



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Staff Initiated Full Analysis HEARING DATE MARCH 3, 2011

Date: February 24, 2011
Case No.: 2011.0100D
Project Address: 422 Day Street
Permit Application: 2010.09.14.0807
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 6630/009
Project Sponsor: Mark Macy, Macy Architecture
315 Linden Street
San Francisco, CA 94102
Staff Contact: Michael Smith – (415) 558-6322
michael.e.smith@sfgov.org
Recommendation: **Take Discretionary Review and approve with modifications**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition to the existing two-story, single-family dwelling resulting in a three-story, single-family dwelling. The addition would be set back 5'-10" from the front building wall and add approximately 930 square-feet to the existing 2,702 square-foot single-family residence.

SITE DESCRIPTION AND PRESENT USE

The subject property is a level mid-block lot that measures 25 feet in width and 114 feet in depth and is improved with a two-story single-family dwelling that was constructed in 1956. According to the project sponsor the building has 2,702 square-feet of habitable area. The ground floor is partially developed with a half bath and recreation room. The existing rear yard measures approximately 49'-6" in depth.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the north side of the Day Street between Castro and Noe Streets in the Noe Valley neighborhood. The neighborhood is architecturally mixed but Edwardian/Victorian architecture is the most predominant design influence. There are 32 buildings within the 400 block of Day Street, they are a mix of two- and three-stories in height. The block gently slopes up from east to west towards Twin Peaks and as a result, all of the properties within the subject block are laterally sloping creating a stepping pattern at the rooflines. The subject mid-block has a defined mid-block that is interrupted by five rear yard cottages

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Dec. 30, 2010 – Jan. 29, 2011	N/A	March 3, 2011	N/A

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Feb. 21, 2011	Feb. 22, 2011	9 days
Mailed Notice	10 days	Feb. 21, 2011	Feb. 22, 2011	9 days

PUBLIC COMMENT

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

The project sponsor has submitted written correspondence from 17 neighbors in support of the project.

DR REQUESTOR

This is a staff initiated request for discretionary review.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

The Department has determined that the project does not comply with the Residential Design Guidelines. The building scale at the street is too tall relative to the adjacent buildings, and the building scale at the mid-block is too tall relative to the shorter adjacent building to the east. The Department is recommending that the third floor be set back 15-feet at the front and four-feet at the rear, to the average depth of the adjacent buildings.

PROJECT SPONSOR’S RESPONSE

Recently, in response to the Department’s concerns, the sponsor removed the stair penthouse. The stair penthouse was much larger than the minimum needed to meet Building Code requirements as it was

designed to bring in natural light to the center of the building. The sponsor claims that the Department recommended setbacks would significantly compromise the owners' program.

PROJECT ANALYSIS

The subject property is located on a mid-block lot on a block that is defined by two- and three-story buildings. However the building is within a row of five two-story buildings. The proposed vertical addition is set back 5'-10" from the front building wall below and would extend 14-feet taller than the adjacent building to the east and extend nine-feet taller than the adjacent building to the west. Within this context the Residential Design Guidelines recommend a greater front setback to respond to the context and respect the established pattern of building stepping at the street wall. There are 32 buildings on the subject block, 11 of these buildings are three-stories in height and none of these buildings has a top floor front setback. Directly across the street is a school that does not contribute to the scale of the residential buildings in the block.

At 64'-6", the existing building is also one of the deepest buildings on the block. The adjacent building to the west has the same building footprint but the adjacent building to the east has a building footprint that is 7.5-feet shorter. The project would essentially extend the existing building footprint up an additional floor without any articulation or setback to acknowledge the shorter building to the east. The Residential Design Guidelines recommend articulated the building mass where it extends deeper than an adjacent building. To acknowledge the shorter building, the Department recommended setting the addition back to the average of the adjacent rear building walls, which would reduce the top floor depth by approximately four-feet.

The sponsor has not proposed an alternative to address the Department's concerns. Instead he has stated that the recommended setbacks would result in a proposal that includes a partial vertical and horizontal addition. The Department is not encouraging a horizontal expansion of the property and it is neither the owner's nor the neighbors' desire to see a horizontal expansion of the building.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e)(1).

RESIDENTIAL DESIGN TEAM REVIEW

A 15-foot front setback is needed to respect the existing building scale at the street. A third floor rear setback is also needed to respect the mid-block and respond to the shorter building to the east.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission.

BASIS FOR RECOMMENDATION

- A 15-foot front setback at the third floor would protect the existing building scale at the street.
- A rear setback at the third floor would soften the added height of the building as it frames the mid-block open space and reduce adverse light impacts on the adjacent building to the east.

RECOMMENDATION: Take Discretionary Review and approve with modifications.
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Attachments:

Design Review Checklist
Parcel Map
Sanborn Map
Aerial Photographs
Context Photos
Section 311 Notice
Response to DR dated February 22, 2010
Neighborhood Letters of Support
Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The neighborhood is architecturally mixed but Edwardian/Victorian architecture is the most predominant design influence. There are 32 buildings within the 400 block of Day Street, they are a mix of two- and three-stories in height.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?		X	
Is the building articulated to minimize impacts on privacy to adjacent properties?			X
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The project would not alter the building's topography or setback. There is no existing pattern of side spacing, major public view, or adjacent cottage to respond to. Articulation is needed to minimize impacts on western light to the rear of the adjacent building to the east. Either a side or rear setback would reduce this impact.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?		X	
Is the building's height and depth compatible with the existing building scale at the mid-block open space?		X	
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: A majority of the buildings within the 400 block of Day Street are two-stories in height. Furthermore, the adjacent buildings to the east and west of the property are two-stories in height. Within this context a setback greater than 5'-10" is needed to protect the building scale at the street wall.

The subject building is one of the deepest buildings on the block and its neighboring building to the east is 7.5-feet shorter. Articulation is needed to reduce the proposed building's impact on western light to the rear of the adjacent building to the east and soften the added height of the building as it frames the mid-block open space.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		

Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The project would not significantly alter the architectural features on the building's front façade. The building's existing architectural features are discordant when viewed within the overall block but they are consistent with the two adjacent buildings to the west that were constructed at the same time. In general, the project would add more visual interest to the front façade of an existing building that is inconsistent with the overall character of the neighborhood.

The penthouse that was originally proposed for the building has been removed.

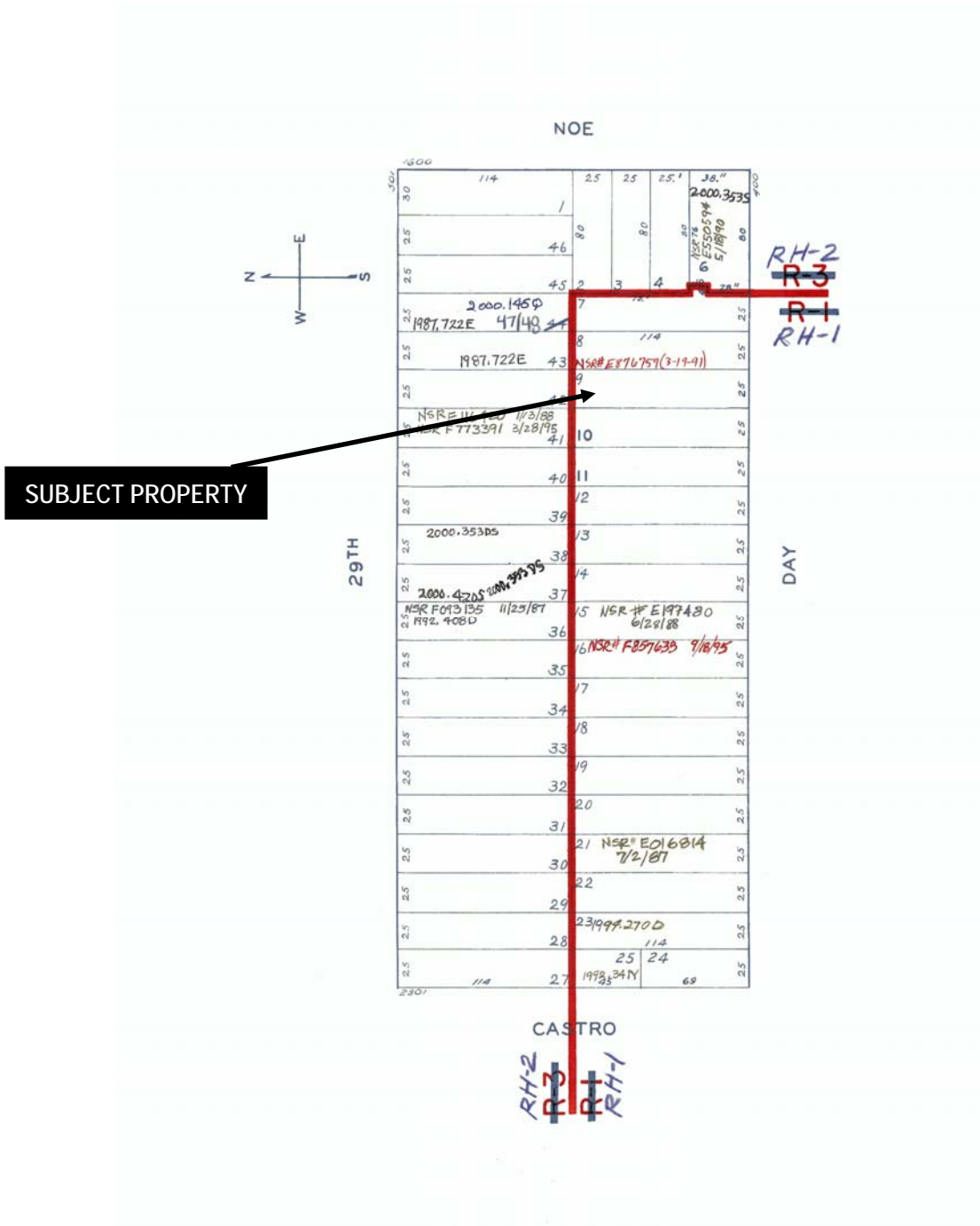
BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: Fiber cement panels and composite wood siding are the predominant exterior materials. The windows and doors will be heavy duty aluminum with substantial profiles. The front roof deck is

enveloped by a glass railing framed in aluminum stanchions. Though these materials are rare within this neighborhood they are detailed in a manner that befits the character of the building and are compatible with the neighborhood.

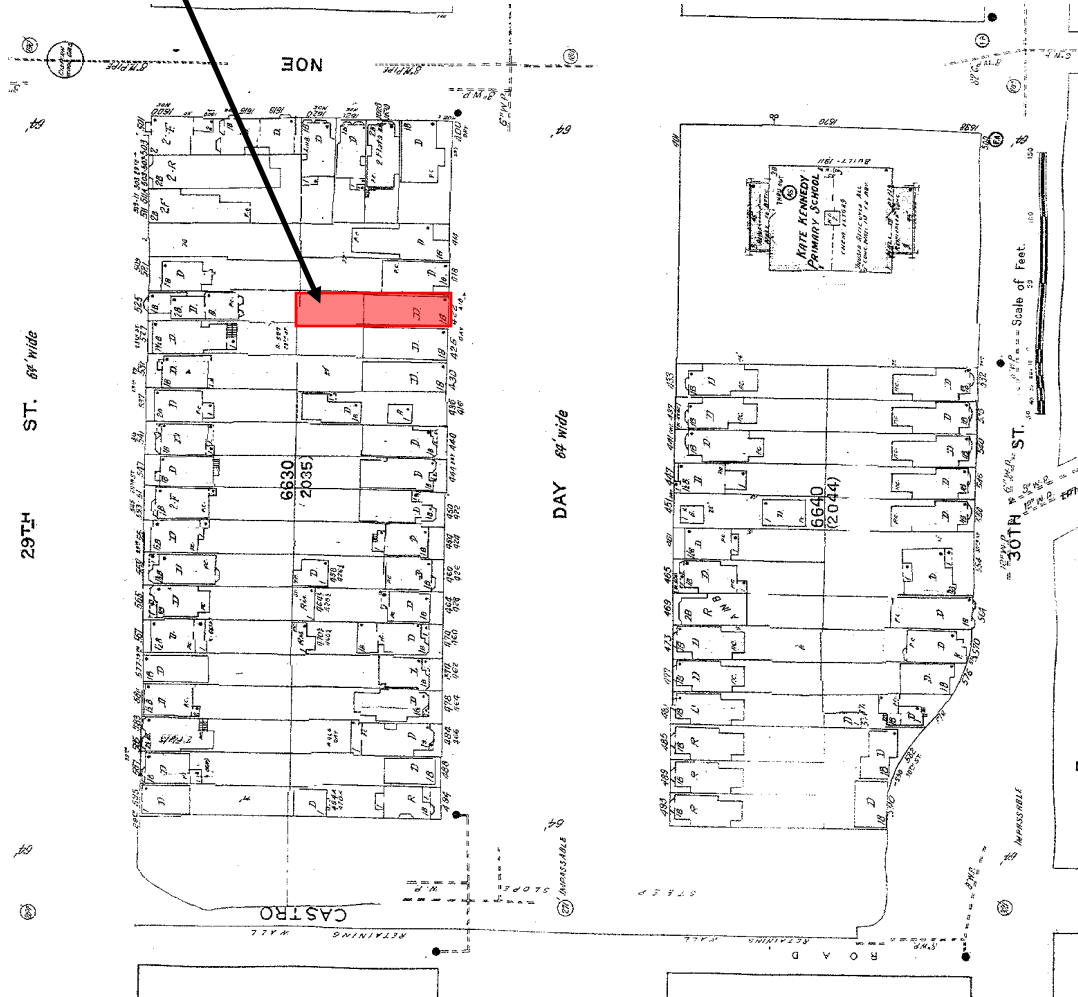
Parcel Map



Discretionary Review Hearing
 Case Number 2011.0100D
 422 Day Street

Sanborn Map*

SUBJECT PROPERTY



*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 2011.0100D
422 Day Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0100D
422 Day Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0100D
422 Day Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0100D
422 Day Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 14, 2010, the Applicant named below filed Building Permit Application No. 2010.09.14.0807 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Mark Macy	Project Address:	422 Day Street
Address:	315 Linden Street	Cross Streets:	Castro and Noe Streets
City, State:	San Francisco, CA 94102	Assessor's Block /Lot No.:	6630/009
Telephone:	(415) 551.7633	Zoning Districts:	RH-1 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can 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.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	0 feet	No Change
BUILDING DEPTH	64 feet, 6 inches	No Change
REAR YARD	49 feet, 6 inches	No Change
HEIGHT OF BUILDING(measured to top of penthouse)	21 feet	39 feet, 6 inches
NUMBER OF STORIES	2	3 (plus stair penthouse)
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change

PROJECT DESCRIPTION

The proposal is to alter the front façade and construct a one-story vertical addition with a stair penthouse above. The stair penthouse would access a roof deck at the middle rear of the building. The Department has determined that the project does not comply with the Residential Design Guidelines and has staff initiated discretionary review of the project. The discretionary review hearing will be noticed to the public at a later date. Members of the public with unresolved concerns should request their own discretionary review. See attached plans.

