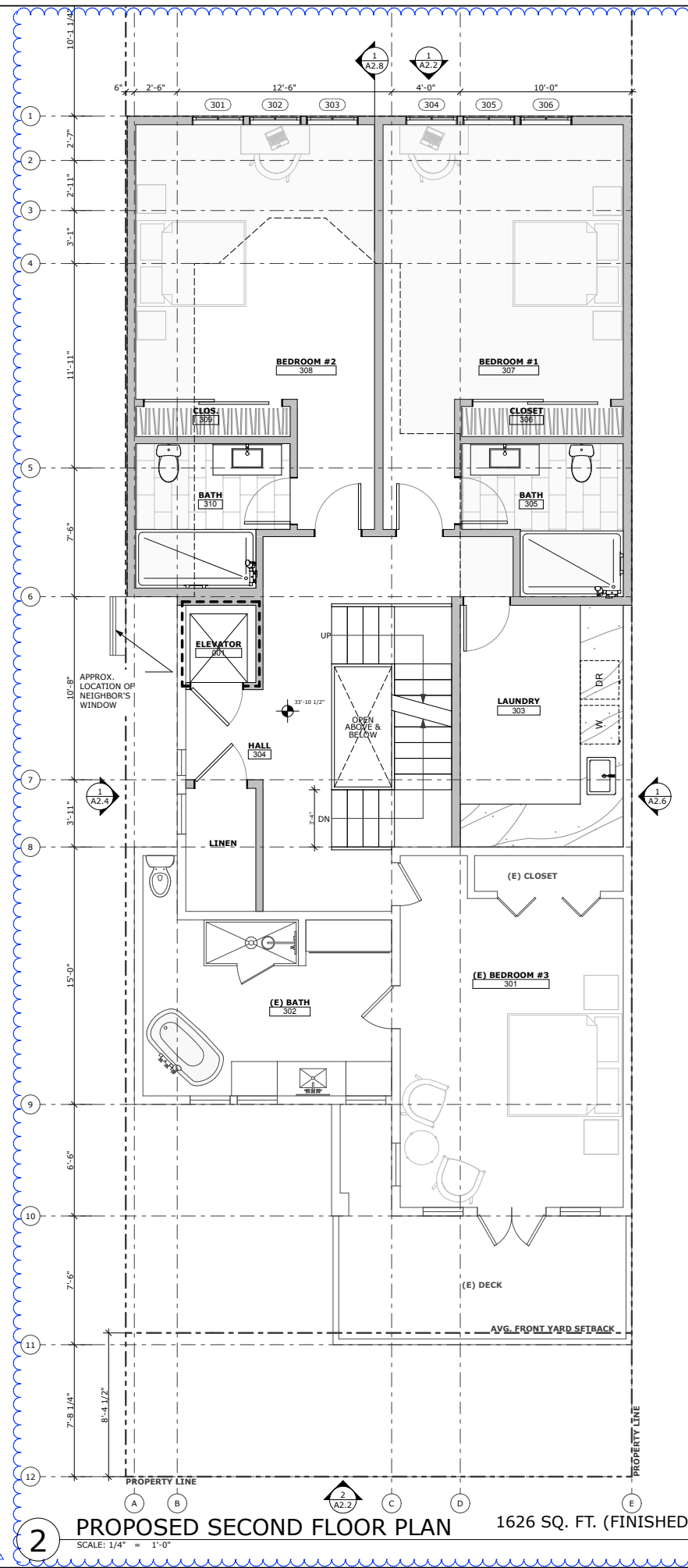
REVISION 1: 09/03/2021

JOB#: 2018  
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 DRAWN: CP  
 CHECKED: FE/DS  
 SCALE: AS NOTED

**FIRST FLOOR PLANS**

**A1.3**

1723 JACKSON ST, SAN FRANCISCO, CA 94118



**SYMBOLS**

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	AREA OF EXCAVATION

**BUTLER ARMSDEN ARCHITECTS**

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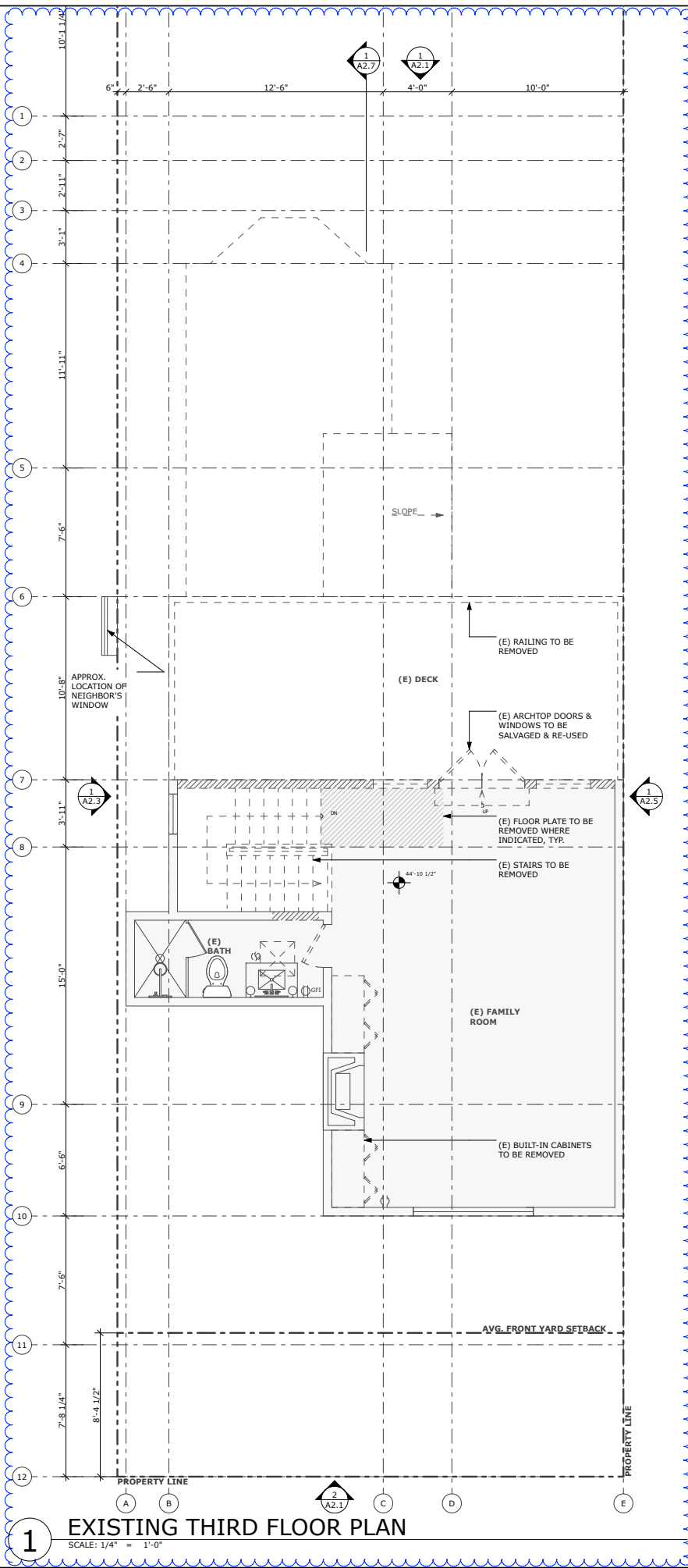
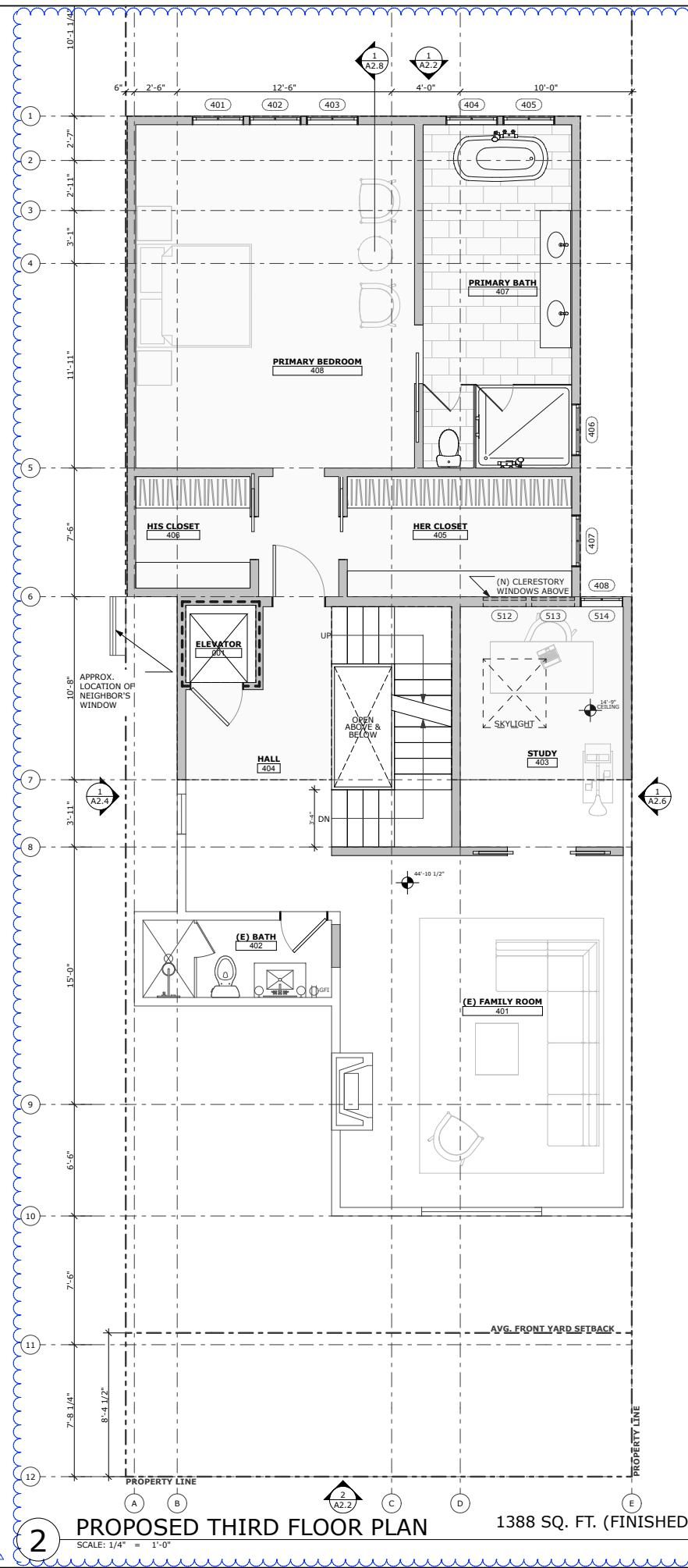
**PERKINS RESIDENCE**  
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**PERMIT**

