



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 4, 2010

Date: October 28, 2010
Case No.: **2010.0802D**
Project Address: **2774-2776 Filbert Street**
Application No.: 2009.09.09.6467
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0942/014A
Project Sponsor: Fabien Lannoye
NOVA Design
297c Kansas Street
San Francisco, CA 94103
Staff Contact: Glenn Cabreros – (415) 588-6169
glenn.cabreros@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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 project is a one-story vertical addition which proposes construction of a new fourth floor to the existing three-story, two-unit building. The fourth floor is proposed to have various setbacks from the existing main building walls including an approximately 16-foot front setback and a 9-foot rear setback.

SITE DESCRIPTION AND PRESENT USE

The existing circa 1922 three-story, two-unit building is located on a lot measuring 25 feet wide and 72 feet deep with an area of 1,800 square feet. The building is set back 2 feet from the front property line. The existing rear yard is 10 feet deep. The subject building is located in the Cow Hollow neighborhood.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent building (owned by the DR Requestor) directly to the west is a four-story, two-unit building. The adjacent building to the east is a three-story, two-unit building. The block-face is predominantly comprised of three-story buildings and some four-story buildings. The opposite block-face is a mix of three- and four-story buildings with a single one-story building directly across the street from the project site. The immediate neighborhood context is characterized by a mix of single-family and two-unit buildings of various architectural styles.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 3, 2010 – Sept. 2, 2010	September 1, 2010	Nov. 4, 2010	65 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 25, 2010	October 25, 2010	10 days
Mailed Notice	10 days	October 25, 2010	October 25, 2010	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	--	1 (DR Requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

DR REQUESTOR

Patricia Houden, owner of 2780-2782 Filbert Street, directly adjacent and west of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated September 1, 2010.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*.

ENVIRONMENTAL REVIEW

On May 27, 2010, per Case No. 2010.0269E, the Department determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team has reviewed the request for Discretionary Review and has found that the project does not create exceptional or extraordinary adverse impacts to light, air or privacy as claimed by

the DR Requestor. Since the project is within the Cow Hollow neighborhood, the project was reviewed against the *Cow Hollow Neighborhood Design Guidelines* rather than the *Residential Design Guidelines*.

Page 31 of the *Cow Hollow Neighborhood Design Guidelines* (CHNDGs) states that “good neighbor” gestures should be incorporated into a project’s design to minimize impacts to light, air and privacy to the adjacent properties. Some good neighbor gestures identified in the CHNDGs include providing a matching side setback, matching lightwells and lowering rooflines by using a sloped roof form and/or eliminating the need for parapets. Specific to the Requestor’s concerns regarding the rear windows located at her building’s fourth floor, the project provides a 3-foot 6-inch side setback from the side property line at the northwest corner of the proposed fourth floor. In addition to providing a side setback to mitigate potential light impacts, no windows are proposed along the side wall within the area of the side setback, thus protecting privacy to the Requestor’s existing windows. The 3-foot 6-inch side setback increases to 5-feet at the roof deck proposed beyond the rear wall of the fourth floor. This increased side setback further mitigates privacy and visibility of the Requestor’s windows from the project’s fourth floor roof deck. (Note: a photo provided as part of the DR application shows John Schrader, architect for the project, to be standing at the curb along the property line wall of the subject property; however the proposed deck would not occur in this location as the deck is proposed to be set back 5 feet from the property line wall.) The project proposes a fire-rated roof which eliminates the need for parapets, and potential impacts associated with the overall height of the addition are minimized.

Furthermore, impacts to light are found to not be exceptional or extraordinary due to the solar orientation of the Requestor’s windows and existing fourth floor. The rear wall of the project and the Requestor’s fourth floor windows face north. As demonstrated in the Requestor’s photos of the story poles installed for the project, the project would shade the Requestor’s roof for a limited time during the early morning hours. For most of the daytime hours – from the afternoon to early evening hours – the Requestor’s roof would not be shaded by the project, as the project is located east of the Requestor’s building. Additionally, as the Requestor’s windows face north, most of the shadow impacts are from Requestor’s own building.

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

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

- Parcel Map
- Sanborn Map
- Aerial Photographs
- Zoning Map
- Environmental Review Application, Cat Ex stamped May 27, 2010
- Section 311 Notice

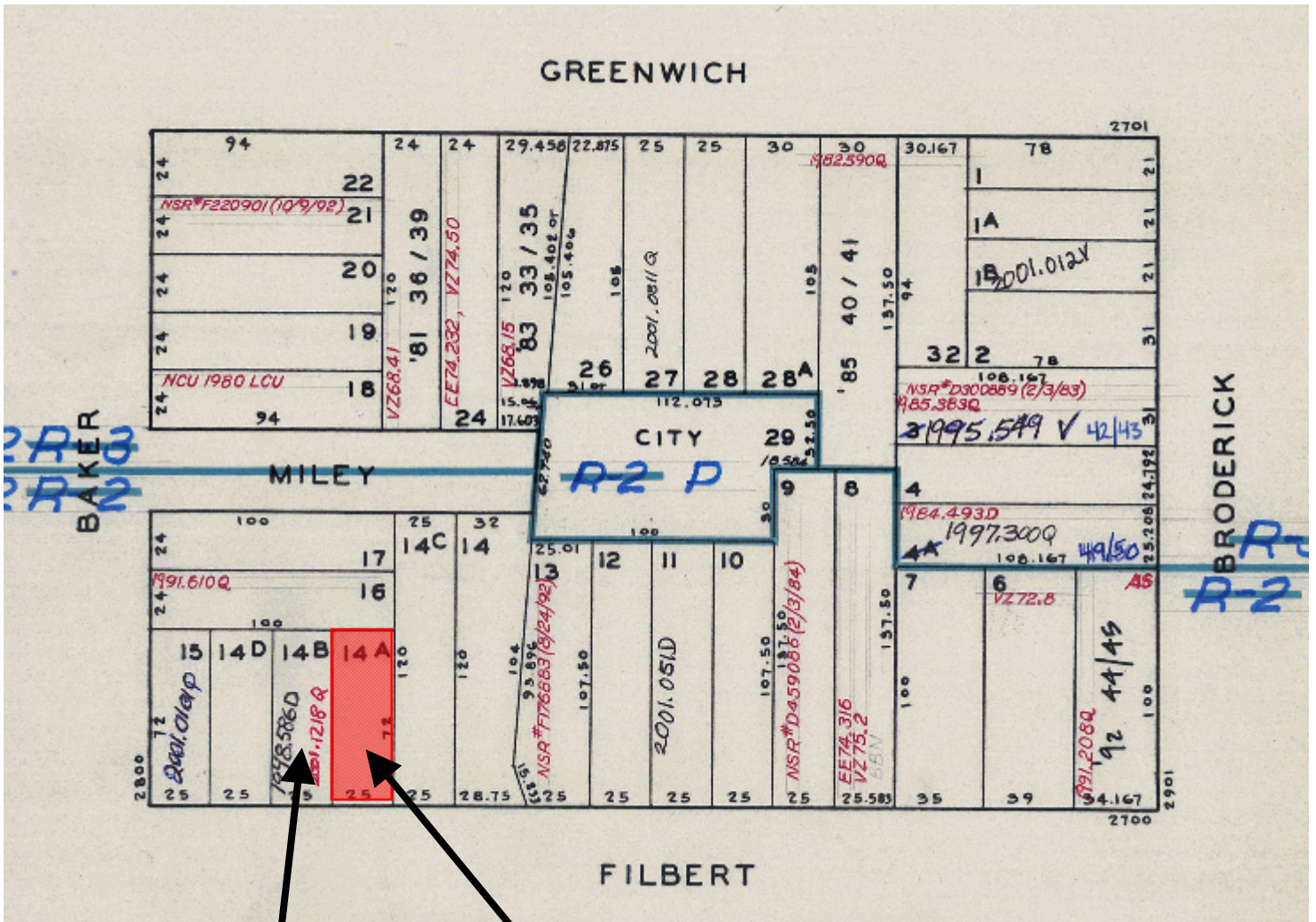
Discretionary Review – Abbreviated Analysis
October 28, 2010

CASE NO. 2010.0802D
2774-2776 Filbert Street

DR Application
Response to DR Application
Reduced Plans

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Parcel Map



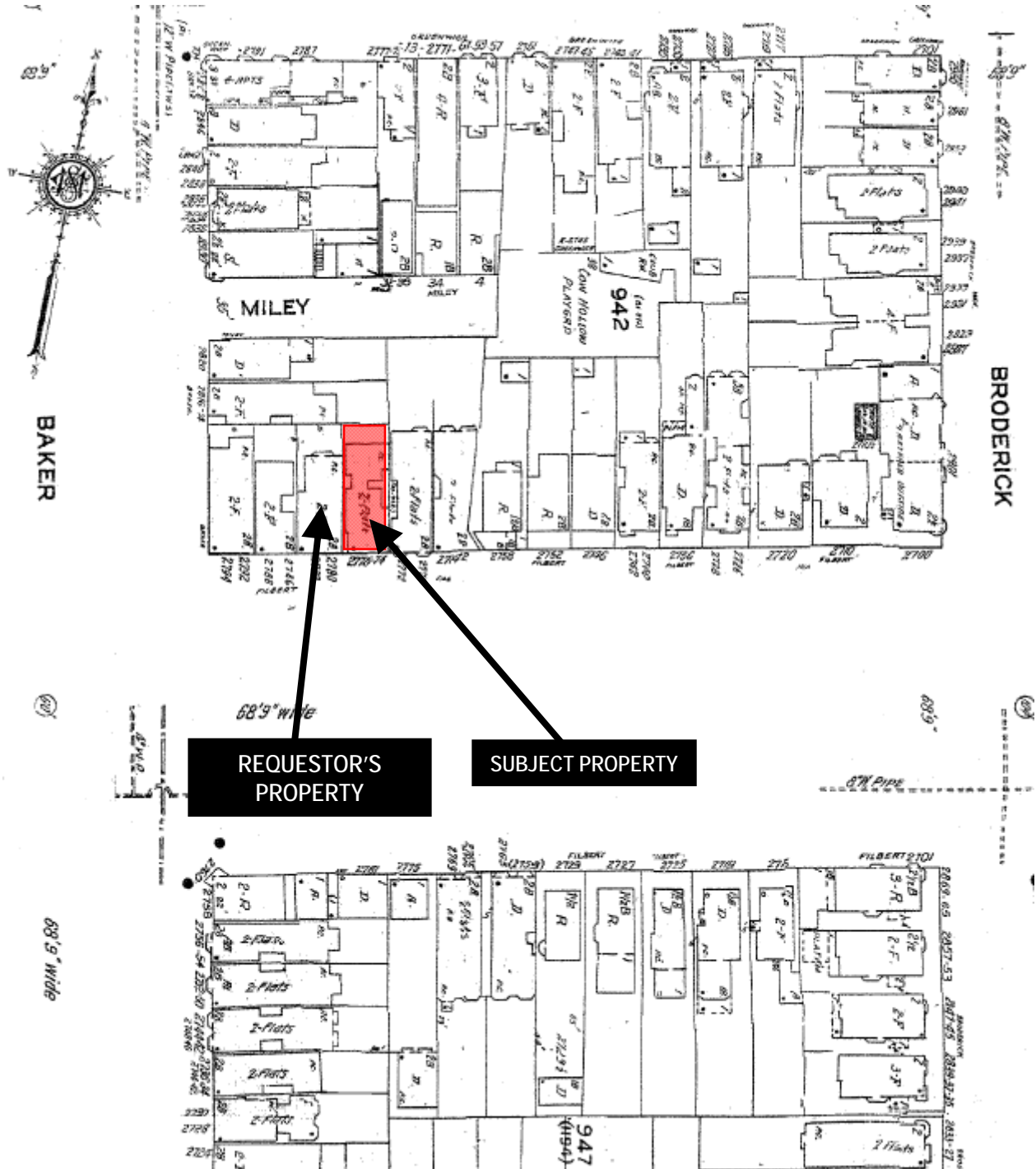
**REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2008.0802D
2774-2776 Filbert 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 2008.0802D
 2774-2776 Filbert Street

Aerial Photo 1



REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Aerial Photo 2



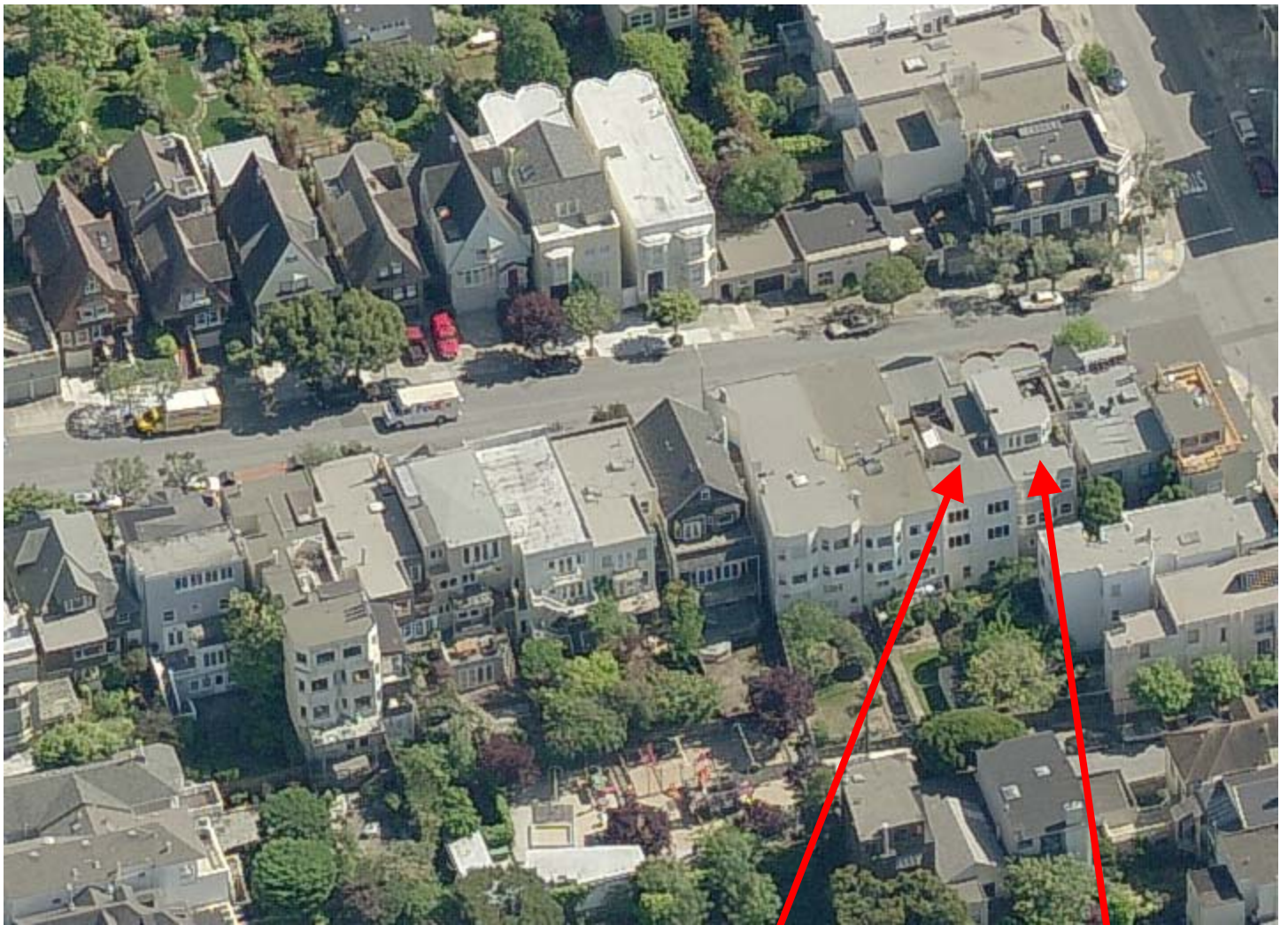
REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2008.0802D
2774-2776 Filbert Street

Aerial Photo 3



SUBJECT PROPERTY

REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2008.0802D
2774-2776 Filbert Street

Aerial Photo 4



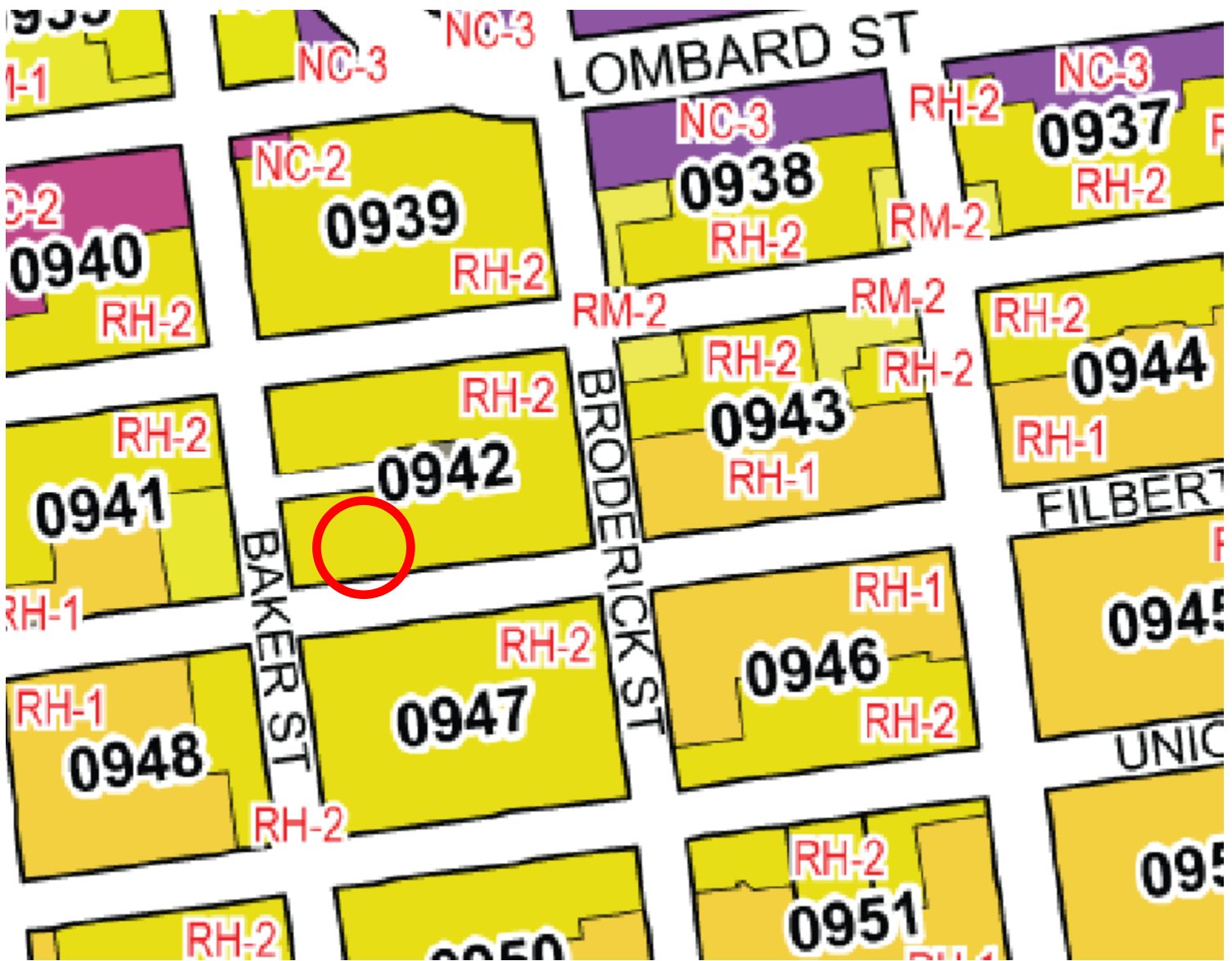
SUBJECT PROPERTY

REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2008.0802D
2774-2776 Filbert Street

Zoning Map



Discretionary Review Hearing
Case Number 2008.0802D
2774-2776 Filbert Street



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: **2774-2776 Filbert Street**
Block/Lot: 0942/014A
Case No.: **2010.0269E**
Date of Review: May 26, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration Addition

PROJECT DESCRIPTION

The proposed project includes vertical addition of a fourth story, alteration of the front façade, and interior remodel to enlarge the two existing units. The existing floor area of the subject building is approximately 2,459 square feet; the project proposes to increase floor area of the subject building by approximately 1,059 square feet to a total of approximately 3,518 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building, which was constructed in 1922. The subject building is a three-story multi-family dwelling that lacks a discernible architectural style. The Project Sponsor classifies the building as a "Contractor Special". The street façade is clad in stucco and consists of a centrally located recessed garage entrance at the ground floor, a picture window with balconette at the second floor, a picture window at the third floor, and a plain parapet at the roofline. The entrance is setback at the west side elevation. Decoration consists of rectangular panels located below the picture windows and a cast plaster ornament located above the entrance. There is physical evidence of past alterations to the street façade. The subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1922 and is over 45 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on Filbert Street between Baker and Broderick Streets in the Cow Hollow neighborhood. The site is in a RH-2 (Residential, Two-Family) zoning district and is in a 40-X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow contains a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences and multi-family structures on corner lots and at lower elevations. The residences are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are

several buildings in the immediate vicinity of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this area began to develop as one of the most prestigious enclaves in San Francisco due to the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, and the dramatic bay views. By 1900 the area was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for substantial apartment blocks and even more extravagant homes. The Stock Market Crash of 1929 halted almost all development in the neighborhood, which picked up again only after World War II. The immediate block surrounding the subject property appears to contain properties that were constructed throughout the area's periods of development, resulting in a diverse streetscape in terms of represented property types, styles, and periods.