PLANNER'S NAME: Michael Smith
 PHONE NUMBER: (415) 558.6322
 EMAIL: michael.e.smith@sfgov.org

DATE OF THIS NOTICE: 12/30/2010
 EXPIRATION DATE: 1/29/2011

February 22, 2011

Michael Smith
San Francisco Planning Department
1650 Mission St.
Suite 400
San Francisco, CA 94103



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #2

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

December 21, 2010

Mark Macy
315 Linden Street
San Francisco, CA 94102

RE: 422 Day Street (Address of Permit Work)
6630/009 (Assessor's Block/Lot)
2010.09.14.0807 (Building Permit Application Number)

Our responses as follows (in red):

Your revised plans for Building Permit Application #2010.09.14.0807 have been received by the Planning Department. Michael Smith has begun review of your application but the following information is required before it is accepted as complete and/or is considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

1. **Residential Design Guidelines.** The Planning Commission adopted the 2003 Residential Design Guidelines in December 2003 to promote design that will protect neighborhood character. All residential permit applications in the RH and RM zoning districts filed or reviewed after January 1, 2004 are subject to these Guidelines. You can download a copy of the Guidelines from our website at <http://www.sfgov.org/planning> or purchase for \$3.00 per copy at the Planning Department office, Ground Floor Lobby or 5th floor. If you fail to adequately address these concerns the Department may initiate a Discretionary Review hearing for this project.
 - a. **Building Scale (pages 24-25).** The proposed building is one-story taller than the adjacent buildings and therefore appears incompatible with the neighborhood scale. To make the building more compatible with the scale of the neighborhood the Department recommends, setting back the third floor 15-feet from front building wall below (including the front eave overhang), and reduce the depth of the third floor to the average depth of the adjacent buildings.

The proposed 3rd story is set back 5'10" at the front and its roof is 4'-4" below the allowable height – making the project well within the envelope requirements of the Planning Code.

Please also note that, as the front facade faces due south, the new 3rd floor roof overhang has been dimensioned according to passive solar design principles (i.e. to shield the glass from undesirable seasonal solar heat gain) and it also stays within the Planning Code envelope.

Of the 32 houses on this block of Day Street, 11 are 3 stories in height and none of these are set back at the front. Additionally, of the 3-story homes that are on the same side of the block, none feature 3rd story setbacks at the rear – other than those with 1st and 2nd stories that intrude considerably more into the rear yard (mid-block) space than the existing footprint of 422 Day Street.

It should be mentioned that the Owners spent considerable time and effort meeting with the neighbors in order to hear and address their concerns and gather their support. Please see the attached 17 letters of neighborhood support. These include letters from the flanking neighbors at 418 and 426 Day Street.

Throughout the process, a common concern was the preservation of the rear yard (mid-block) space. For this reason the proposed addition was specifically limited to the 3rd floor and within the existing building footprint. In this fashion, taking the Planning Department's new "Pre-Application Process" one step further, the project was preemptively and sensitively conceived to avoid potential Neighbor-initiated Discretionary Review.

Conversely, the changes requested by the Planning Dept. will effectively eliminate the bedroom spaces at the 3rd floor and/or the design features that bring natural lighting and ventilation deep into the middle of the existing floor plate.

We feel that this denies the Owner a use of their property that other properties on the block enjoy and it places the Owner in an unfair position between the likely "rock" of Neighbor-initiated D.R. or the potential "hard place" of Planning Dept.-initiated D.R.

We believe that the proposed revised project, when viewed in the larger relevant context, is within the spirit of the Residential Design Guidelines. The text of the Guidelines uses conditional terminology that recognizes design as an inherently circumstantial and subjective endeavor. The document itself affirms, emphasized in bold typeface on Page 6, "There may be other design solutions not shown in the Guidelines that will also result in a successful project" and on page 25 states:

"In modifying the height and depth of the building, consider the following measures; **other measures may also be appropriate depending on the circumstances of the particular project:**

- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using fire-rated roof with a 6-inch curb.
- Provide a sloping roofline whenever appropriate.
- Eliminate the upper story."

The Owners assert that their proposal for a more modest setback of the upper story is appropriate given the circumstances of their particular project.

- b. **Penthouse (pages 38-39).** The penthouse is still excessively large and is much more than needed to provide access to the roof. To address this concern the Department recommends reducing the height and size of the stair penthouse to the minimum required by Building Code.

In addition to accommodating six other Planning Department initiated requests for design changes we have entirely eliminated the penthouse in our revised proposal ("Planning Requested Revision 02/22/11") and have now satisfied 7 of 8 Planning Department requests.

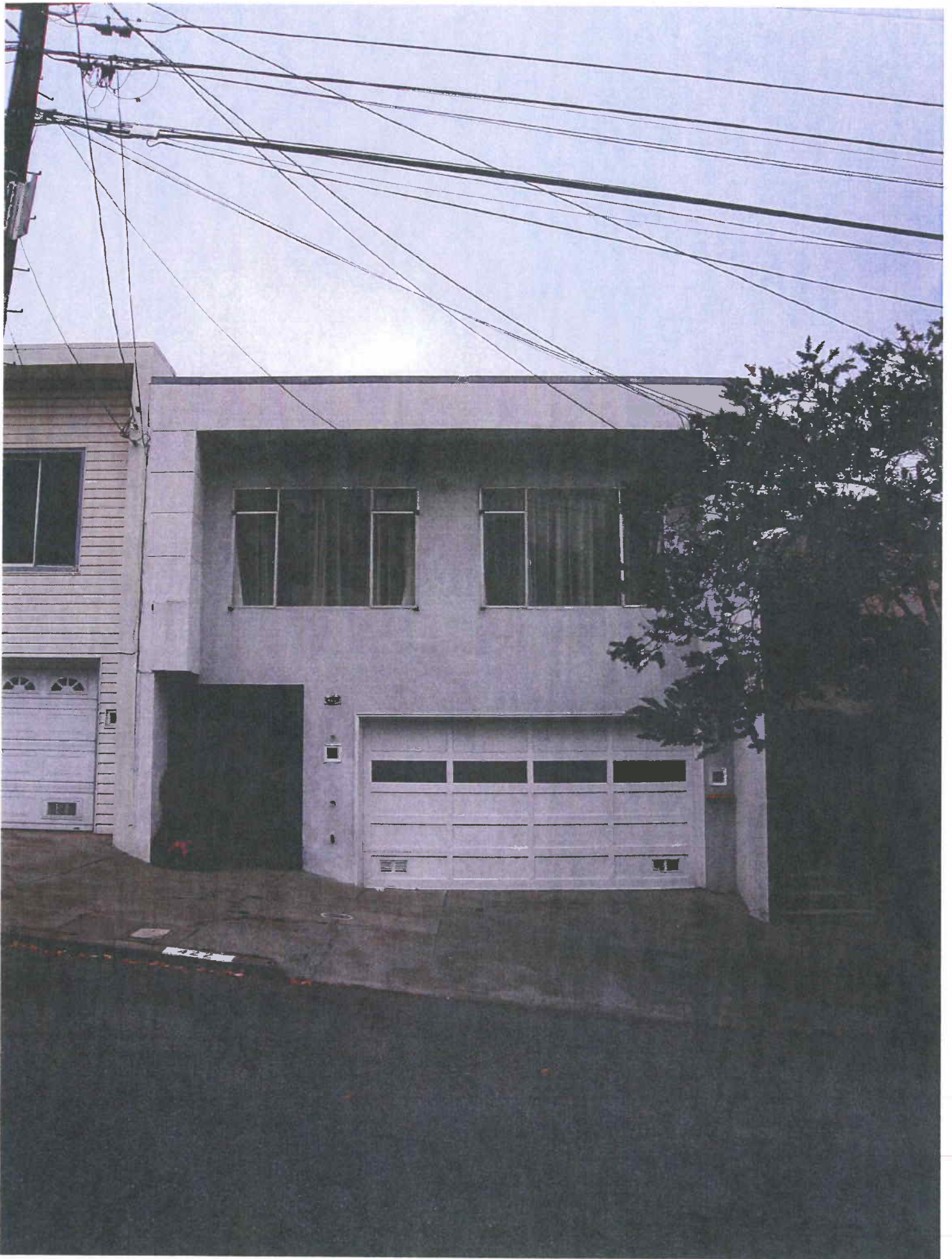
422 DAY STREET



422 DAY STREET
Front Facade



422 DAY STREET
Rear Facade



FRONT OF 422 DAY ST. (PROJECT SITE)



REAR OF WEST NEIGHBOR



REAR OF EAST NEIGHBOR

November 15, 2010

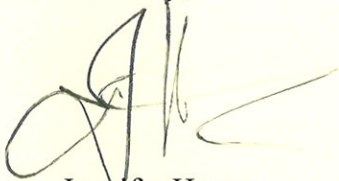
Dear San Francisco Planning Department,

I have been the next-door neighbor of Jean Craig-Teerlink and John Teerlink for more than 10 years. Jean, John and their kids have been a great asset to this neighborhood, and I fully support their plans for the remodel of their home at 422 Day Street.

The plans submitted to you would not only give the family the living space they desire and need but also would enhance our block and the surrounding neighborhood. I am especially supportive of their goal to use sustainable building materials/practices in the remodel.

I hope that you will allow them to pursue the design that they presented to the neighbors in our neighborhood meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Hwang', with a long horizontal flourish extending to the right.

Jennifer Hwang

418 Day Street
San Francisco, CA 94131

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,

Mick Shurt

426 DAY ST

Jane B. Lewis
525 – 29th Street
San Francisco CA. 94131
415. 609-4555 c
info@janelewisdesign.com

Nov 18, 2010

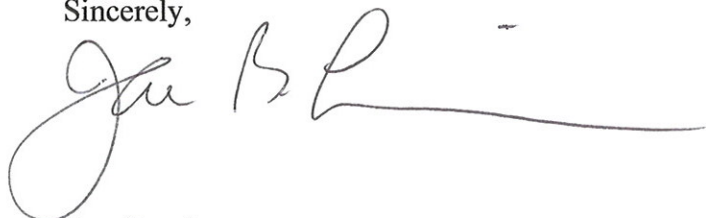
Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane B. Lewis". The signature is fluid and cursive, with a long horizontal line extending to the right.

Jane Lewis
525 – 29th St.
San Francisco CA 94131

414 Day Street
San Francisco, CA 94131
415 826-1758 (phone and fax)
ebf@stanford.edu

November 13, 2010

To the San Francisco Planning Department:

We are homeowners and have been neighbors of Jean Craig-Teerlink and John Teerlink for over a dozen years. We value highly their contributions to the quality of life on our block. We have reviewed the plans for the remodeling of their house at 422 Day Street and feel that the design and improvements will enhance the neighborhood. We appreciate their consulting with so many of the neighbors as they designed the remodel, which is in excellent taste and appropriate for our street. We urge you to grant them permission to pursue their remodel.

Sincerely,


Estelle Freedman and Susan Krieger

Mary Ellen O'Connor, Trustee for
Nora C. O'Connor Trust
c/o 1462 – 26th Avenue
San Francisco, CA 94122

November 20, 2010

City and County of San Francisco
Planning Department

Via Hand Delivery

Re: Remodel 422 Day Street

Dear San Francisco Planning Department,

>

> We are neighbors of Jean Craig-Teerlink and John Teerlink. The Nora C.
> O'Connor Trust owns the home at 430 Day Street. The Teerlinks have
> been neighbors of ours for over 13 years and have contributed to the
> functioning and community of our block.

>

> We are in support of their remodeling plans for 422 Day Street
> and hope that you will allow them to pursue the design that they
> presented to us in our neighborhood meeting.

>

> We have reviewed the plans submitted to you and believe that the
> design is appropriate and we support the Teerlinks desire to improve
> their property. >

>

>

Sincerely,

Mary Ellen O'Connor, Trustee

>

Mary Ellen O'Connor, Trustee
Nora C. O'Connor Rev. Trust
430 Day Street
San Francisco, CA 94131

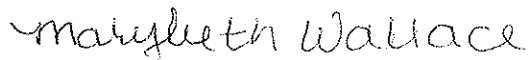
November 15, 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and Dr. John Teerlink and their two children, at 422 Day Street. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

We are in support of their adding a third floor. We have a third floor addition too.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Wallace". The signature is fluid and extends to the right.A handwritten signature in cursive script that reads "Marybeth Wallace". The signature is more compact than the one above.

Kevin and Marybeth Wallace

400 Day Street (since 1982)

November 20, 2010

Dear San Francisco Planning Department,

I am the neighbor of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

I am in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

I have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,



Gil Matthews
438 Day Street

Howard Levitt and Wendy Scheffers
450 Day Street
San Francisco, California 94131
415 826-1770
howandwen@gmail.com

November 11, 2010

To: San Francisco Planning Department
Subject: Remodeling Plans at 422 Day Street

We are writing as 33-year residents of Day Street to register our strong support for the remodeling plans of our neighbors, Jean and John Craig-Teerlink.

Jean and John have reviewed the plans with us, as well as with all of the other Day Street and 29th Street neighbors who would be affected in any way by the project. We believe their plans will not result in any negative affects on the character of Day Street, and will, in fact, enhance the quality of the neighborhood. We also believe their plan to add a full third story is far preferable to any alternative that would instead extend the envelope of the house into the open space zone at the back of the house.

