



UNANIMOUSLY APPROVED BY PLANNING COMISSION
DECEMBER 2019

49'-7" MAX HEIGHT (37 Martha Avenue; 6 homes down from 95 Nordhoff)

45'-0"

40'-0"

35'-0"

32'-6"

30'-0"

25'-0"



25 Martha

33 Martha

37 Martha

89 Nordhoff

91 Nordhoff

95 Nordhoff

41 Martha

180 Mangels

541 Congo

49'-7" MAX HEIGHT (37 Martha Avenue; 6 homes down from 95 Nordhoff)

45'-0"

40'-0"

35'-0"

32'-6"

30'-0"

25'-0"



22 Nordhoff

57 Nordhoff

65 Nordhoff

69 Nordhoff

89 Nordhoff

91 Nordhoff

95 Nordhoff

49 Stillings

88 Martha

89 Martha

49'-7" MAX HEIGHT (37 Martha Avenue; 6 homes down from 95 Nordhoff)

45'-0"

40'-0"

35'-0"

32'-6"

30'-0"

25'-0"



1223 Bosworth

589 Congo

775 Congo

750 Congo

89 Nordhoff

91 Nordhoff

95 Nordhoff

1221 Bosworth

701 Congo

645 Congo

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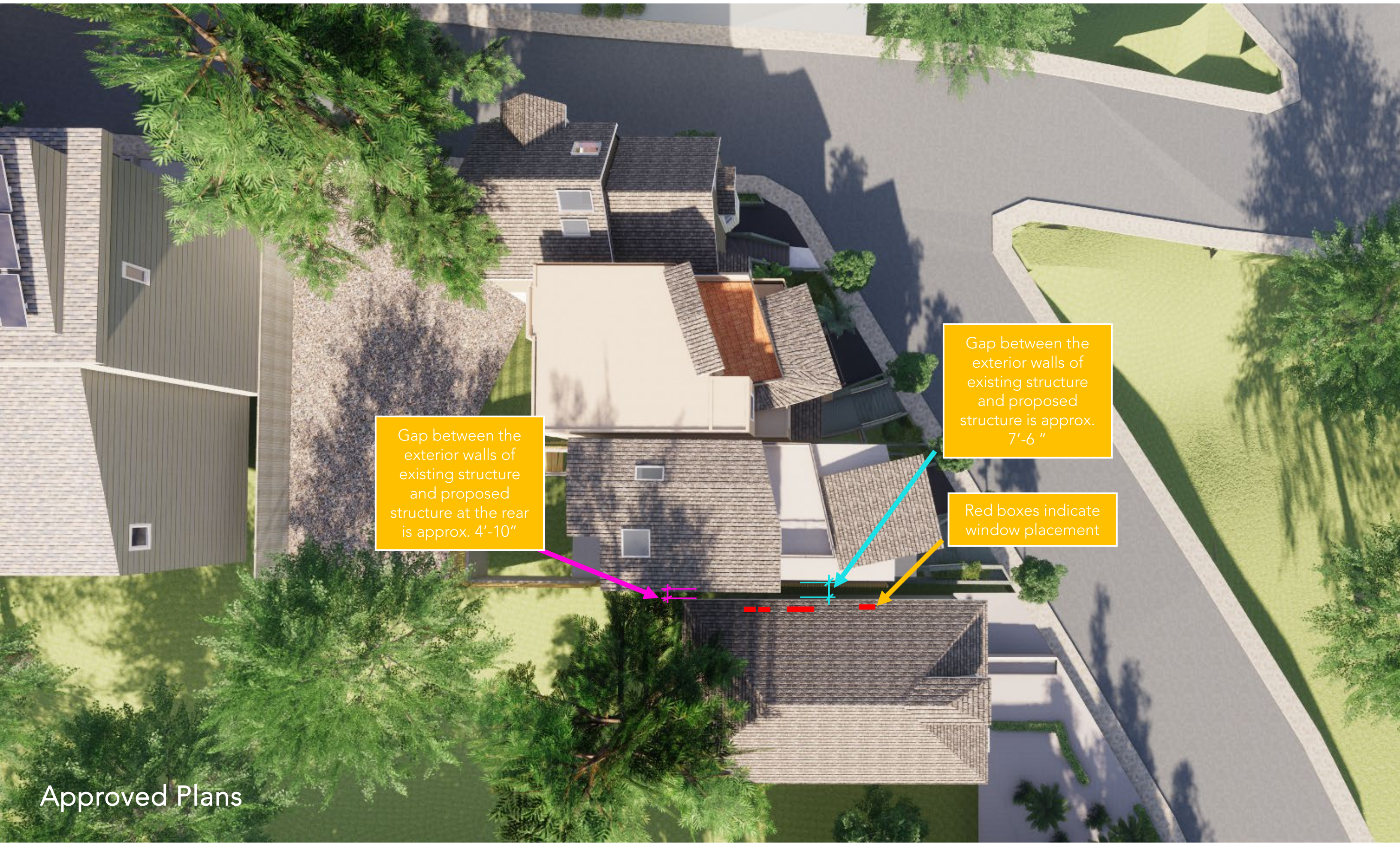


Approved Plans

Alternative #1

House height lower by approx. 2'-0"





Gap between the exterior walls of existing structure and proposed structure at the rear is approx. 4'-10"

Gap between the exterior walls of existing structure and proposed structure is approx. 7'-6"

Red boxes indicate window placement

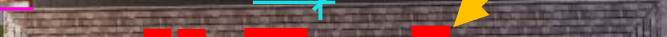
Alternative #1



Gap between the exterior walls of existing structure and proposed structure at the rear is approx. 4'-10"

Gap between the exterior walls of existing structure and proposed structure is approx. 7'-6"

Red boxes indicate window placement





Gap between exterior walls is approx. 7'-6"

Alternative #1

Alternative proposed structure on side of house. Gap here becomes approx. 4'-10"

House height lower by approx. 2'-0"

Gap between exterior walls is approx. 7'-6"