1. California Register Criteria of Significance: A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event:** or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor and professional analysis by Planning Department staff.

Events: There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with any significant events or patterns of development that occurred during the period of construction. The development period of the Cow Hollow neighborhood spans approximately 100 years and is represented by a large variety of architectural styles. As a whole this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this larger period may be considered significant events. The development of the subject property falls within the early 20th-century period of building within the neighborhood, which is represented by Period Revival-style and Edwardian-style architecture. The subject building does not

appear to be individually significant as an example of this period of development or as a contributor to a collection of buildings from this period as it is not a representative architectural example of the Revival-style or part of a distinct grouping of buildings from the period. It is therefore determined not to be eligible under this criterion.

Persons: According to information provided by the Project Sponsor, the original and subsequent owners of the subject building are unknown. There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to indicate that any significant persons are associated with the subject building. It is therefore determined not to be eligible under this criterion.

Architecture: According to information provided by the Project Sponsor, the subject building does not represent an architectural style or influence and the architect/builder is unknown. The original DBI permit was not found. Based upon construction date, cladding materials, and parapet shape, the subject building appears to have been originally constructed as in a style that may have been classified as "Mediterranean Revival". The street façade of the subject building appears to have been altered substantially from its original appearance, based upon the presence of construction scars, modern picture windows, and general lack of ornament on the street façade. There is no information provided by the Project Sponsor or located in the San Francisco Planning Department's background files to indicate that the subject building possesses (or possessed at any point in its history) any strong characteristics or unique features associated with significant architectural styles or building types of the period. It is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to relate to any potential historic district or important context. There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this criterion in relation to any potential historic district or important context.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

Notes: As the subject building does not appear to be eligible for the California Register, a thorough integrity analysis was not conducted. Nonetheless, it may be noted that the street façade of the subject building appears to have been altered substantially from its original appearance, based upon the presence of construction scars, modern picture windows, and general lack of ornament on the street façade.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

- No Resource Present (*Go to 6. below*) Historical Resource Present (*Continue to 4.*)
-

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)
-

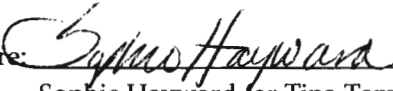
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- Yes No Unable to determine

Notes: The proposed project will not have an adverse effect on any off-site historical resources, including individual historic resources and potential historic districts. As noted previously, the area contains a number of buildings that were listed in the *Here Today* survey and the 1976 Architectural Survey, and there is considerable architectural harmony among some buildings in the area. However, the area's long period of development from approximately 1870 to 1930 does not constitute a single, unified thematic context upon which to base a potential historic district. Within the longer period of development, specific phases of construction may be documented in association with groupings of thematically related buildings that may be found within the area. However, the block containing the subject property exhibits a mixture of properties that were constructed throughout the area's long period of development, and does not indicate any cohesive groupings of thematic properties that would also contain the subject property. None of the buildings adjacent to, directly across the street from, or directly behind the subject property are identified historic resources. Therefore, the proposed addition and modification to the subject property would have no adverse impact to any adjacent or off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward for Tina Tam, *Preservation Coordinator*

Date: 05-26-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glen Cabrerros, Neighborhood Planner, Northwest Quadrant



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On September 9, 2009, the Applicant named below filed Building Permit Application No. 2009.09.09.6467 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Fablen Lannoye, NOVA Design	Project Address:	2774-2776 Filbert Street
Address:	297c Kansas Street	Cross Streets:	Baker / Broderick
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	0942/014A
Telephone:	(415) 626-8868	Zoning Districts:	RH-2 /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
BUILDING USE	Two-unit building	Two-unit building
FRONT SETBACK	2 feet	No Change
SIDE SETBACKS	None	No Change
BUILDING DEPTH	60 feet	No Change
REAR YARD	10 feet	No Change
HEIGHT OF BUILDING	30 feet	38 feet
NUMBER OF STORIES	3	4
NUMBER OF DWELLING UNITS	2	No Change
NUMBER OF OFF-STREET PARKING SPACES	2	No Change

PROJECT DESCRIPTION

The proposal is to construct a vertical addition (new fourth floor) to the existing three-story, two-unit building. The project would result in a four-story, two-unit building. Various interior and facade (front and rear) alterations are also proposed. See attached plans.

PLANNER'S NAME: **Glenn Cabreros**
 PHONE NUMBER: (415) 558-6169
 EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE: 8-3-10
 EXPIRATION DATE: 9-2-10

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name Patricia Houden Telephone No. (415) 286-0876

D.R. Applicant's Address 2780 Filbert St.
Number & Street (Apt. #)
San Francisco CA 94123
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact) (415) 286-0876
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
_____ City Zip Code

Address of the property that you are requesting the Commission consider under the Discretionary Review: Project Address: 2774-2776 Filbert St., SF, 94123

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: CONTACT: Fabien Lamoye, NOVA Design, 297c Kansas Street SF 94103

Building Permit Application Number of the project for which you are requesting D.R.: 2009.09.09.6467

Where is your property located in relation to the permit applicant's property?
my property is adjacent to project address - to the west.

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

- 1. Have you discussed this project with the permit applicant? YES NO
- 2. Did you discuss the project with the Planning Department permit review planner? YES NO
- 3. Did you participate in outside mediation on this case? Community Board Other NO
COMMUNITY BOARD CONTACTED

RECEIVED

SEP 01 2010

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

10.0802D

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

I met with project architects to review my light and privacy concerns. I made a request in writing to move the proposed Addition's top floor North west corner wall back 3 feet from proposed location along with deck, to bring this wall and deck area away from my property line further. The request was denied.

B. DISCRETIONARY REVIEW REQUEST

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

The proposed addition has an impact on my light and privacy. It will shade my upper story windows during much of the summer in morning hours. The proposed deck is extremely close to my living areas.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The proposed project causes loss of direct light in my living areas. The proposed deck offers clear sight, directly into my living area windows. This proposal is an oversized property expansion not in keeping with common neighborhood practice.

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 B1)?

Please see attached.

I am requesting that a small portion of the 4th floor North-western wall and deck be moved back from the current location on plans, to bring them further away from my property. The loss of space would be approximately equivalent to a closet.

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

OPTIONAL:

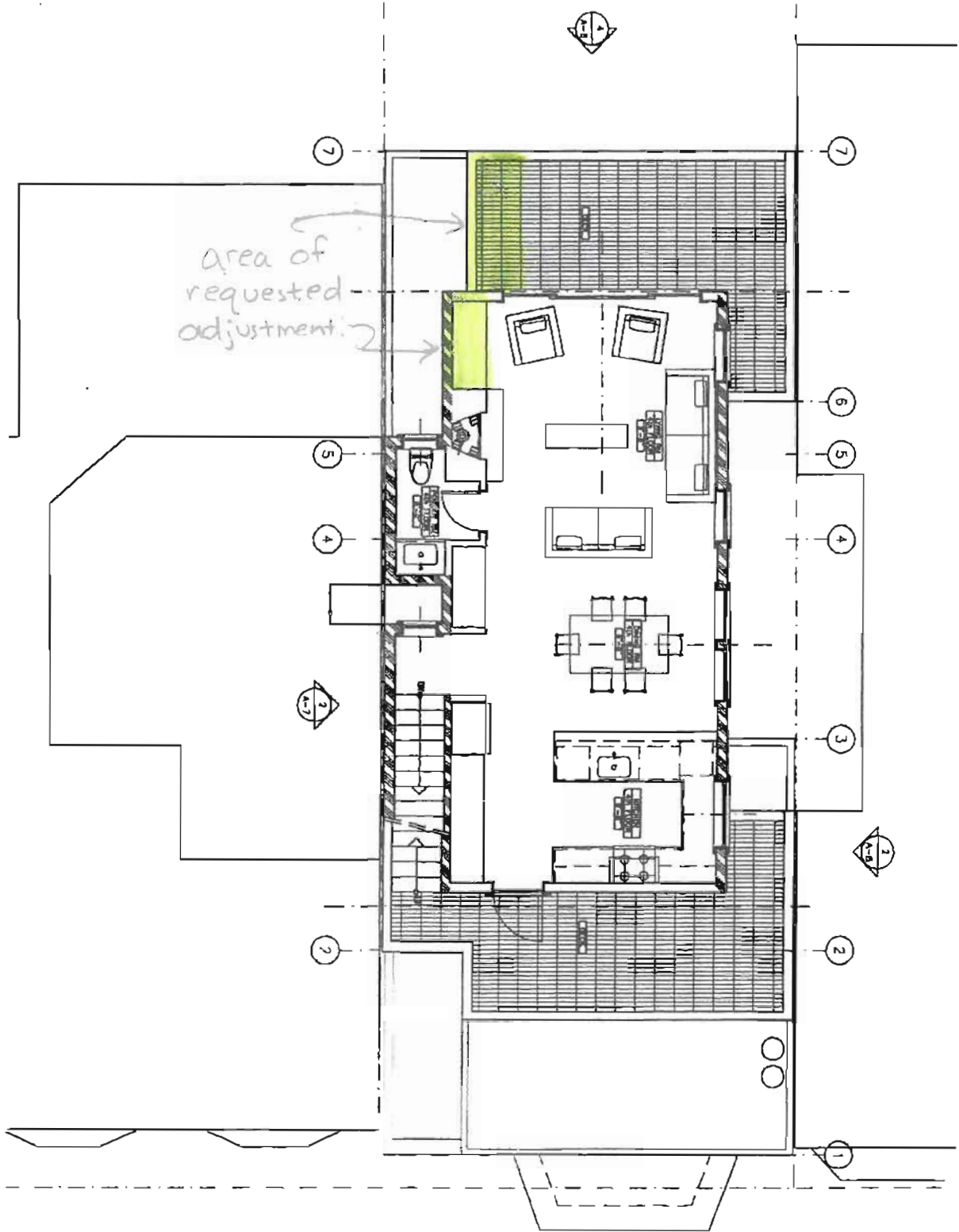
- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify). *PLAN with area of concern highlighted.*

File this objection in person at the Planning Information Center. If you have questions about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed Patricia Houden
Applicant

8/27/10
Date



1 PROPOSED 4th FLOOR PLAN

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

10.0802D

RE: Proposed addition at 2774-76 Filbert.

Summary of light and privacy issues impacting western adjacent neighbor at 2780-82 Filbert St.

August 26, 2010. Submitted by Patricia Houden, owner of 2780-82 Filbert Street.



Light obstruction

Photo taken on May 8, 2010 at 9:30 am, looking northeast.

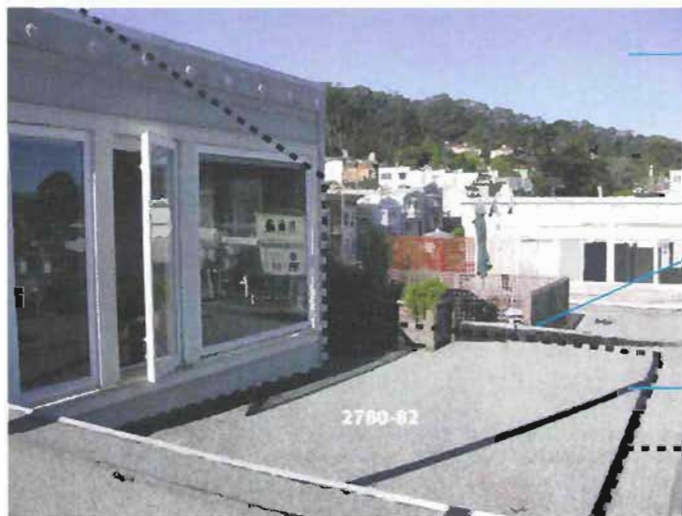
The skylight on 2780-82 Filbert provides direct light into the room below. At 9:30 am half the skylight is obscured by the shadow of the story poles outlining proposed neighboring addition. Earlier in the day, the skylight would be fully obscured by shadow.

Story poles on 2774-76 Filbert indicating proposed addition

Shadow of story poles

Area of shadow cast on neighbor's property

Neighbor's skylight



Light obstruction

Photo taken on June 11, 2010 at 8:45 am, looking west. The sun rises north of the 4th floor windows and shines directly on the windows at 2780-82 Filbert (neighbor's property). The story poles shadow indicates that these north-facing windows will be cast in shadow by the proposed addition.

Western edge of 2780-82 building

Shadow of story poles on 2774-76 Filbert

Area of shadow cast on neighbor's property. Almost the entire width of the neighboring building would be cast in shadow.



Privacy infringement

Photo taken on May 8, 2010 at 11:00 am

John Schrader (architect for proposed project) stands at the edge of the proposed deck location on 2774-76 Filbert. Patricia Houden (owner of neighboring property) is sitting on the couch in her living room taking the photo. John is standing close enough to easily look directly into the neighbor's living room and hold a conversation through an open window.

10.08020

RESPONSES TO DISCRETIONARY REVIEW

Case No: 10.0802D
Building Permit No: 2009.09.09.6467
Address: 2774-76 FILBERT Street

Project Sponsor's responses:

- 1- Responses to Discretionary Review
- 2- Email + Letter from neighbors received prior to redesign of the project
- 3- Letter dated 5/1/10 sent to neighbors following first presentation of revised project
- 4- Letter dated 5/8/10 sent to neighbors following first presentation of revised project
- 5- Letter dated 5/11/10 sent to Patricia Houden
- 6- Shadow study done to show minimal impact on Adjacent Properties
- 7- Photos taken inside Ms. Patricia Houden's property.
- 8- DR Applicant's requested additional reductions

RESPONSES TO DISCRETIONARY REVIEW

Case No: 10.0802D
Building Permit No: 2009.09.09.6467
Address: 2774-76 FILBERT Street

Project Sponsors: Michelle Sangiacomo and Steve Sangiacomo, owners and occupants.
Telephone No: 415-626-8868 (for Planning Department to contact)

1. *Given the concerns of the DR requester and other concerned parties, why would 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).* The proposed project meets all minimum Standards and Planning Code. The proposed project has already been revised to minimize impact on DR requester. There have been several group and individual meetings with the DR requester and site visits to the interior of the areas of her home affected by the project. The additional changes requested by DR requester will not resolve her privacy concerns. Those privacy concerns are very subjective and are not a part of the planning code or design guidelines. The requested changes will not substantially reduce the minimal shadows projected on DR requester's property during early morning hour in summer days, shadows projected on an unoccupied roof. There is almost no impact from the proposed project as a result of redesigning the project to accommodate the DR requester previous requests.
2. *What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.* The proposed project already went through several revisions following numerous meetings with concerned neighbors. These changes were incorporated into the current design before submitting the plans to the Planning Dept. All neighbors but the DR requester seem to have been appreciative of the various improvements done to the project: elevator was removed, the width of the top floor was reduced and the light well was kept open to create a view corridor in order to minimize the impact to the neighbor across the Street and allow more light into the light-well on the East side. The street elevation was embellished and detailed in a more traditional way to help restore the façade. Side setbacks were created to reduce impacts on direct adjacent neighbors. At DR requester's input, the parapet wall at the front of the building was set back 3.5' from her property line, the rear of the addition stepped back 3.5' and the deck parapet was stepped back 5' from her property line. Please see the attached letters dated May 1 and May 8, 2010 detailing the notes from the meeting and the concessions that were made.

3. *If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.*

The project owners are willing to add planters to create a buffer along West side of rear deck to improve privacy towards DR requester. This was proposed to DR requester who was not interested in having plants blocking her view even though it would create more privacy. The request to move the parapet wall for the rear deck anymore would result in a 42" high wall directly in the middle of one's view of the bay and make the deck virtually unusable in terms of space. The request to make the windows at the rear of the addition and the powder room un-operable would compromise the ability to have fresh air in the powder room and also make the living area uncomfortable. We do not think the privacy or light will be enhanced by the DR requester's changes and the project owners will have a greatly reduced use and enjoyment of their property. Living in a high density environment does not guarantee Privacy: it is up to the inhabitants to have a respectful behavior towards each other. The best Privacy guarantee is that Roof Decks see very little use due to the Fog and the lack of warm sunny days in the City.

Fabien Lannoye

From: <ggwood@aol.com>
To: <fabien@novadesignsbuils.com>
Cc: <Glenn.Cabreros@sfgov.org>; <divecchio1@aol.com>; <ltolin@tmgpartners.com>; <krist@redcap.com>; <bfbone1@aol.com>; <ggwood@aol.com>; <mchristensen@pacbell.net>; <dt2765@sbcglobal.net>; <jeffgoplay@att.net>; <patriciavaughey@att.net>; <nancyleavens01@comcast.net>; <lockholmes@yahoo.com>; <phouden@mac.com>; <tina@bartlettre.com>; <william.w.jr@higginsfamily.org>
Sent: Wednesday, March 03, 2010 7:16 PM
Attach: ~\$74-76_Filbert_Neighbors_Letter_2.26.10[2].doc; PAGE_27_CHA_Guidelines.pdf
Subject: 2774-76 Filbert Street
 Fabian:

I am a neighbor living across the street from the above property. I have attached a letter (and attachment) that 18 neighbors have signed or agreed to sign regarding issues that we consider very important in the redesign or modification of the project remodel that we understand you are now handling for the owners of 2774-76 Filbert Street. The intent of this letter is to place our concerns on the table while you are involved in the redesign process. It may not be possible to solve all of our concerns, but a reasonable attempt will go a long way. We considered waiting until you have produced, hopefully, a better design, but thought that submitting this letter now, although it was originally written to be sent to your predecessor, would be much more expedient and helpful to all parties. We also think that Glenn Cabreros, the City Planner in charge of the project should be aware of our concerns and the fact that more than a handful of people share them.

If we can be of any help in this process, please don't hesitate to contact any of us, however, Melisa Christensen, mchristensen@pacbell.net, and Patricia Houden, phouden@mac.com, have agreed to serve as contact persons.

Sincerely,

Geoff Wood

February 26, 2010

Mr. Glenn Cabrerros
Planning Dept.
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: 2774-76 Filbert Street Pre-Application Meeting 1-21-2010

Dear Glen,

The attached list of neighbors is concerned with the plans for the remodel of the above project. Most of these people attended several Pre-Application meetings when Dan Phipps was the architect under contract, and were disappointed with the failure of the owner to discuss and negotiate several issues that the neighbors consider very important.

The project was first proposed in 2008, and a letter was sent to the property owner by the Cow Hollow Association outlining many of the same concerns that we have today. In two years very little has been done to respond to these matters. In several significant areas, the proposed project still does not conform to the existing neighborhood character and existing patterns as defined in the Cow Hollow Neighborhood Design Guidelines.

Our greatest concern is the fact that the 4th floor addition fills the entire width of the building footprint preventing any light or view corridors at the 35 foot level for surrounding neighbors. Other houses on the block and in Cow Hollow incorporate at least some setback from side walls to allow these corridors for the enjoyment of the viewing public – whether these are large or small groups. Light is a resource that is generally protected, and although views are not under City code, they are a resource that should be shared. In following the adopted CHA Guidelines, the City is obligated to follow page 27 of the Guidelines, (the word view is mentioned no less than 15 times on this page). Page 27 (attached) clearly states that “new or existing building construction should not disregard or significantly alter the existing topography.” This means that building additions should not alter topography so as to eliminate existing view corridors. Again, views should be shared.

No attempt has been made to open up the light well on the east side of the building and in fact an elevator has been placed within the well blocking what little light could be available. The neighbors believe strongly that existing light wells should be preserved. Here the proposal is to fill in a good portion (1/3) of the light well on the east side with an elevator and mechanical room. The elevator not only robs both this building of interior light, but lessens existing light and air and creates noise for the adjacent neighbor. The elevator could easily be moved to the interior of the building, if it is so necessary.