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**SECOND FLOOR PLANS**





**SYMBOLS**

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	AREA OF EXCAVATION

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**THIRD FLOOR PLANS**

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**PERMIT**

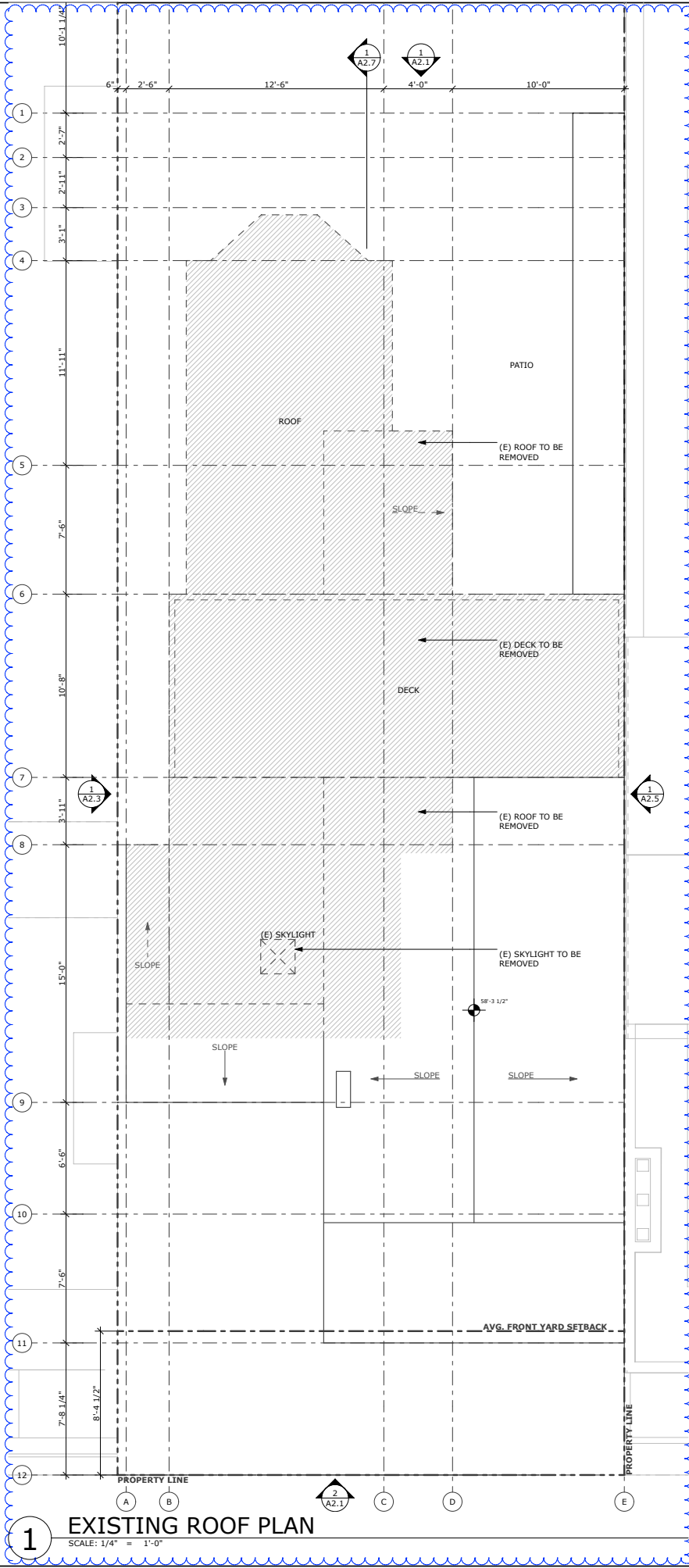
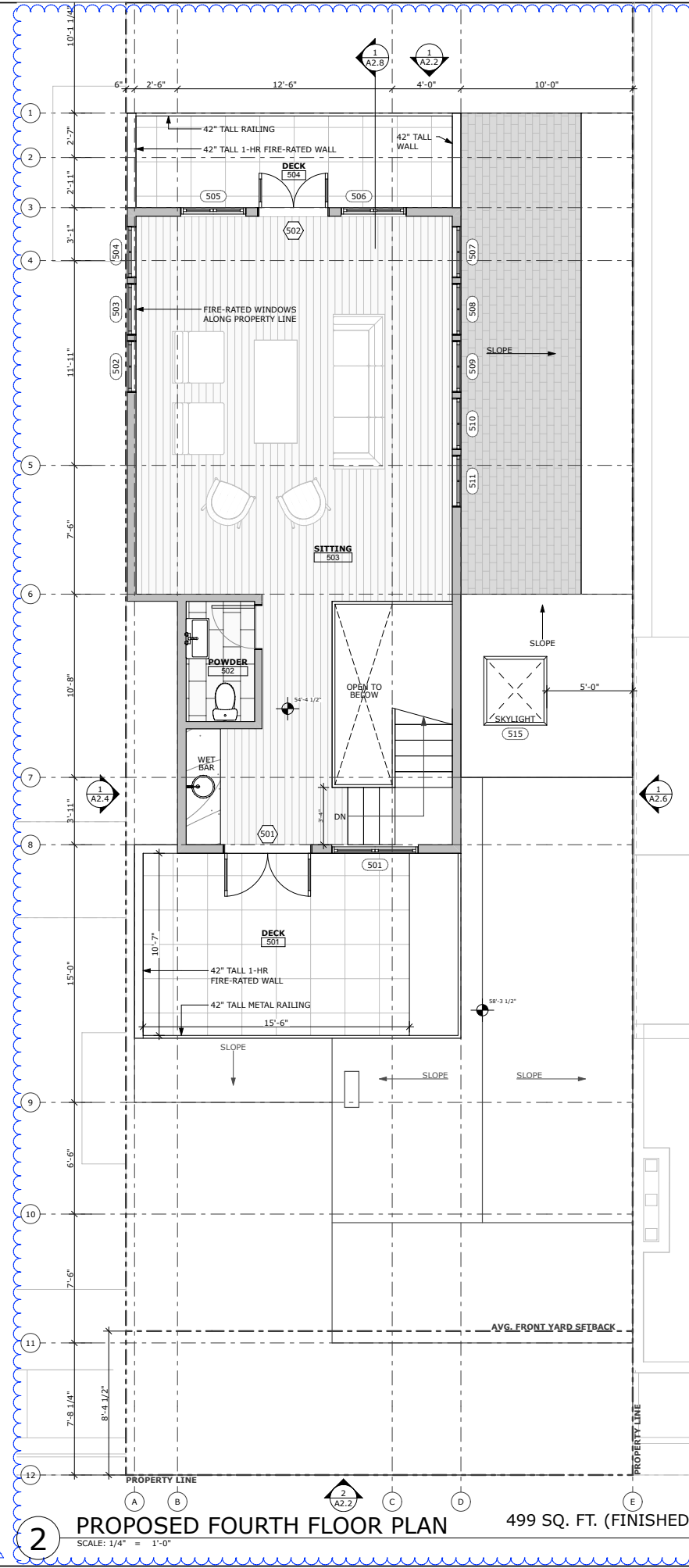
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**ROOF/FOURTH FLOOR PLANS**



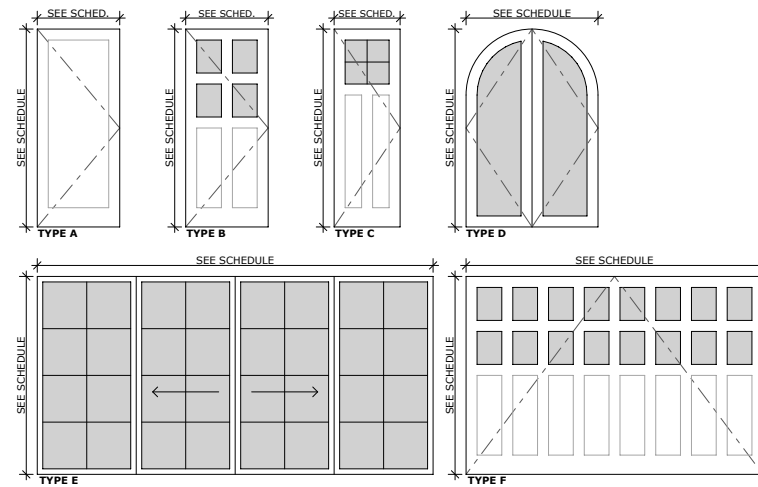
**SYMBOLS**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- AREA OF EXCAVATION