View of proposed home
without alternative
structure on the side

Alternative #1

View of proposed home WITH alternative structure on the side

Notes

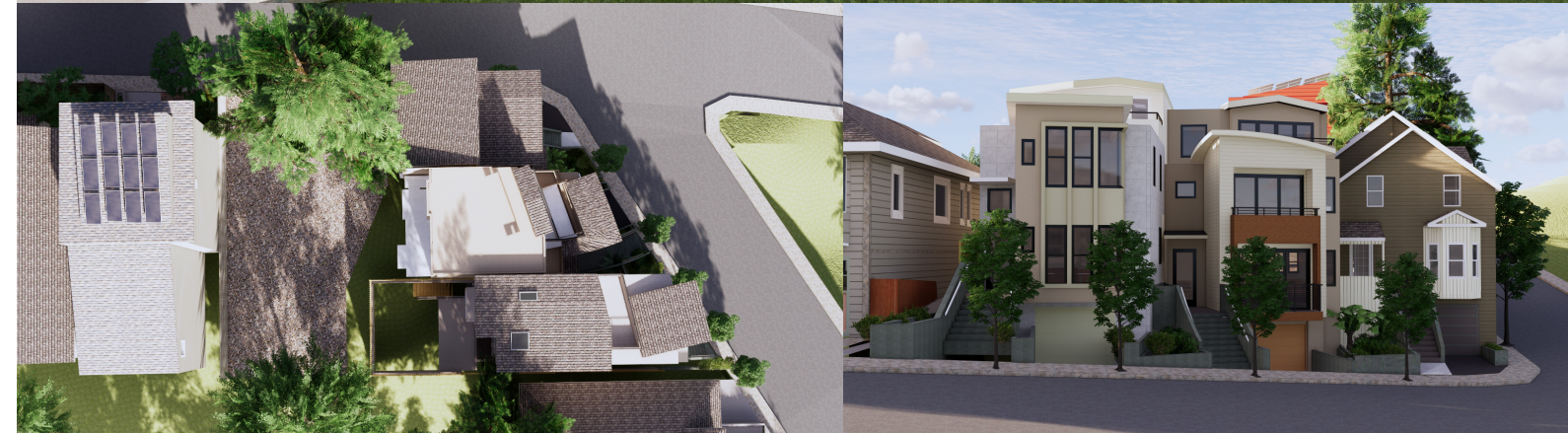
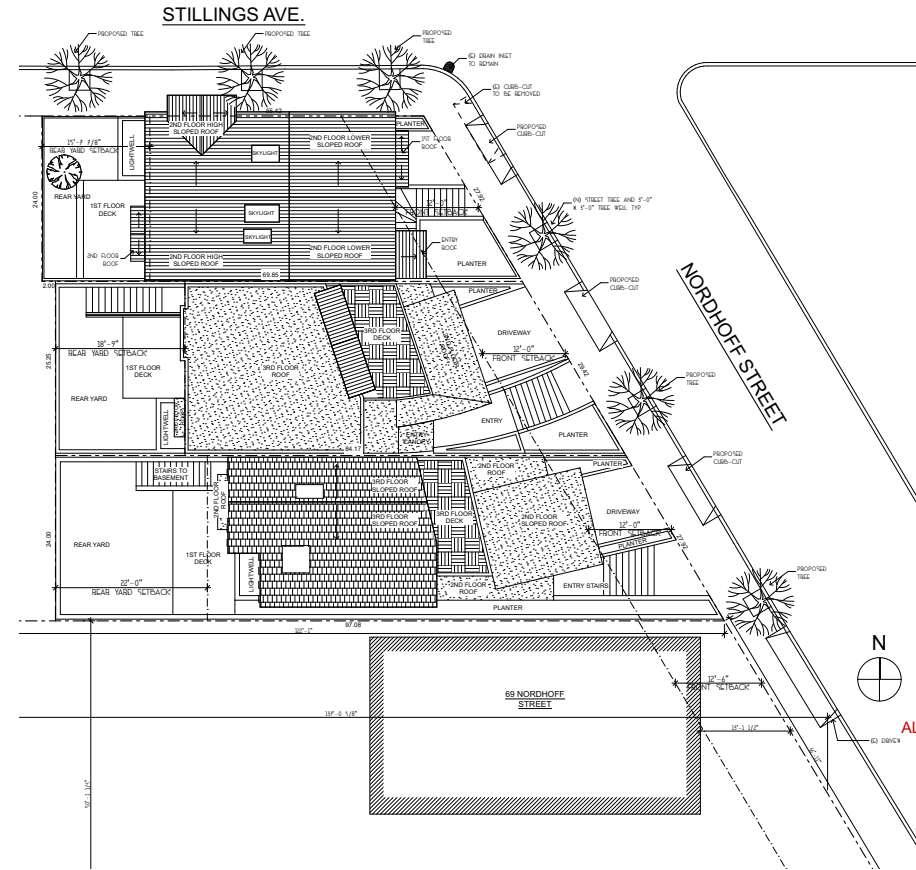


** Original raw files were unavailable. Heights, locations, and camera angles in rendered images are approximate. All approximations made with available information to the best of her ability by Chelsea Allard, Interior Design Technologist.

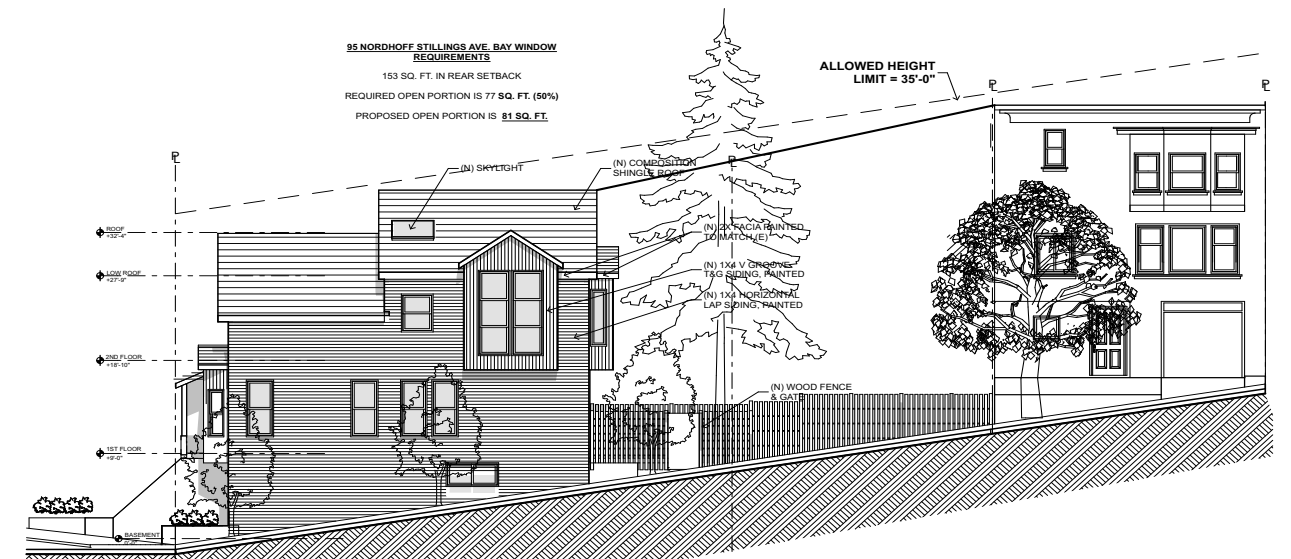
2019 APPROVED DESIGN

BUILDING SQUARE FOOTAGES

95 NORDHOFF: 2,014 SQ. FT.
 91 NORDHOFF: 2,441 SQ. FT.
 89 NORDHOFF: 2,506 SQ. FT.



4 95 NORDHOFF EAST ELEVATION
 SCALE: 1/8" = 1'-0"