Building height may have been reduced by several feet to 38.5 feet since the original project was proposed in 2008, but the height of the proposed 4th floor addition still exceeds the CHA Guideline height by 3.5 feet. It is our understanding, that City Planning will now follow the more restrictive design standard when there is a conflict.

Another disturbing element is that the existing lot is 72 feet deep - one of the smallest lots in the block. It is already built out to 62 feet. This is 86% lot coverage. Any vertical or horizontal addition would exceed both City and CHA lot coverage guidelines and should not be allowed without a variance. The RH2 zone lot coverage ratio should be: 55% coverage, 45% yard. The lot coverage limitation is there to provide rear yard and mid-block amenities, but it also limits development of property in the neighborhood. Mindless expansion impacts street parking and city services. There really should be no additional development in the light well or at the fourth floor level because the existing building greatly exceeds maximum lot coverage. The proposed room expansion at the rear of the existing garage should be reserved for parking use rather than increased building expansion as long as the lot coverage exceeds City and CHA standards by over 50%.

We are requesting that Planning do the following:

1. Eliminate or move elevator out of the eastern light well. Keep well at its present size and configure with neighbor on east.
2. Address the present disregard of existing topography as required in CHA Guidelines (page 27) by reducing the width of the fourth floor addition to allow a reasonable 10 foot view and light corridor. This can be done by redesign or by removing a room or bath on this top floor.
3. Restrict any additional use, building up or future expansion of the 4th floor roof, (38.5 ft.) other than the flat solar panel use proposed.
4. Because the current coverage greatly exceeds the maximum allowed (by 50%), we question whether any vertical or horizontal development (proposed expansion of 4th floor) of this lot should be approved until a variance is obtained
5. Install story-poles to indicate the configuration of the proposed expansion area so that neighbors can accurately measure the impacts. We believe this is recommended in the revised Planning procedures.

Eighteen Filbert Street neighbors oppose this project. We would like these important issues addressed.

Sincerely,
Filbert Street Neighbors

Cc: David Lindsay, Planning Dept.
Cow Hollow Association

Letter sent to the neighbors following the Saturday 5/1/10 meeting.

Dear Neighbors,

First, we would like to thank everyone for attending on a Saturday 5/1/10 morning. We thank everyone for the cordialness and politeness in our exchanges and for the constructive ideas and presenting issues we had not considered before. We would also like to thank the Sangiacomo family for providing coffee and bagels, as well as the seating and projector system.

Below is a summary of our meeting Saturday morning. Please feel free to comment if you think we have mis-stated or omitted anything substantive.

In attendance were (please let us know if we missed any attendee):

- Patricia Houden (2780-82 Filbert)
- Geoff Wood (2760 Baker)
- Barry Bone (2781 Filbert)
- David Thompson (2765 Filbert)
- Krist Jake (2719 Filbert)
- Melisa Christensen (2770 Filbert)
- Tina Bartlett (27?? Filbert)
- Mary, Mike, Michelle, Christine and John Sangiacomo (the owners, 2774-76 Filbert)
- John Schrader (Nova Designs Builds)
- Fabien Lannoye (Nova Designs Builds)

After a brief presentation of the proposed revised project, we went over the main concerns which we raised by the neighbors:

1- The Elevator and Eastern Lightwell infill:

As we presented the revised project, we showed that the elevator has been completely removed from the project and that any of the Eastern lightwell infill has been removed. In order to create a direct access from the garage to the upper unit, the entry stairs would be moved back approximately 4'-0" and covered by a roof.

The Western lightwell would be infilled and a matching lightwell to the existing lightwell on 2780-82 Filbert would be created on the 4th Floor vertical addition. Melissa Christensen asked if the lightwell could be painted white to help reflect more sunlight into the area and we agreed to that. We also suggested that the windows in the addition that face the lightwell be frosted to preserve more privacy.

2- View corridor:

The infill of the Eastern lightwell being removed, we also reduced the width of the proposed addition, creating a 4'-1" view corridor along the Eastern property line, allowing for more sunlight to reach the lightwell and less massing of the addition viewed from across the street.

3- Restrict any further additional vertical addition besides solar panels:

As we stated during the meeting, we will meet with the Structural Engineer to fine tune and look to minimize the floor ceiling and roof assemblies. Concerning the Solar Panels, they will be installed to the minimal required slope recommended by the manufacturers to help lessen any glare and view obstruction. The parapet wall along the stairs to the solar roof would be reduced to not exceed the

and any required fall barrier would be changed to a open metal railing in order to minimize the impact on the neighbor's views.

4- Install Story-Poles

Story-poles will be installed this week, prior to next Saturday's meeting for those who could not attend the last meeting. Story-poles will be installed to establish the locations of the front and rear corners and the height of the proposed vertical addition.

5- Parking

The existing 2 car garage is being widened and the structural posts limiting parking are being removed. All neighbors expressed concern regarding the parking situation in the neighborhood and expressed their interest in seeing if the garage can accommodate more than the existing 2 cars. . We will study the garage to see how many cars can fit and see if there are ways to accommodate additional parking.

6- Parapet walls and decks adjacent to the neighbors:

The adjacent neighbors, directly to the East and to the West of the property raised concerns about the impact of the 42" parapet walls as well as the proximity of the proposed roof decks on their views, light and privacy. On Patricia Houden's property line, we suggested moving the western rear deck parapet wall 5'-0" away from her property line thus keeping the deck away, and changing the railing at the side and back to a glass railing in order to minimize the impact on the neighbor's view and address her privacy concerns. The 42" parapet wall would also be removed along the Christensen's lightwell and a glass railing would be installed on the South side of the lightwell allowing for more light.

7- Revised Street Facade:

The general reaction to the facade design change was positive. Tina Bartlett said if she is going to look at this addition she hoped it would at least look nice. We agreed to look at adding more architectural detail at the roof overhang and facade of the addition and also after the meeting discussed some planter options with watering system which would add greenery and softness to the exterior year round.

We showed the new proposed facade and referenced a nearby project we designed and built a few years ago at 2946 Broderick St. as a template for what we are trying to do here at Filbert St. It is also on our website if some want to review it - www.novadesignsbuils.com - see the Broderick Street project in the portfolio section.

8- Contractor and construction issues:

Nova Designs Builds is a Design and Build company: besides taking over the design of the project, we will be the contractor doing the job. We are sensitive to the construction noise related issues and will do our best to minimize the impact on the neighborhood and the immediate neighbors.

9- Compliance to the Planning Code:

We believe that the project complies with all Planning Guidelines regarding height, front and rear setbacks, etc. The project should not require any variance, which will be confirmed by Glenn Cabrerros, the Planner reviewing this project, once he reviews the project.

Attached are the drawings with notes, showing the proposed changes we mentioned.

We will work on these various issues and show the proposed changes by the end of the week, and we look forward to present these changes at the next meeting.

We think this captures most of the salient points that came up in the meeting. Please do not hesitate to add or contradict any comments if need be - we are trying to make this as accurate as possible for those not in attendance.

Sincerely,

John Schrader and Fabien Lannoye, Nova Designs Builds

Letter sent to the neighbors following the Saturday 5/8/10 meeting.

Dear Neighbors,

First, we would like to thank everyone for attending on a Saturday 5/8/10 morning. We thank everyone for the continuing cordialness and politeness in our exchanges. Thank you to the Sangiacomo family for again providing coffee and bagels, as well as the seating and projector system.

Below is a brief summary of our meeting Saturday morning. Please feel free to comment if you think we have mis-stated or omitted anything substantive. Can those listed below please send us your complete addresses and or name in the case of the owner of 2816 Baker.

In attendance were (please let us know if we missed any attendee):

- Patricia Houden (2780-82 Filbert)
- David Thompson (2765 Filbert)
- Jeff White (27?? Filbert)
- Nancy Leavens (2726 Filbert)
- The owner of 2816 Baker (sorry for missing your name)
- Mary, Mike, Michelle, Christine and John Sangiacomo (the owners and residents, 2774-76 Filbert)
- John Schrader (Nova Designs Builds)
- Fabien Lannoye (Nova Designs Builds)

After a brief presentation of the proposed revised project for those who were not able to attend the 5/1/10 meeting, we presented the additional proposed changes following the 5/1/10 meeting.

We went over the main remaining concerns which we raised by the neighbors:

1- Story poles:

The story poles showing the main envelope of the proposed vertical addition were installed and the neighbors present had a chance to see the size of the proposed envelope. It was noted that the proposed roof would sit 100" above the existing curb, approximately to the level of the existing peak of the roof of the existing stair enclosure. The proposed roof would be 33" above the penthouse roof of 2780-82 Filbert Street, the neighbor to the west. The neighbors present did show appreciation for putting the story-poles up as they help most neighbors in visualizing the real impact of the proposed project.

2- Parking:

Mr. David Thompson raised again the issue of parking in the neighborhood. Mr. Thompson suggested some changes (building out the rear yard in order to extend the garage and create more parking), but the other neighbors did not seem to agree with those solutions. It was brought up to Mr. Thompson that these parking issues could be brought to the Cow Hollow Association in order to suggest changes to the Planning Code, but that the proposed project is complying to the SF Planning Code on the parking issue. The enlargement of the garage will create enough room to add a 3rd tandem parking and a possible 4th if the owners were to own 4 cars. The exhibit showing the parking plan with 4 small cars was shown to the group. Adding a third off street parking adds 50% more parking then the existing condition, which corresponds to the 50% total bedroom increase (from 4 to 6 bedroom). The 4th spot would be a bonus.

3- Concerns and requests from Brophy and Melisa Christensen, owners of 2770-72 Filbert and from Patricia Houden, owner of 2780-82 Filbert and:

Prior to the meeting, Melisa Christensen contacted us by phone and asked for the addition to be moved an additional 1 foot away from her light-well. We have responded in a separate letter to the Christensen, explaining why this was not feasible and would have no impact on the issues raised by them.

Patricia Houden had a few additional requests which she presented at the meeting. She asked for the parapet wall at the front of the building adjacent to her property line be moved further away. We agreed to continue the parapet wall to connect to the addition as opposed to turning towards her. This would keep it an additional 3' away. She also was told this was a stair landing for servicing the roof and not a deck area. That was an agreed on solution. She also asked for the rear portion of the addition, north western side be moved over an additional 3.5 feet and to move the parapet wall 16 ft away from her property line. We already have a 3'-6" setback and had already agreed to reduce the deck by moving the parapet wall 5'. Lastly, Ms. Houden asked for the windows at the rear of the addition adjacent to her property be non operable. These concerns have also been addressed in a separate letter directly to Ms. Houden. Most of her concerns centered on light and privacy and none of these changes would significantly affect her in our opinion. However, they would make the project untenable for our clients. Those last requests have not been agreed to. We are attaching some photos of the roof areas with the story poles so you can see for yourselves the existing condition of the structure up there and compare the proposed structure.

At this point, we hope we have addressed all of the concerns and issues raised by the neighbors. We believe the pre-application process has worked as it was intended to; the project has benefited by everyone's input. The net result is a much better looking home on the block, two new young families moving into the neighborhood and much less impact on the immediate homes and neighbors.

When the Sangiacomos realized that the neighbors' issues were not being addressed properly, they hired us to redesign the project and to resolve the neighbors issues. We hope that with an objective review of the changes we have made and the sincere effort to minimize the project's impact, we can receive the support of all the neighbors.

Sincerely,

John Schrader and Fabien Lannoye, Nova Designs Builds

Letter sent to Ms. Patricia Houden on 5/11/10

Dear Patricia,

Thank you for taking the time to meet with us and keeping an open mind through this long process. I think we can agree that we have come a long way to try to mitigate the impact of the proposed remodeling of 2774-76 Filbert Street.

When we took the project over and read your comments, we felt your concerns were valid and we recommended some significant changes, which the Sangiacomo family embraced.

To answer your concerns, we removed the Elevator, removed the partial light-well infill it was creating, reduced the width of the proposed fourth floor in order to create a 4'-0" view corridor and allowing the sunlight to reach the light-well. We aligned the property line of the addition to match the rear of your addition and stepped back the Northwest corner 3'-6" from the Western property line. This was done to give you more privacy and lessen the impact on your view to the Northwest.

At the meeting with the neighbors which was held May 1st, you requested that the parapet wall be moved 6' away from your property line. The Sangiacomo's agreed to remove a section of blind fire-rated parapet wall and consequently some of their proposed deck area along the Eastern side of your rear roof in order to remain a minimum of 5'-0" from your roof.

During the meeting we held on Saturday May 8th, you gave us a list of additional requests which we reviewed with our clients:

1.) That the Northwest corner of the proposed addition be offset 7'-0" (instead of the 3'-6" proposed) from the western property line, in order to minimize the impact on the light in my upper floor windows.

After the meeting, we went with our clients to the roof of their property to take a look at the story-poles and to see the marks you made on our clients' roof (note that our clients would appreciate being asked to grant you access to their roof). We could not help but notice that your roof deck is tucked entirely on the Western side of your penthouse and the area adjacent to our deck is a tar and gravel roof. As you stated at the meeting, there is only a small interior catwalk along the North facing windows in your pent room, the floor being open to the lower floor. We discussed your request and felt that the currently proposed 3'-6" offset of the 4th Floor and the 5'-0" setback of the deck are sufficient to mitigate any impact on the light. As you pointed out during the meeting, the North deck will only be used on very few weather permitting occasions and people will tend to use the front deck if they want to be outside for any length of time as it gets direct sun and is much warmer. The light from that direction is mainly from due west to southwest and as such there are very few times if any in the year when the sun would be rising North of your windows and allow direct light into your windows. The will receive a great deal of light from the west and northwest but the proposed addition, being on the opposite side, will not affect that.

2.) That the proposed roof Deck on north side of property extend no farther than 9 feet from the eastern edge of the building in order to minimize impact on my privacy. I would prefer that the deck

walls be solid, creating more visual privacy. We feel that the 5'-0" setback at the deck is ample to mitigate any privacy impact. We will agree to make the guardrail along the western side of the deck solid as per your request.

3.) I request the north-facing window(s) adjacent to my building be fixed so that sound will not travel back and forth between the two properties. Although we could have placed some windows on the West wall facing your property, we convinced our clients to not have any window there in order to avoid direct views to your roof from the inside of the proposed 4th Floor. The window you are asking to be made fixed is the window to a powder room, which will only see very sporadic use and will be placed above eye level. Virtually all of the time there will be a door closed to the powder room so we can't imagine a situation when excessive noise to your property would occur. We feel that this request is excessive and will keep the proposed operable window. The remaining North facing windows start at 6' away from your roof area and continue East, away from your property and provide natural light and ventilation for the interior space, which is a building code requirement. The entire building will be upgraded and all property line walls will be insulated, providing more soundproofing between the two buildings. The windows will be of the highest quality and allow for very little sound transmission. We feel that this request for changes to the design is for projected problems, not actual ones. Since this is the cold and windy face of the building, it seems that most of the time, the windows will be closed and noise should not be an issue. If noise was to travel between buildings, your tenants can choose to close some windows, as the Sangiacomo's would do if some noise was to come from your tenants.

4.) I request that the deck be moved back from the western edge of the building at least to the stairwell corner, and the deck walls be solid and as high as possible to prevent direct views into my windows. We believe we answered those concerns at the meeting: the stairs to the roof of the 4th Story are for solar equipment maintenance only. A gate will be placed in line of the parapet wall return which is located along the existing entry stairs. We will look into raising the parapet wall and the gate on the West side of the front roof deck and raise those if the SF Planning Department supports that request and allows us to raise the parapet to 72" instead of the 42" required for a guardrail.

We hope these responses to your additional requests will answer your concerns. The proposed project complies with all the San Francisco Planning Department Design Guidelines and does not require any variances. We feel like any impact to your tenants' privacy has been mitigated.

We hope you will understand our position and that you will be able to accept the project.

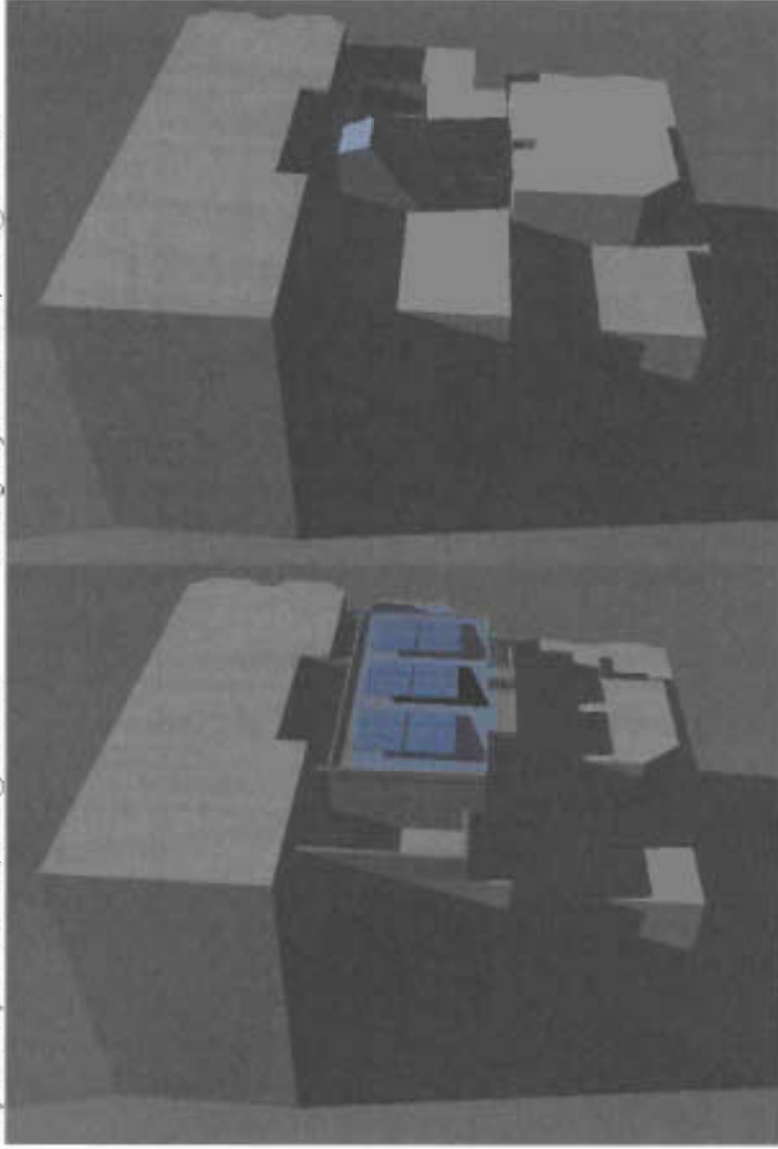
The Sangiacomo's really look forward to getting the project under way so they can settle back in their units. And in a few years, if you move back in your house, you will see what great neighbors they are.