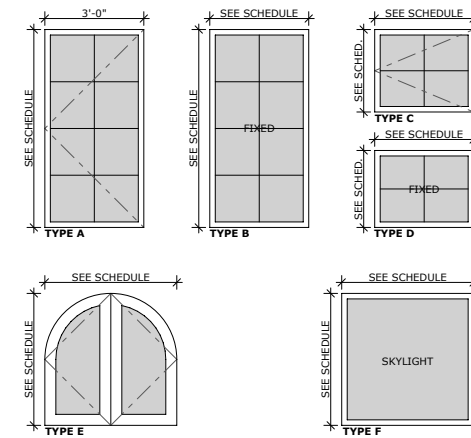




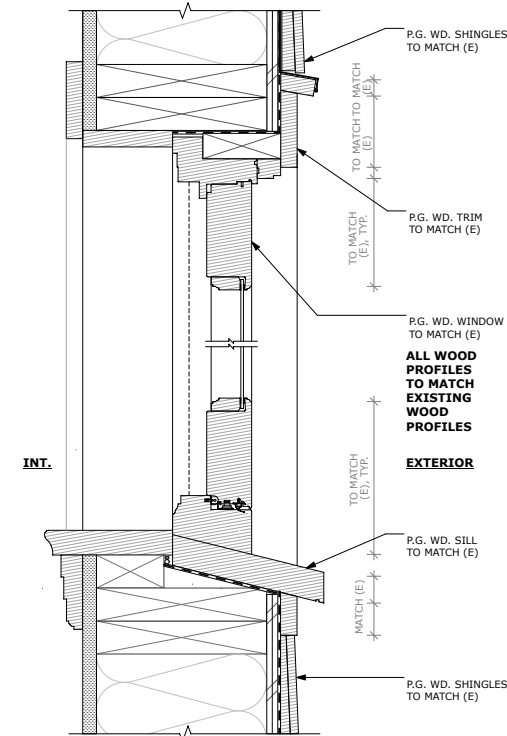
PHOTOS OF (E) WINDOWS



4 DOOR TYPES



3 WINDOW TYPES



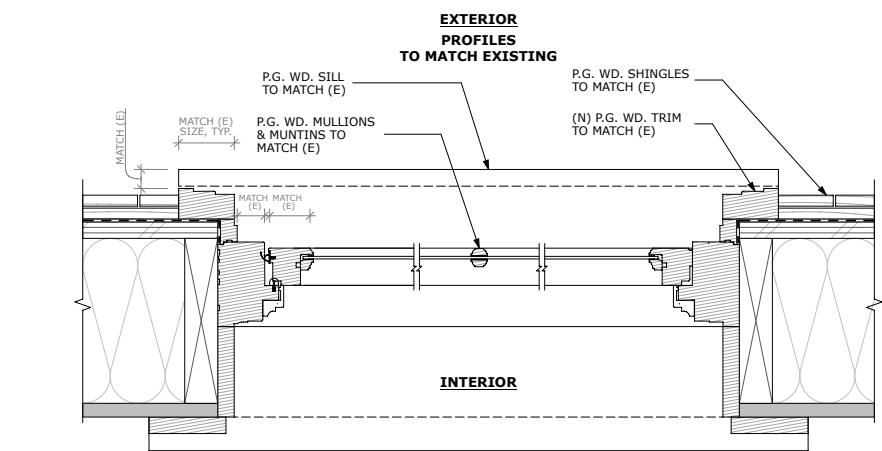
6 SECT: TYP. WINDOW HEAD/SILL  
SCALE: 3" = 1'-0"

DOOR SCHEDULE																
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	THK.	LEAF					FRAME		FIRE RATING	HARDWARE SET	DETAIL	REMARKS
						MATERIAL	FINISH	GLAZING	U-VALUE	SHGC	MATERIAL	FINISH				
001	F	CUSTOM	9'-0"	7'-0"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				
002	B	CUSTOM	2'-6"	7'-0"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				
101	A	CUSTOM	3'-0"	7'-0"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				
201	C	CUSTOM	2'-0"	7'-0"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				
202	A	CUSTOM	3'-0"	6'-8"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				
203	E	CUSTOM	20'-0"	8'-0"	2 1/4"	WOOD	PAINTED				WOOD	PAINTED				GLASS FRITTED FOR BIRD SAFETY
501	D	CUSTOM	5'-0"	7'-0"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				
502	D	CUSTOM	4'-0"	7'-6"	1 3/4"	WOOD	PAINTED				WOOD	PAINTED				SALVAGED FROM (E) FACADE

2 DOOR SCHEDULE

WINDOW SCHEDULE														
MARK	TYPE	MANUFACTURER	WIDTH	HEIGHT	OPERATION	GLAZING	U-VALUE	SHGC	MATERIAL	FINISH	FIRE RATING	HARDWARE	DETAIL	NOTES/REMARKS
101	D	CUSTOM	4'-0"	3'-0"					WOOD	PAINTED		MATCH (E)		
102	A	CUSTOM	2'-6"	6'-0"					WOOD	PAINTED		MATCH (E)		
103	A	CUSTOM	2'-6"	6'-0"					WOOD	PAINTED		MATCH (E)		
104	A	CUSTOM	2'-6"	6'-0"					WOOD	PAINTED		MATCH (E)		
105	A	CUSTOM	2'-6"	6'-0"					WOOD	PAINTED		MATCH (E)		
301	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
302	B	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
303	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
304	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
305	B	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
306	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
401	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
402	B	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
403	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
404	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
405	A	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED		MATCH (E)		
406	B	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED	FIRE-RATED	MATCH (E)		
407	B	CUSTOM	3'-0"	6'-0"					WOOD	PAINTED	FIRE-RATED	MATCH (E)		
408	A	CUSTOM	2'-6"	6'-0"					WOOD	PAINTED		MATCH (E)		
501	E	CUSTOM	5'-0"	5'-0"					WOOD	PAINTED		MATCH (E)		
502	D	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED	FIRE-RATED	MATCH (E)		
503	D	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED	FIRE-RATED	MATCH (E)		
504	D	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED	FIRE-RATED	MATCH (E)		
505	E	CUSTOM	3'-9"	6'-0"					WOOD	PAINTED		MATCH (E)		SALVAGED FROM (E) FACADE
506	E	CUSTOM	3'-9"	6'-0"					WOOD	PAINTED		MATCH (E)		SALVAGED FROM (E) FACADE
507	C	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED		MATCH (E)		
508	D	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED		MATCH (E)		
509	D	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED		MATCH (E)		
510	D	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED		MATCH (E)		
511	C	CUSTOM	3'-0"	3'-0"					WOOD	PAINTED		MATCH (E)		
512	D	CUSTOM	2'-6"	2'-0"					WOOD	PAINTED		MATCH (E)		
513	D	CUSTOM	2'-6"	2'-0"					WOOD	PAINTED		MATCH (E)		
514	D	CUSTOM	2'-6"	2'-0"					WOOD	PAINTED		MATCH (E)		
515	F	CUSTOM	3'-8"	4'-0"					ALUMINUM	ANODIZED		N/A		SKYLIGHT