3 95 NORDHOFF NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

2019 APPROVED DESIGN

OVERALL BUILDING HEIGHT

95 NORDHOFF: 35'-0"
 91 NORDHOFF: 35'-0"
 89 NORDHOFF: 35'-0"

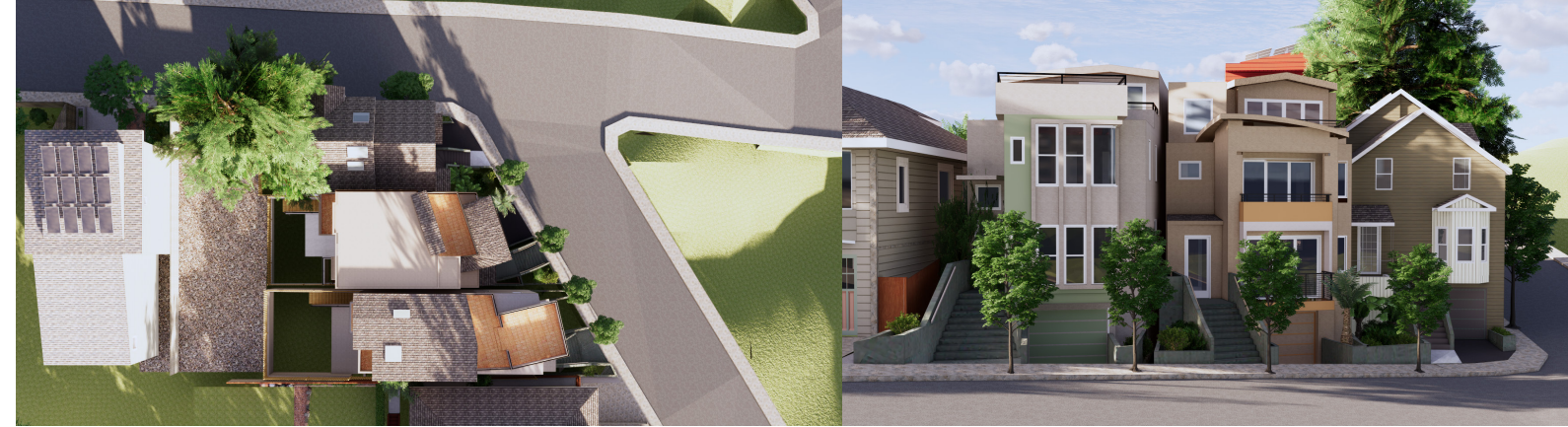
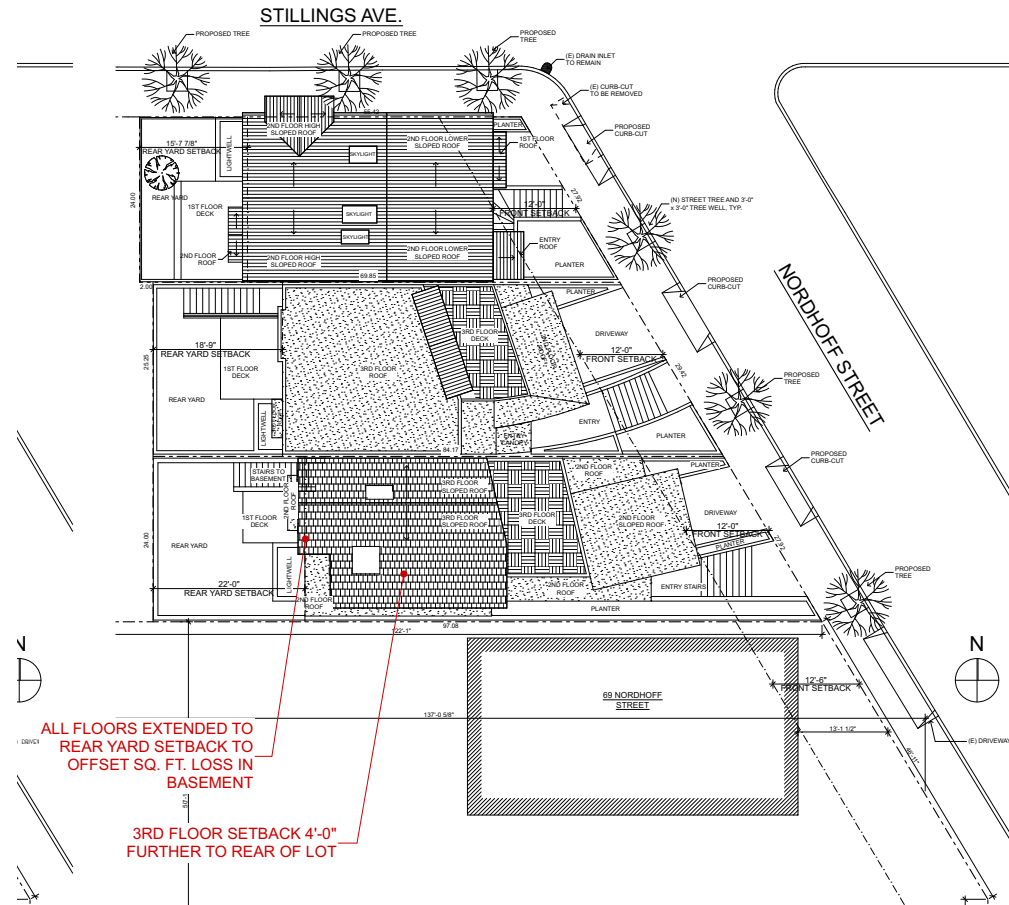
ALTERNATIVE #1

2020 REDESIGN

BUILDING SQUARE FOOTAGES

95 NORDHOFF: 2,014 SQ. FT.
91 NORDHOFF: 2,441 SQ. FT.

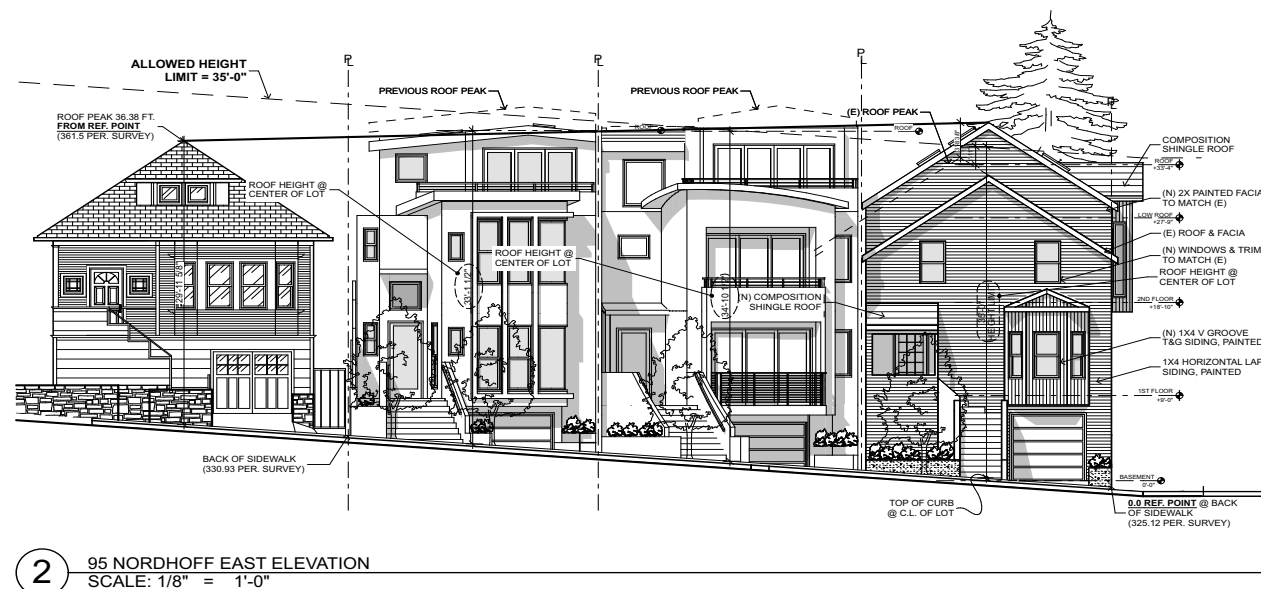
89 NORDHOFF: 2,800 SQ. FT.
(POTENTIAL LOSS OF 249 SQ. FT. @ BASEMENT DUE TO LOWERING OF BUILDING TO REDUCE HEIGHT)