The Craig-Teerlinks are the prime community-builders on Day Street, and have been since they arrived 13 years ago. They have been shoe-horned into their house all this time, and our biggest fear has been that they would outgrow their house and choose to leave the block. We were relieved and elated when they told us they were planning to stay and build an addition to their house.

We urge the Planning Department to approve the Craig-Teerlink's current remodeling plans, and allow them to proceed into construction.

Sincerely,

A handwritten signature in blue ink that reads "Howard Levitt & Wendy Scheffers". The signature is written in a cursive, flowing style.

Howard Levitt and Wendy Scheffers
450 Day Street

Pamela Wilson-Ryckman
Thomas Ryckman
454 Day Street
San Francisco, CA 94131
415 824 7893

11 November 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. Since we moved to Day Street in 1999, we have benefited from their contributions to the quality and community of our block. Jean Craig-Teerlink has been the organizer of the last several block parties, most recently on the 17th of October of this year. Her public-spirited efforts have been instrumental in welcoming new families and introducing them to their neighbors.

We are in full support of their remodeling plans for 422 Day Street. Accordingly, we urge that you will permit them to pursue the design they presented to us at our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,



Thomas Ryckman
Professor of Philosophy
Stanford University



Pamela Wilson-Ryckman
Artist

November 13, 2010

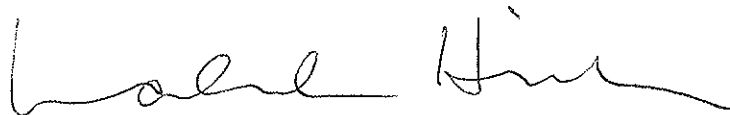
Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have *greatly* contributed to the quality and community of our block.

We know that for several years they have been planning a remodel of their home to better accommodate the unique needs of their family, including both children and aging parents as well as the fact that they both do a significant amount of work at home. While they could move elsewhere, they are strongly committed to our neighborhood for the long term.

Because they intend to live in the house they have designed and continue to contribute to our community, we hope you will allow them to proceed with their planned 2nd floor addition. While we are not supportive of the penthouse roof access above the 2nd floor, we think the meticulous design and the planned green construction of their home will be, overall, a vast improvement to the existing structure.

Sincerely,

A handwritten signature in black ink, appearing to read "Malcolm Hillan". The signature is fluid and cursive, with a large initial "M" and "H".

Malcolm and Nancy Hillan
437 Day Street
San Francisco, CA 94131

November 14, 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,



Walter Villavicencio

458 Day Street

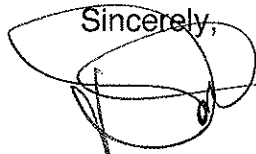
November 14, 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have contributed to the quality and community of our block for many years, including during the over 5 years we've live here.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue their plans.

Sincerely,

A handwritten signature in black ink, appearing to read "David and Erica Davidovic", written over the word "Sincerely,".

David and Erica Davidovic
451 Day St
San Francisco, CA 94131

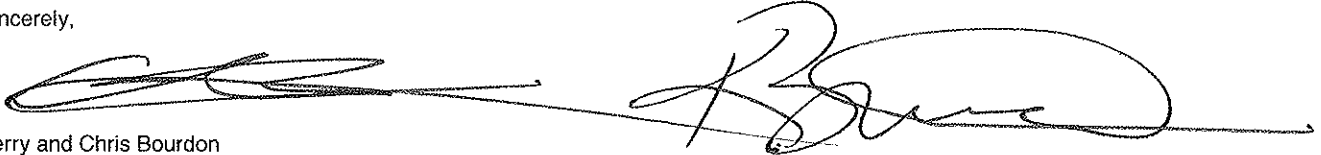
Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Kerry and Chris Bourdon". The signature is written in a cursive style with a long horizontal line extending to the right.

Kerry and Chris Bourdon
469 Day St.
San Francisco. CA 94131

November 14, 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been our neighbors for just over 2 years and have contributed to the quality and community of our block.

We support their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design they have submitted.

We hope the design will enhance the street, our block and the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith and Kelly Inouye". The signature is fluid and cursive, with a long horizontal stroke at the end.

Keith and Kelly Inouye
473 Day Street
San Francisco, CA 94131

470 Day Street

San Francisco, CA 94131

November 15, 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 13 years and have contributed to the quality and community of our block.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,



Margaret Dyer-Chamberlain

Managing Director, Stanford Center on Longevity



C. Page Chamberlain

Professor of Earth Sciences, Stanford University

November 21, 2010

To the SF Planning Dept.

We have been neighbors of Jean Craig-Teerlink and John Teerlink for over 13 years. It has been wonderful having them on our block as they have been driving forces in bringing the block together as a community and uniting all the neighbors.

We fully support their remodeling plans for 422 Day St. and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting. We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,

Lisa Kellman & Dino Lucas

Joa Kellman & ~~Dino Lucas~~

474 Day St.

November 12, 2010

Dear San Francisco Planning Department,

We are neighbors of Jean Craig-Teerlink and John Teerlink. They have been neighbors for over 10 years and have contributed to the quality and community of our block.

We are in full support of their remodeling plans for 422 Day Street and hope that you will allow them to pursue the design that they presented to us in our neighborhood meeting.

We have reviewed the plans submitted to you and believe that the design would enhance the street, our block and the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Dana & Andrew Menaker". The signature is written in a cursive, flowing style.

Dana and Andrew Menaker

484 Day Street, SF, CA 94131

ABBREVIATIONS

&	AND	LAV.	LAVATORY
<	ANGLE/LESS THAN	LBS.	POUNDS
>	GREATER THAN	LKR.	LOCKER
@	ANCHOR BOLT	LOC.	LOCATION
A.B.	ABOVE	LTG.	LIGHTING
ABV.	ABOVE	MACH.	MACHINE
ACOUS.	ACOUSTICAL	MAG.	MAGNETIC
A.D.	AREA DRAIN	MATL.	MATERIAL
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	M.B.	MACHINE BOLT
AGGR.	AGGREGATE	M.C.	MACHINE CABINET
ALUM.	ALUMINUM	M.D.F.	MEDIUM DENSITY FIBERBOARD
ALT.	ALTERNATE	M.D.O.	MEDIUM DENSITY OVERLAY (BOARD)
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ARCH.	ARCHITECT	MEMB.	MEMBER
ARCHL.	ARCHITECTURAL	MFR.	MANUFACTURER
ASPH.	ASPHALT	MH.	MANHOLE
B.	BATHROOM	MIN.	MINIMUM / MINUTE
BD.	BOARD	MISC.	MISCELLANEOUS
B.H.C.S.	BITUMEN HEAD CAP SCREW	M.P.	MEASURING POINT
BTUM.	BITUMINOUS	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLK.	BLOCKING	MUL.	MULLION
BM.	BEAM	(N)	NEW
B.O.	BOTTOM OF	N.	NORTH
BR.	BEDROOM	NAT.	NATURAL
BTM.	BOTTOM	N.I.C.	NOT IN CONTACT
B.U.R.	BUILT-UP ROOFING	NO.	NUMBER
CAB.	CABINET	NOM.	NOMINAL
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CHAN.	CHANNEL	OBS.	OBSCURE
C.H.	CEILING HEIGHT	O.C.	ON CENTER
C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER (DIM.)
C.J.	CONTROL JOINT	OFF.	OFFICE
C.	CENTER LINE	OPR.	OPERABLE
C.G.	CORNER GUARD	OPNG.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CLG.	CAULKING	OPP. HD.	OPPOSITE HAND
CLO.	CLOSET	PAV.	PAVING
C.O.	CLEAN OUT	PERF.	PERFORATED
CLR.	CLEAR	PERP.	PERPENDICULAR
COL.	COLUMN	PL.	PLATE
COMP.	COMPOSITION	P.L.	PROPERTY LINE
CONC.	CONCRETE	P.LAM.	PLASTIC LAMINATE
CONN.	CONNECTION	PLAS.	PLASTER
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PR.	PAIR
C.M.U.	CONCRETE MASONRY UNIT	PROP.	PROPERTY
C.T.	CERAMIC TILE	PT.	PAINT
CTR.	CENTER	P.T.	PRESSURE TREATED
CTSK.	COUNTERSINK	PTD.	PAINTED
C.W.	COLD WATER	PV	PHOTOVOLTAIC
DBL.	DOUBLE	P.V.C.	POLYVINYL CHLORIDE
DEPT.	DEPARTMENT	Q.T.	QUARRY TILE
DET.	DETAIL	QTY.	QUANTITY
D.F.	DRINKING FOUNTAIN	R.	RISER
Ø	DIAMETER	RAD.	RADIUS
DM.	DIMENSION	R.C.	RESILIENT CHANNEL
DN.	DOWN	R.C.P.	REFLECTED CEILING PLAN
D.O.	DOOR OPENING	R.D.	ROOF DRAIN
DR.	DOOR	REF.	REFERENCE
DS.	DOWNSPOUT	REFR.	REFRIGERATOR
DWG(S).	DRAWING(S)	REG.	REGISTER
DWR.	DRAWER	REIN.	REINFORCED
(E)	EXISTING	REDD.	REQUIRED
E.	EAST	REOMT.(S)	REQUIREMENT(S)
EA.	EACH	RESIL.	RESILIENT
E.F.	EXHAUST FAN	REV.	REVISION
E.J.	EXPANSION JOINT	R.H.W.S.	ROUND HEAD WOOD SCREW
EL.	ELEVATION	R.H.M.S.	ROUND HEAD MACHINE SCREW
ELEC.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EMER.	EMERGENCY	R.WD.	REDWOOD
ENG.	ENGINEER	R.W.L.	RAINWATER LEADER
EQ.	EQUAL	S.	SOUTH
EQPT.	EQUIPMENT	S.A.D.	SEE ARCHITECTURAL DWGS.
E.S.	EACH SIDE	S.C.	SOLID CORE
EXT.	EXTERIOR	S.C.D.	SEE CIVIL DRAWINGS
F.	FIXED	SCHED.	SCHEDULE
F.A.	FIRE ALARM	S.E.D.	SEE ELECTRICAL DRAWINGS
F.A.U.	FORCED AIR UNIT	SECT.	SECTION
F.B.	FLAT BAR	S.H.C.S.	SOCKET HEAD CAP SCREW
F.D.	FLOOR DRAIN	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SHG.	SHINGLING
F.E.C.	FIRE EXTINGUISHER CABINET	SIM.	SIMILAR
F.F.	FLOOR CLEAN OUT	S.J.	SEISMIC JOINT
F.F.C.O.	FINISH FLOOR	S.L.D.	SEE LANDSCAPE DWGS.
F.H.C.S.	FLAT HEAD CAP SCREW	S.M.D.	SEE MECHANICAL DWGS.
F.H.M.S.	FLAT HEAD MACHINE SCREW	SPEC.	SPECIFICATION
F.H.W.S.	FLAT HEAD WOOD SCREW	SQ.	SQUARE
FIN.	FINISH	S.S.D.	SEE STRUCTURAL DWGS.
FKT.	FIXTURE	S.S.	STAINLESS STEEL
FLR.	FLOOR	STA.	STATION
FLASH.	FLASHING	STL.	STEEL
FLUOR.	FLUORESCENT	STD.	STANDARD
FND.	FOUNDATION	STOR.	STORAGE
F.O.	FACE OF	STRUC.	STRUCTURAL
F.O.C.	FACE OF CONCRETE	SUSP.	SUSPENDED
F.O.F.	FACE OF FINISH	T.	TREAD
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUDS	TEMP.	TEMPERED
F.PRF.	FIREPROOF	T & G	TONGUE & GROOVE
F.S.	FIRE SPRINKLER	THK.	THICK
F.T.	FIRE TREATED	THRU	THROUGH
FT.	FOOT OR FEET	TN.	TENON
FTG.	FOOTING	T.O.	TOP OF
FR.	FRAME	T.O.P.	TOP OF PLATE
F.R.	FIRE RATED	T.O.S.	TOP OF SLAB / SHEATHING
GA.	GAUGE	T.V.	TELEVISION
GALV.	GALVANIZED	T.W.	TOP OF WALL
G.B.	GRAB BAR	TYP.	TYPICAL
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	UNF.	UNFINISHED
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GND.	GROUND	UR.	URINAL
GR.	GRADE	VAR.	VARIABLE
G.S.M.	GALVANIZED SHEET METAL	V.C.T.	VINYL COMPOSITION TILE
GYP. BD.	GYP. BOARD	VER.	VERIFY
H.A.H.	HYDRONIC AIR HANDLER	VERT.	VERTICAL
H.B.	HOSE BIB	V.D.F.	VERTICAL GRAIN DOUGLAS FIR
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
H.D.G.	HOT-DIPPED GALVANIZED	V.T.R.	VENT THROUGH ROOF
HDR.	HEADER	W.	WEST
HDWD.	HARDWOOD	W/	WITH
HGT.	HEIGHT	W.C.	WATER CLOSET (TOILET)
H.H.B.	HEX HEAD BOLT	WD.	WOOD
H.H.C.S.	HEX HEAD CAP SCREW	W/D	WASHER / DRYER
H.M.	HOLLOW METAL	WOW.	WINDOW
HORIZ.	HORIZONTAL	W.G.	WIRE GLASS
HR.	HOUR	W.H.	WATER HEATER
H.W.	HOT WATER	W.M.	WALL MOUNT
I.D.	INSIDE DIAMETER	W.O.	WHERE OCCURS
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	WP.	WATERPROOF(ING)
INV.	INVERT	W.R.	WATER RESISTANT
I.S.B.U.	INTERMODAL STEEL BUILDING UNIT	W.SCT.	WANSNOT
JAN.	JANITOR	WT.	WEIGHT
JT.	JOINT	W.W.F.	WIRE WELDED FABRIC
KIT.	KITCHEN	W.W.M.	WOVEN WIRE MESH
LAM.	LAMINATE		

REMODEL AND ADDITION FOR:
CRAIG-TEERLINK RESIDENCE

PROJECT SUMMARY

PROJECT DESCRIPTION	REMODELING (AND ADDING A THIRD FLOOR TO) AN EXISTING TWO-STORY WOOD-FRAMED SINGLE FAMILY HOUSE.
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PLANNING DATA

ADDRESS	422 DAY STREET, SAN FRANCISCO, CA 94131
BLOCK AND LOT	BLOCK 6630, LOT 009
ZONING DISTRICT	RH-1 (ONE FAMILY DWELLING); PLANNING DISTRICT 7
HEIGHT & BULK DISTRICT	40-X
LOT AREA	2,850 SQ. FT.