1 WINDOW SCHEDULE



5 PLAN: TYP. WOOD CASEMENT WINDOW  
SCALE: 3" = 1'-0"

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**DOOR & WINDOW SCHEDULES**

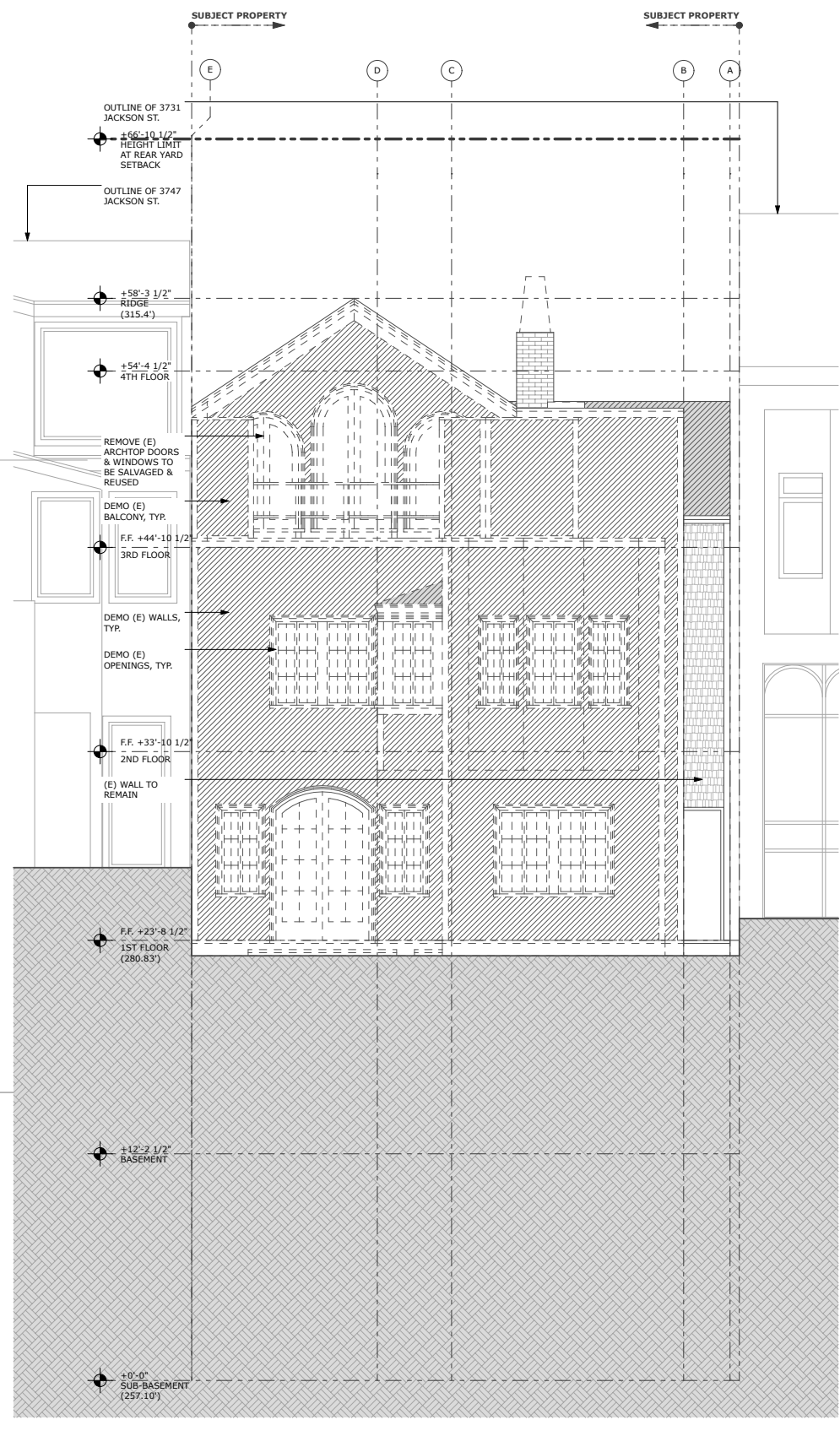
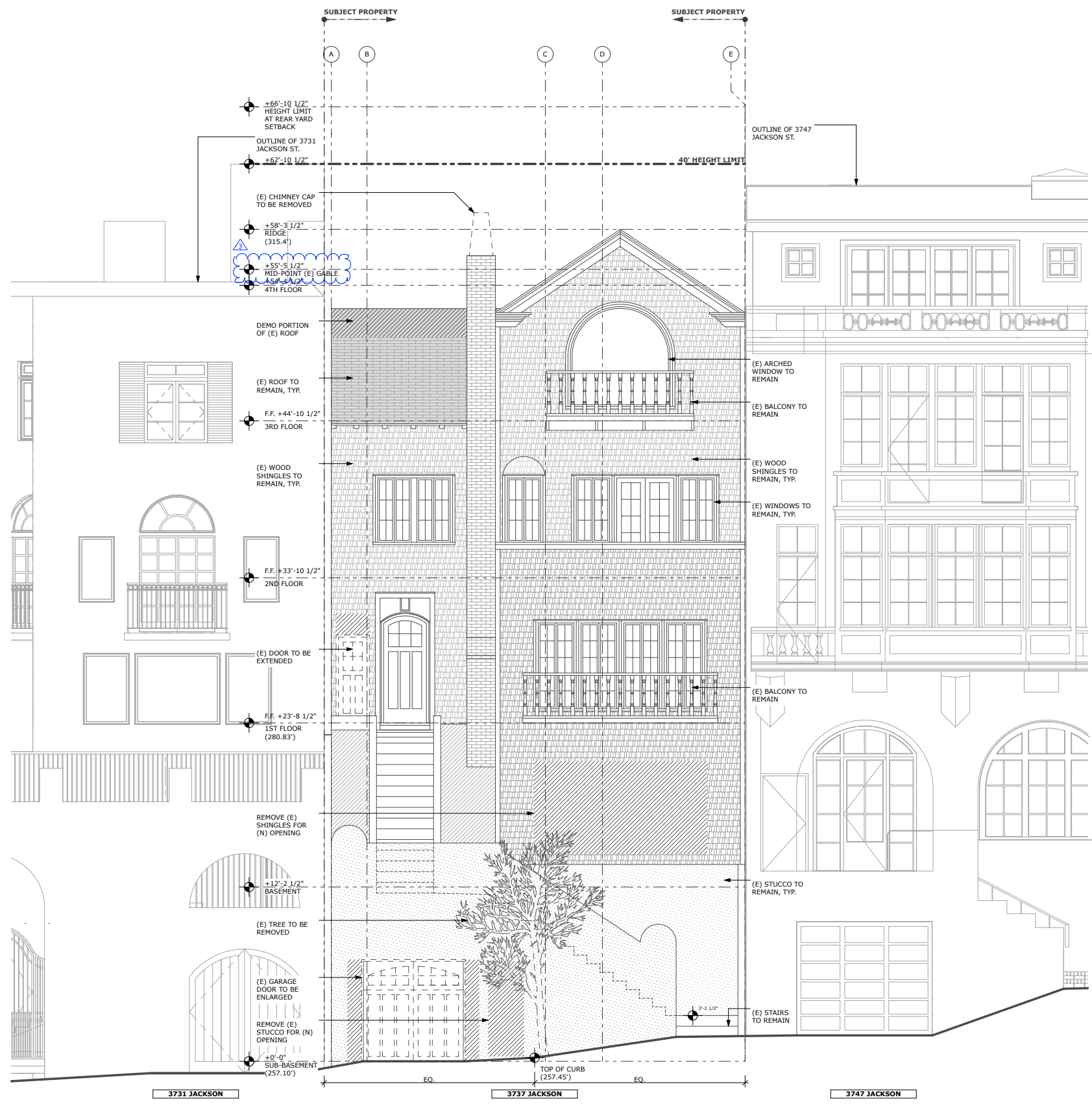
**SYMBOLS**

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	AREA OF EXCAVATION

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**EXISTING EXTERIOR ELEVATIONS**

**2** EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

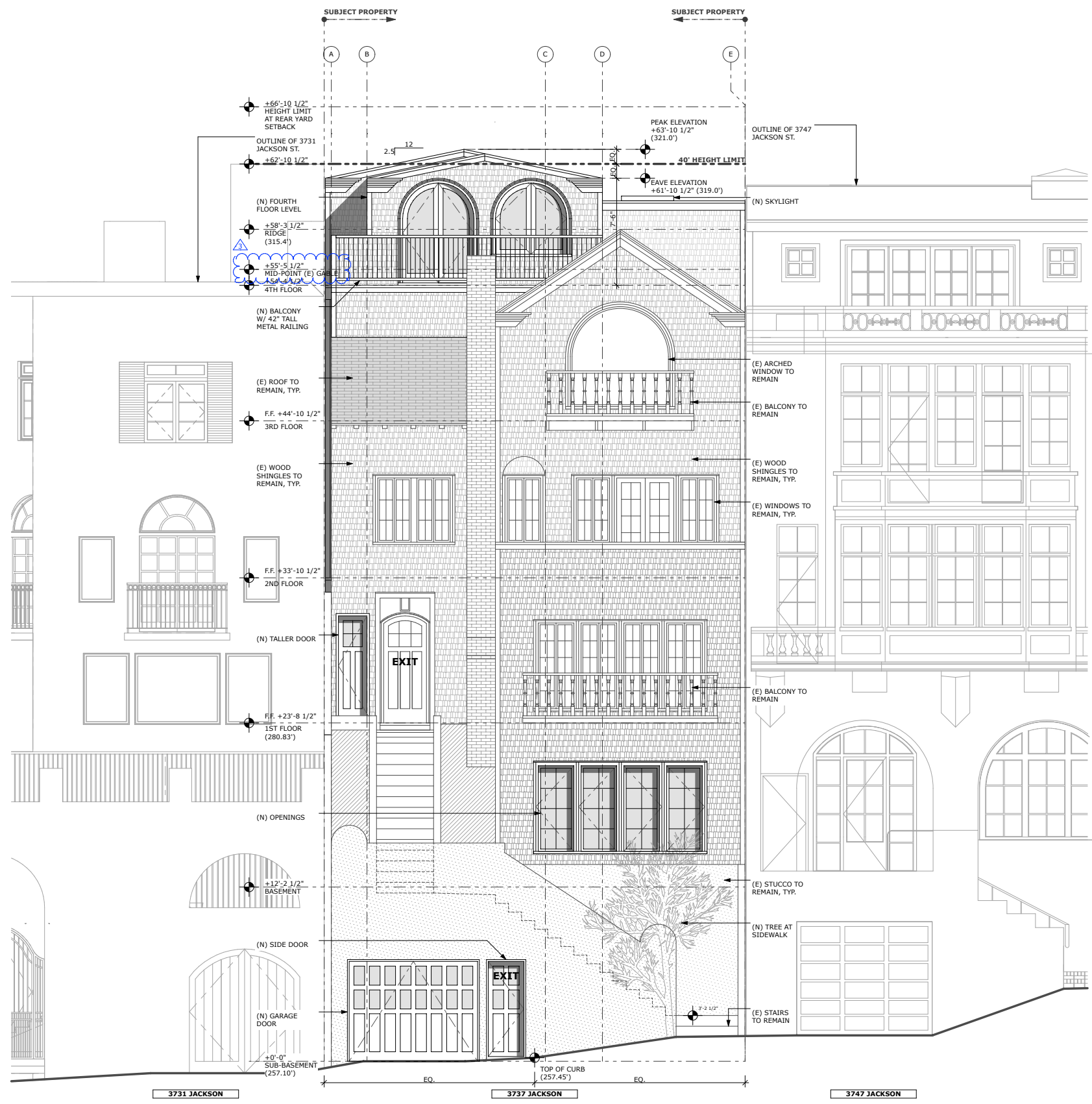
**1** EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

SYMBOLS	
	EXISTING WALL
	NEW WALL
	2-HR. RATED WALL



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**2** PROPOSED NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"

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

PERMIT	
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**PROPOSED EXTERIOR ELEVATIONS**