Sincerely,

John Schrader and Fabien Lannoye
Nova Designs + Builds

Proposed Project: December 21st, 2011 @ 7:30 AM Existing Project: December 21st, 2011 @ 7:30 AM

Proposed Project: June 21st, 2010 @ 7:30 AM Existing Project: June 21st, 2010 @ 7:30 AM



SHADOW STUDY
2774-76 FILBERT STREET
SAN FRANCISCO, CA 94123

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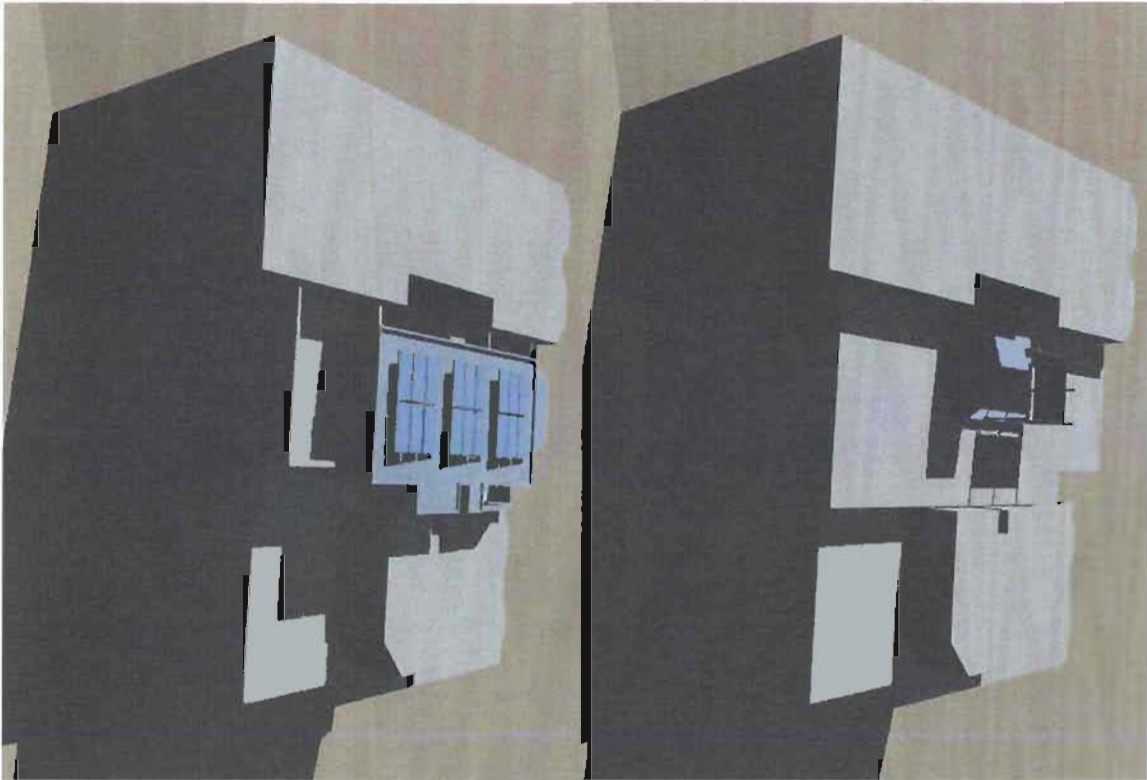
297c KANSAS Str.
SAN FRANCISCO
CA, 94103
tel:(415) 626-8868
fax:(415) 626-8936
LICENSE# 795893
www.novadesignsbuilds.com

Proposed Project: December 21st, 2011 @ 9:00 AM

Existing Project: December 21st, 2011 @ 9:00 AM

Proposed Project: June 21st, 2010 @ 9:00 AM

Existing Project: June 21st, 2010 @ 9:00 AM



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2774-76 FILBERT STREET
SAN FRANCISCO, CA 94123

297c KANSAS St.
SAN FRANCISCO
CA, 94103
tel: (415) 626-8866
fax: (415) 626-8936
LICENSE# 7956923
www.novadesignbuilds.com

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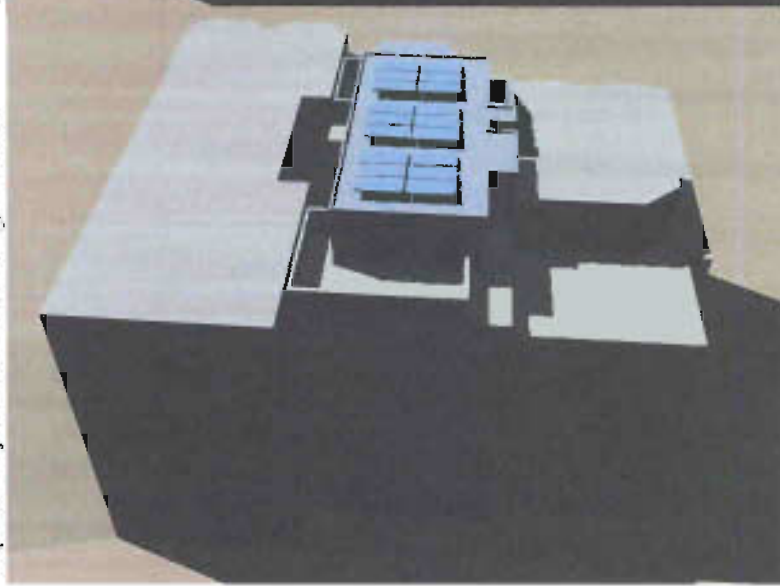


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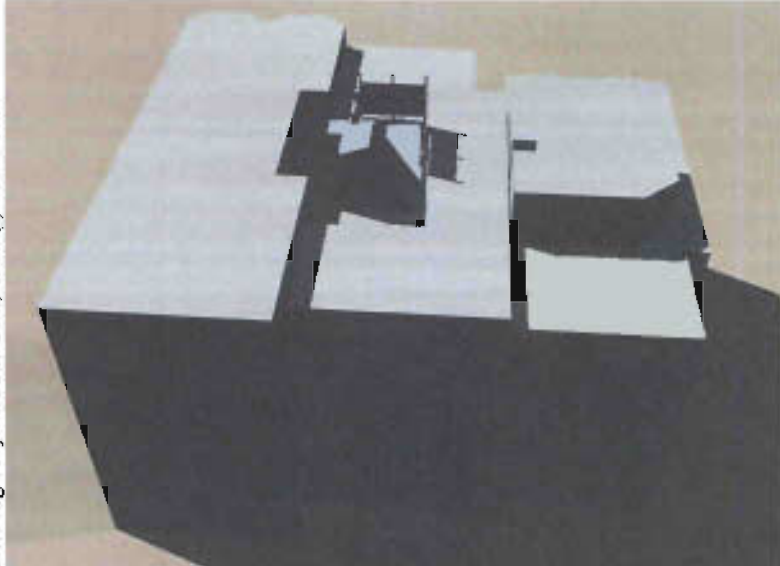


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Proposed Project: June 21st, 2010 @ 10:30 AM



Existing Project: June 21st, 2010 @ 10:30 AM

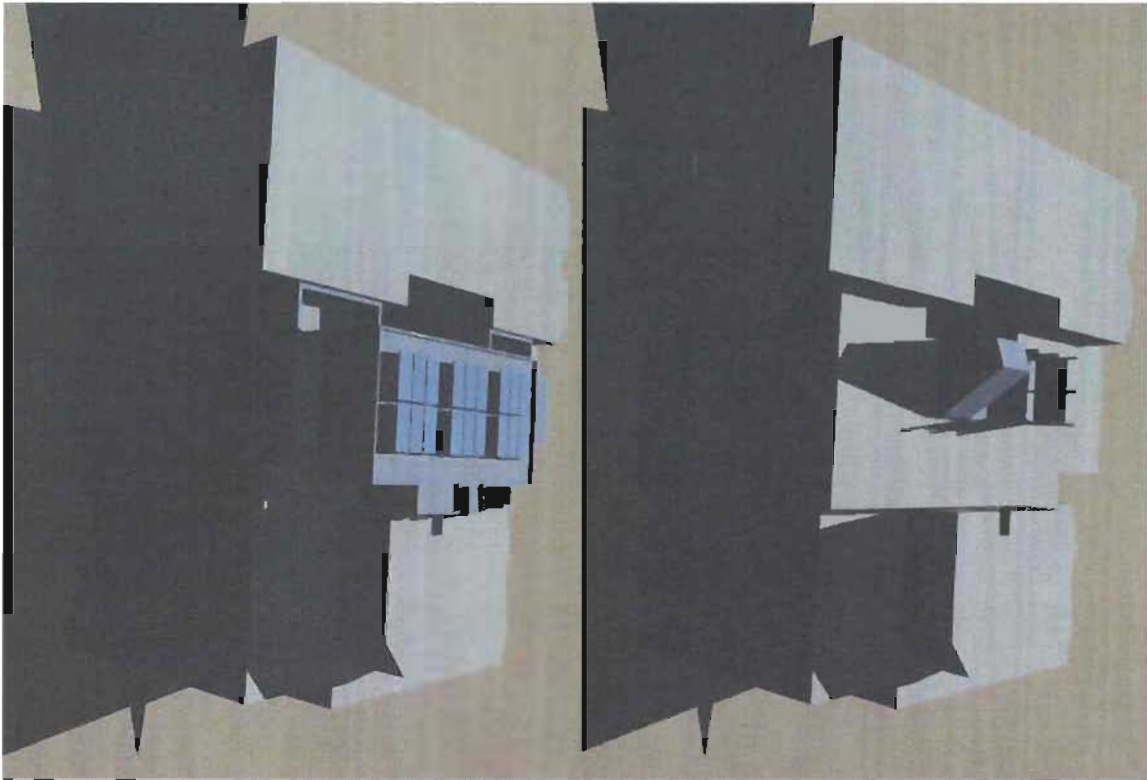


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2774-76 FILBERT STREET
SAN FRANCISCO, CA 94123

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Designs + Builds

297c KANSAS Str
SAN FRANCISCO
CA, 94103
tel:(415) 626-8868
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LICENSE# 795693
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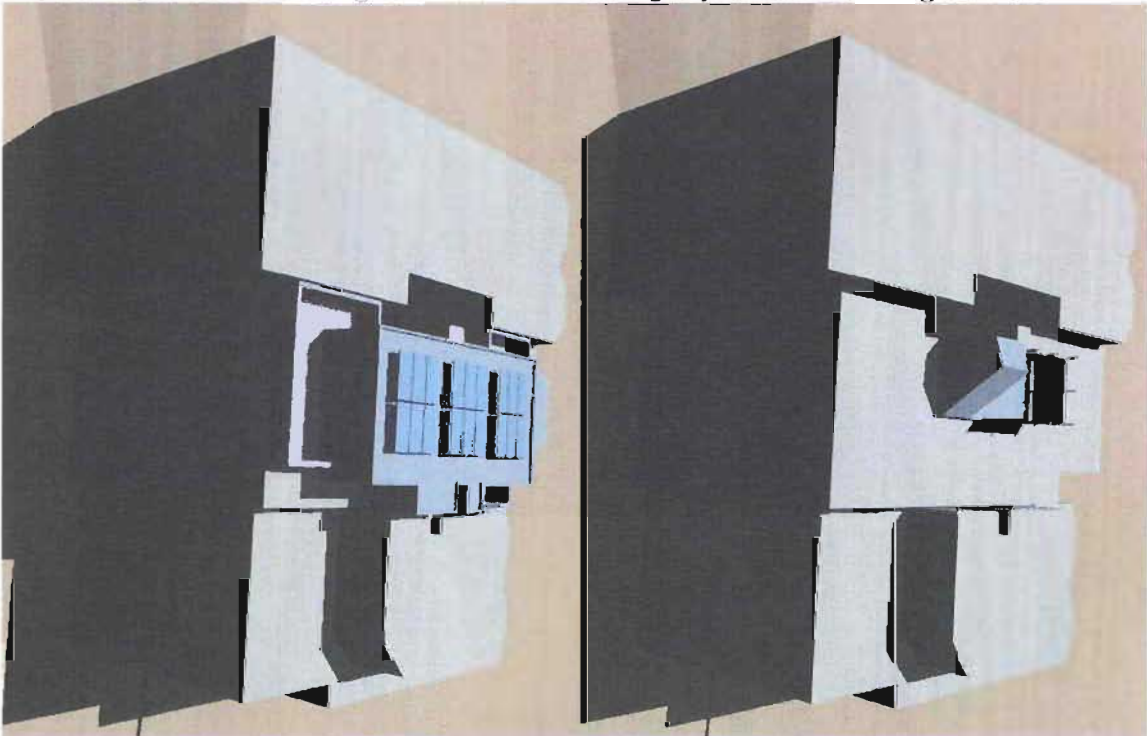


Proposed Project: December 21st, 2011 @ 12:00 PM

Existing Project: December 21st, 2011 @ 12:00 PM

Proposed Project: June 21st, 2010 @ 12:00 PM

Existing Project: June 21st, 2010 @ 12:00 PM

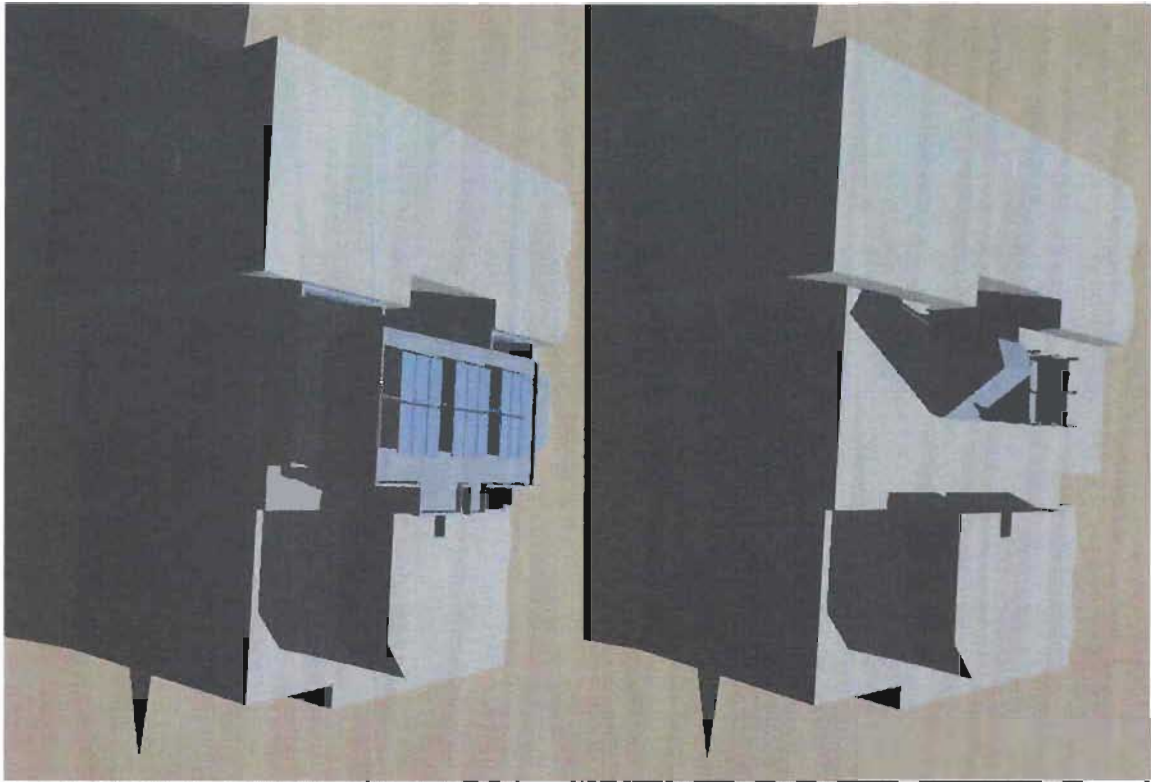


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297c KANSAS ST.
SAN FRANCISCO
CA, 94103
tel: (415) 626-8868
fax: (415) 626-8936
LICENSE# 7956923
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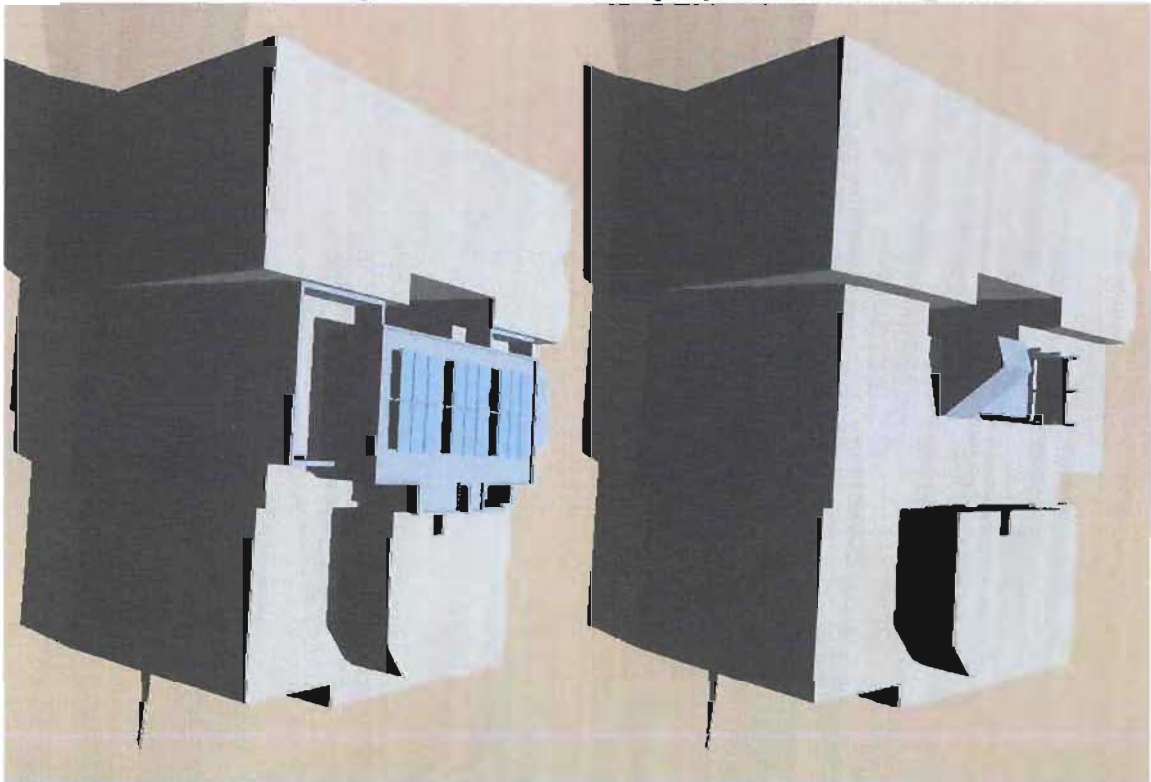


Proposed Project: December 21st, 2011 @ 1:30 PM

Existing Project: December 21st, 2011 @ 1:30 PM

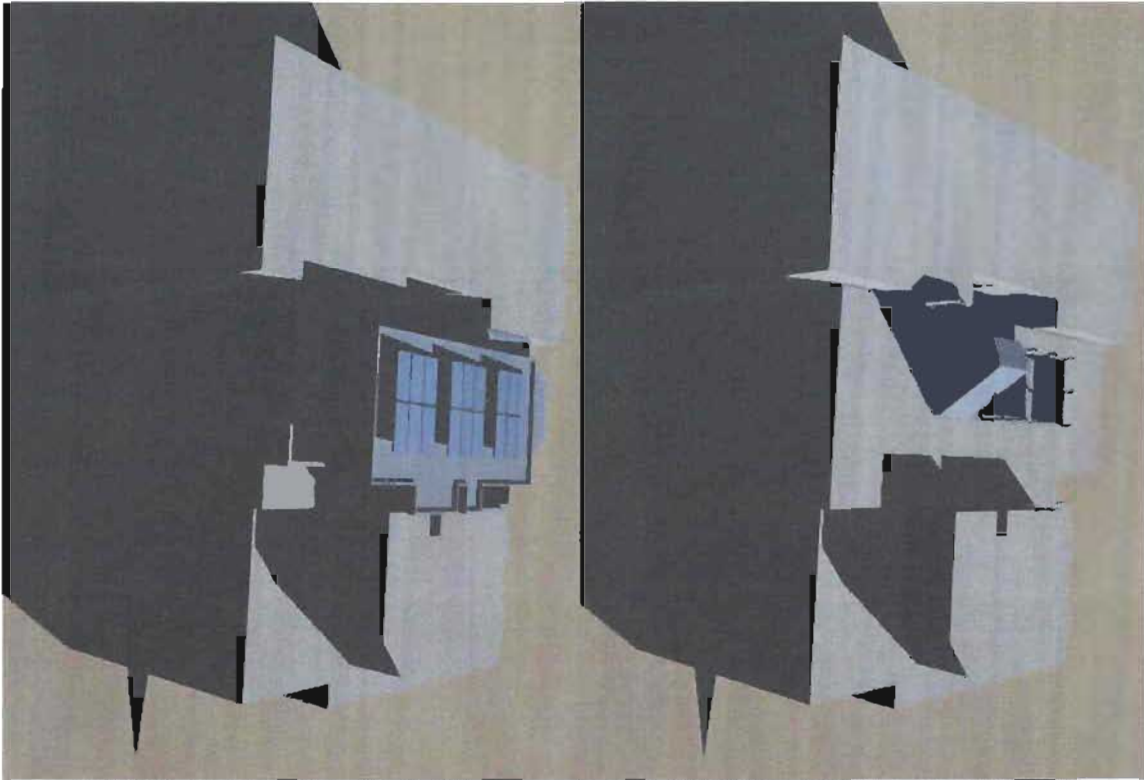
Proposed Project: June 21st, 2010 @ 1:30 PM