BUILDING DATA	EXISTING	PROPOSED	REQUIRED / ALLOWABLE
CONSTRUCTION TYPE	TYPE V, NR	TYPE V, NR	N/A
STORIES OF OCCUPANCY	2	3	4
BUILDING HEIGHT	20'-2"	30'-8" / 21'-0 1/2" @ FRONT	35'-0" / 30'-0" @ FRONT
BUILDING USE	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE	N/A
FRONT SETBACK	0'-0"	0'-0" (NO CHANGE)	0'-0"
REAR SETBACK	49'-6"	49'-6" (NO CHANGE)	28'-6" MIN.
SIDE YARD SETBACK	0'-0"	0'-0" (NO CHANGE)	0'-0"

FLOOR AREA	EXISTING	PROPOSED	REQUIRED / ALLOWABLE
DWELLING UNIT	2,702 SQ. FT.	3,632 SQ. FT.	N/A

SYMBOLS

①	STRUCTURAL GRID LINE	▲	REVISION NOTE
⊕	BENCHMARK INDICATOR	▲	BUILDING SECTION
①	DOOR NO.	①	EXTERIOR ELEVATION
①	WINDOW NO.	①	INTERIOR ELEVATION
①	NOTE	①	DETAIL

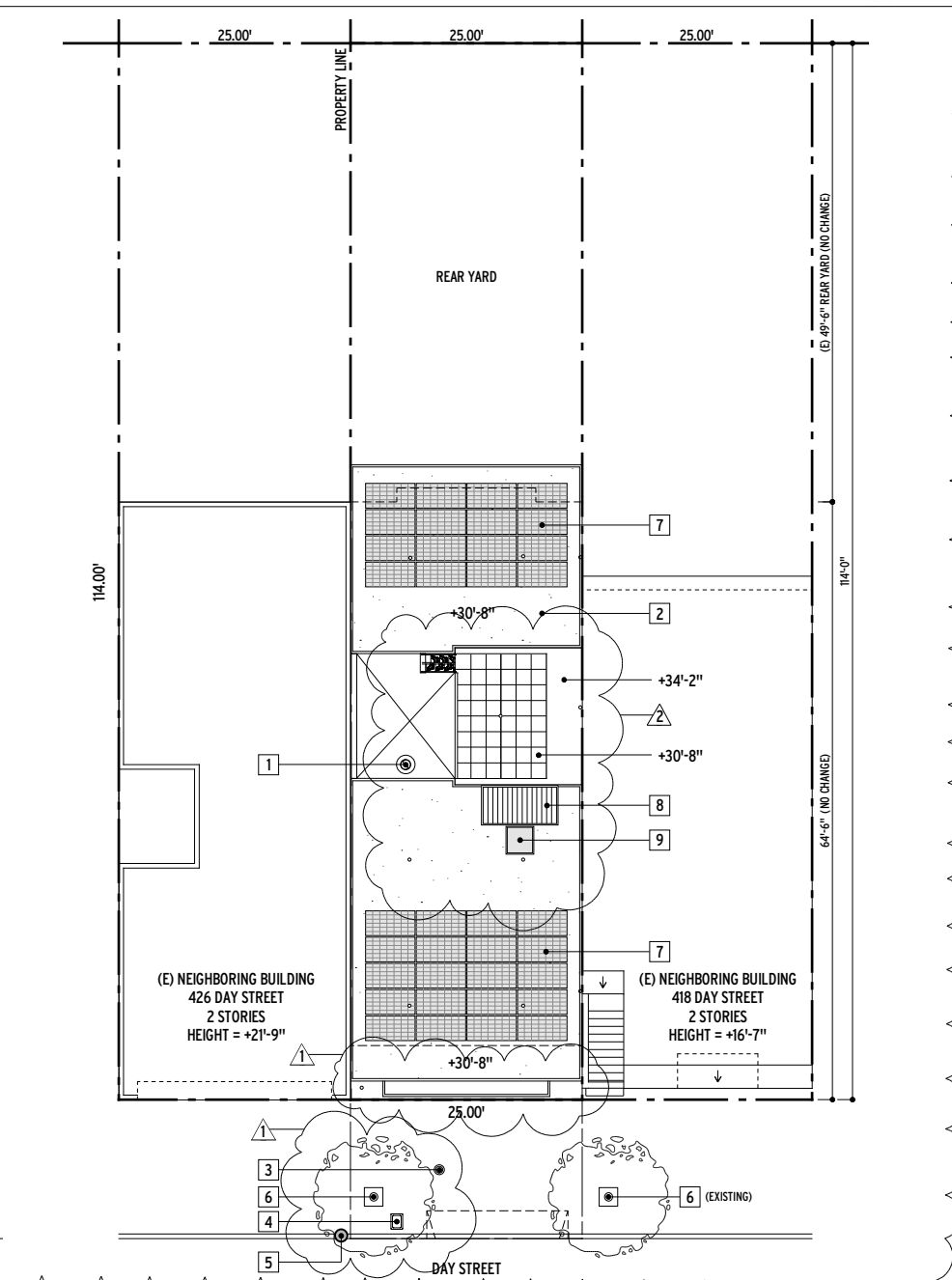
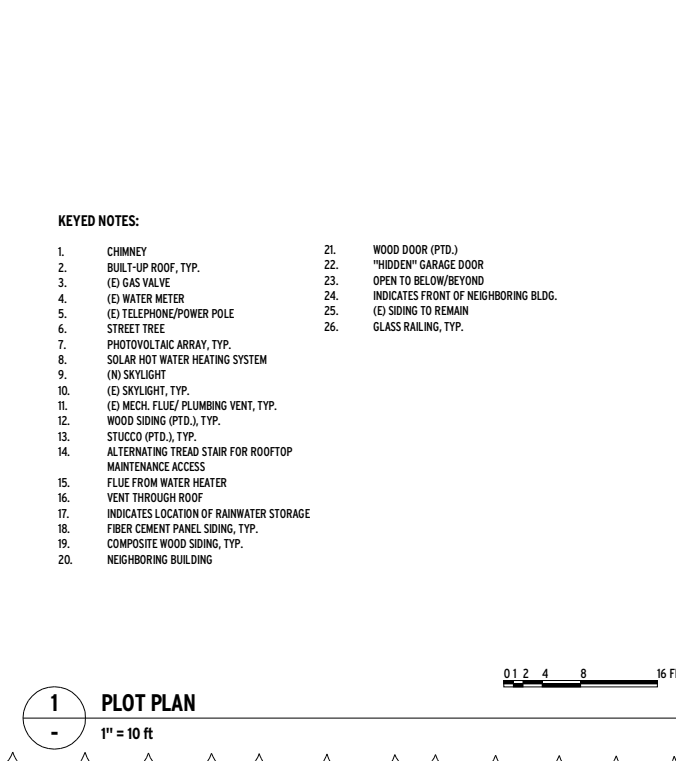
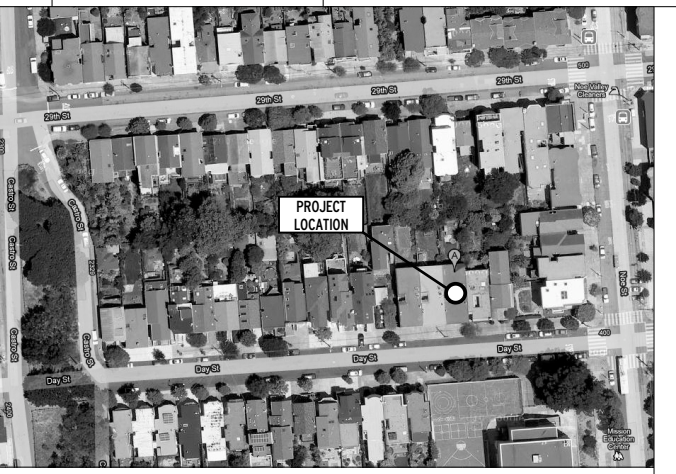
- GENERAL NOTES**
- CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
 - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWING SHALL GOVERN OVER SMALL SCALE DRAWING. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
 - ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
 - COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES, CONTROLS, DEVICES AND OUTLETS WITH ARCHITECT IN THE FIELD.
 - COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH ARCHITECTURAL DRAWINGS.
 - INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.
 - PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK, AND ALL OTHER ITEMS REQUIRING SUPPORT.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.
 - ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE TO THE 2007 CBC AND ALL OTHER APPLICABLE CODES CURRENTLY ENFORCED BY THE CITY OF SAN FRANCISCO.

PROJECT DIRECTORY

CLIENT:	ARCHITECT:
JOHN TEERLINK AND JEAN CRAIG-TEERLINK 422 DAY STREET SAN FRANCISCO, CA 94131 T. (415) 821-9551 CONTACT: JEAN CRAIG-TEERLINK	MACY ARCHITECTURE 315 LINDEN STREET SAN FRANCISCO, CA 94102 T. (415) 551-7632 F. (415) 551-7601 CONTACT: ALEX PETTAS

DRAWING INDEX

ARCHITECTURAL	PROJECT DATA & COVERSHEET
A0.1	EXISTING PLANS
A1.1	EXISTING EXTERIOR ELEVATIONS & SECTIONS
A1.2	FIRST & SECOND FLOOR PLANS
A2.1	THIRD FLOOR & ROOF PLANS
A2.2	EXTERIOR ELEVATIONS (FRONT & REAR)
A4.1	EXTERIOR ELEVATIONS (WEST)
A4.2	EXTERIOR ELEVATIONS (EAST)
A4.3	SECTIONS



- KEYED NOTES:**
- | | |
|--|--|
| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
| 2. BUILT-UP ROOF, TYP. | 22. "HIDDEN" GARAGE DOOR |
| 3. (E) GAS VALVE | 23. OPEN TO BELOW/BEYOND |
| 4. (E) WATER METER | 24. INDICATES FRONT OF NEIGHBORING BLDG. |
| 5. (E) TELEPHONE/POWER POLE | 25. (E) SIDING TO REMAIN |
| 6. STREET TREE | 26. GLASS RAILING, TYP. |
| 7. PHOTOVOLTAIC ARRAY, TYP. | |
| 8. SOLAR HOT WATER HEATING SYSTEM | |
| 9. (N) SKYLIGHT | |
| 10. (E) SKYLIGHT, TYP. | |
| 11. (E) MECH. FLUE / PLUMBING VENT, TYP. | |
| 12. WOOD SIDING (PTD.), TYP. | |
| 13. STUCCO (PTD.), TYP. | |
| 14. ALTERNATING TREAD STAIR FOR ROOFTOP MAINTENANCE ACCESS | |
| 15. FLUE FROM WATER HEATER | |
| 16. VENT THROUGH ROOF | |
| 17. INDICATES LOCATION OF RAINWATER STORAGE | |
| 18. FIBER CEMENT PANEL SIDING, TYP. | |
| 19. COMPOSITE WOOD SIDING, TYP. | |
| 20. NEIGHBORING BUILDING | |