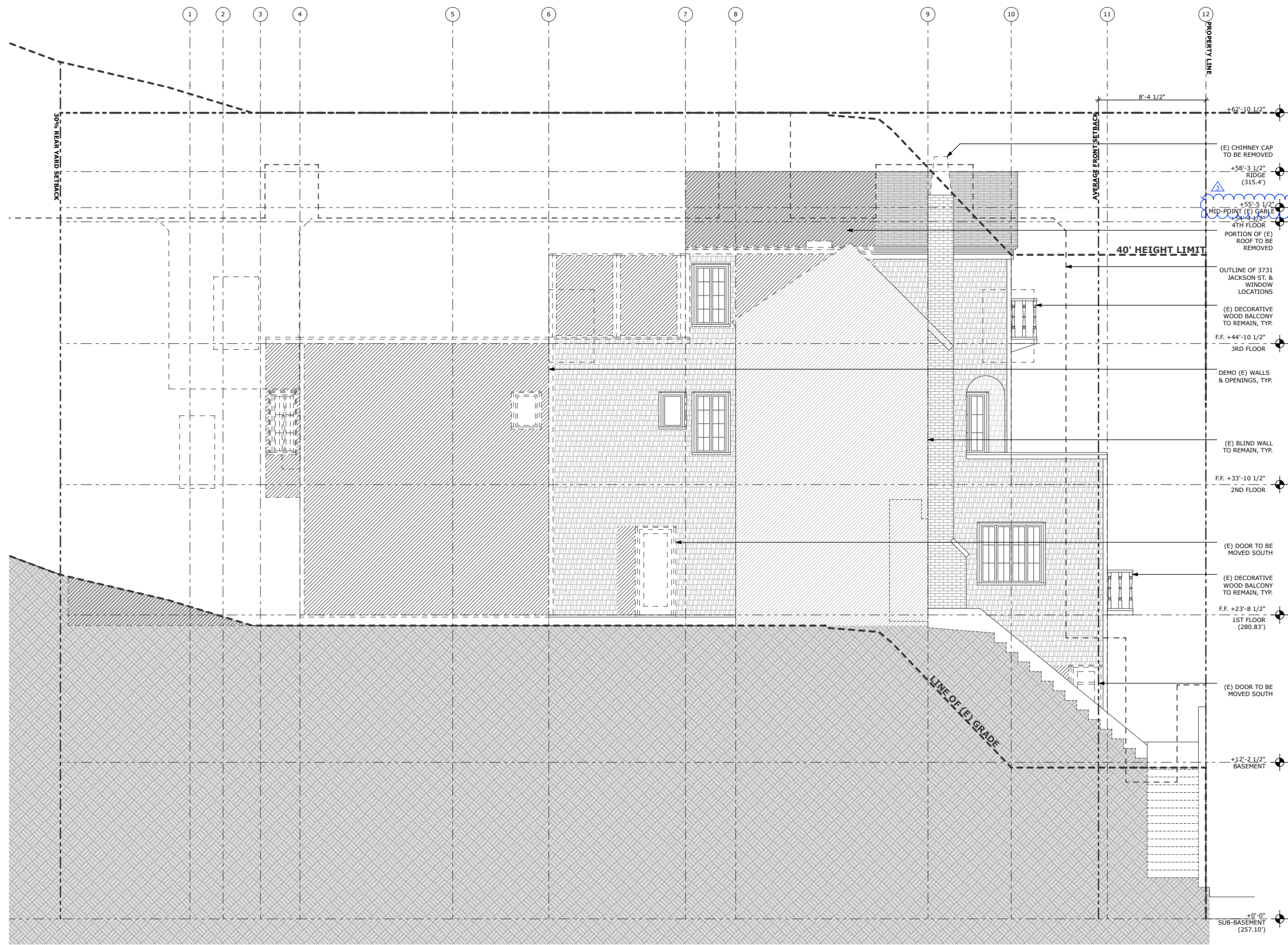
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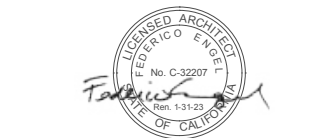
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- DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
- DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
- DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. REMOVE WINDOW HARDWARE, U.O.N.
- AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
- DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
- DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

**PERMIT**

REVISIONS:	BY:
REVISION 1: 09/03/2021	
REVISION 3: 11/11/2021	

JOB#:	2018
DATE:	04/07/2021
DRAWN:	CP
CHECKED:	FE/DS
SCALE:	AS NOTED






**EXISTING EXTERIOR ELEVATION**

**1** EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**PERKINS RESIDENCE**  
3737 JACKSON ST, SAN FRANCISCO, CA 94118

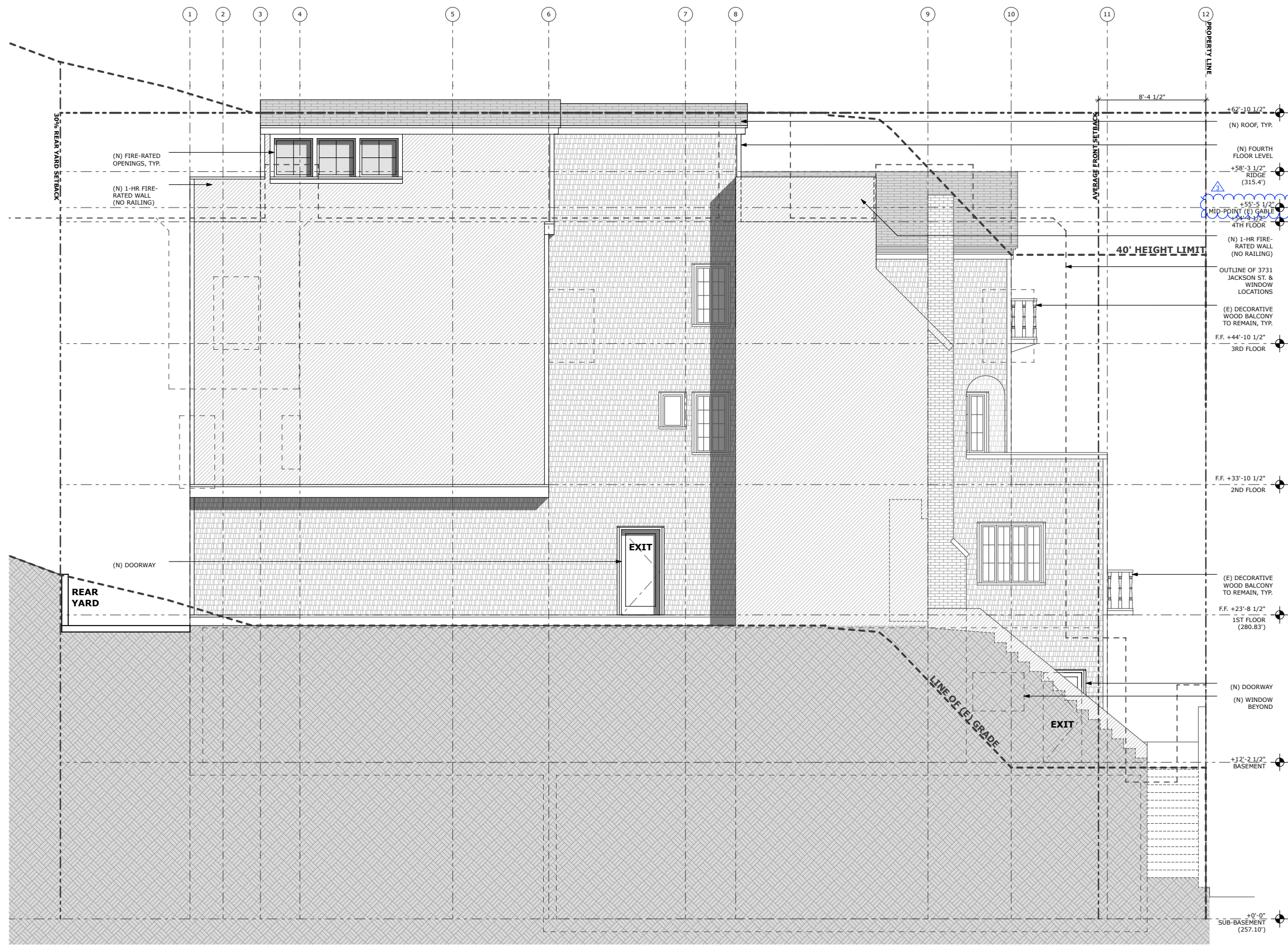
**SYMBOLS**

-  EXISTING WALL
-  NEW WALL
-  2-HR. RATED WALL

**BUTLER ARMSDEN ARCHITECTS**



1420 SUTTER STREET 1ST FLOOR  
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**PROPOSED EXTERIOR ELEVATION**



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

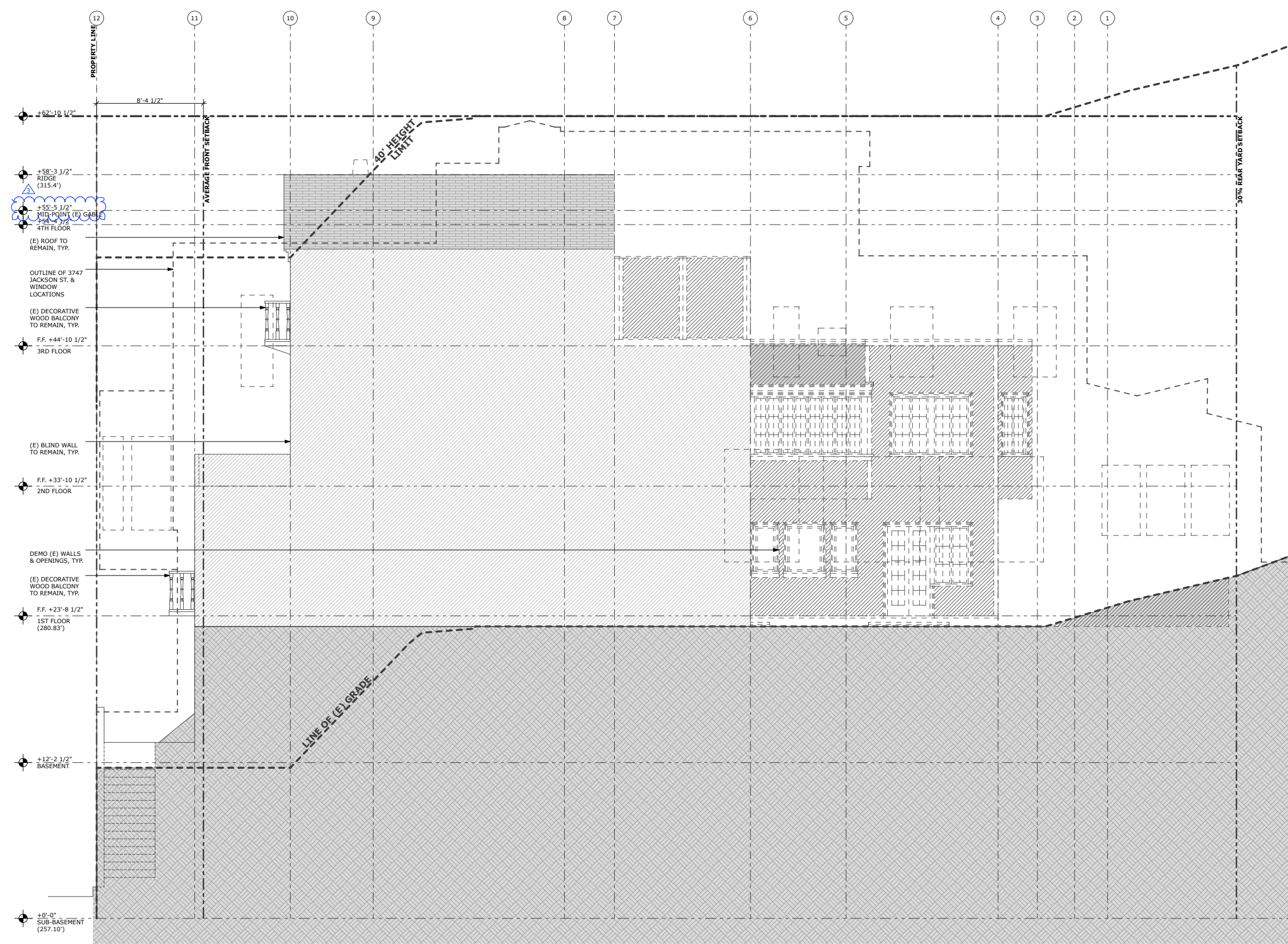
**SYMBOLS**

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	AREA OF EXCAVATION

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**GENERAL DEMOLITION NOTES**