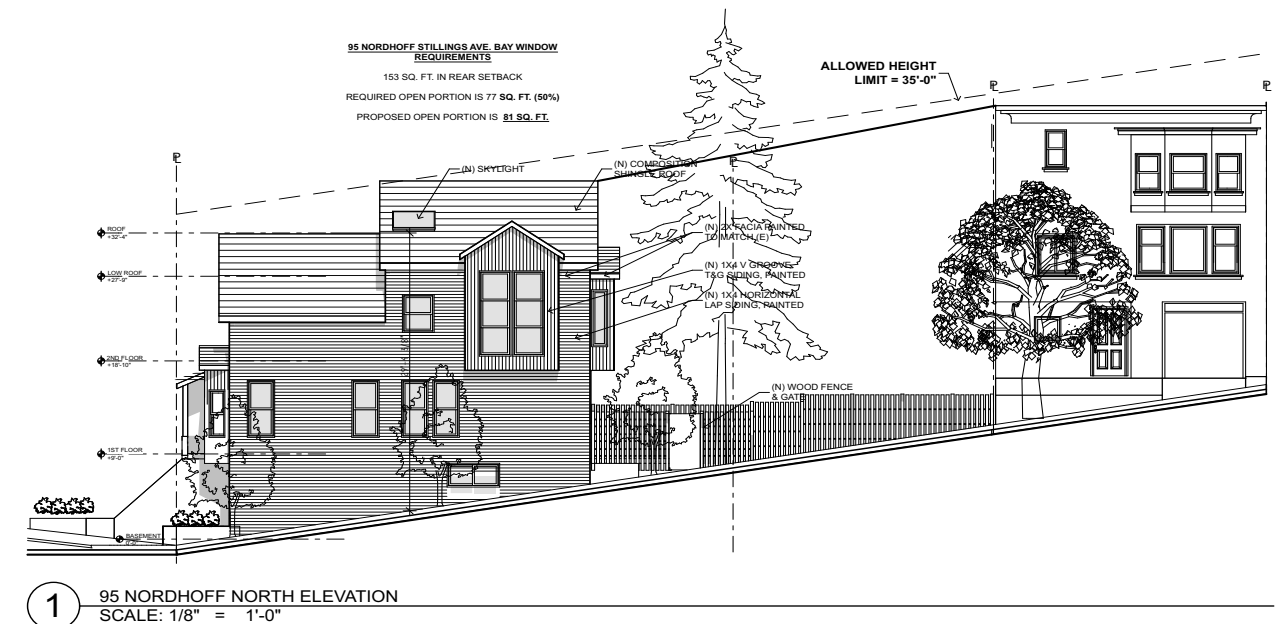
2020 REDESIGN

OVERALL BUILDING HEIGHT

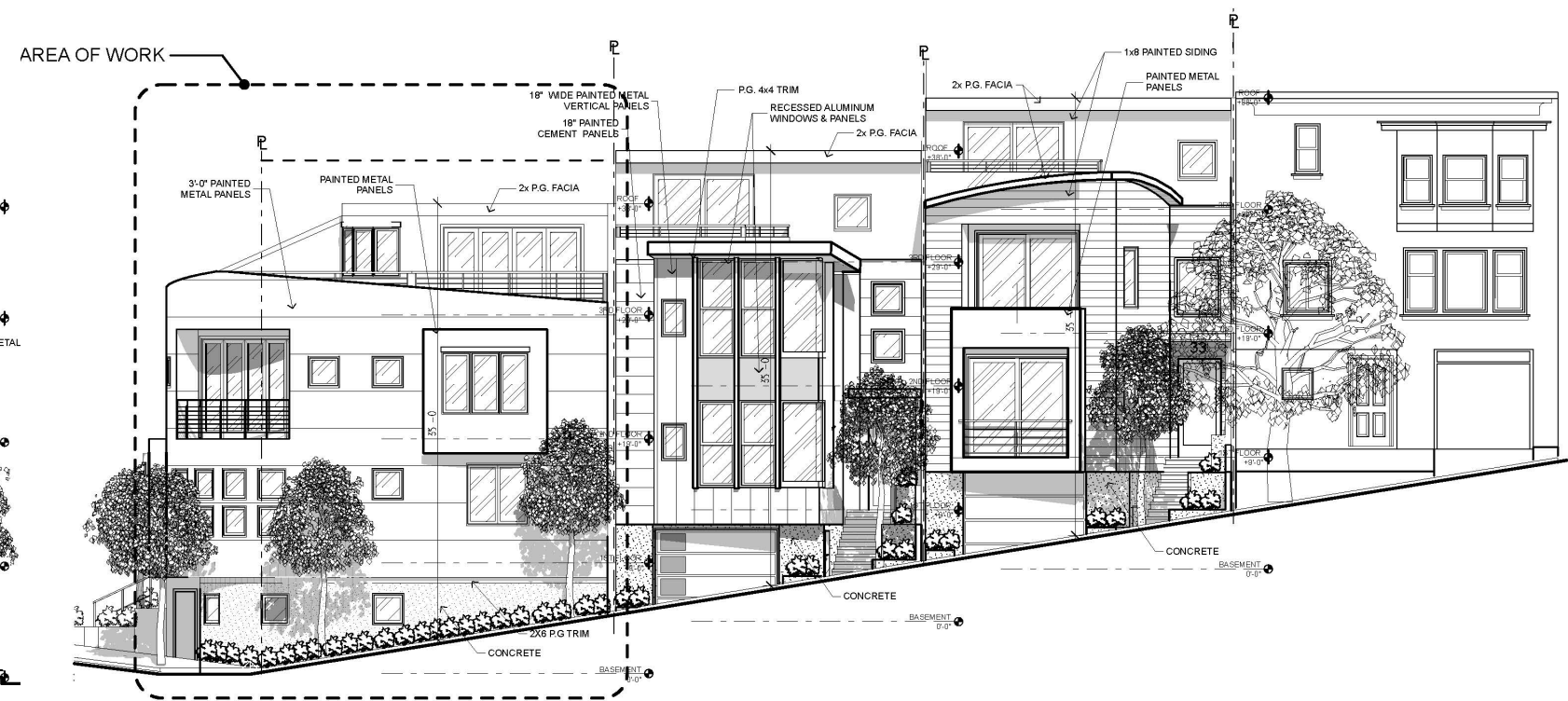
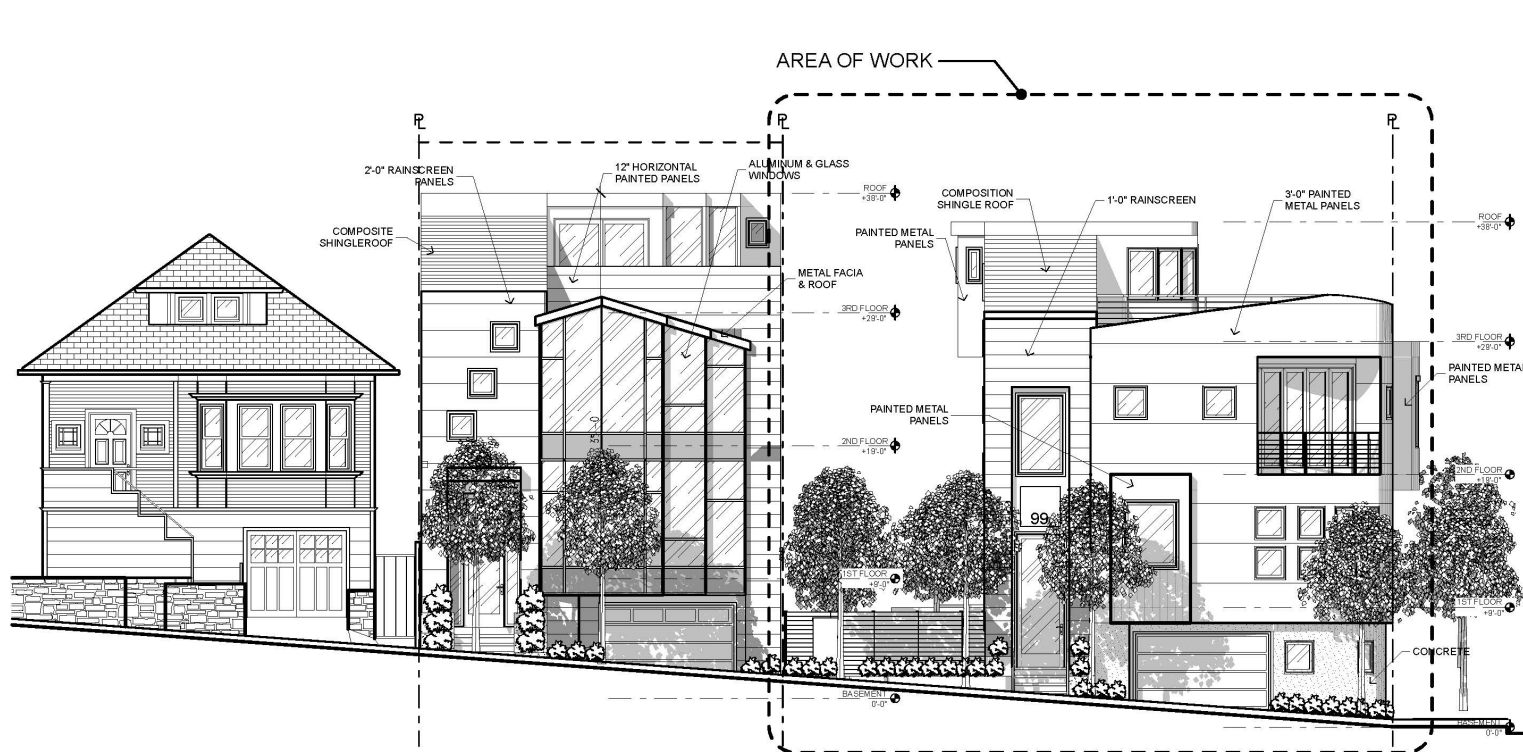
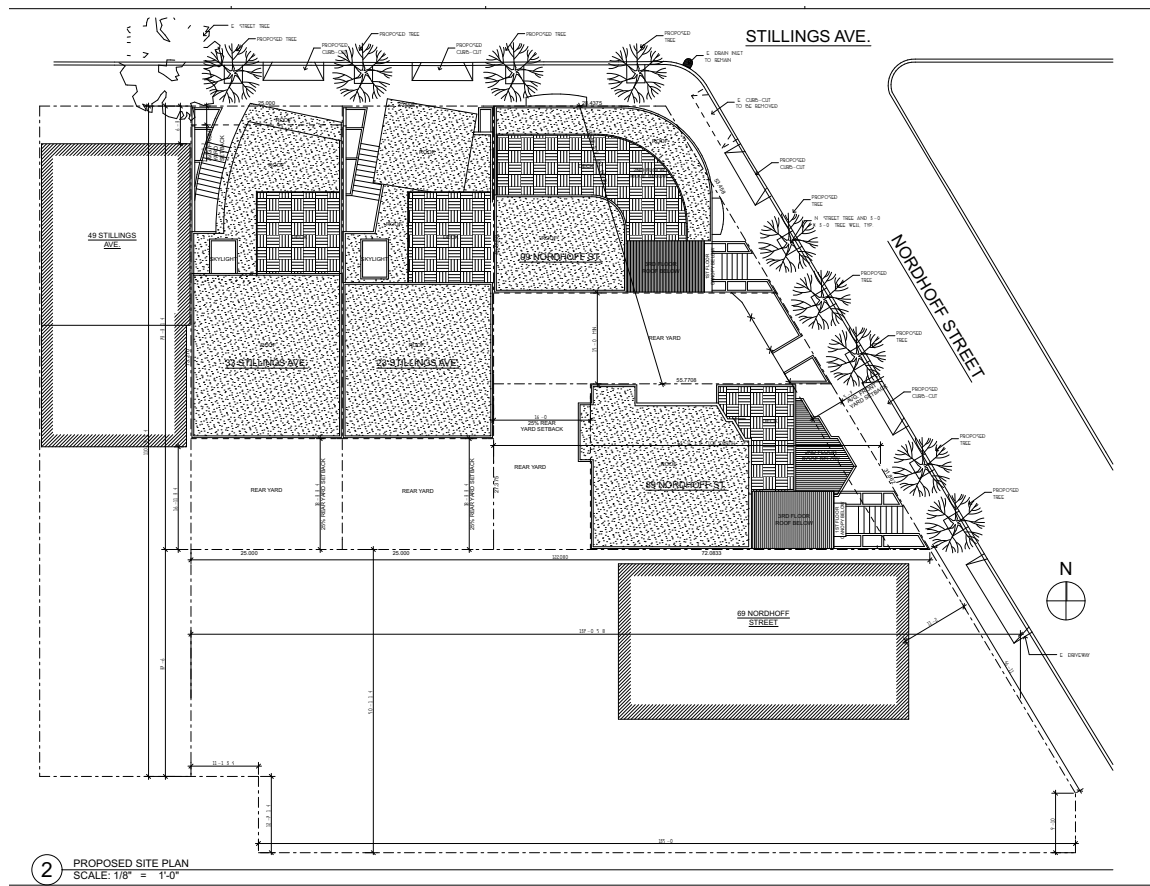
95 NORDHOFF: 33'-1"
91 NORDHOFF: 34'-10 1/2"
89 NORDHOFF: 33'-1 1/2"



2 95 NORDHOFF EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 95 NORDHOFF NORTH ELEVATION
SCALE: 1/8" = 1'-0"