MACY ARCHITECTURE

315 Linden Street
San Francisco, CA 94102
Tel 415 551 7630
Fax 415 551 7601
www.macyarchitecture.com

CRAIG-TEERLINK RESIDENCE
REMODEL AND ADDITION
APPL #2010.09.14.0807

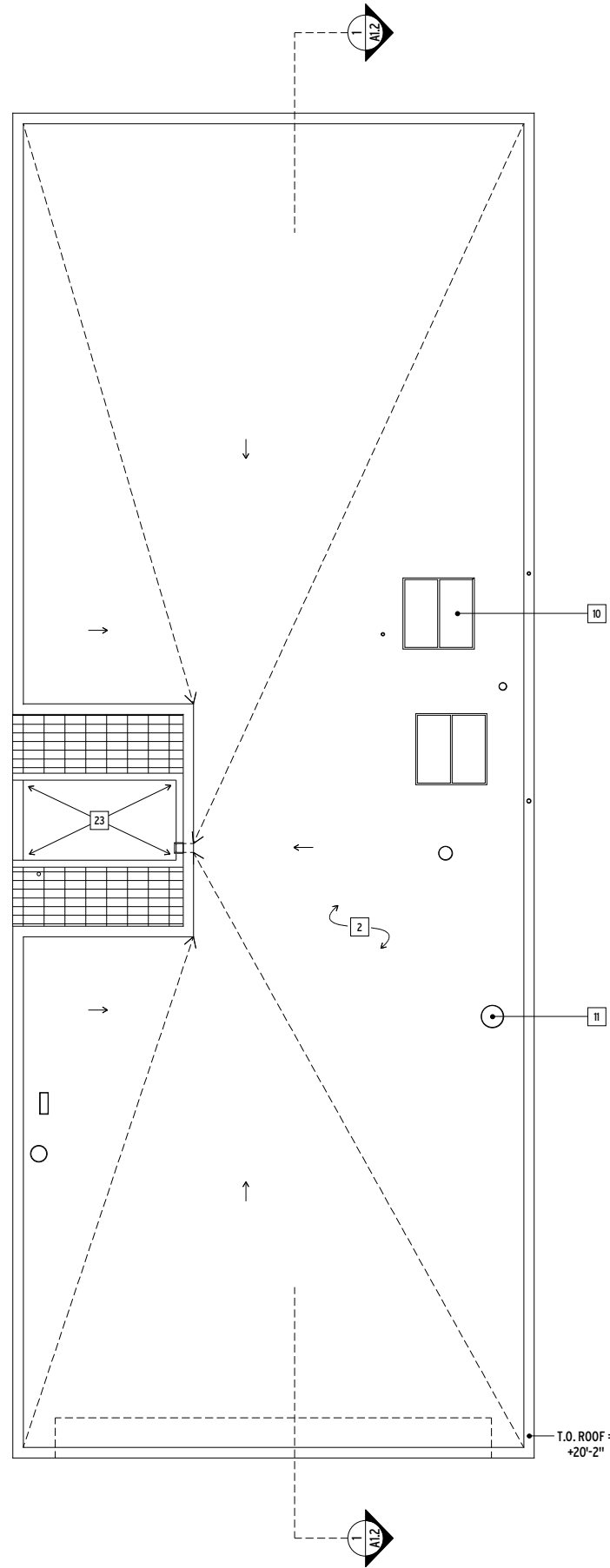
422 DAY STREET
SAN FRANCISCO, CA 94131

PROJECT DATA & COVERSHEET

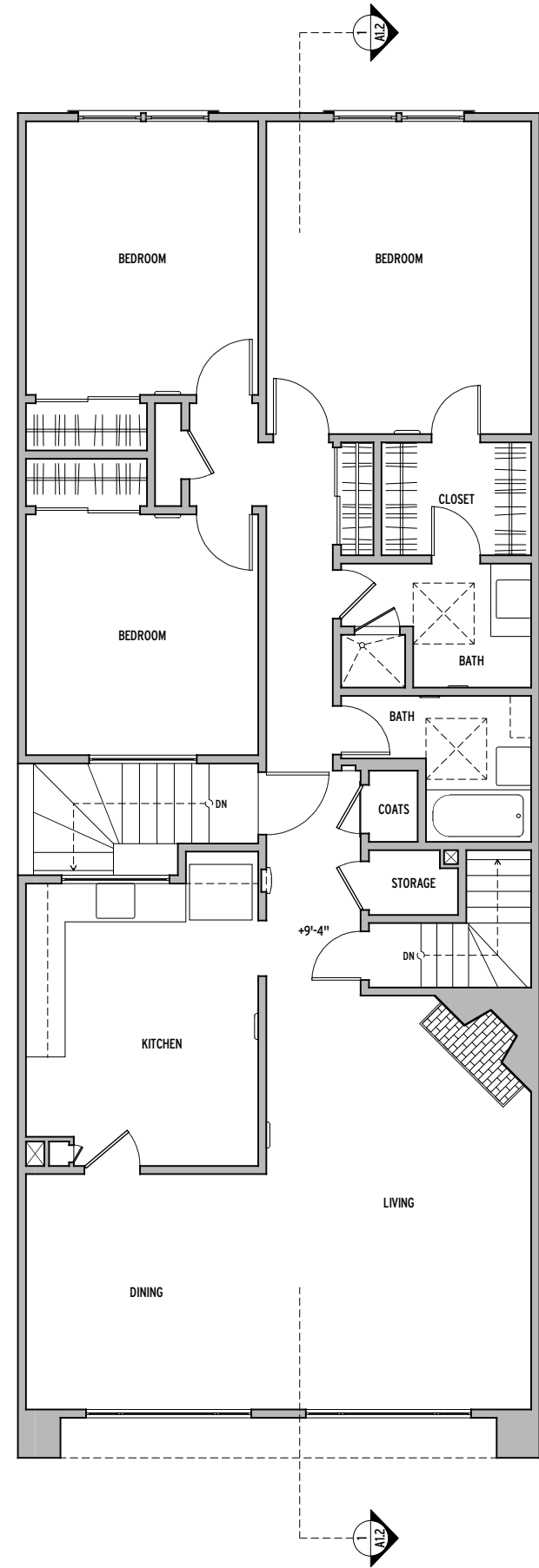
DATE: 09/13/10
PHASE: PLANNING SUBMITTAL
SCALE: AS NOTED

A0.1

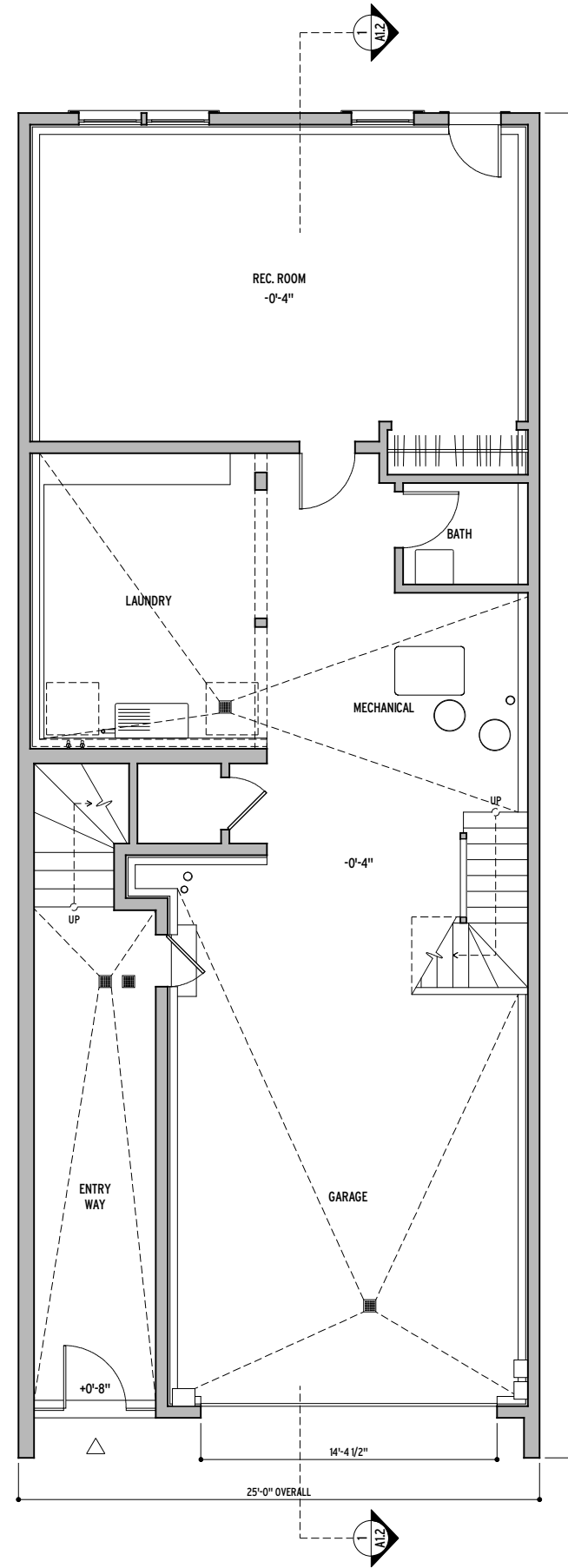
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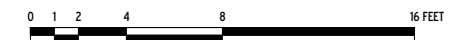
3 EXISTING ROOF PLAN
1/4" = 1'-0"



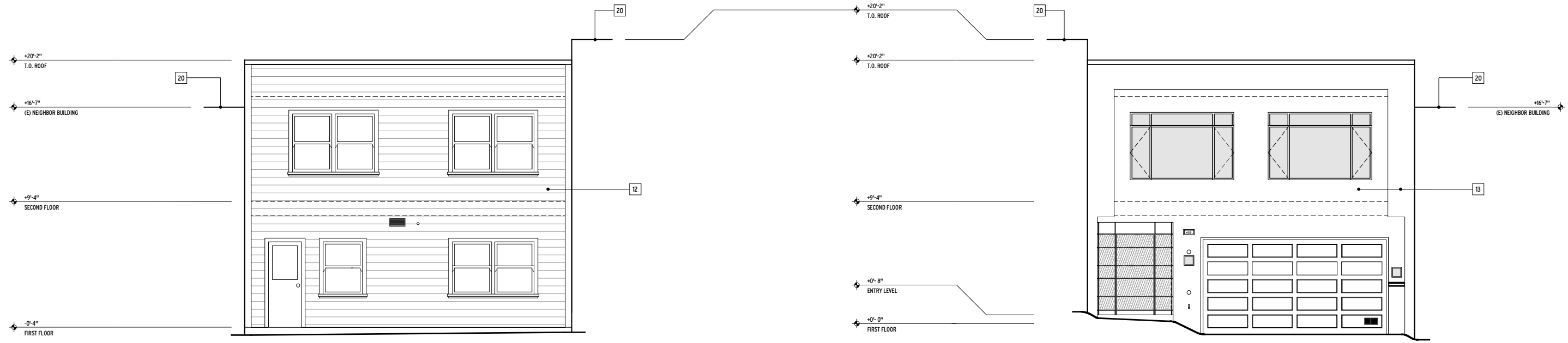
2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

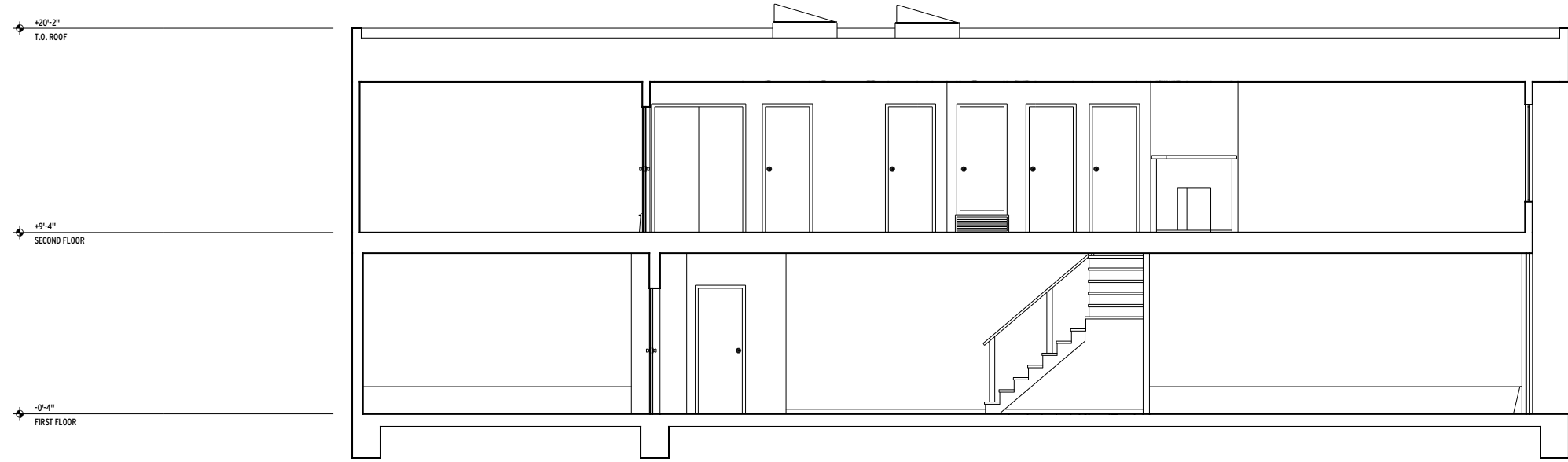


SHEET	A1.1	
	DATE	09/13/10
SHEET TITLE	EXISTING PLANS	
	PHASE	PLANNING SUBMITTAL
ISSUES / REVISIONS	△	PLANNING REQUESTED REVISION
	▽	PLANNING REQUESTED REVISION
PROJECT	CRAIG-TEERLINK RESIDENCE REMODEL AND ADDITION APPL. #2010.09.14.0807	
CONSULTANTS	M A C Y A R C H I T E R A C T U R E	
STAMP	315 Linden Street San Francisco, CA 94102 Tel 415 551 7630 Fax 415 551 7601 www.macyarchitecture.com	