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**EXISTING EXTERIOR ELEVATION**

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



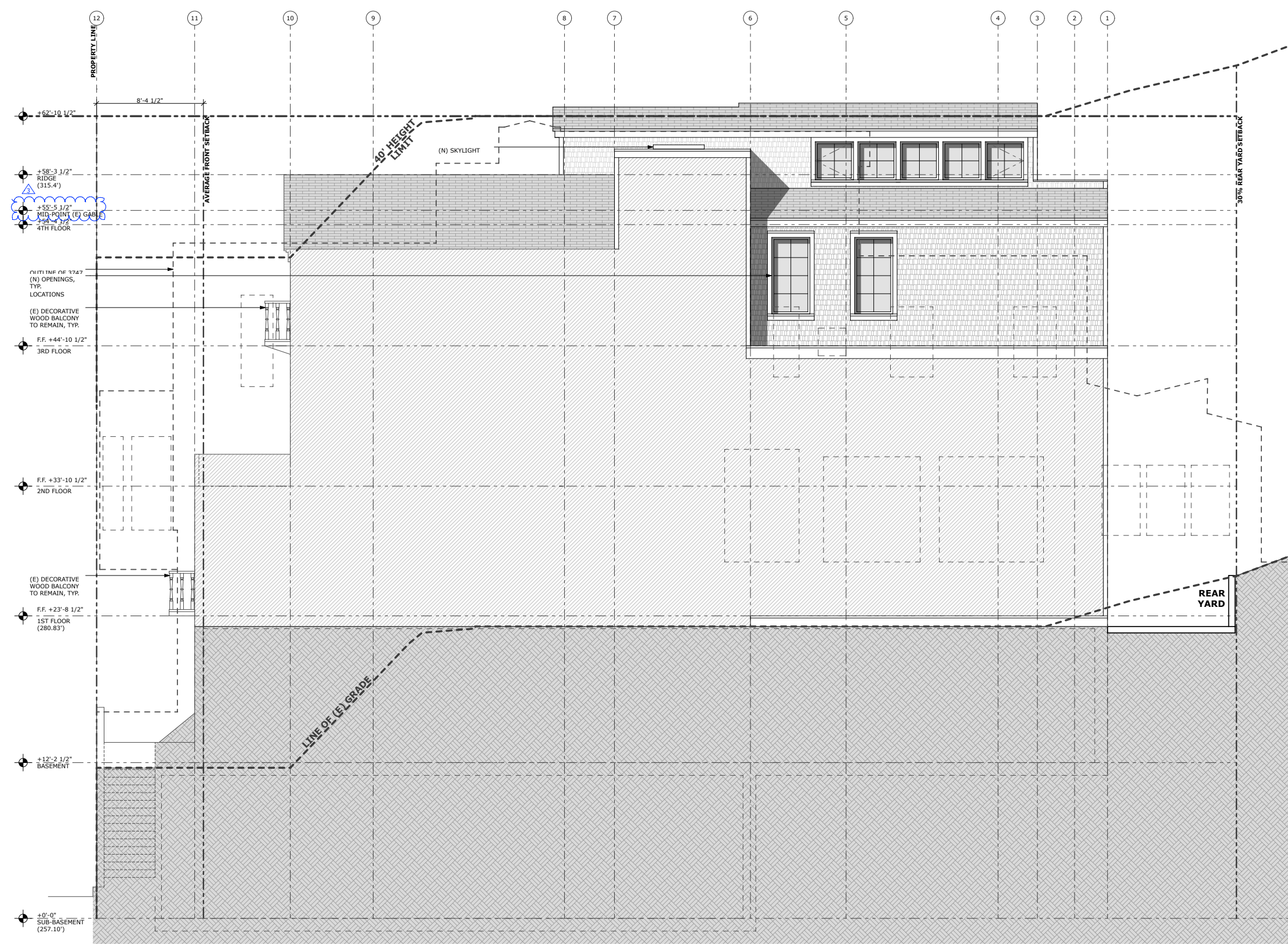
**SYMBOLS**

- EXISTING WALL
- NEW WALL
- 2-HR. RATED WALL

**BUTLER ARMSDEN ARCHITECTS**

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**PROPOSED EXTERIOR ELEVATION**

**1 PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

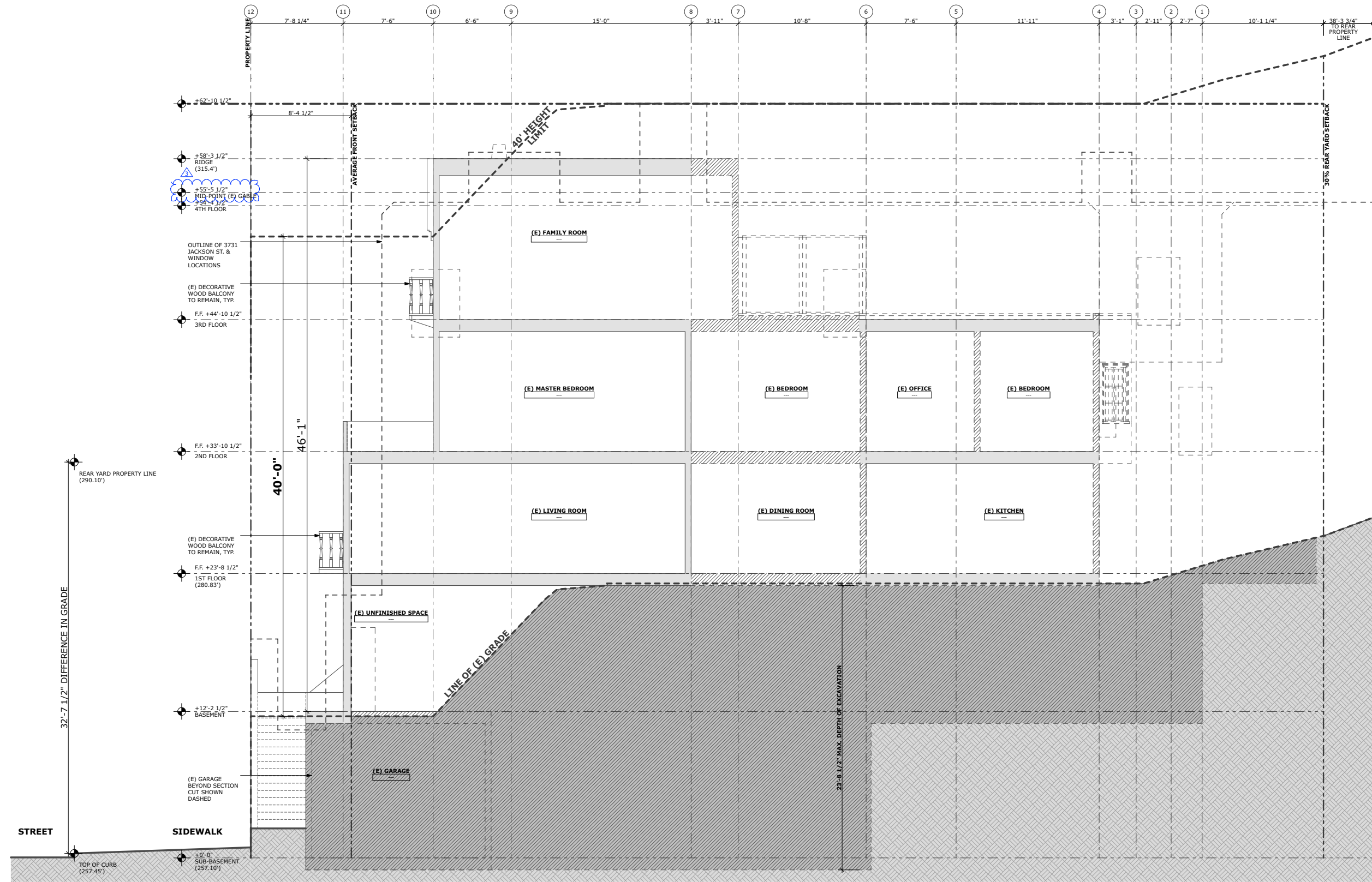
**SYMBOLS**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- AREA OF EXCAVATION

**BUTLER ARMSDEN ARCHITECTS**

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**1 EXISTING SECTION**  
SCALE: 1/4" = 1'-0"