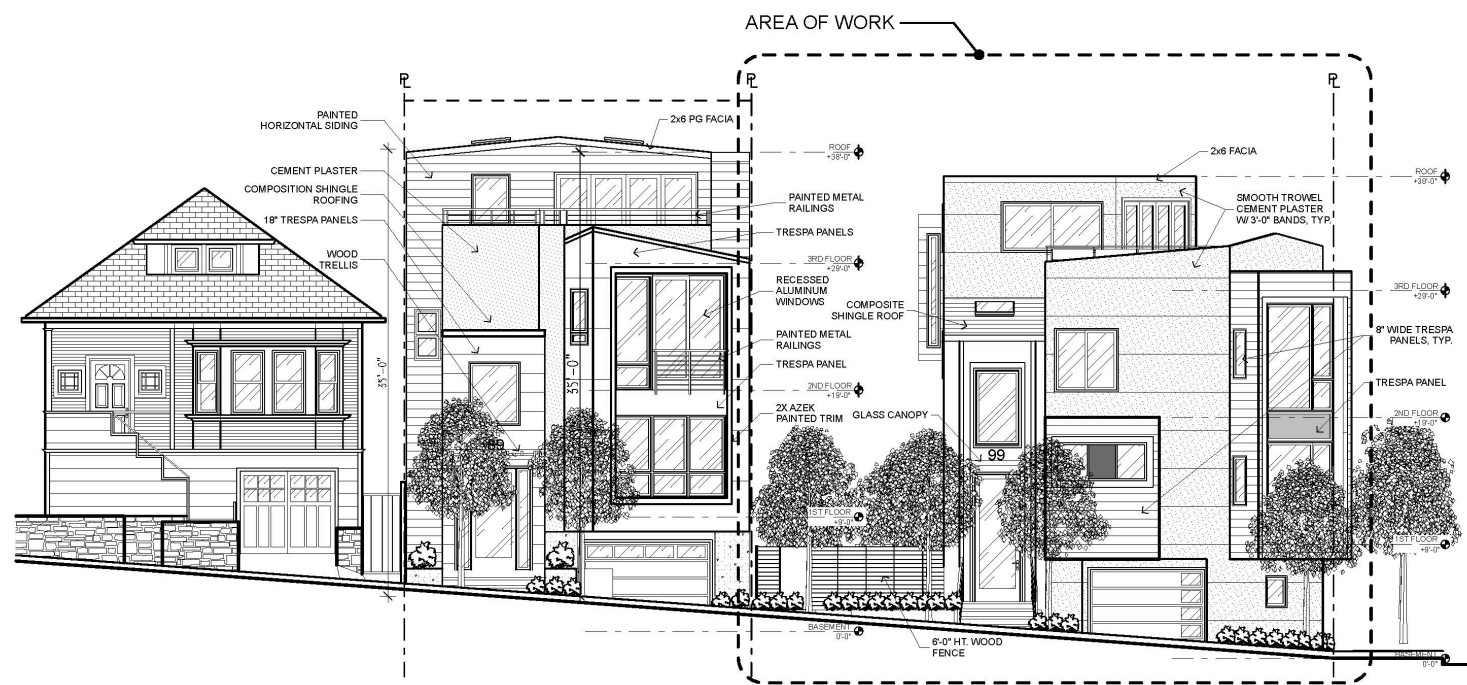
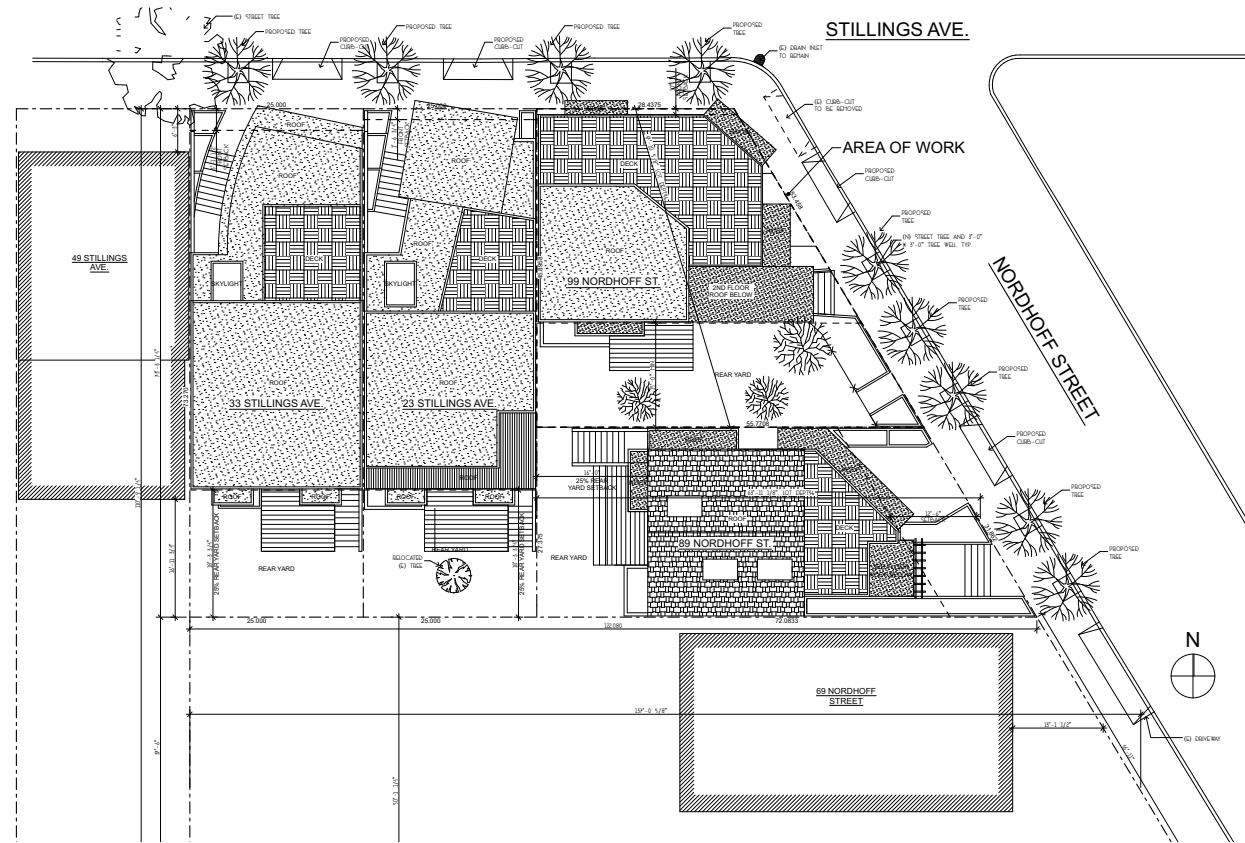