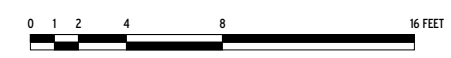


3 EXISTING REAR ELEVATION
- 1/4" = 1'-0"

2 EXISTING FRONT ELEVATION
- 1/4" = 1'-0"



1 EXISTING SECTION LOOKING EAST
- 1/4" = 1'-0"



315 Linden Street
San Francisco, CA 94102
Tel 415 551 7630
Fax 415 551 7601
www.macyarchitecture.com

**M A C Y
A R C H
I T E C
T U R E**

STAMP

CONSULTANTS

PROJECT
CRAIG-TEERLINK RESIDENCE
REMODEL AND ADDITION
APPL #2010.09.14.0807
422 DAY STREET
SAN FRANCISCO, CA 94131

ISSUES / REVISIONS

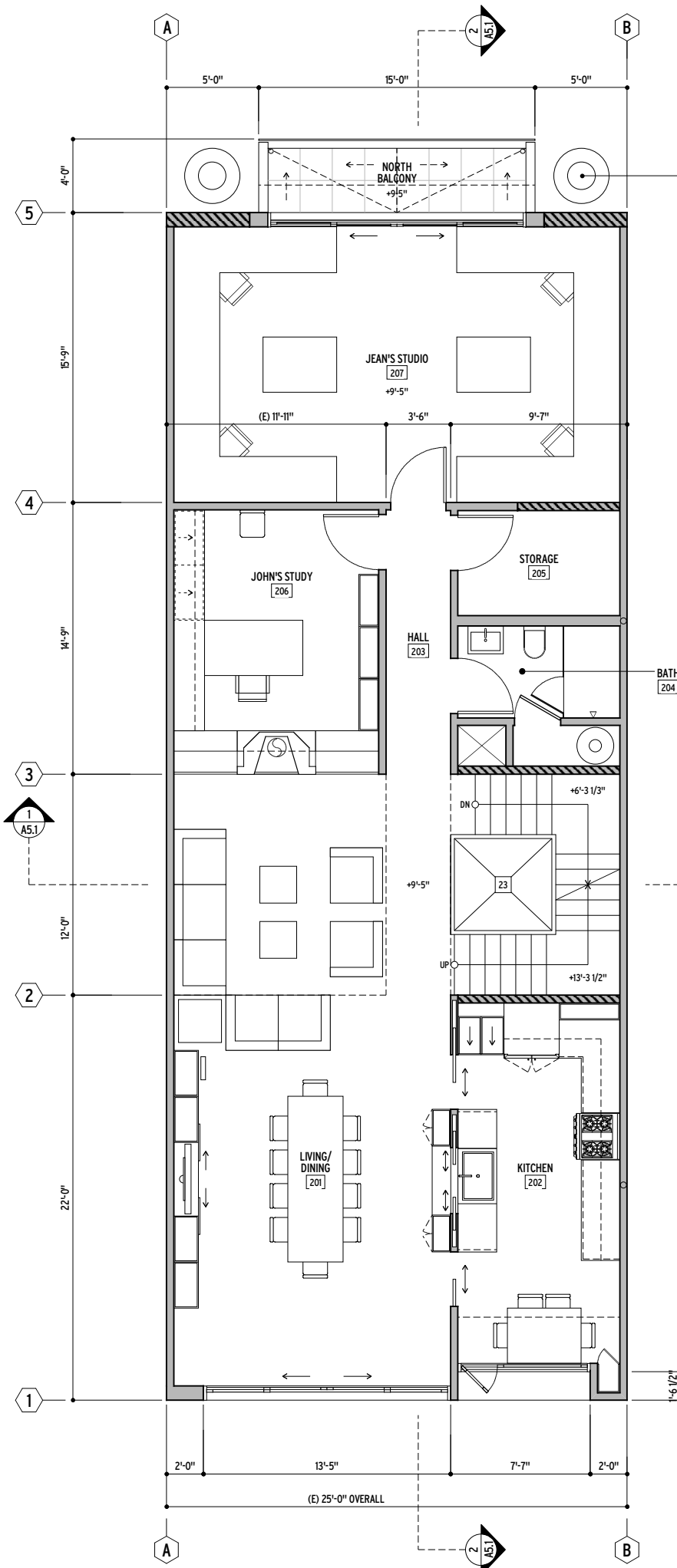
△	PLANNING REQUESTED REVISION	11/22/10
△	PLANNING REQUESTED REVISION	02/22/11

SHEET TITLE

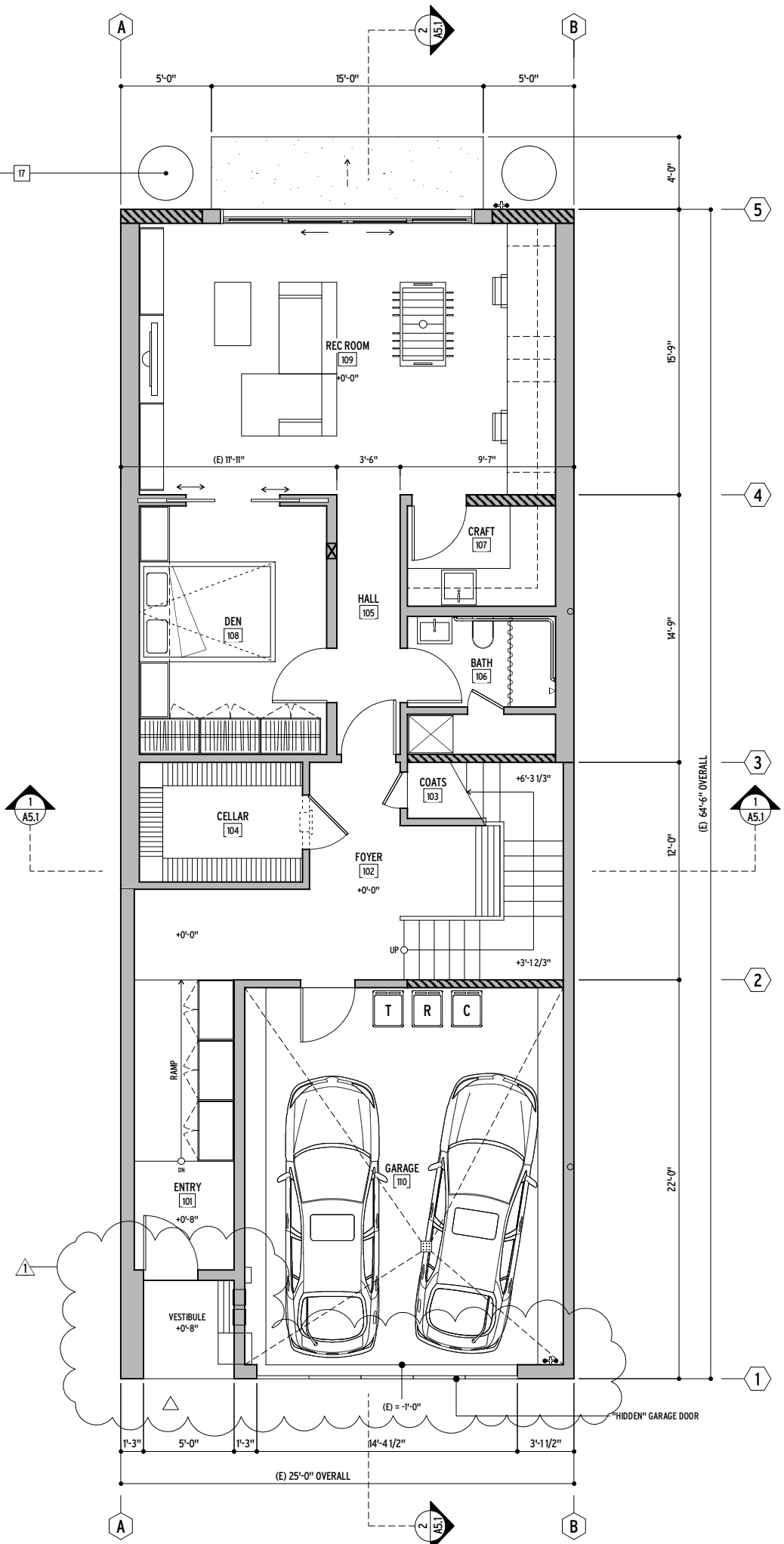
**EXISTING EXTERIOR ELEVATIONS
& LONGITUDINAL SECTION**

DATE	09/13/10
PHASE	PLANNING SUBMITTAL
SCALE	1/4" = 1'-0"

SHEET **A1.2**

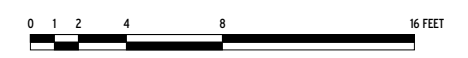


2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

- KEYED NOTES:**
- 1 CHIMNEY
 - 2 BUILT-UP ROOF, TYP.
 - 3 (E) GAS VALVE
 - 4 (E) WATER METER
 - 5 (E) TELEPHONE/POWER POLE
 - 6 STREET TREE
 - 7 PHOTOVOLTAIC ARRAY, TYP.
 - 8 SOLAR HOT WATER HEATING SYSTEM
 - 9 (N) SKYLIGHT
 - 10 (E) SKYLIGHT, TYP.
 - 11 (E) MECH. FLE/E/ PLUMBING VENT, TYP.
 - 12 WOOD SIDING (PTD.), TYP.
 - 13 STUCCO (PTD.), TYP.
 - 14 ALTERNATING TREAD STAIR FOR ROOFTOP MAINTENANCE ACCESS
 - 15 FLUE FROM WATER HEATER
 - 16 VENT THROUGH ROOF
 - 17 INDICATES LOCATION OF RAINWATER STORAGE
 - 18 FIBER CEMENT PANEL SIDING, TYP.
 - 19 COMPOSITE WOOD SIDING, TYP.
 - 20 NEIGHBORING BUILDING
 - 21 WOOD DOOR (PTD.)
 - 22 "HIDDEN" GARAGE DOOR
 - 23 OPEN TO BELOW/BEYOND
 - 24 INDICATES FRONT OF NEIGHBORING BLDG.
 - 25 (E) SIDING TO REMAIN
 - 26 GLASS RAILING, TYP.



315 Linden Street
San Francisco, CA 94102
Tel 415 551 7630
Fax 415 551 7601
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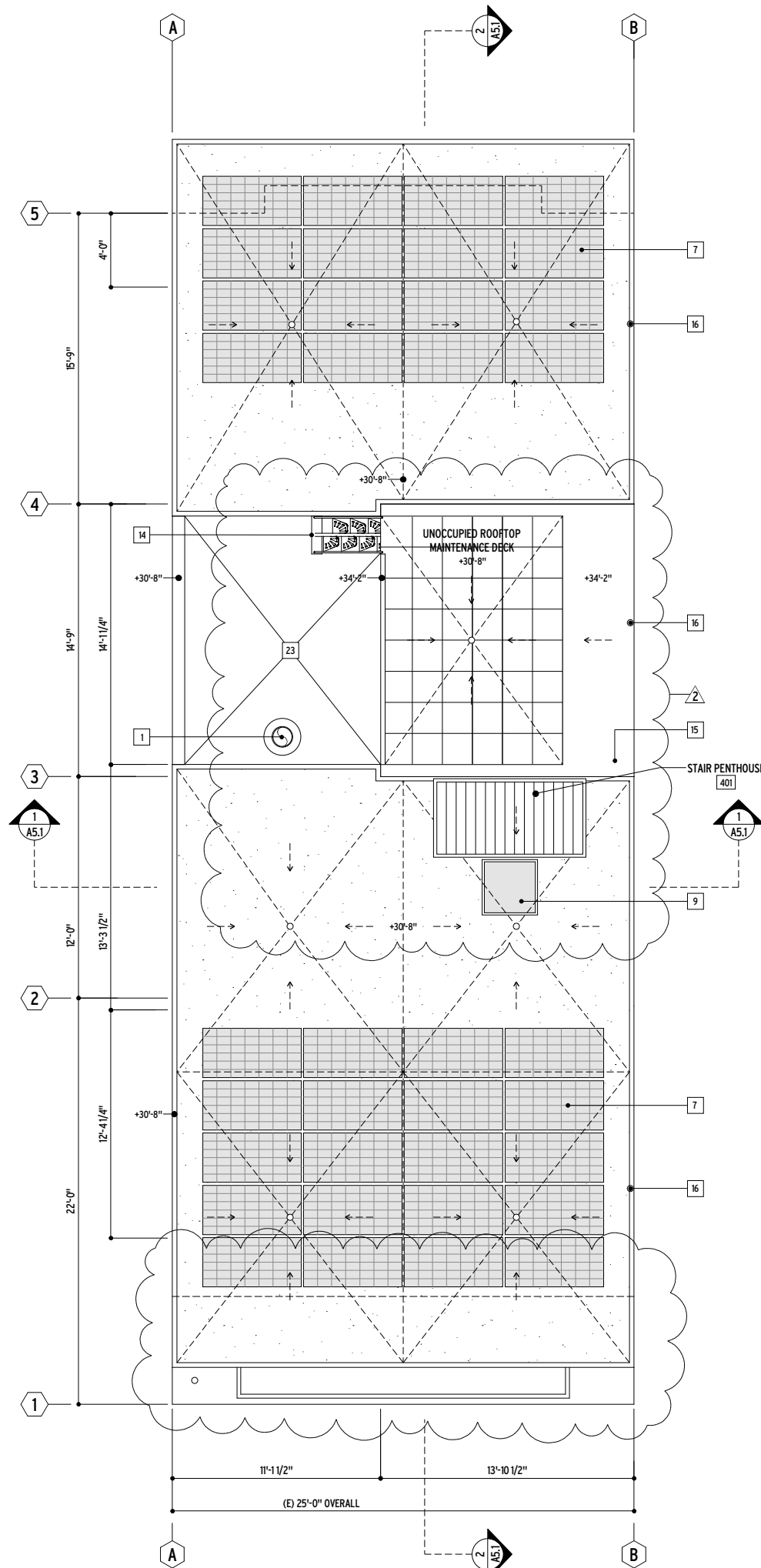
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CRAIG-TEERLINK RESIDENCE
REMODEL AND ADDITION
APPL #2010.09.14.0807
422 DAY STREET
SAN FRANCISCO, CA 94131

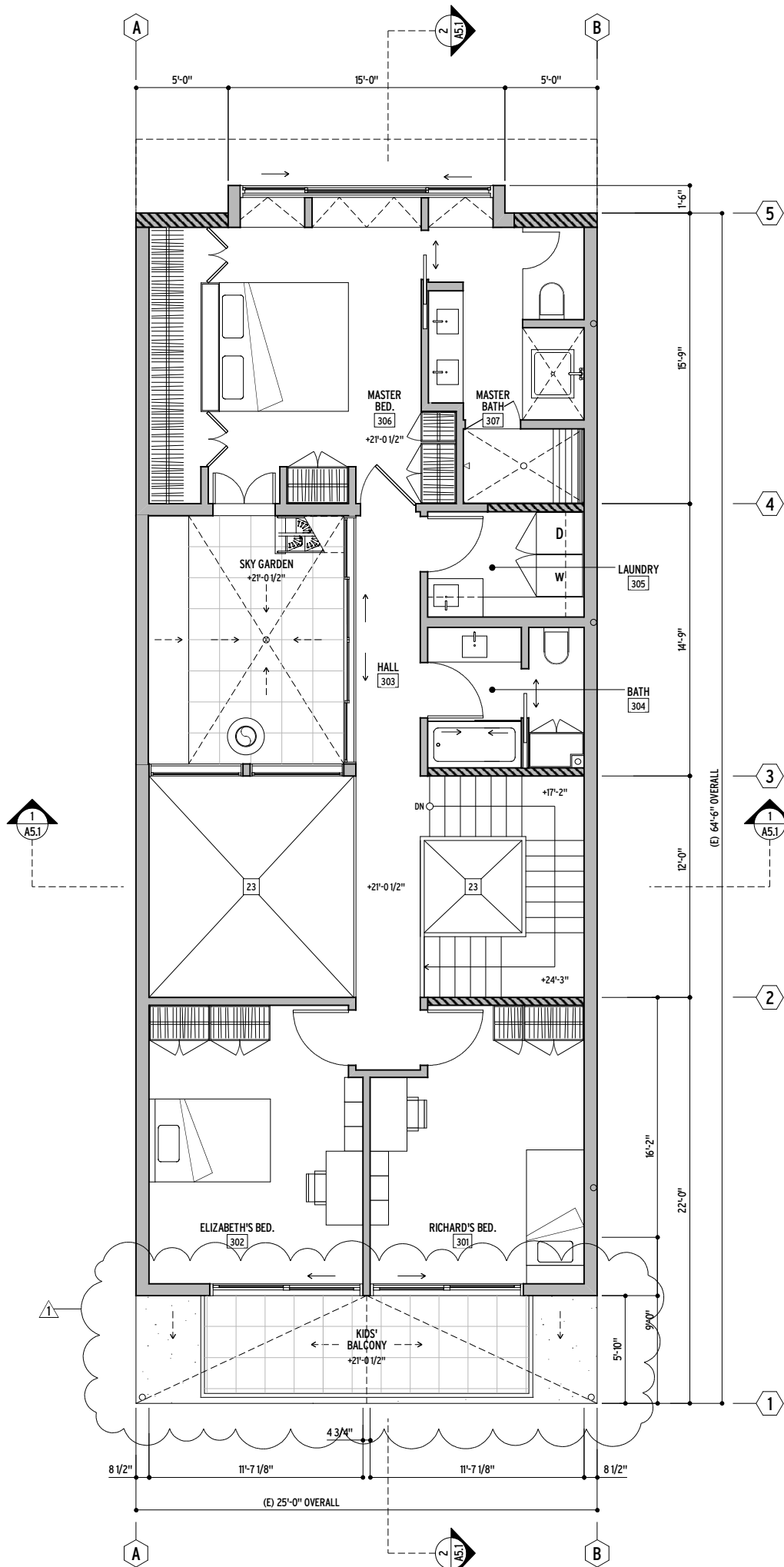
ISSUES / REVISIONS	
▲	PLANNING REQUESTED REVISION
▲	PLANNING REQUESTED REVISION

SHEET TITLE	
FIRST & SECOND FLOOR PLANS	
DATE	09/13/10
PHASE	PLANNING SUBMITTAL
SCALE	1/4" = 1'-0"