**EXISTING SECTION**

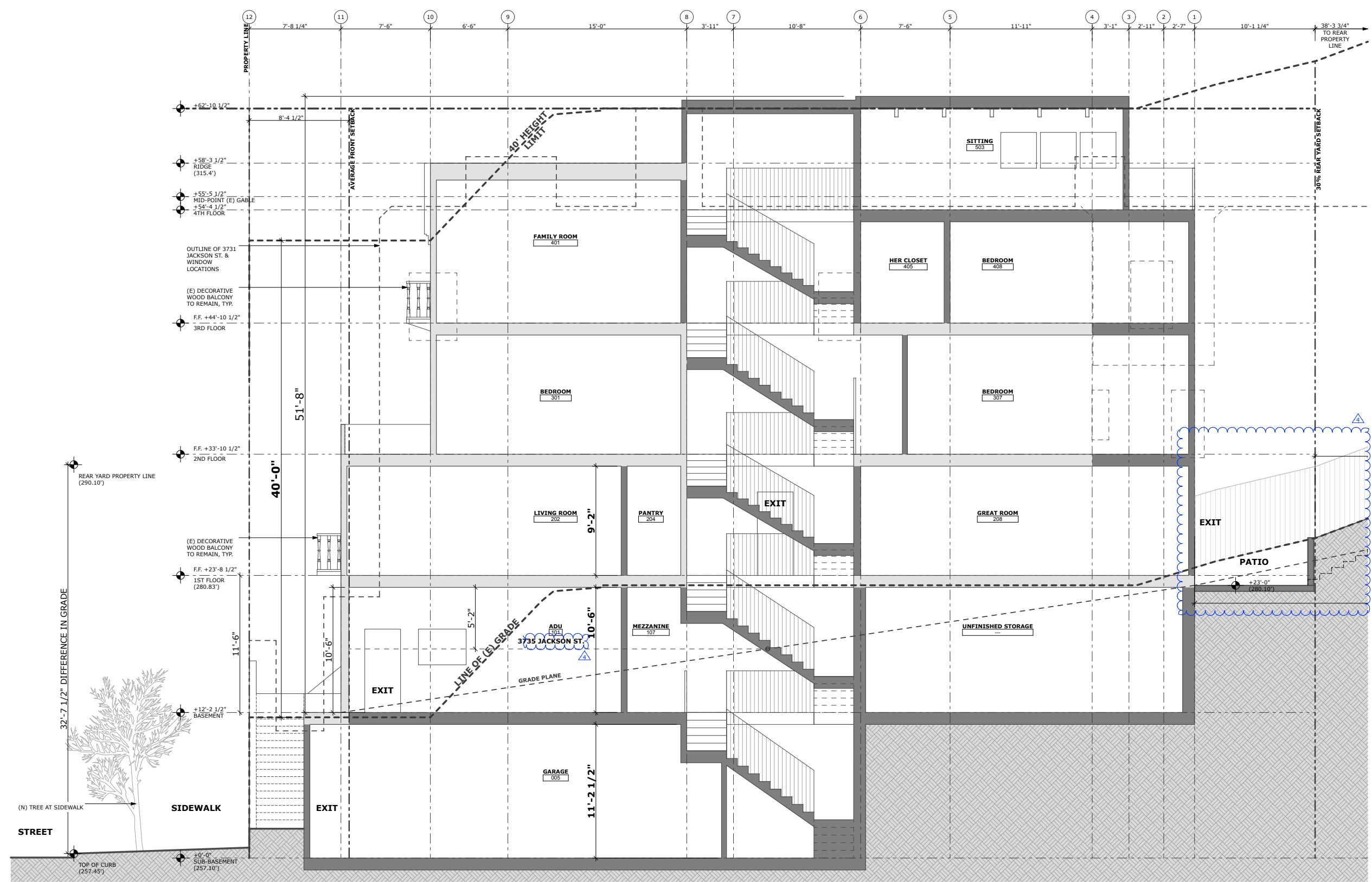
**SYMBOLS**

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- NEW WALL
- 2-HR. RATED WALL



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REVISION 3: 11/11/2021	
REVISION 4: 11/17/2021	




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**1 PROPOSED SECTION**  
 SCALE: 1/4" = 1'-0"