Existing Project: June 21st, 2010 @ 1:30 PM



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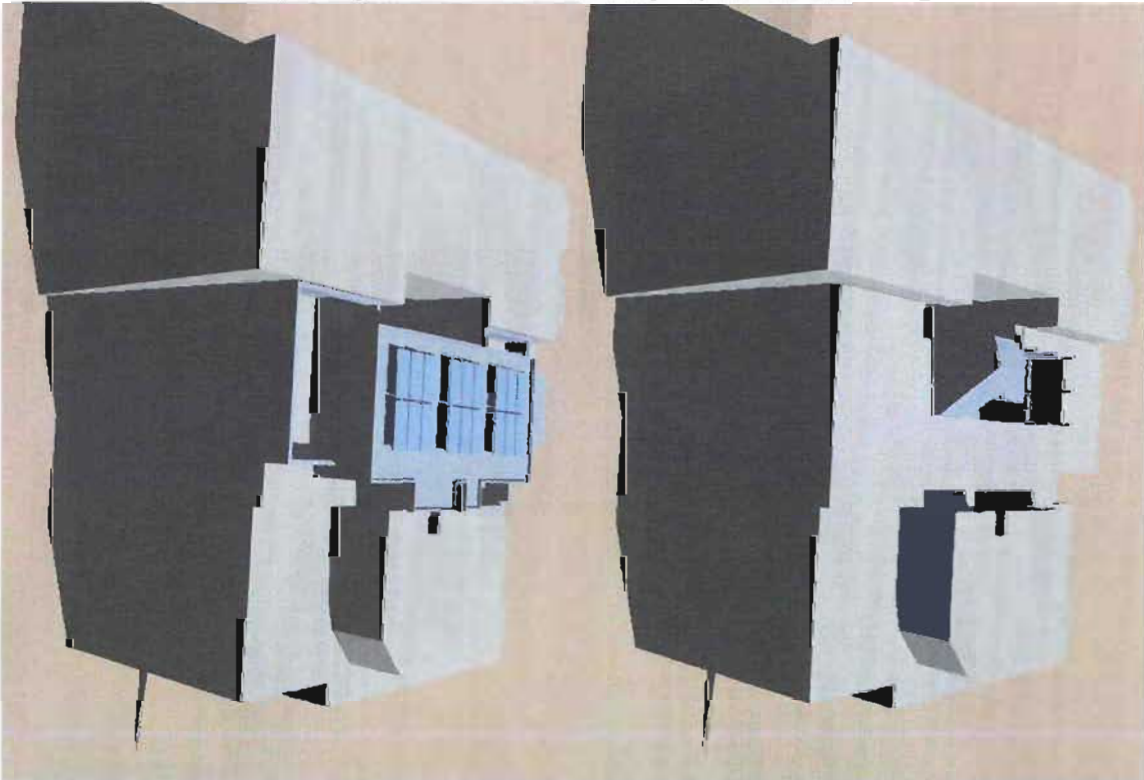


Proposed Project: December 21st, 2011 @ 3:00 PM

Existing Project: December 21st, 2011 @ 3:00 PM

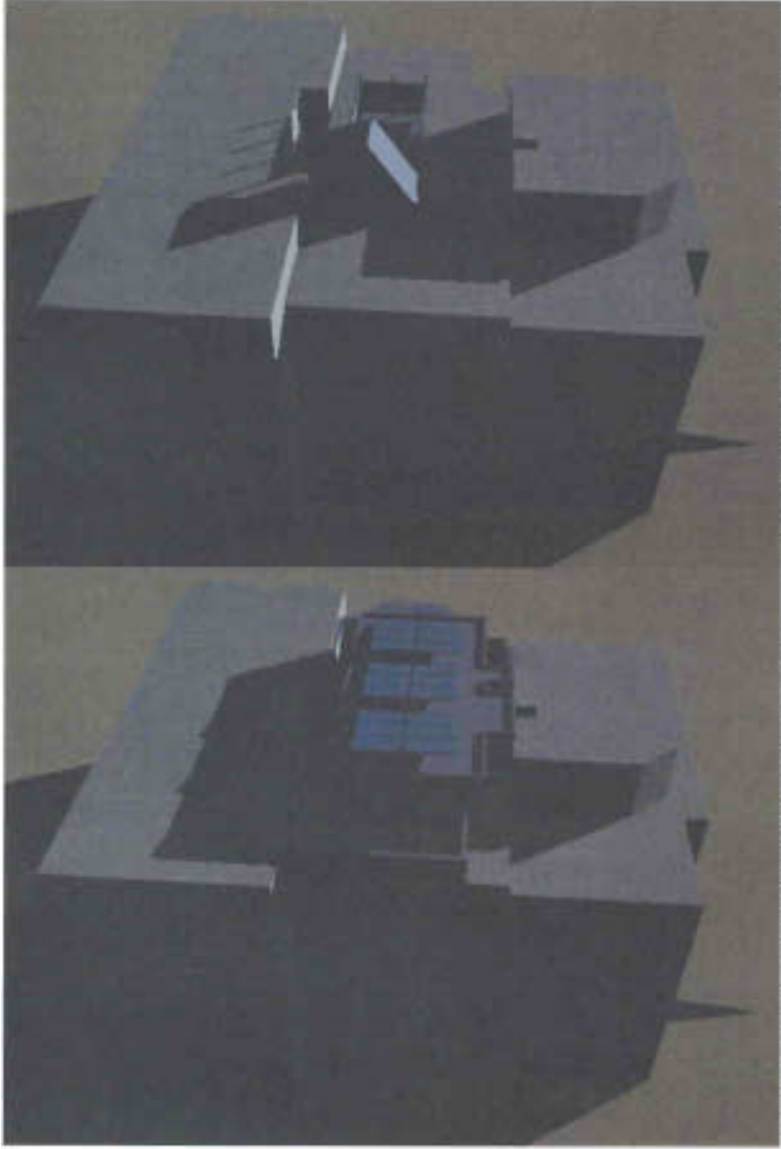
Proposed Project: June 21st, 2010 @ 3:00 PM

Existing Project: June 21st, 2010 @ 3:00 PM

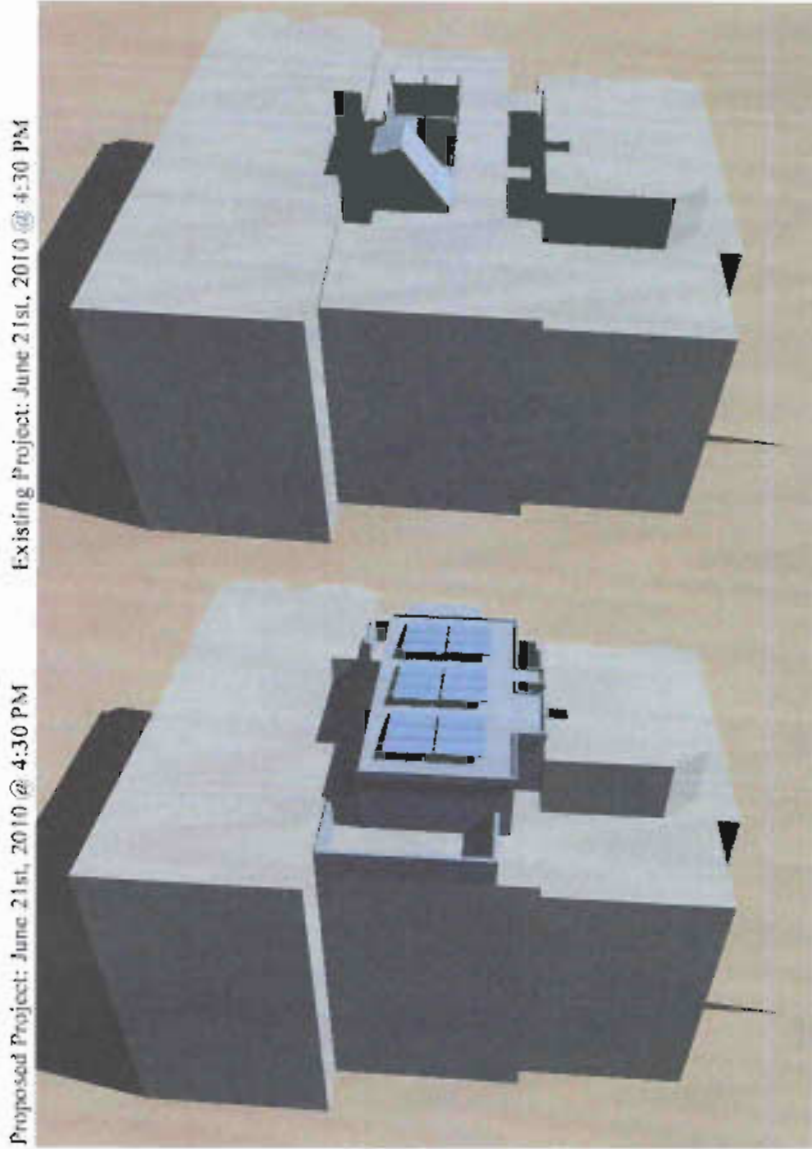


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Proposed Project: December 21st, 2011 @ 4:30 PM Existing Project: December 21st, 2011 @ 4:30 PM



Proposed Project: June 21st, 2010 @ 4:30 PM Existing Project: June 21st, 2010 @ 4:30 PM

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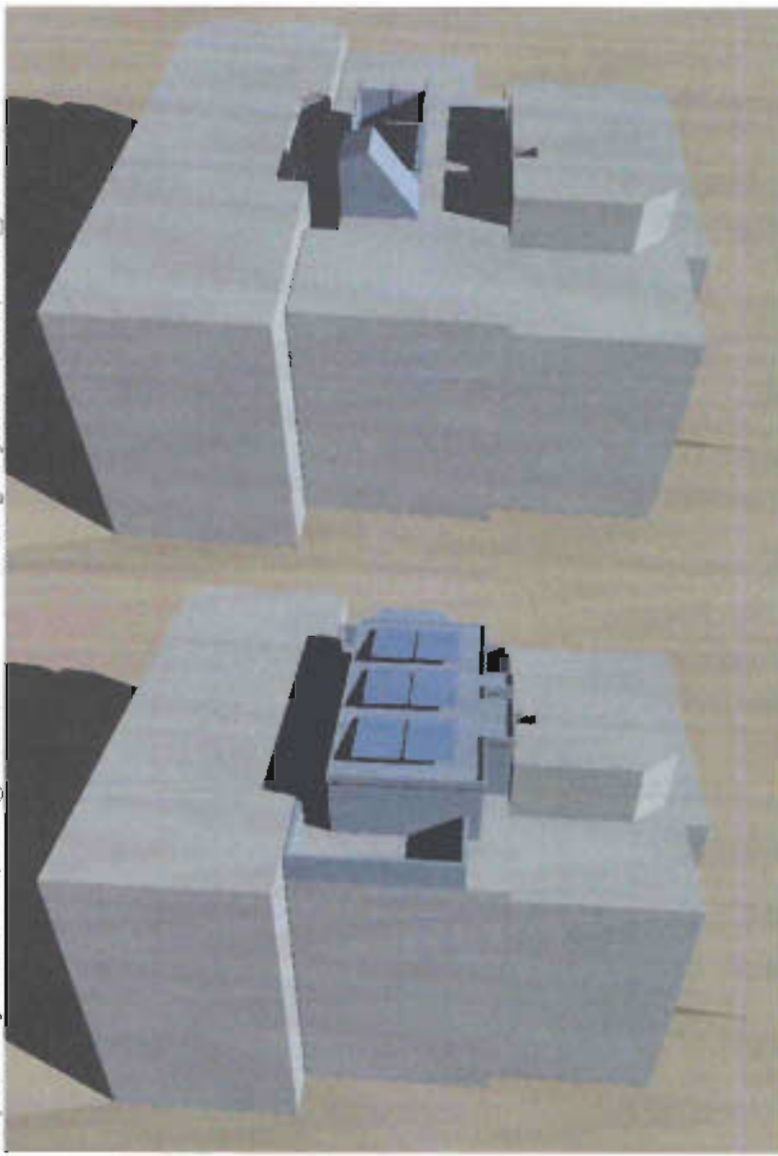
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Proposed Project: December 21st, 2011 @ 6:00 PM Existing Project: December 21st, 2011 @ 6:00 PM

Proposed Project: June 21st, 2010 @ 6:00 PM

Existing Project: June 21st, 2010 @ 6:00 PM



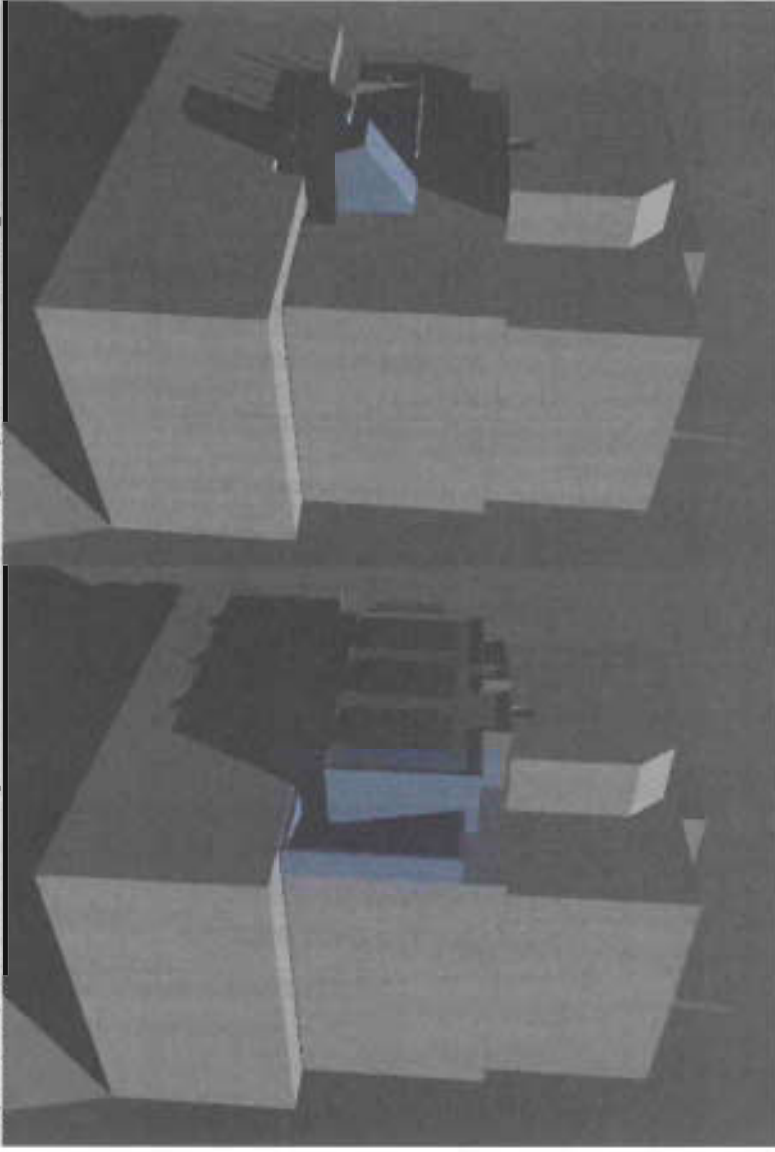
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Proposed Project: December 21st, 2011 @ 7:30 PM Existing Project: December 21st, 2011 @ 7:30 PM

Proposed Project: June 21st, 2010 @ 7:30 PM

Existing Project: June 21st, 2010 @ 7:30 PM



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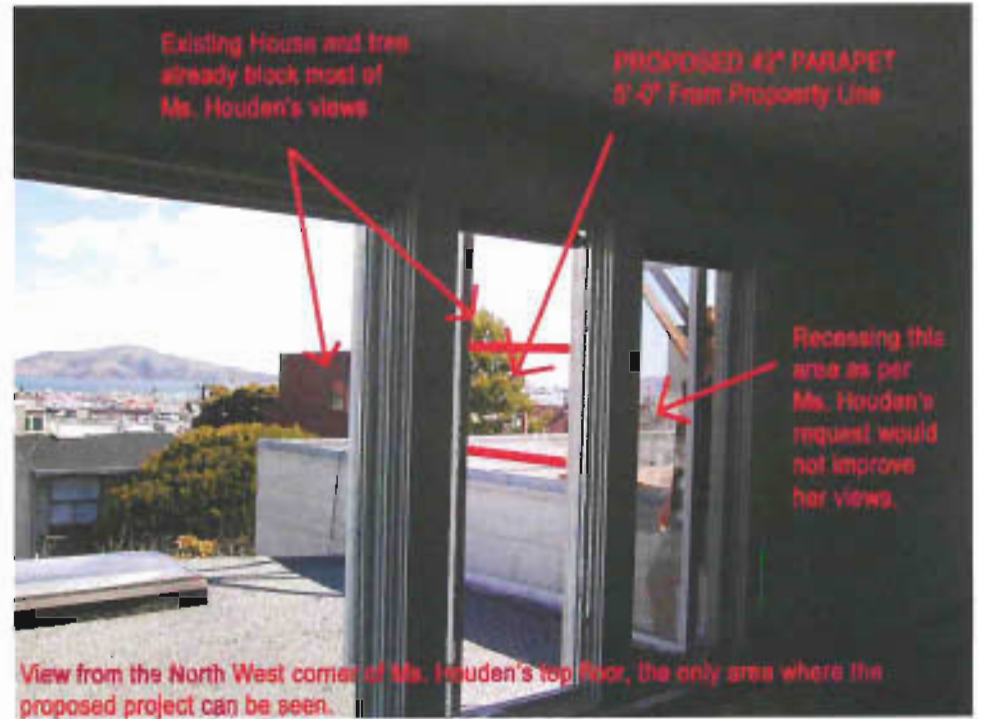


Views from Mrs. Houden's top floor: from most of the room, the proposed project is not visible and has no impact on the views.



Views from the 3rd Floor of Ms. Houden's property: no changes visible.

The existing skylight does not provide direct sunlight. Light and air would not be affected.



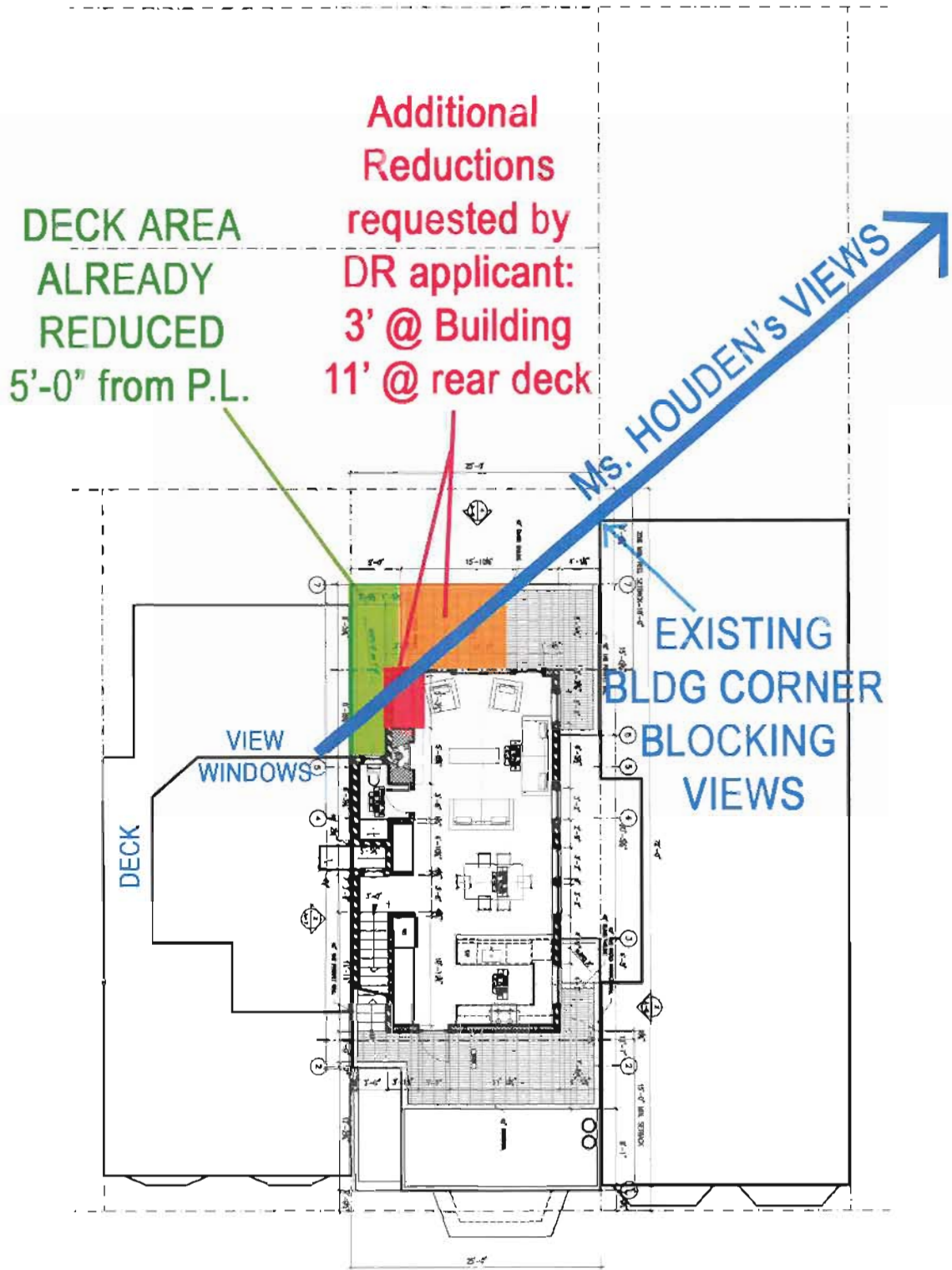
Existing House and tree already block most of Ms. Houden's views

PROPOSED 42" PARAPET 5'-4" From Property Line

Recessing this area as per Ms. Houden's request would not improve her views.