A2.1

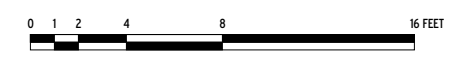


2 ROOF PLAN
1/4" = 1'-0"



1 THIRD FLOOR PLAN
1/4" = 1'-0"

- KEYED NOTES:**
- 1 CHIMNEY
 - 2 BUILT-UP ROOF, TYP.
 - 3 (E) GAS VALVE
 - 4 (E) WATER METER
 - 5 (E) TELEPHONE/POWER POLE
 - 6 STREET TREE
 - 7 PHOTOVOLTAIC ARRAY, TYP.
 - 8 SOLAR HOT WATER HEATING SYSTEM
 - 9 (N) SKYLIGHT
 - 10 (E) SKYLIGHT, TYP.
 - 11 (E) MECH. FLEW/ PLUMBING VENT, TYP.
 - 12 WOOD SIDING (PTD.), TYP.
 - 13 STUCCO (PTD.), TYP.
 - 14 ALTERNATING TREAD STAIR FOR ROOFTOP MAINTENANCE ACCESS
 - 15 FLUE FROM WATER HEATER
 - 16 VENT THROUGH ROOF
 - 17 INDICATES LOCATION OF RAINWATER STORAGE
 - 18 FIBER CEMENT PANEL SIDING, TYP.
 - 19 COMPOSITE WOOD SIDING, TYP.
 - 20 NEIGHBORING BUILDING
 - 21 WOOD DOOR (PTD.)
 - 22 "HIDDEN" GARAGE DOOR
 - 23 OPEN TO BELOW/BEYOND
 - 24 INDICATES FRONT OF NEIGHBORING BLDG.
 - 25 (E) SIDING TO REMAIN
 - 26 GLASS RAILING, TYP.



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Fax 415 551 7601
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APPL #2010.09.14.0807
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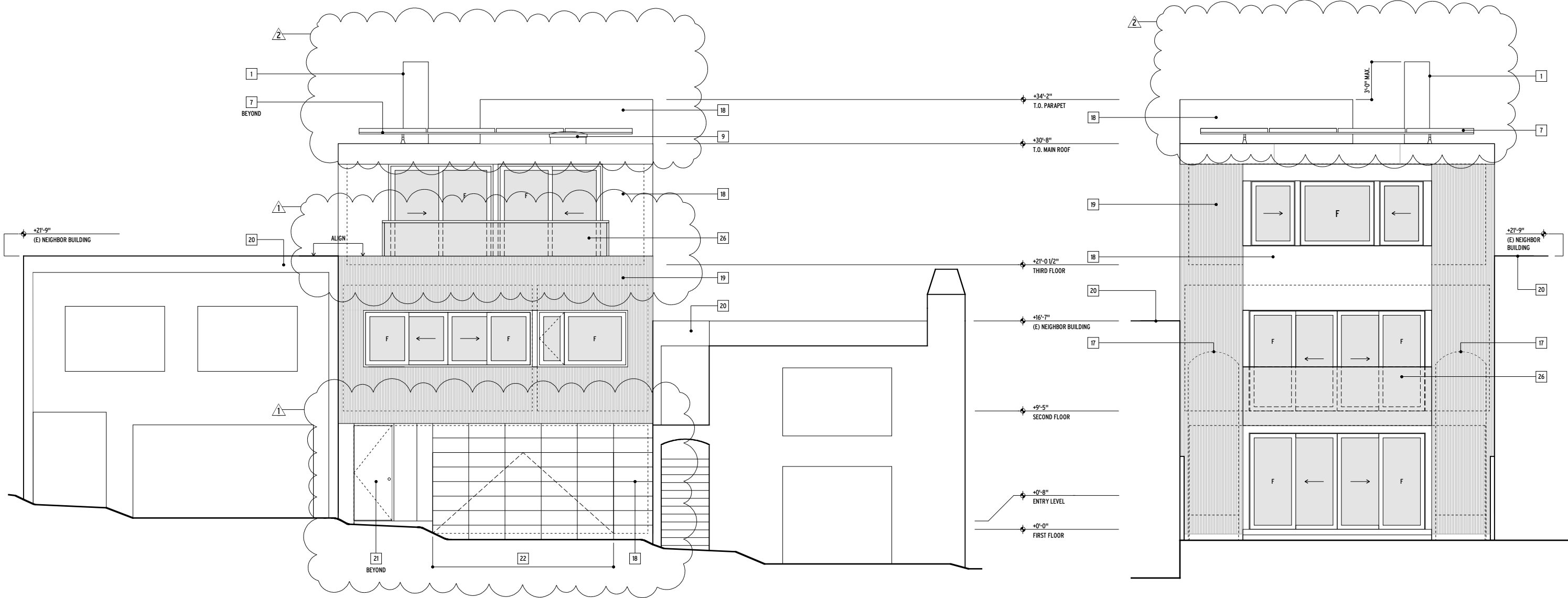
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	09/13/10	PLANNING REQUESTED REVISION
2	02/22/11	PLANNING REQUESTED REVISION

SHEET TITLE
THIRD FLOOR & ROOF PLANS

DATE: 09/13/10
PHASE: PLANNING SUBMITTAL
SCALE: 1/4" = 1'-0"

SHEET
A2.2



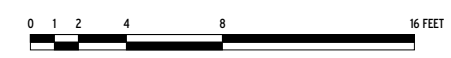
2 FRONT ELEVATION
 1/4" = 1'-0"

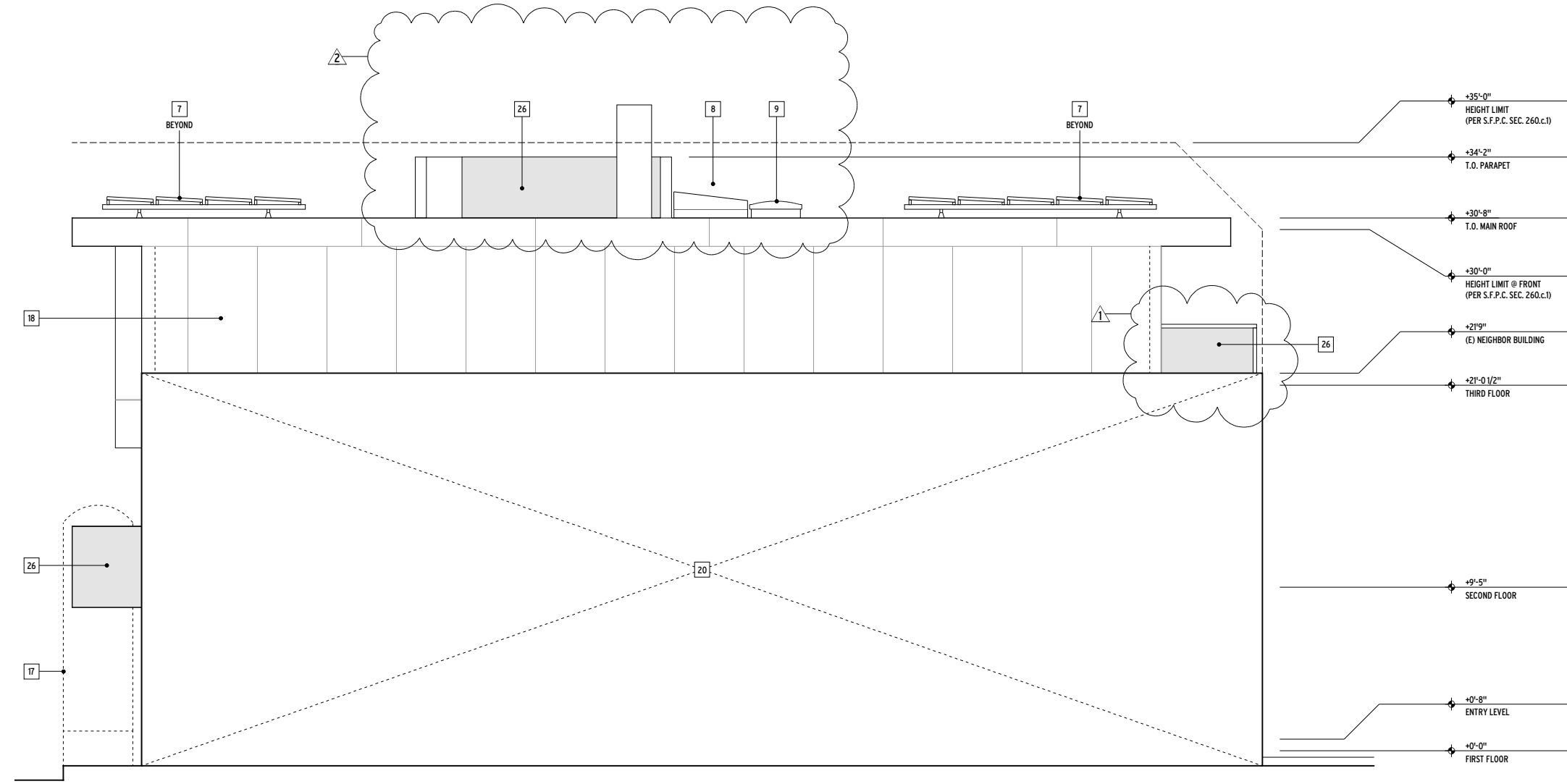
1 REAR ELEVATION
 1/4" = 1'-0"

KEYED NOTES:

- | | |
|--|--|
| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
| 2. BUILT-UP ROOF, TYP. | 22. "HIDDEN" GARAGE DOOR |
| 3. (E) GAS VALVE | 23. OPEN TO BELOW/BEYOND |
| 4. (E) WATER METER | 24. INDICATES FRONT OF NEIGHBORING BLDG. |
| 5. (E) TELEPHONE/POWER POLE | 25. (E) SIDING TO REMAIN |
| 6. STREET TREE | 26. GLASS RAILING, TYP. |
| 7. PHOTOVOLTAIC ARRAY, TYP. | |
| 8. SOLAR HOT WATER HEATING SYSTEM | |
| 9. (N) SKYLIGHT | |
| 10. (E) SKYLIGHT, TYP. | |
| 11. (E) MECH. FLUE/ PLUMBING VENT, TYP. | |
| 12. WOOD SIDING (PTD.), TYP. | |
| 13. STUCCO (PTD.), TYP. | |
| 14. ALTERNATING TREAD STAIR FOR ROOFTOP MAINTENANCE ACCESS | |
| 15. FLUE FROM WATER HEATER | |
| 16. VENT THROUGH ROOF | |
| 17. INDICATES LOCATION OF RAINWATER STORAGE | |
| 18. FIBER CEMENT PANEL SIDING, TYP. | |
| 19. COMPOSITE WOOD SIDING, TYP. | |
| 20. NEIGHBORING BUILDING | |

NOTE:
 ALL EXTERIOR DOORS & WINDOWS TO BE HEAVY DUTY ALUMINUM WITH SUBSTANTIAL PROFILES & INSULATED GLAZING.