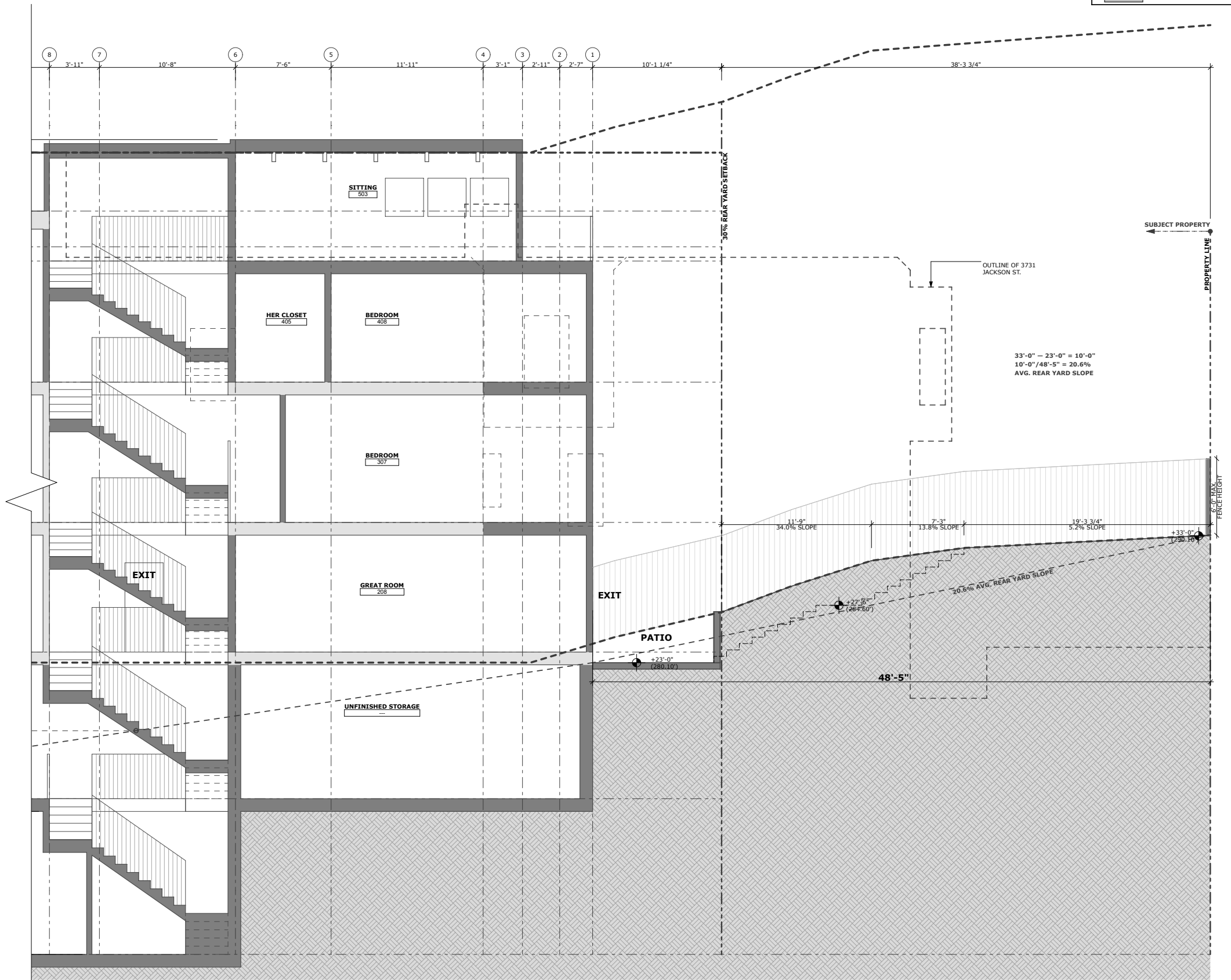
**PROPOSED SECTION**

**SYMBOLS**

-  EXISTING WALL
-  NEW WALL
-  2-HR. RATED WALL



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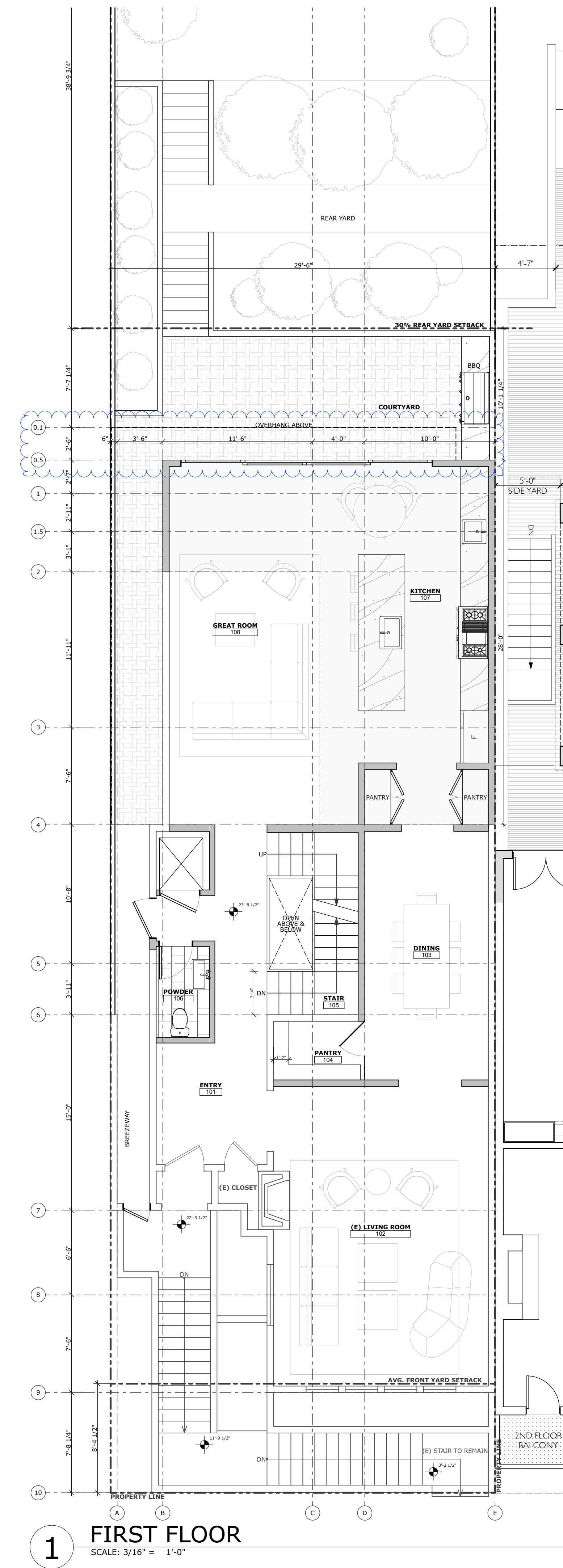
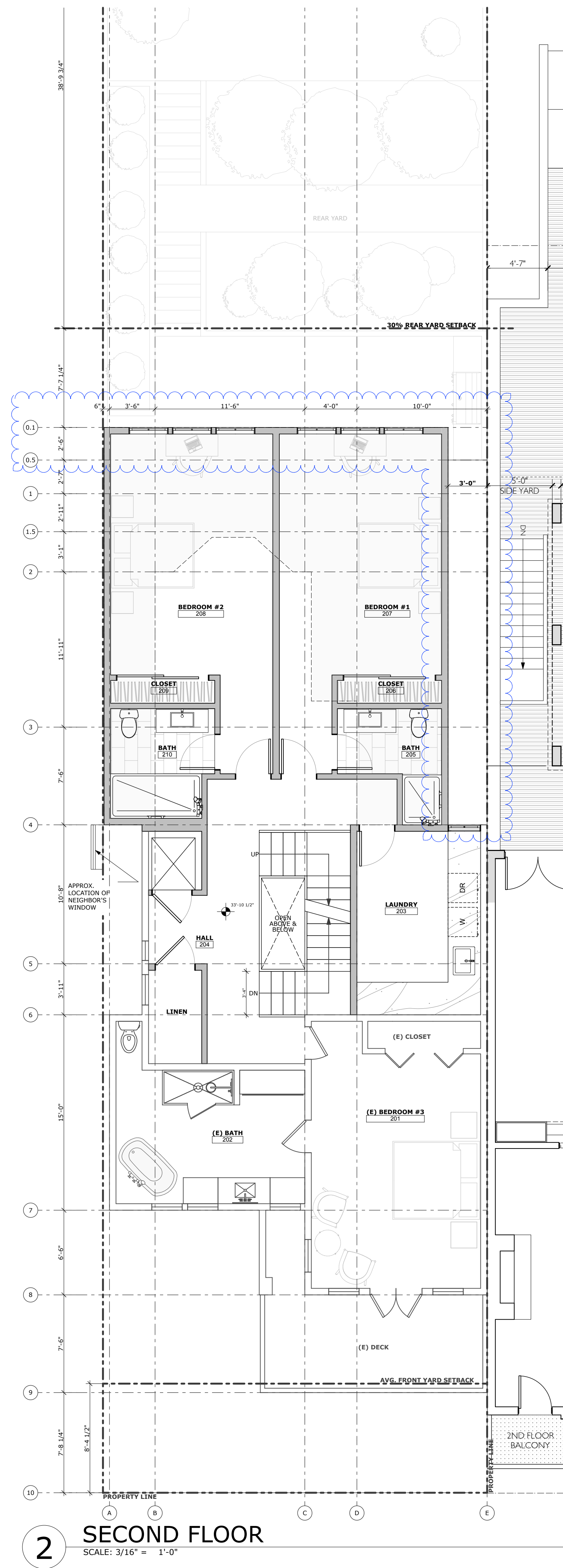
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**1** PROPOSED REAR YARD SECTION  
 SCALE: 1/4" = 1'-0"

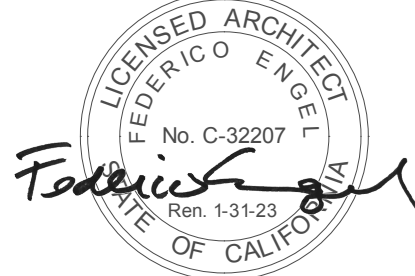
**PROPOSED REAR YARD SECTION**

**A2.9**



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**3/1/22 DR RESOLUTION**

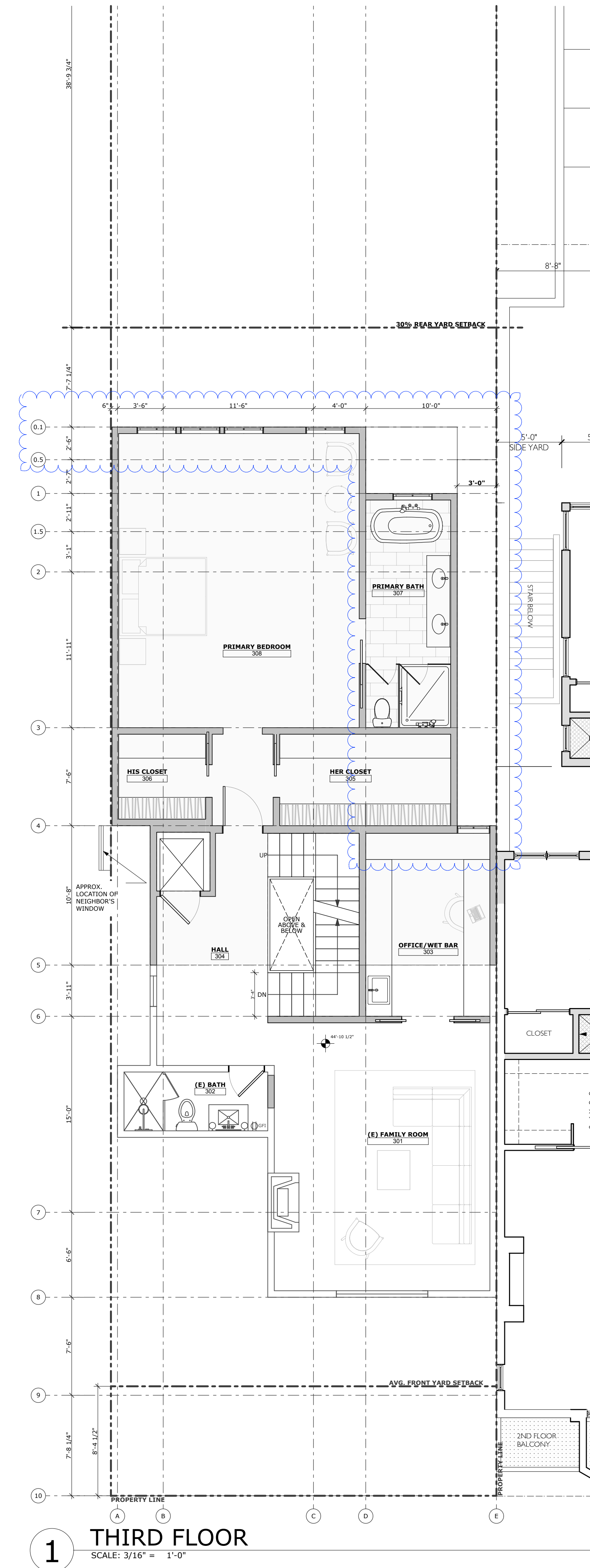
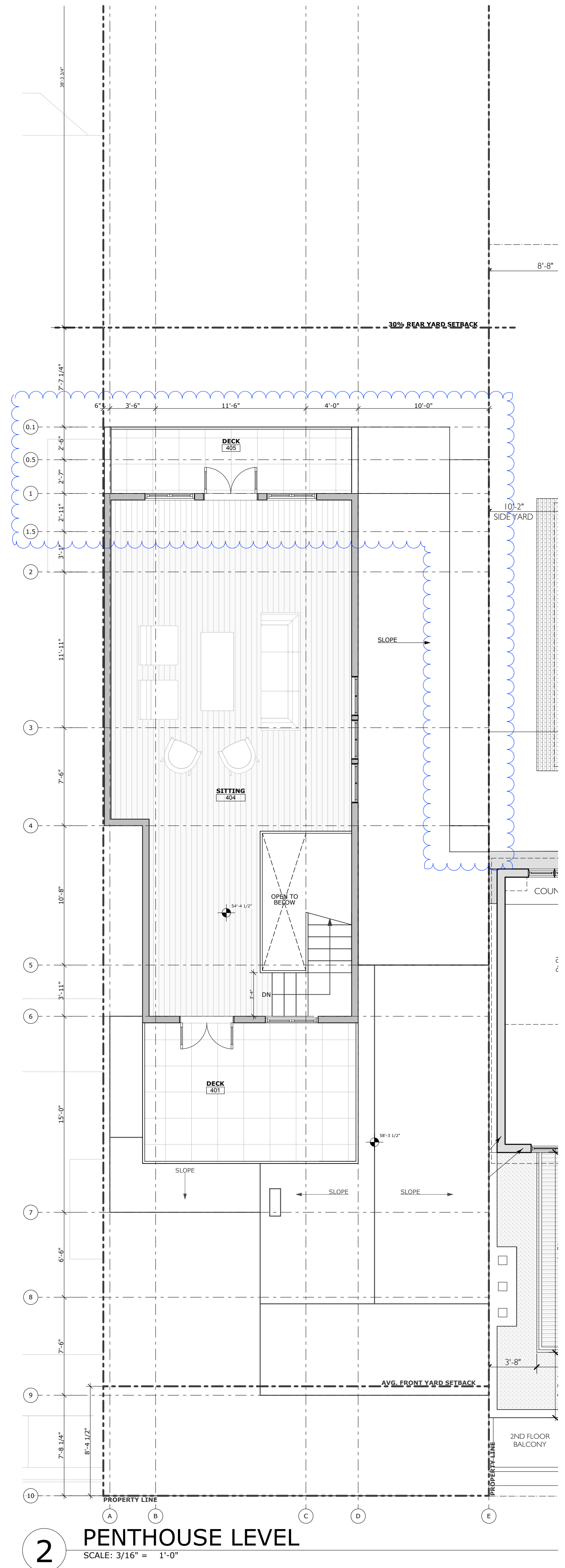
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**3/1/22 DR RESOLUTION**