View from the North West corner of Mrs. Houden's top floor, the only area where the proposed project can be seen.

DR APPLICANT'S REQUESTED REDUCTIONS



PROPOSED
PROJECT
4th FLOOR

PROJECT INFORMATION

PROJECT ADDRESS 2774-76 FILBERT Street
San Francisco, CA 94123

BLOCK / LOT 0942 / 014A

ZONING DISTRICT RH-2

HEIGHT/BULK LIMITS 40'

OCCUPANCY R-3 (2) RESIDENTIAL UNITS
U-1 GARAGE

TYPE OF CONSTRUCTION TYPE V-B to be upgraded to V-A

APPLICABLE CODES 2007 California Building, Mechanical, Electrical and Fire Code w/ San Francisco Amendments
2007 California Electrical Code
2007 California Energy Code
+ All other state and local ordinances and regulations

PROJECT DESCRIPTION:
EXISTING TWO FAMILY FOUR STORY (FORMERLY 2 STORY OVER BASEMENT)

SEPARATE PERMIT REQUIRED:
SPRINKLER ENTIRE BLDG UNDER SEPARATE PERMIT

AREA CALCULATIONS:
LOT AREA: 1,800 SQ.FT.
AREA CALCULATIONS:
1st FLOOR:
LOWER UNIT (*): 415 SQ.FT.
GARAGE: 750 SQ.FT.
2nd FLOOR:
LOWER UNIT (*): 1,177 SQ.FT.
3rd FLOOR:
UPPER UNIT (*): 1,282 SQ.FT.
4th FLOOR:
DECKS:
UPPER UNIT (*): 412 SQ.FT.
644 SQ.FT.

TOTAL HABITABLE AREA (*): 3,518 SQ.FT.
EXISTING HABITABLE AREA: 2,459 SQ.FT.
NEW HABITABLE AREA: 1,059 SQ.FT.

SHEET INDEX:

A-0	Title Sheet, Site Plan
A-1	Existing+Demo / Proposed 1st Floor Plan
A-2	Existing+Demo / Proposed 2nd Floor Plan
A-3	Existing+Demo / Proposed 3rd Floor Plan
A-4	Existing+Demo Roof + Proposed 4th Floor Plan
A-5	Proposed Roof Plan
A-6	Existing + Proposed North + South Elevations
A-7	Existing + Proposed West Elevations
A-8	Existing + Proposed East Elevations

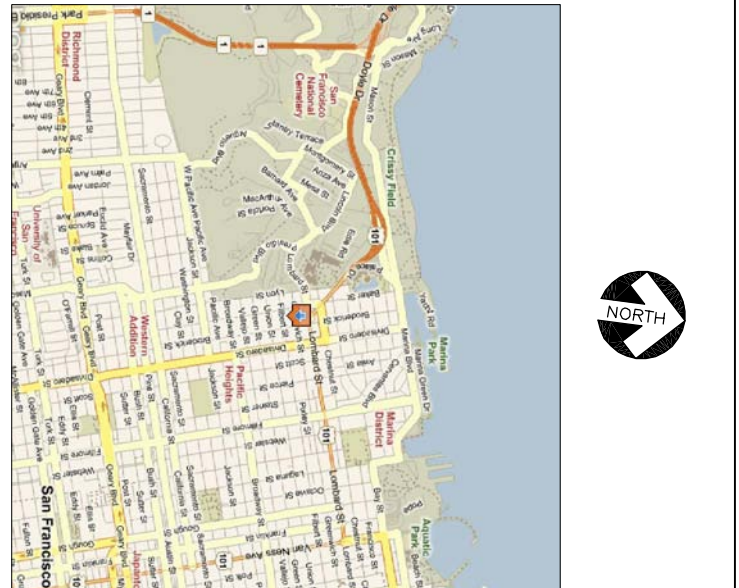
SCOPE OF WORK:

1st Floor:	Remove Second Means of Egress Infill Eastern Lightwell (1st Floor only) Infill Western Lightwell Enclose Entry Stairs
2nd Floor: Remodel Unit:	Add 2nd Bathroom Add Laundry (lightwell infill) Add Bay window at Street Facade Replace all windows Add 2nd Bathroom Add stairs to 4th Floor Add Bay window at Street Facade Replace all windows
3rd Floor:	Add 4th Floor Add front and rear decks Relocate (N) Kitchen Relocate Living and Dining Room Add Powder room Add Stairs to roof Solar Panels under separate permit
4th Floor:	
Roof:	

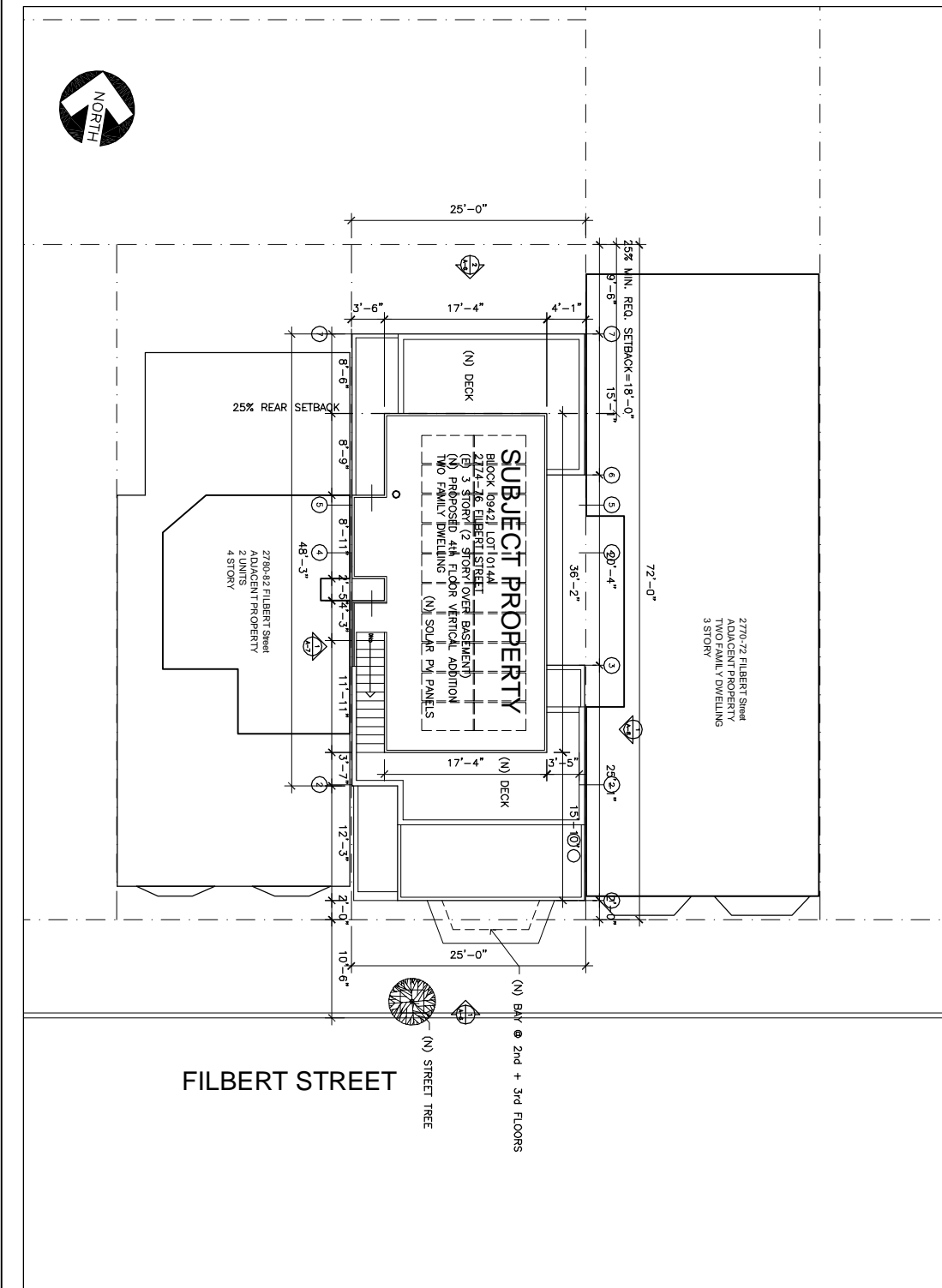
ABBREVIATIONS:

A.F.F.	ABOVE FLOOR FINISH	F.A.I.	FRESH AIR INTAKE	P.L.	PROPERTY LINE
A.C.P.L.	ACCOUSTICAL PLASTER	F.D.	FLOOR DRAIN	R.A.	RETURN AIR
A.C.T.	ACCOUSTICAL TILE	F.F.	FLOOR FINISH	REF.	REFRIGERATOR
A.C.	AIR CONDITIONING	F.R.	FINISH	REG.	REGISTER
A.L.	ALUMINUM	F.R.	FIRE RATED	RM.	ROOM
BL	BLOCK	GL	GLASS	R.O.	ROUGH OPENING
BR	BRICK	GYP. BD.	GYP. BOARD	S.A.	SUPPLY AIR
C.L	CENTER LINE	G.C.	GENERAL CONTRACTOR	S.C.	SELF CLOSING
CEM.	CEMENT	H.V.A.C.	HEATING VENT & A/C	S.C.W.D.	SOLID CORE WOOD DR.
CL	CLOSET	HGT.	HEIGHT	S.P.	STAND PIPE
CLG.	CEILING	INS.	INSULATION	S.S.	STAINLESS STEEL
COL.	COLUMN	CONC.	CONCRETE	S.S.D.	SEE STRUCT. DWG.
CONC.	CONCRETE	CONT.	CONTINUOUS	STD.	STANDARD
CONSTR.	CONSTRUCTION	J.B.	JUNCTION BOX	STOR.	STORAGE
CONT.	CONTINUOUS	J.C.	JANITOR'S CLOSET	ST.	STEEL
D.F.	DRINKING FOUNTAIN	MAS.	MASONRY	TEL.	TELEPHONE
D.O.	DOOR OPENING	MFG.	MANUFACTURER	T.O.S.	TOP OF SLAB
DM.	DIMENSIONS	M.C.	MILWORK CONTR.	T.O.	TRIMMED OPENING
DN.	DOWN	MTL.	METAL	T.O.W.	TOP OF WALL
DTL.	DETAIL	(N)	NEW	TYP.	TYPICAL
EA	EACH	(N)	NOT IN CONTRACT	UNFIN.	UNFINISHED
EL.	ELEVATION	N.I.C.	NOT TO SCALE	U.O.N.	UNLESS OTHERWISE
ELEC.	ELECTRIC	N.T.S.	NOT TO SCALE	NOTED	NOTED
ELEV.	ELEVATOR	O.C.	ON CENTER	VEST.	VESTIBULE
(E)	EXISTING	P.	POINT	V.I.F.	VERIFY IN FIELD
EQUAL	EQUAL	P.	PARTITION		

VICINITY MAP:



SITE PLAN



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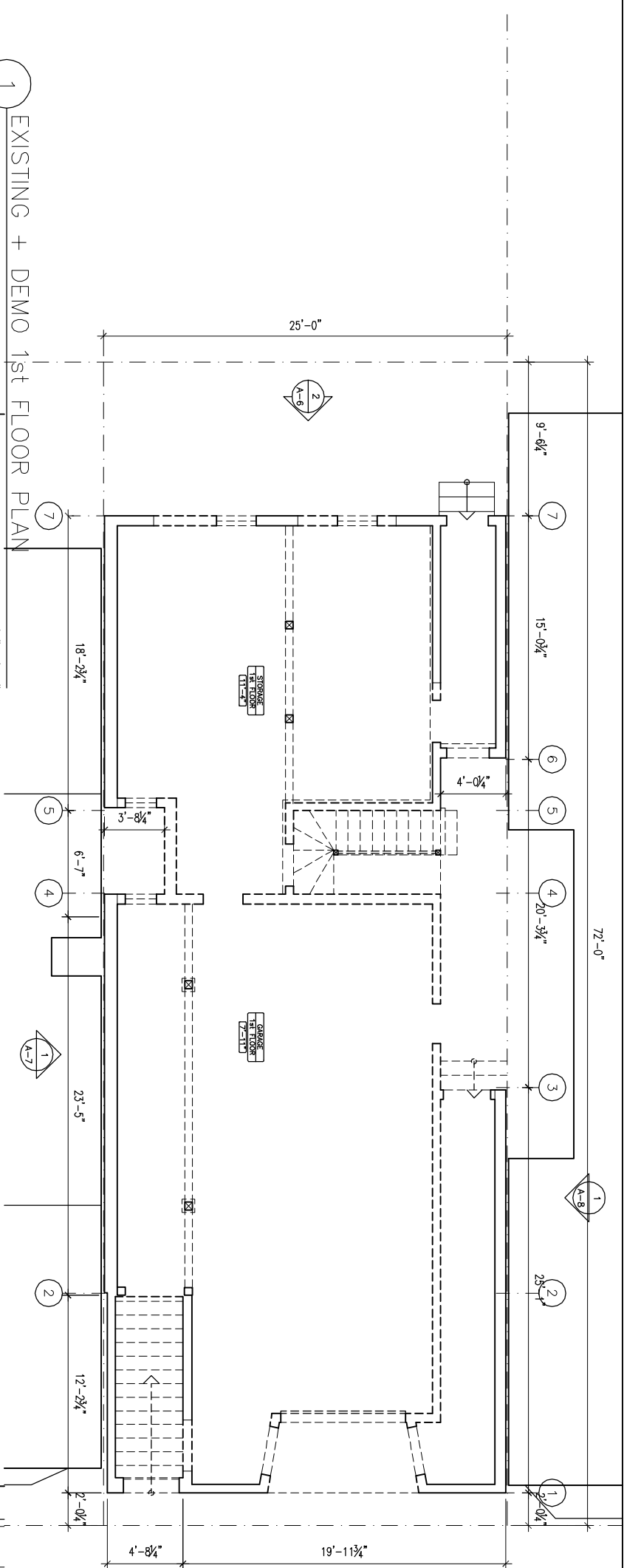
PROJECT:
RESIDENTIAL REMODEL
2774-76 FILBERT STREET
SAN FRANCISCO, CA 94123

BLOCK 0942 - LOT 014A

JOB#: 342
DATE: 04/12/10
DWG: F.L.
SCALE: AS NOTED
SHEET TITLE:
COVER SHEET

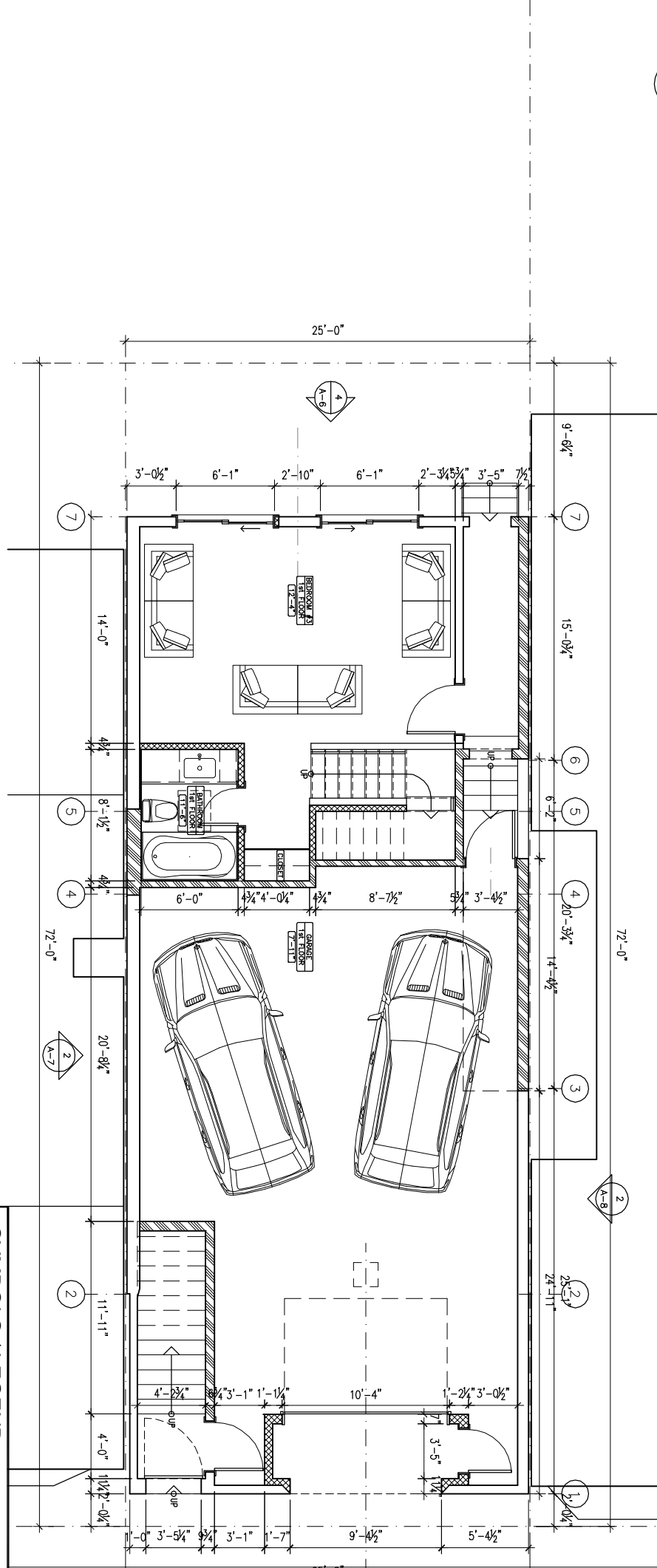
1 EXISTING + DEMO 1st FLOOR PLAN

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



2 PROPOSED 1st FLOOR PLAN

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



- NOTES:
- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2007 SFBSECTION 907.2.10.1.2 ON EACH FLOOR + IN EACH SLEEPING ROOM
 - 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
 - 3) BATHROOM LIGHTING TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR
 - 4) SPRINKLER ENTIRE BUILDING

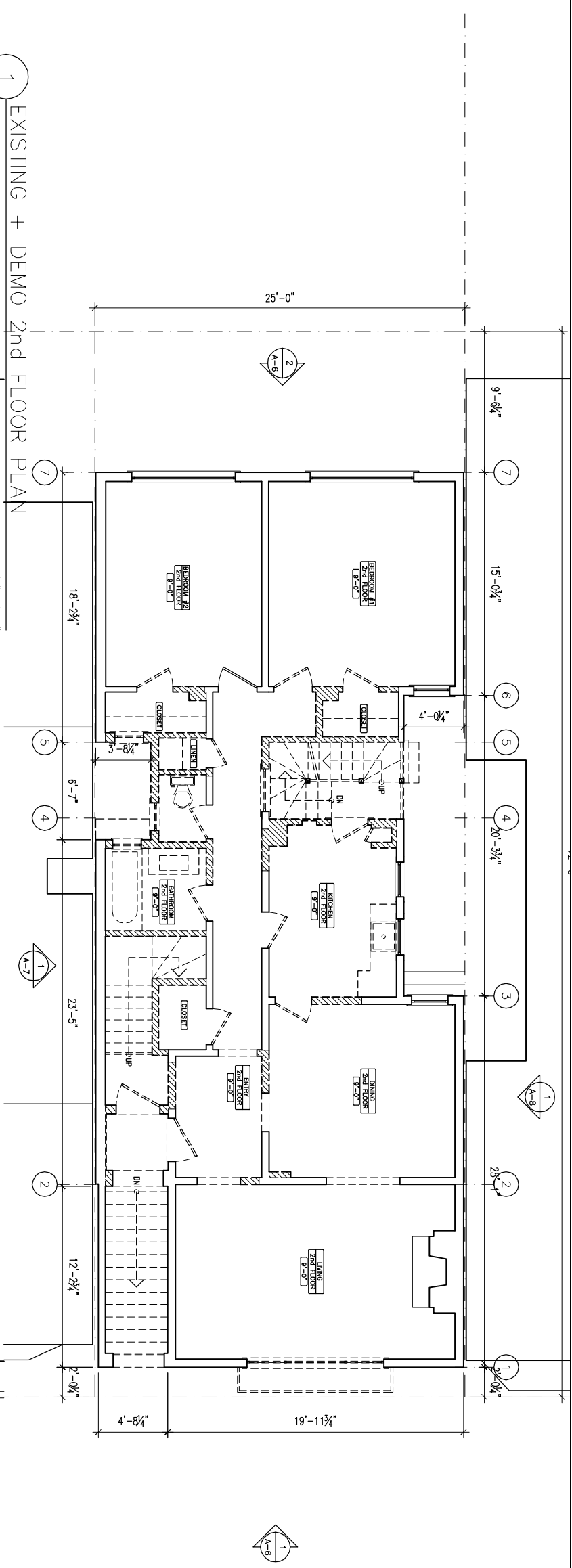
SYMBOLS / LEGEND

	NEW CONCRETE		ROOM NAME
	NEW CONSTRUCTION TO BE REMOVED		FLOOR FINISH
	EXISTING WALL TO REMAIN		CEILING HEIGHT
	NEW WALL, 1 HR RATED THROUGHOUT		ELEVATION MARK
	1 HR FIRE RATED WALL (TYP. ● P.L.)		DOOR TAG
	SOFFIT		WINDOW TAG
	LOCATION - ELEVATION CALL OUT		