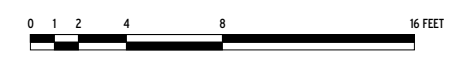




2 WEST ELEVATION
1/4" = 1'-0"

- KEYED NOTES:**
- | | |
|--|--|
| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
| 2. BUILT-UP ROOF, TYP. | 22. "HIDDEN" GARAGE DOOR |
| 3. (E) GAS VALVE | 23. OPEN TO BELOW/BEYOND |
| 4. (E) WATER METER | 24. INDICATES FRONT OF NEIGHBORING BLDG. |
| 5. (E) TELEPHONE/POWER POLE | 25. (E) SIDING TO REMAIN |
| 6. STREET TREE | 26. GLASS RAILING, TYP. |
| 7. PHOTOVOLTAIC ARRAY, TYP. | |
| 8. SOLAR HOT WATER HEATING SYSTEM | |
| 9. (N) SKYLIGHT | |
| 10. (E) SKYLIGHT, TYP. | |
| 11. (E) MECH. FLUE/ PLUMBING VENT, TYP. | |
| 12. WOOD SIDING (PTD.), TYP. | |
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| 14. ALTERNATING TREAD STAIR FOR ROOFTOP MAINTENANCE ACCESS | |
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| 17. INDICATES LOCATION OF RAINWATER STORAGE | |
| 18. FIBER CEMENT PANEL SIDING, TYP. | |
| 19. COMPOSITE WOOD SIDING, TYP. | |
| 20. NEIGHBORING BUILDING | |

- KEYED NOTES:**
- | | |
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| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
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| 11. (E) MECH. FLUE/ PLUMBING VENT, TYP. | |
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| 19. COMPOSITE WOOD SIDING, TYP. | |
| 20. NEIGHBORING BUILDING | |



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315 Linden Street
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Tel 415 551 7630
Fax 415 551 7601
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PROJECT

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APPL. #2010.09.14.0807

422 DAY STREET
SAN FRANCISCO, CA 94131

ISSUES / REVISIONS

1	PLANNING REQUESTED REVISION	11/22/10
2	PLANNING REQUESTED REVISION	02/22/11

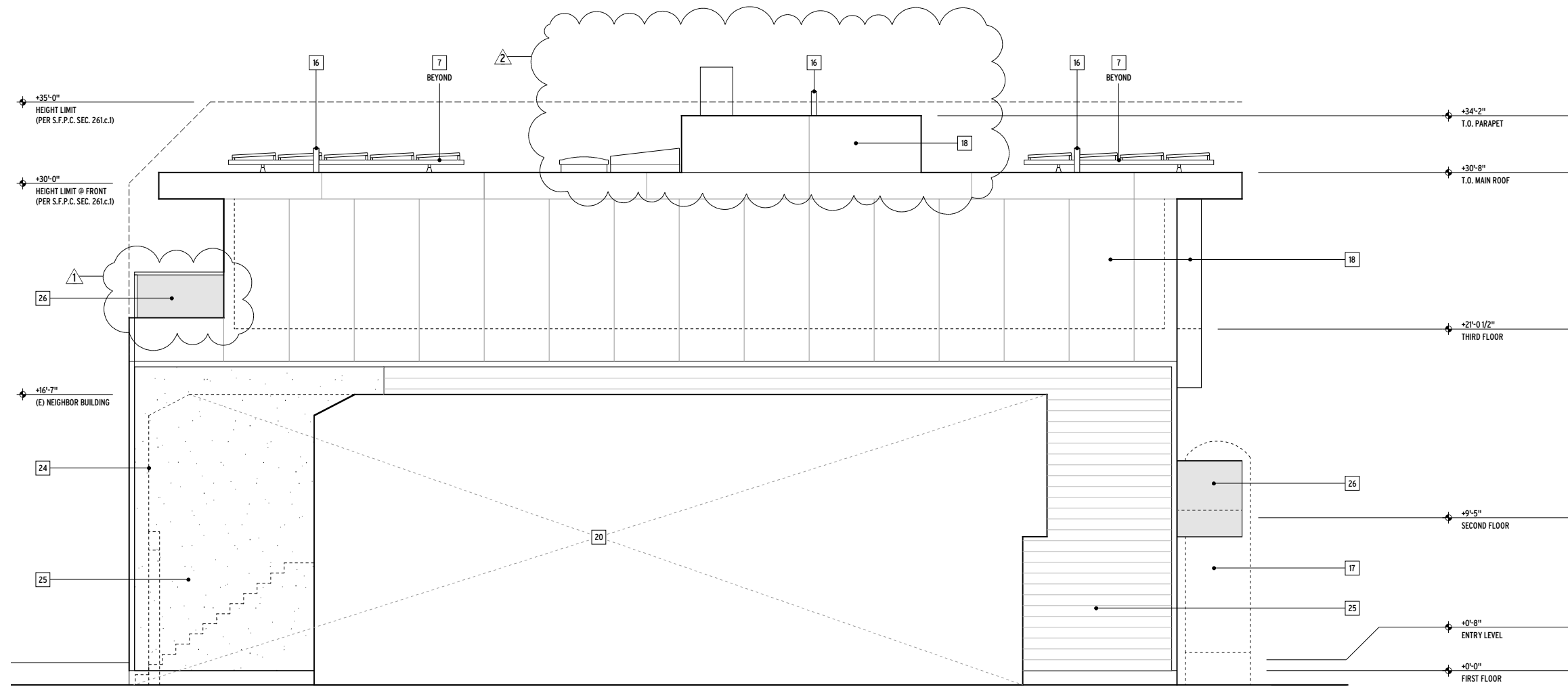
SHEET TITLE

EXTERIOR ELEVATION (WEST)

SHEET

A4.2

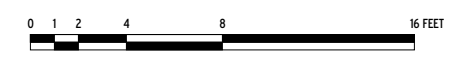
DATE	09/13/10
PHASE	PLANNING SUBMITTAL
SCALE	1/4" = 1'-0"



2 EAST ELEVATION
 1/4" = 1'-0"

- KEYED NOTES:**
- | | |
|--|--|
| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
| 2. BUILT-UP ROOF, TYP. | 22. "HIDDEN" GARAGE DOOR |
| 3. (E) GAS VALVE | 23. OPEN TO BELOW/BEYOND |
| 4. (E) WATER METER | 24. INDICATES FRONT OF NEIGHBORING BLDG. |
| 5. (E) TELEPHONE/POWER POLE | 25. (E) SIDING TO REMAIN |
| 6. STREET TREE | 26. GLASS RAILING, TYP. |
| 7. PHOTOVOLTAIC ARRAY, TYP. | |
| 8. SOLAR HOT WATER HEATING SYSTEM | |
| 9. (N) SKYLIGHT | |
| 10. (E) SKYLIGHT, TYP. | |
| 11. (E) MECH. FLUE/ PLUMBING VENT, TYP. | |
| 12. WOOD SIDING (PTD.), TYP. | |
| 13. STUCCO (PTD.), TYP. | |
| 14. ALTERNATING TREAD STAIR FOR ROOFTOP MAINTENANCE ACCESS | |
| 15. FLUE FROM WATER HEATER | |
| 16. VENT THROUGH ROOF | |
| 17. INDICATES LOCATION OF RAINWATER STORAGE | |
| 18. FIBER CEMENT PANEL SIDING, TYP. | |
| 19. COMPOSITE WOOD SIDING, TYP. | |
| 20. NEIGHBORING BUILDING | |

- KEYED NOTES:**
- | | |
|--|--|
| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
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| 10. (E) SKYLIGHT, TYP. | |
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| 19. COMPOSITE WOOD SIDING, TYP. | |
| 20. NEIGHBORING BUILDING | |



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315 Linden Street
 San Francisco, CA 94102
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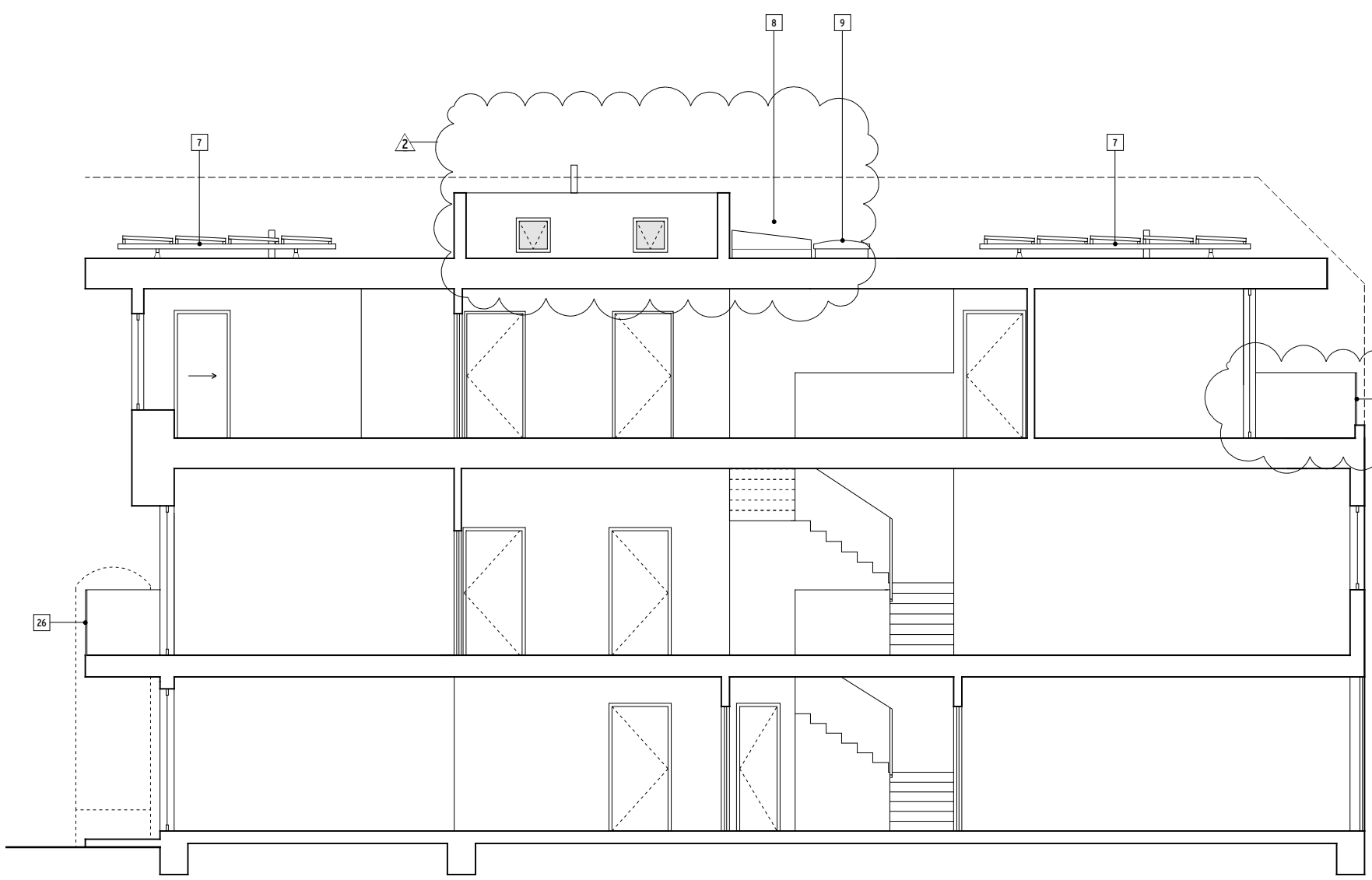
ISSUES / REVISIONS

DATE	REVISION
11/22/10	PLANNING REQUESTED REVISION
02/22/11	PLANNING REQUESTED REVISION

SHEET TITLE
EXTERIOR ELEVATION (EAST)

DATE	PHASE	SCALE
09/13/10	PLANNING SUBMITTAL	1/4" = 1'-0"

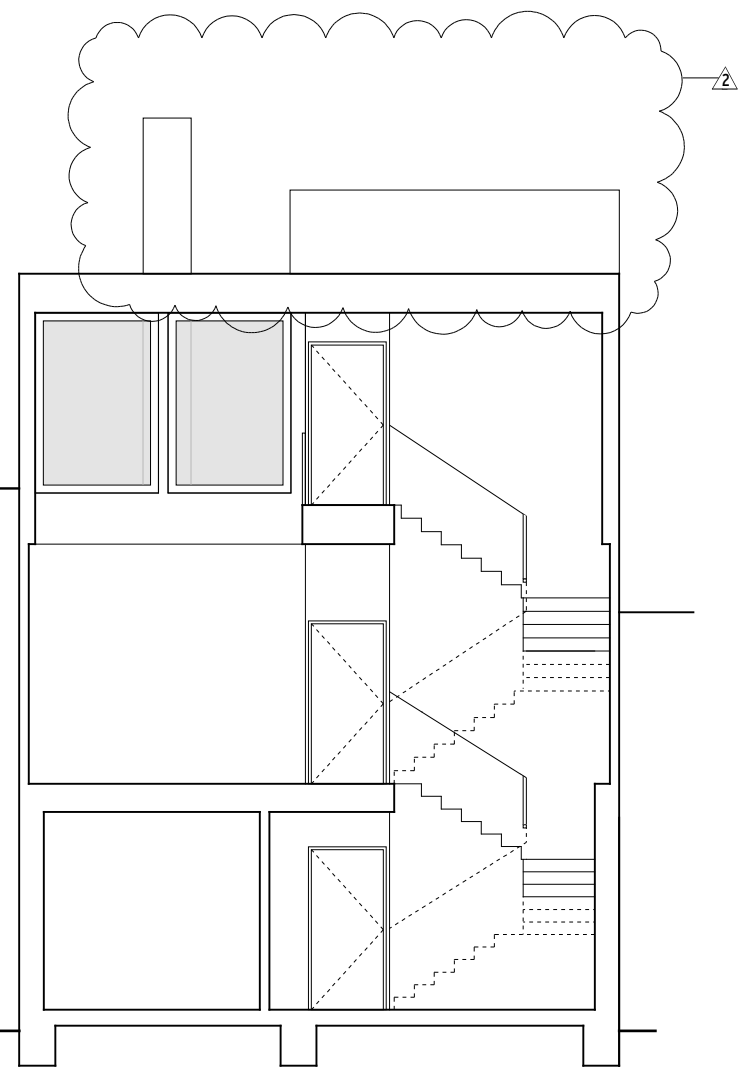
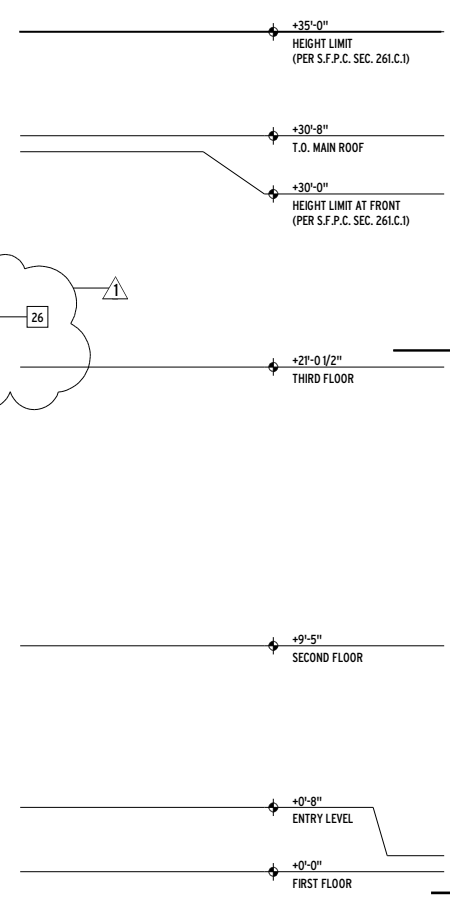
SHEET
A4.3



2 LONGITUDINAL SECTION LOOKING EAST
 - 1/4" = 1'-0"

KEYED NOTES:

- | | |
|--|--|
| 1. CHIMNEY | 21. WOOD DOOR (PTD.) |
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1 TRANSVERSE SECTION @ STAIRWELL
 - 1/4" = 1'-0"