4 EAST ELEVATION @ 99 NORDHOFF ST.
SCALE: 1/8" = 1'-0"

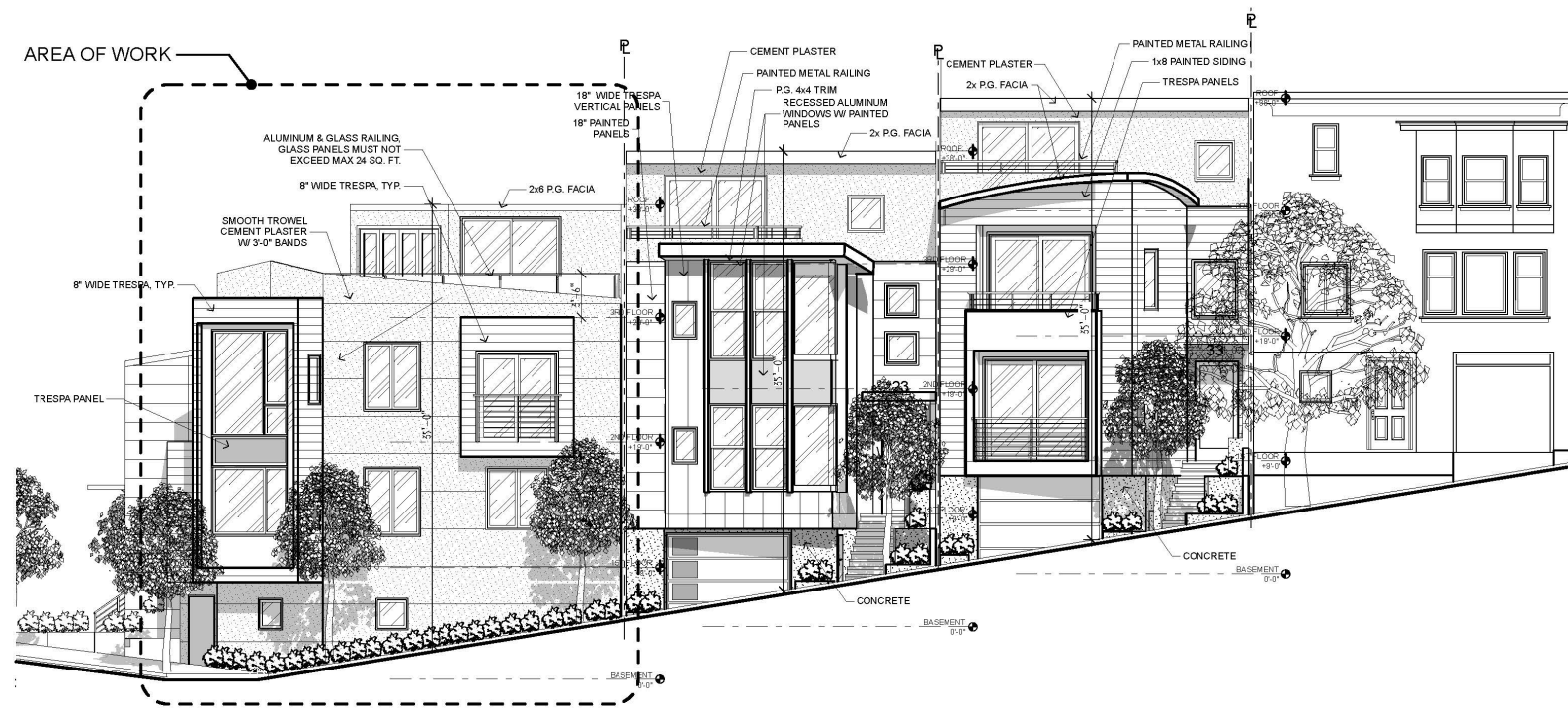
5 NORTH ELEVATION @ 99 NORDHOFF ST.
SCALE: 1/8" = 1'-0"