<p>JOB#: 342 DATE: 04/12/10 DWG: F.L. SCALE: 1/4" = 1'-0"</p>	<p>PROJECT: RESIDENTIAL REMODEL 2774-76 FILBERT STREET SAN FRANCISCO, CA 94123</p> <p>BLOCK 0942 - LOT 014A</p>	<p>NOVA DESIGNS + BUILDS LICENSE: B-795693</p> <p>297c KANSAS Street SAN FRANCISCO CA, 94103 TEL: 415-626-8868 FAX: 415-626-8936</p> <p>WWW.NOVADESIGNSBUILDS.COM</p>	<p>ISSUES AND REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>04/12/10</td> <td>SITE PERMITS</td> <td>FAJ</td> </tr> <tr> <td>2</td> <td>06/02/10</td> <td>SITE PERMITS</td> <td>FAJ</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1	04/12/10	SITE PERMITS	FAJ	2	06/02/10	SITE PERMITS	FAJ
NO.	DATE	DESCRIPTION	BY												
1	04/12/10	SITE PERMITS	FAJ												
2	06/02/10	SITE PERMITS	FAJ												
<p>1st FLOOR PLAN</p>		<p>A-1</p>													

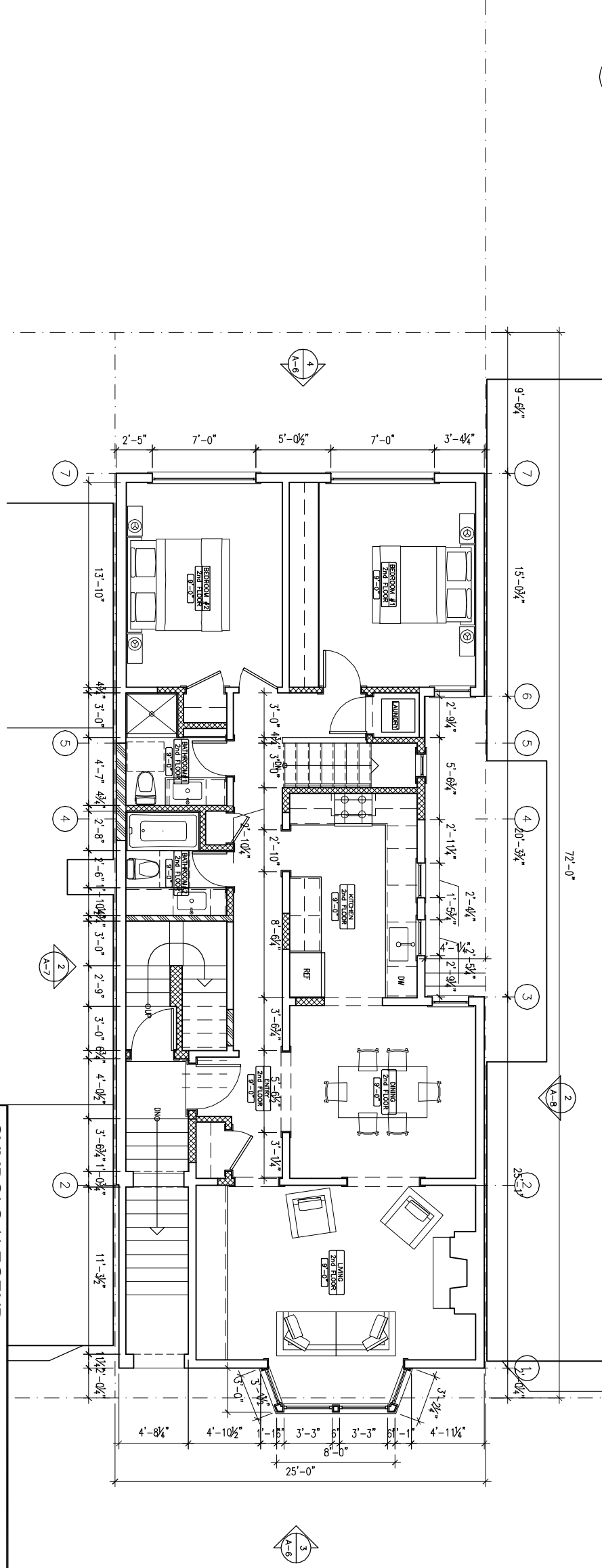
1 EXISTING + DEMO 2nd FLOOR PLAN

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



2 PROPOSED 2nd FLOOR PLAN

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



- NOTES:
- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2007 SFBSECTION 907.2.10.1.2 ON EACH FLOOR + IN EACH SLEEPING ROOM
 - 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
 - 3) BATHROOM LIGHTING TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR
 - 4) SPRINKLER ENTIRE BUILDING

SYMBOLS / LEGEND

	NEW CONCRETE		NEW CONSTRUCTION TO BE REMOVED		ROOM NAME
	EXISTING WALL TO REMAIN		NEW WALL, 1 HR RATED THROUGHOUT		FLOOR FINISH
	1 HR FIRE RATED WALL (TYP. ● P.L.)		ELEVATION MARK		DOOR TAG
	SOFFIT		WINDOW TAG		SECTION MARK
	LOCATION - ELEVATION CALL OUT				

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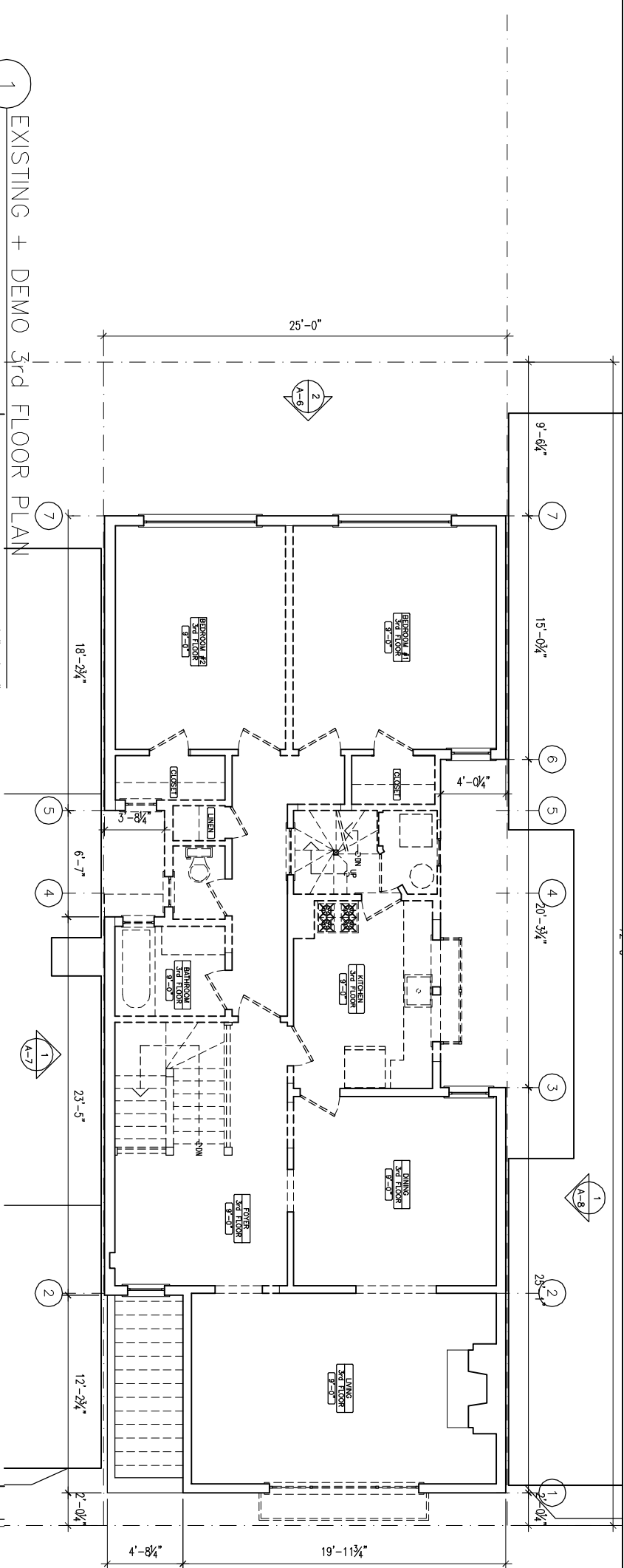
PROJECT:
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2774-76 FILBERT STREET
SAN FRANCISCO, CA 94123

BLOCK 0942 - LOT 014A

JOB#: 342
DATE: 04/12/10
DWG: F.L.
SCALE: 1/4" = 1'-0"

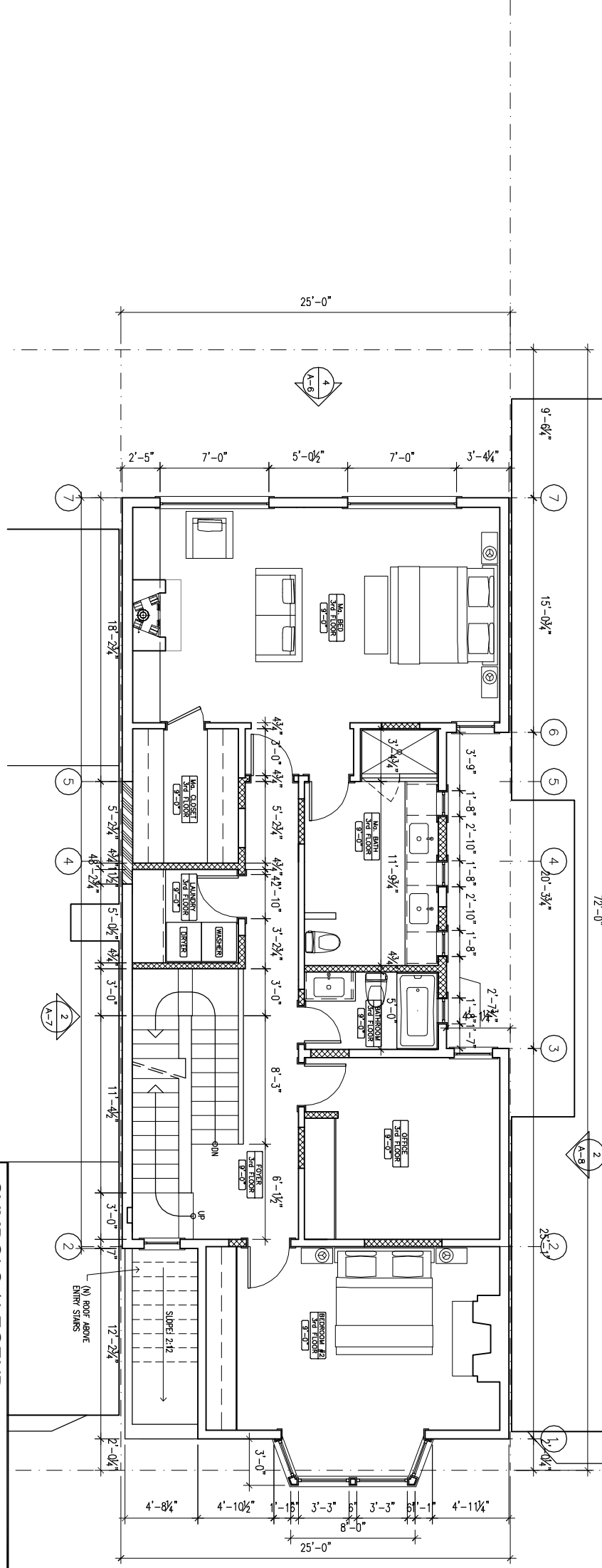
SHEET TITLE:
2nd FLOOR PLAN

A-2



1 EXISTING + DEMO 3rd FLOOR PLAN

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



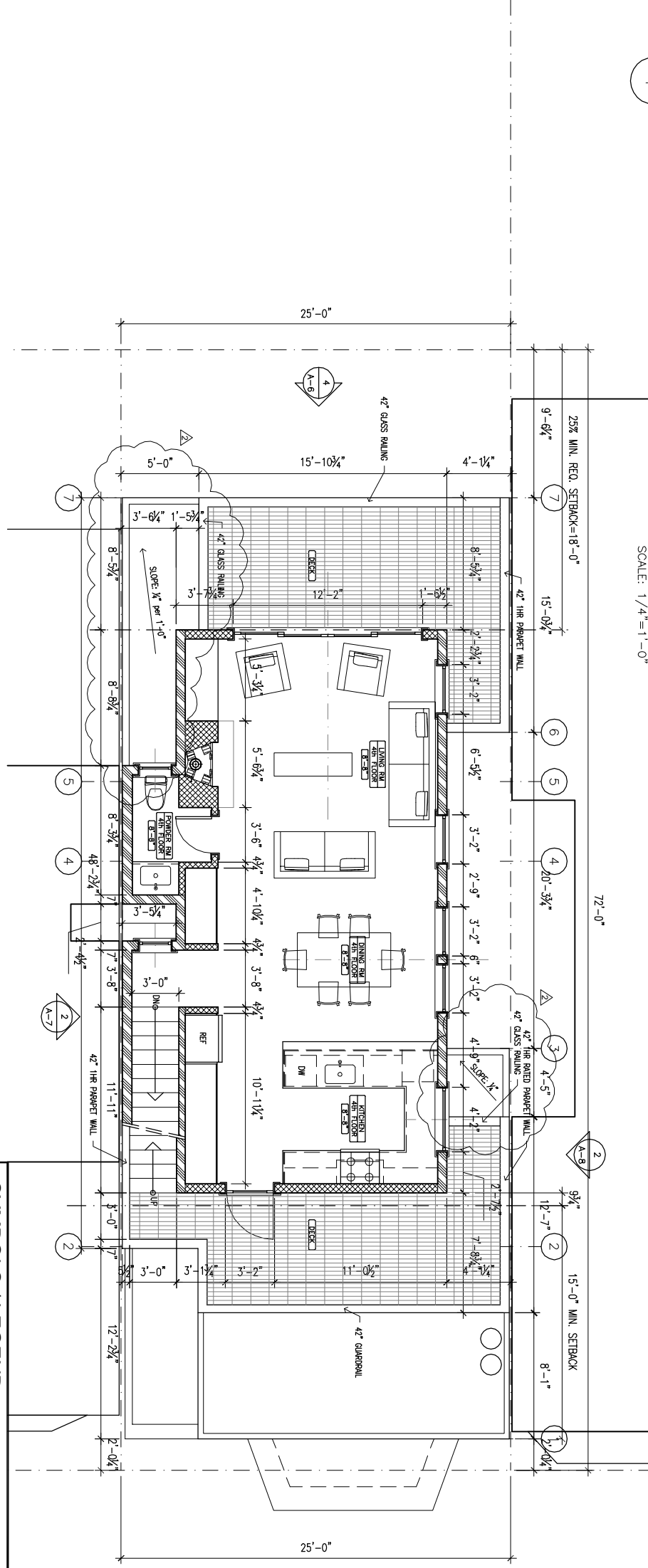
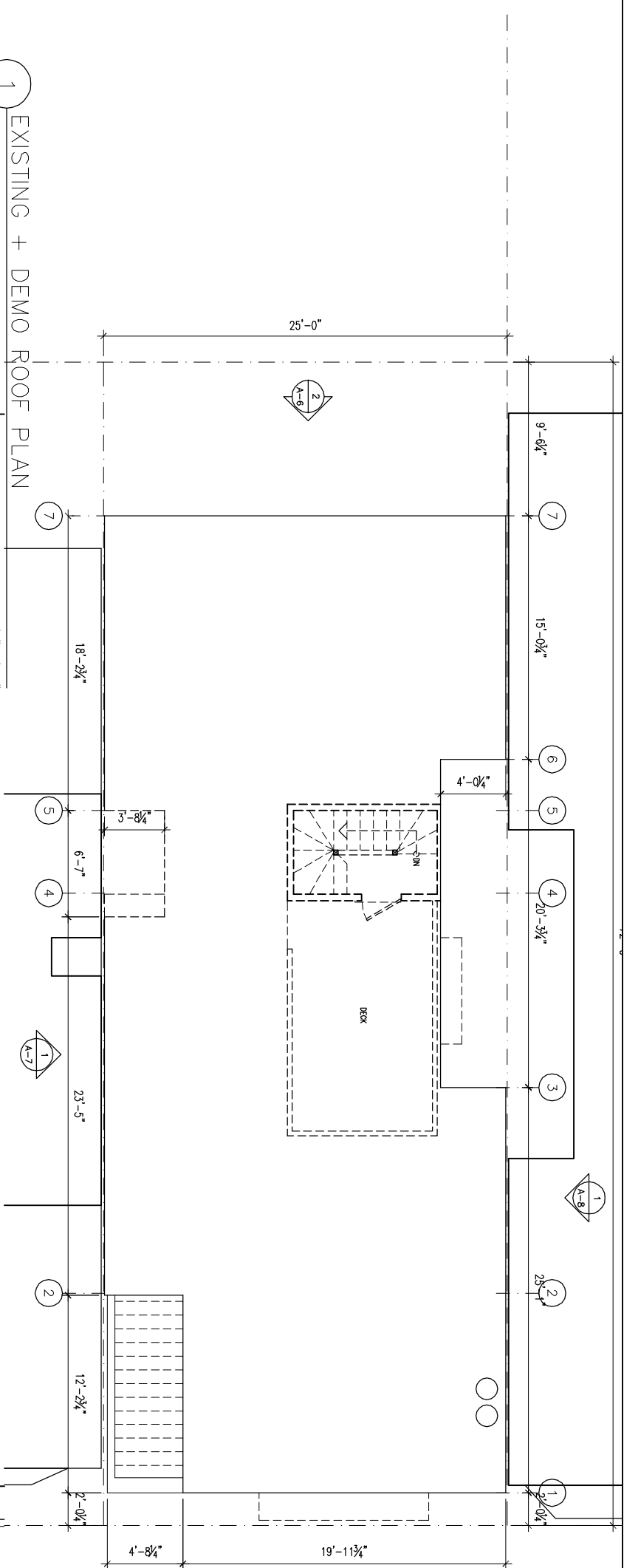
2 PROPOSED 3rd FLOOR PLAN

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

- NOTES:
- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2007 SFGSECTION 907.2.10.1.2 ON EACH FLOOR + IN EACH SLEEPING ROOM
 - 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
 - 3) BATHROOM LIGHTING TO BE CONTROLLED BY APPROVED OCCUPANT SENSOR
 - 4) SPRINKLER ENTIRE BUILDING

SYMBOLS / LEGEND	
	NEW CONCRETE
	NEW CONSTRUCTION TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL, 1 HR RATED THROUGHOUT
	1 HR FIRE RATED WALL (TYP)
	SOFFIT
	LOCATION - ELEVATION CALL OUT
	ROOM NAME
	FLOOR FINISH
	CEILING HEIGHT
	ELEVATION MARK
	DOOR TAG
	WINDOW TAG

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- NOTES:
- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2007 SFBSECTION 907.2.10.1.2 ON EACH FLOOR + IN EACH SLEEPING ROOM
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SYMBOLS / LEGEND	
	NEW CONCRETE
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL, 1 HR RATED THROUGHOUT
	1 HR FIRE RATED WALL (TYP. ● P.L.)
	SOFFIT
	LOCATION - ELEVATION CALL OUT
	ROOM NAME
	FLOOR FINISH
	CEILING HEIGHT
	ELEVATION MARK
	DOOR TAG
	WINDOW TAG

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	<p>JOB#: 342 DATE: 04/12/10 DWG: F.L. SCALE: 1/4" = 1'-0"</p> <p>SHEET TITLE: 4th FLOOR PLAN</p>

A-4

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2	06/02/10	NOVA

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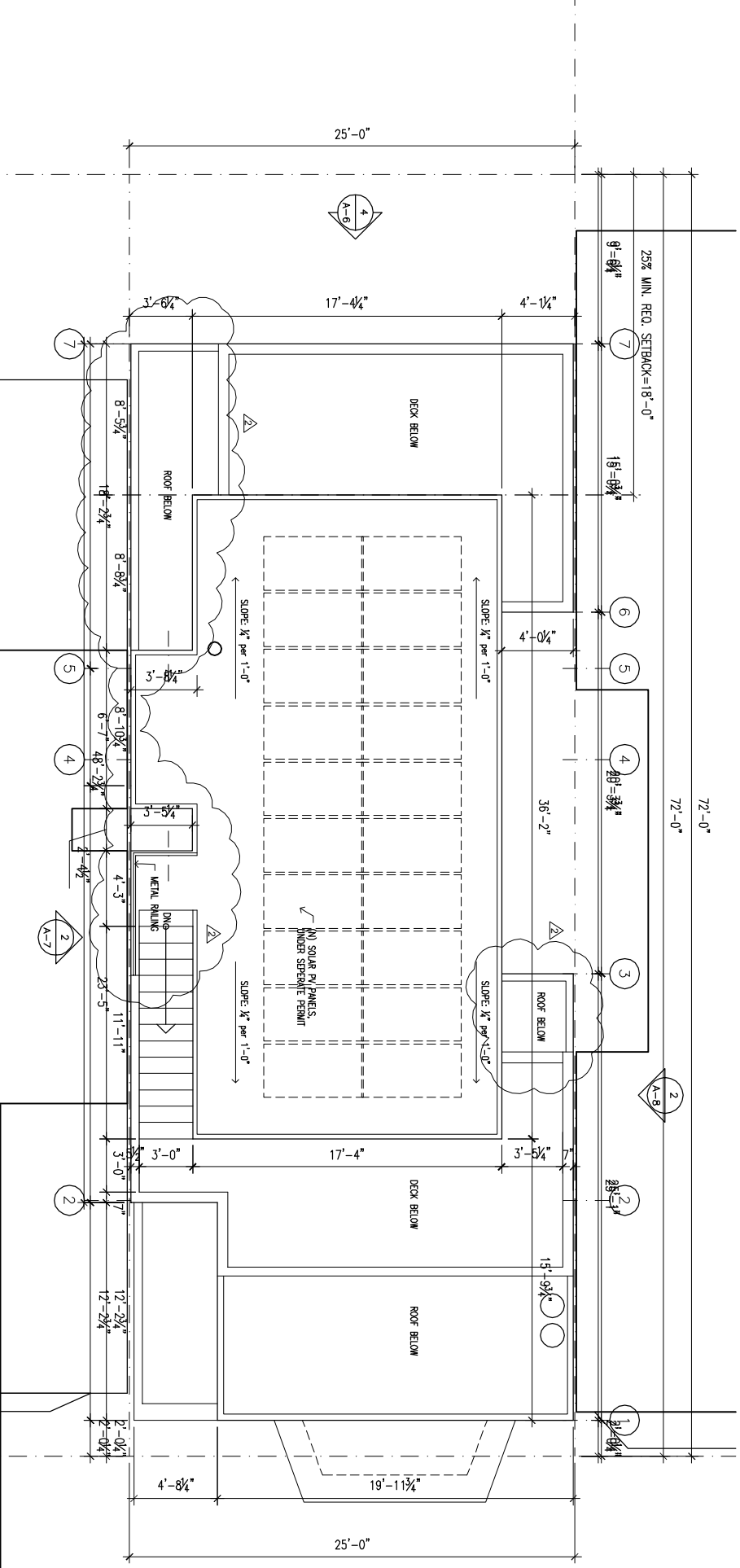
JOB#: 342
DATE: 04/12/10
DWN: F.J.L.
SCALE: 1/4" = 1'-0"

SHEET TITLE:
ROOF PLAN

A-5

SYMBOLS / LEGEND

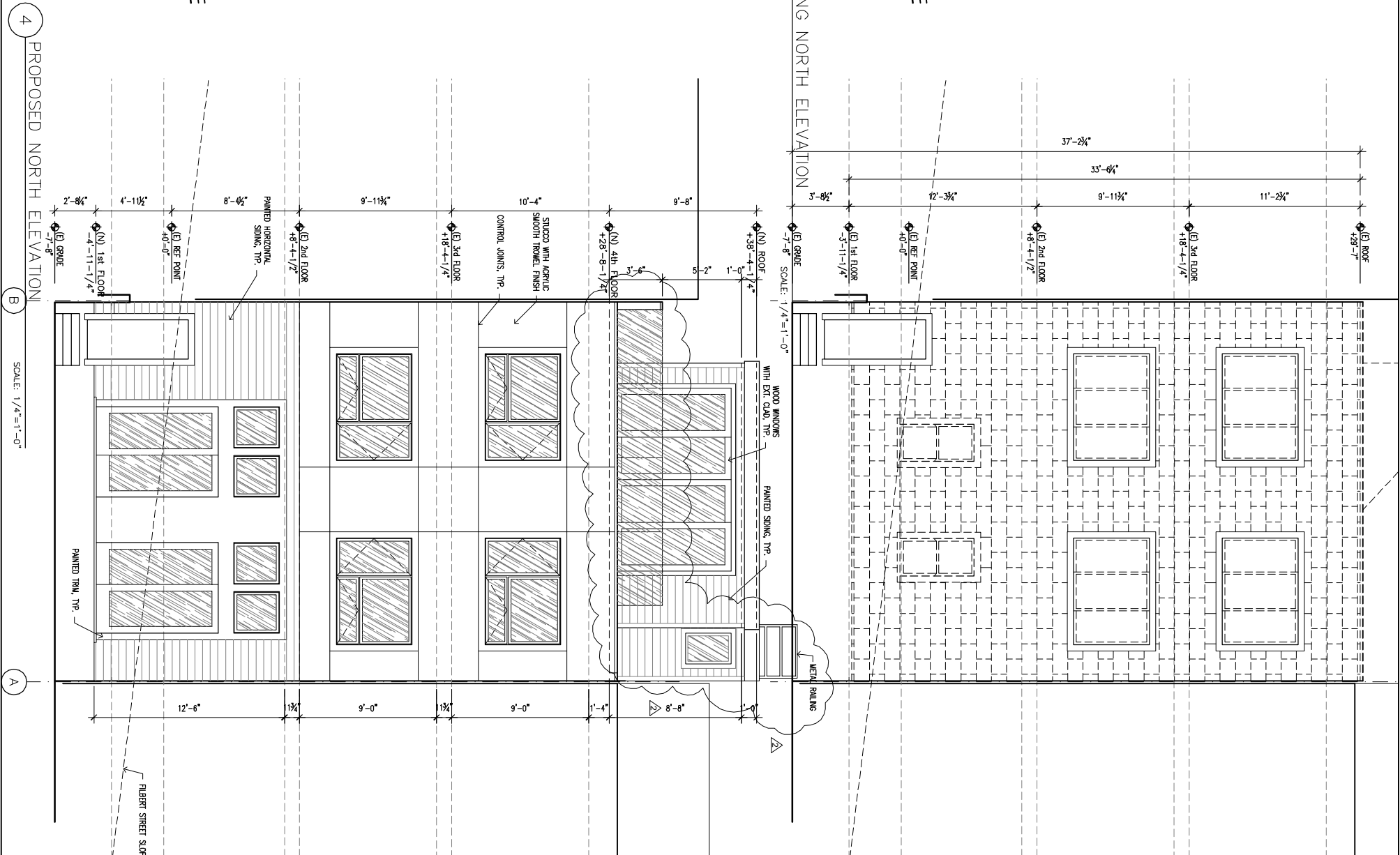
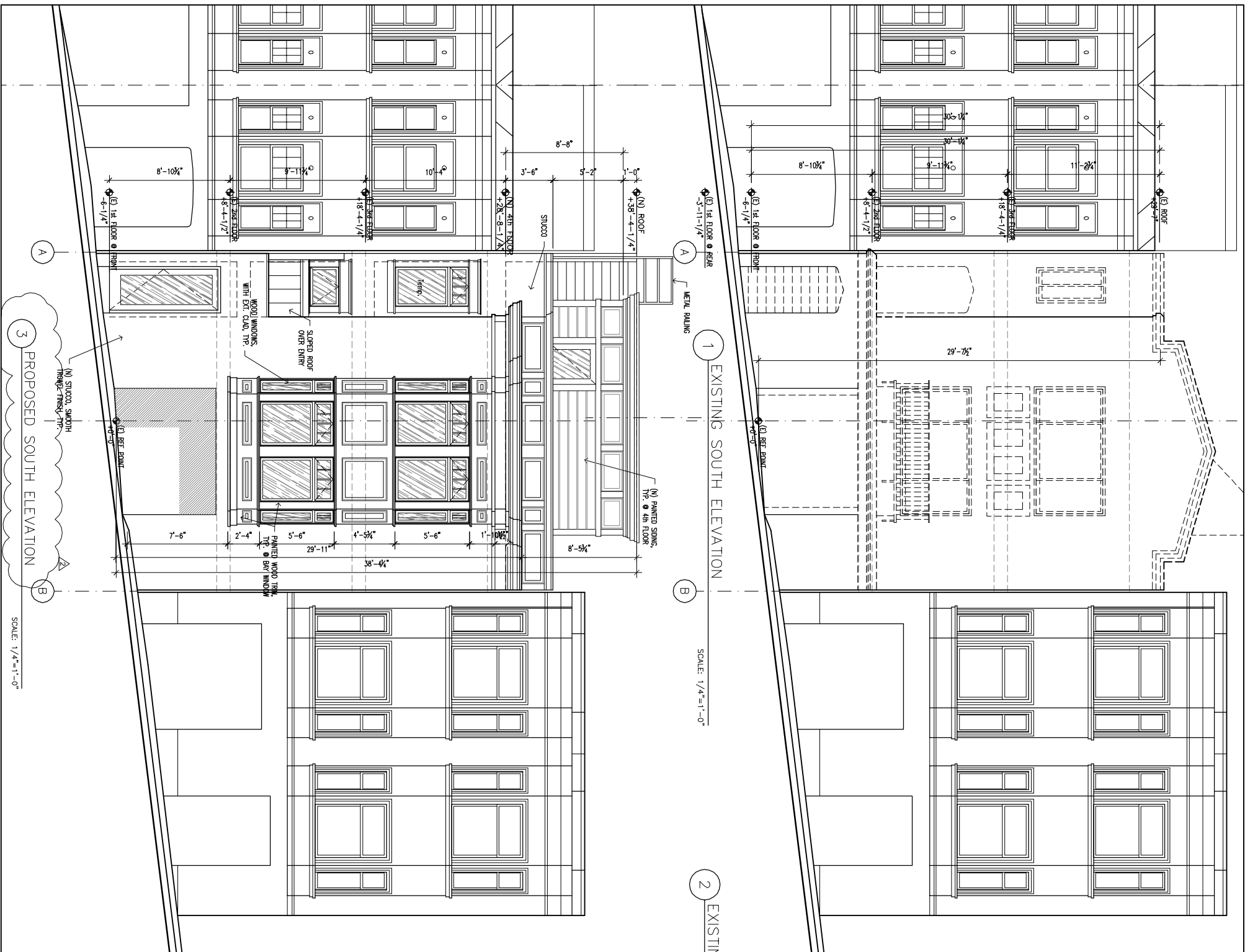
	NEW CONCRETE		ROOM NAME
	EXISTING CONSTRUCTION TO BE REMOVED		FLOOR FINISH
	EXISTING WALL TO REMAIN		CEILING HEIGHT
	NEW WALL, 1 HR RATED THROUGHOUT		ELEVATION MARK
	1 HR FIRE RATED WALL (TYP. ● P.L.)		DOOR TAG
	SOFFIT		WINDOW TAG
	LOCATION - ELEVATION CALL OUT		SECTION MARK



2 PROPOSED ROOF PLAN

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

- NOTES:
- 1) INSTALL HARD-WIRED SMOKE DETECTOR PER CODE 2007 SFBSECTION 907.2.10.1.2 ON EACH FLOOR + IN EACH SLEEPING ROOM
 - 2) ALL BATHROOMS TO BE PROVIDED WITH MECHANICAL VENTILATION TO CONFORM TO CODE SECTION 1203.4.2.1
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BLOCK 0942 - LOT 014A

JOB#: 342
DATE: 04/12/10
DWN: FJL
SCALE: 1/4" = 1'-0"

SHEET TITLE:
NORTH + SOUTH ELEVATIONS

A-6

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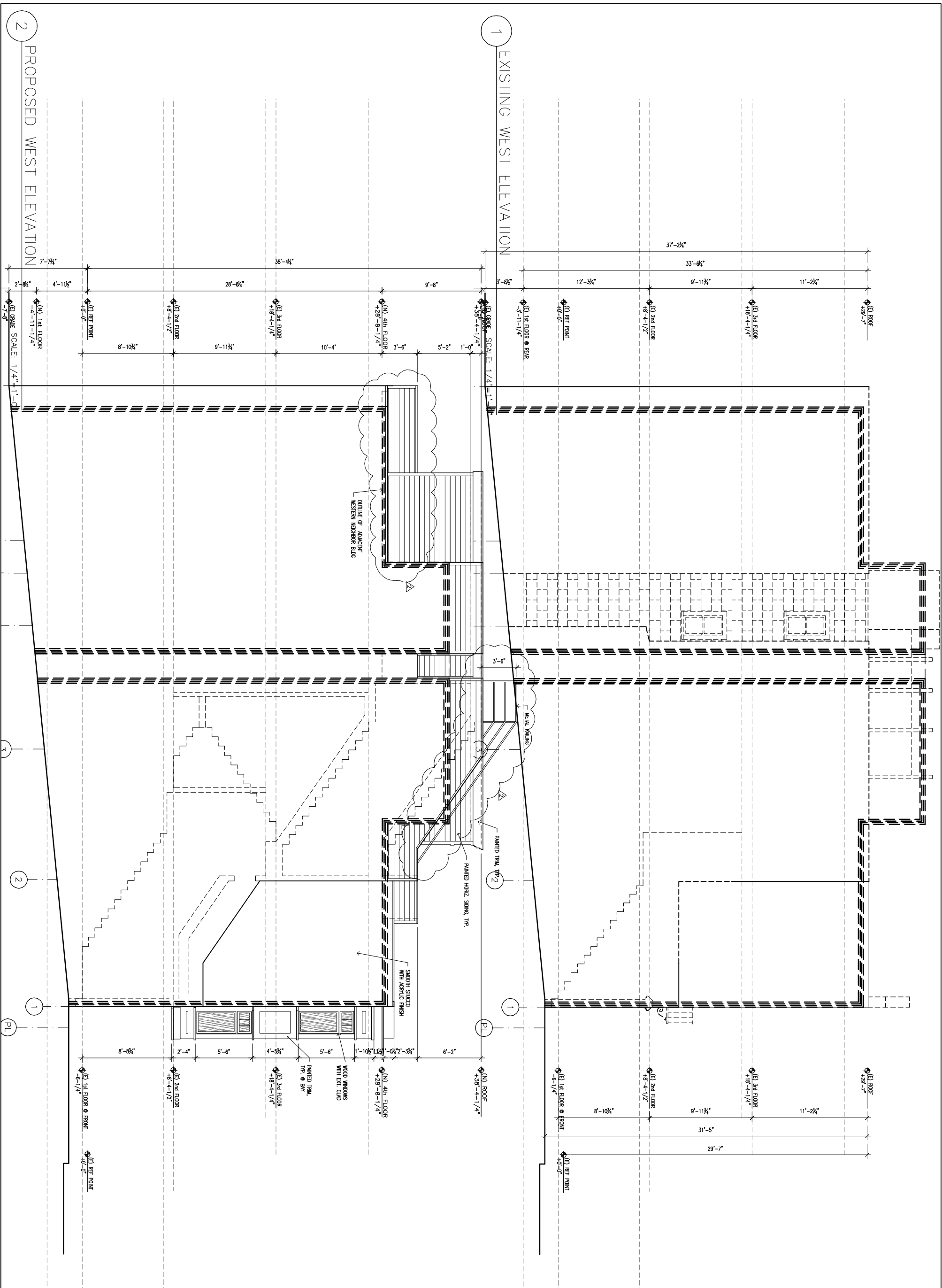
BLOCK 0942 - LOT 014A

JOB#: 342
DATE: 04/12/10
DWG: F.L.
SCALE: 1/4" = 1'-0"
SHEET TITLE:
WEST ELEVATION

A-7

1 EXISTING WEST ELEVATION

2 PROPOSED WEST ELEVATION



1 EXISTING EAST ELEVATION

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

PL 1

2

3

1st FLOOR FRONT

1st FLOOR REAR

2nd FLOOR

4th FLOOR

ROOF

2 PROPOSED EAST ELEVATION

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

PL 1

2

3

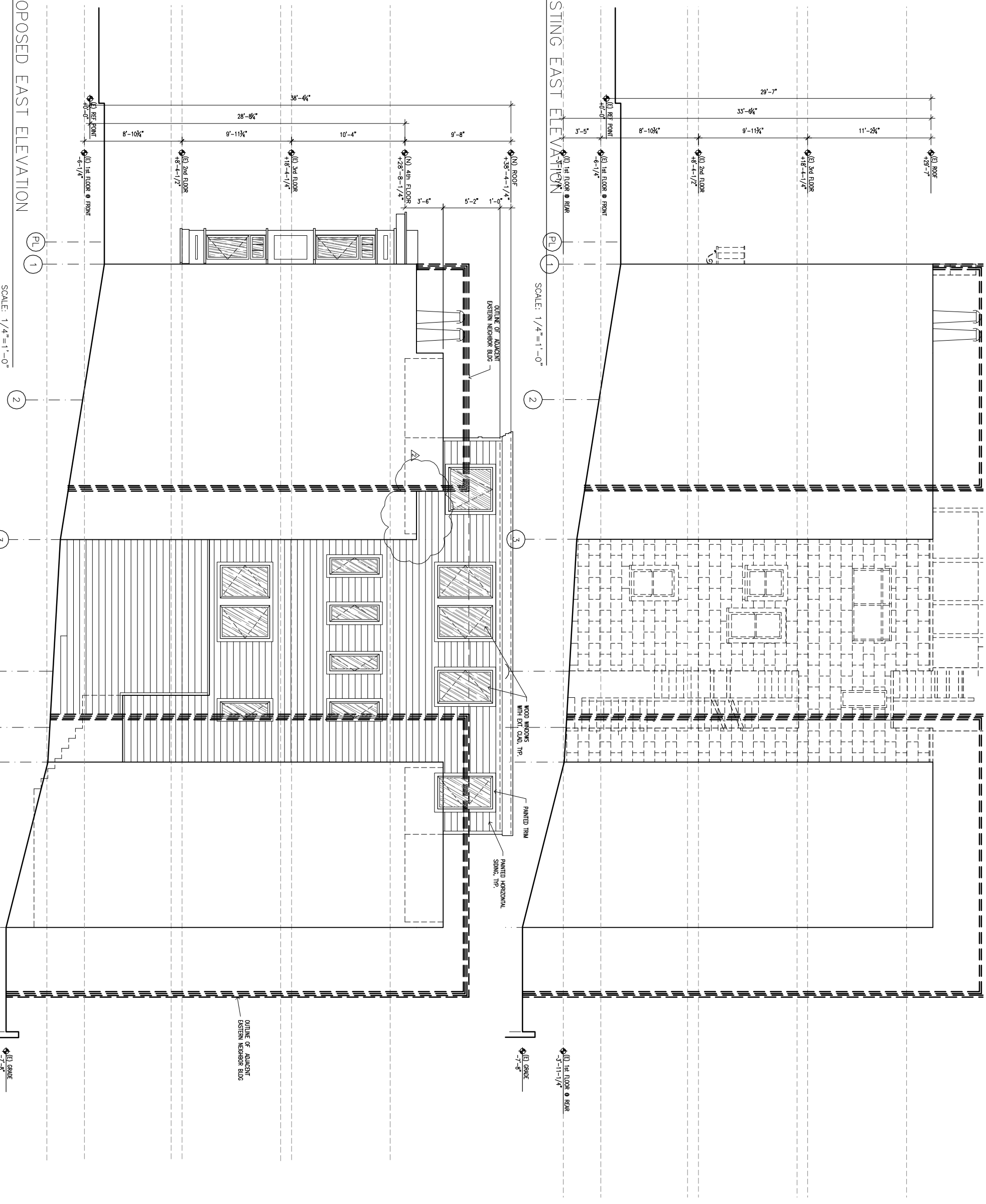
1st FLOOR FRONT

1st FLOOR REAR

2nd FLOOR

4th FLOOR

ROOF



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BLOCK 0942 - LOT 014A

JOB#: 342
DATE: 04/12/10
DWG: F.L
SCALE: 1/4" = 1'-0"
SHEET TITLE:
**EAST
ELEVATION**

A-8