EARLY 2015

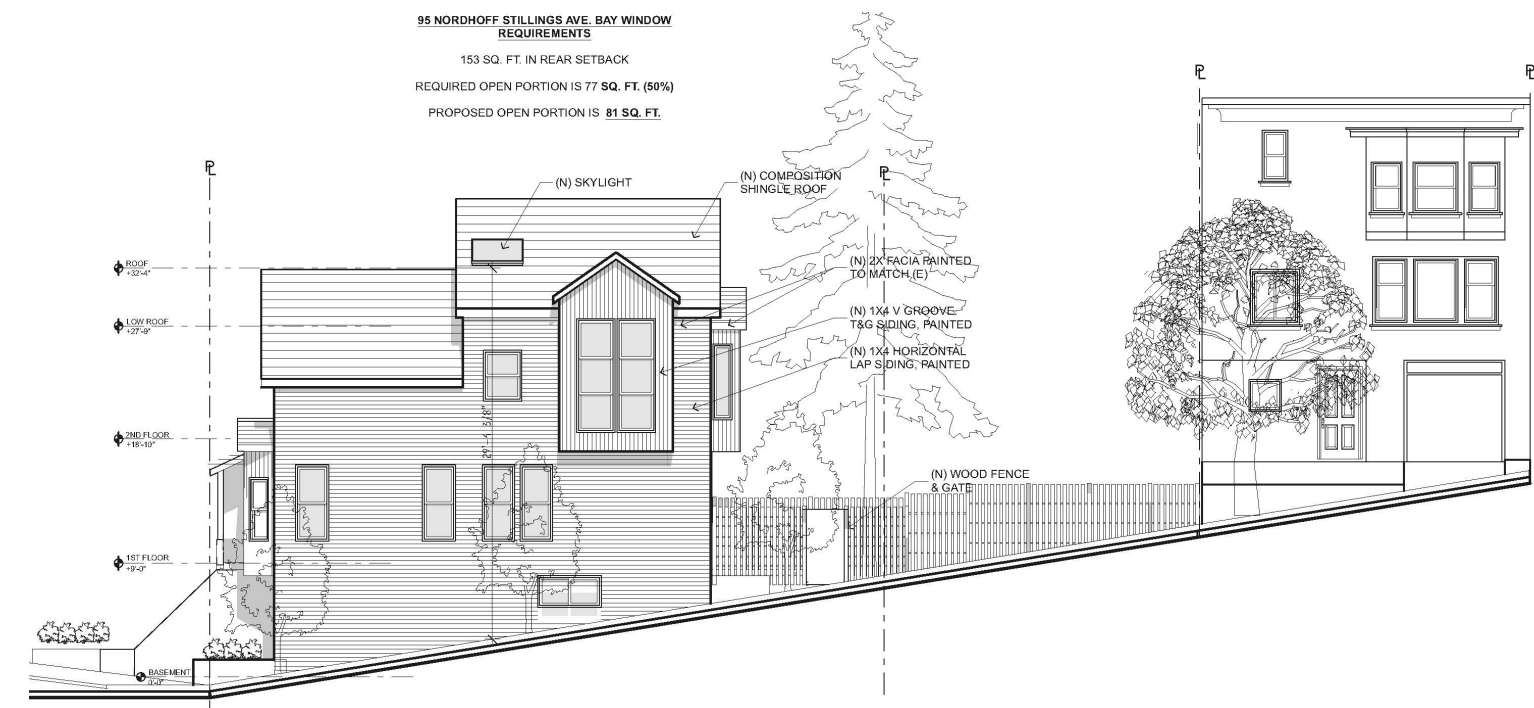
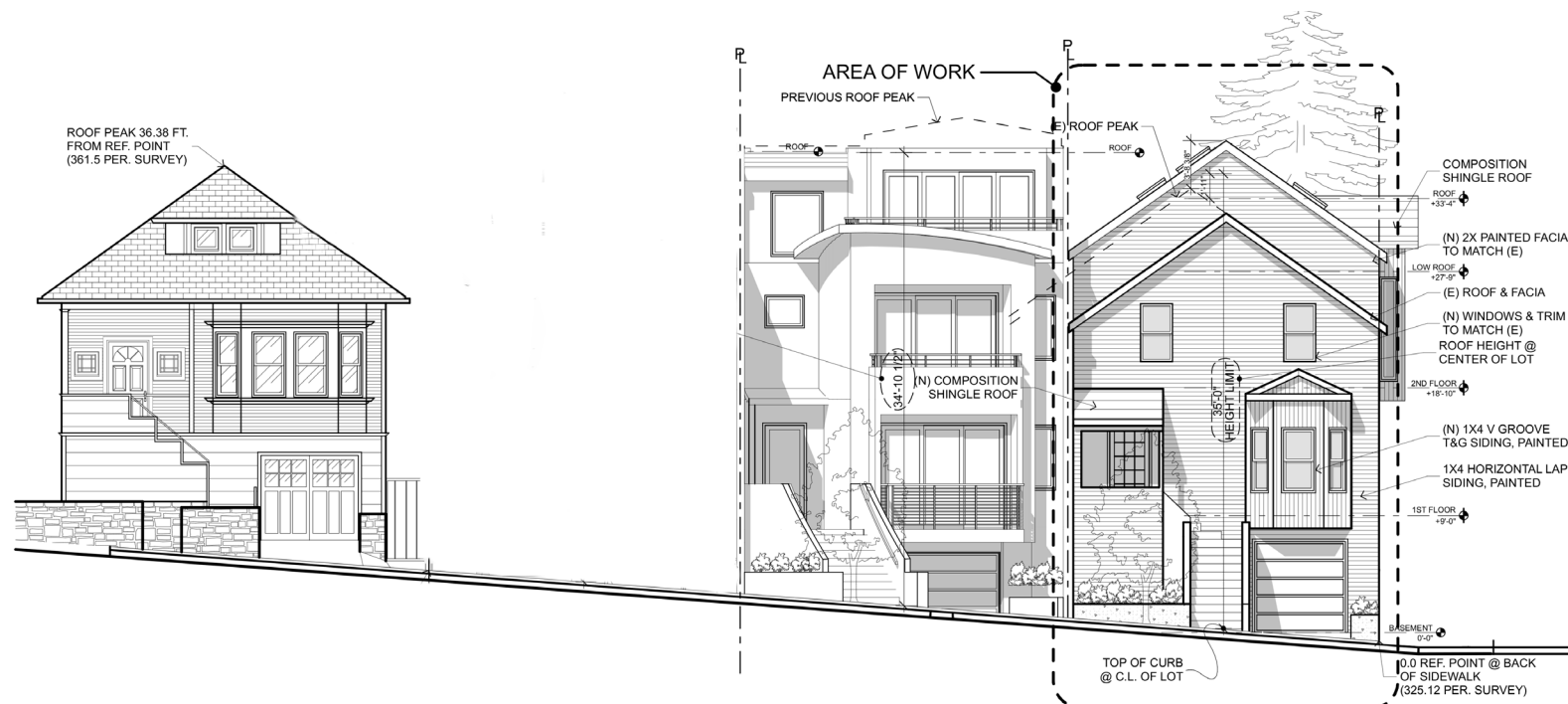
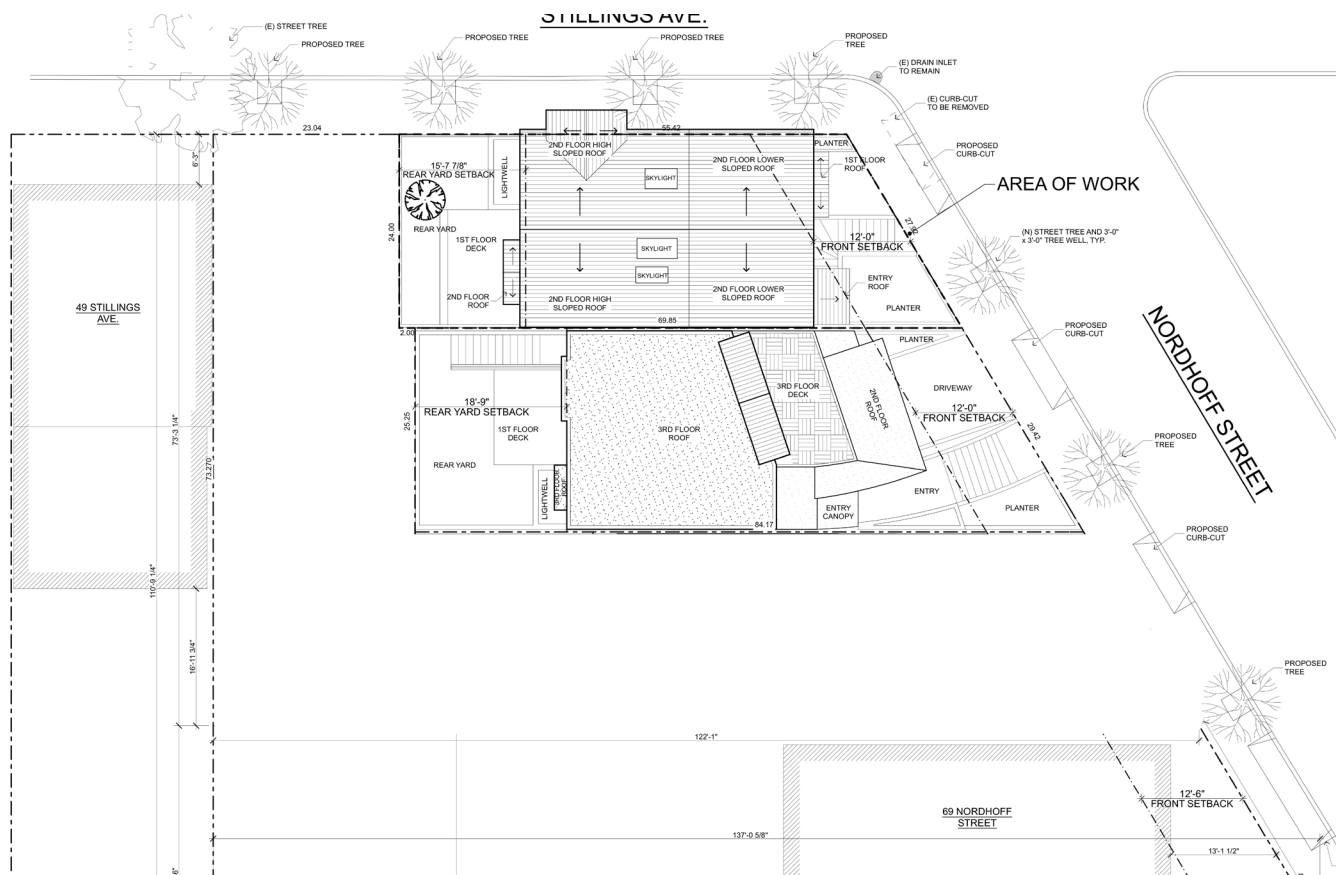
LATE 2015



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5 NORTH ELEVATION @ 99 NORDHOFF ST.
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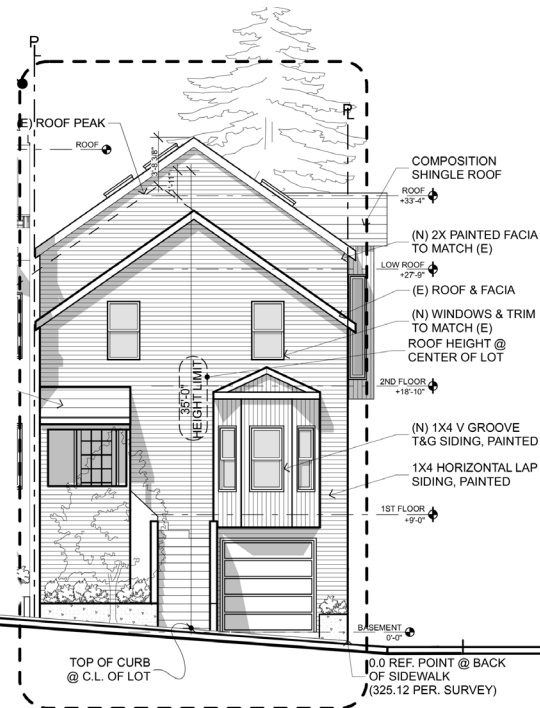
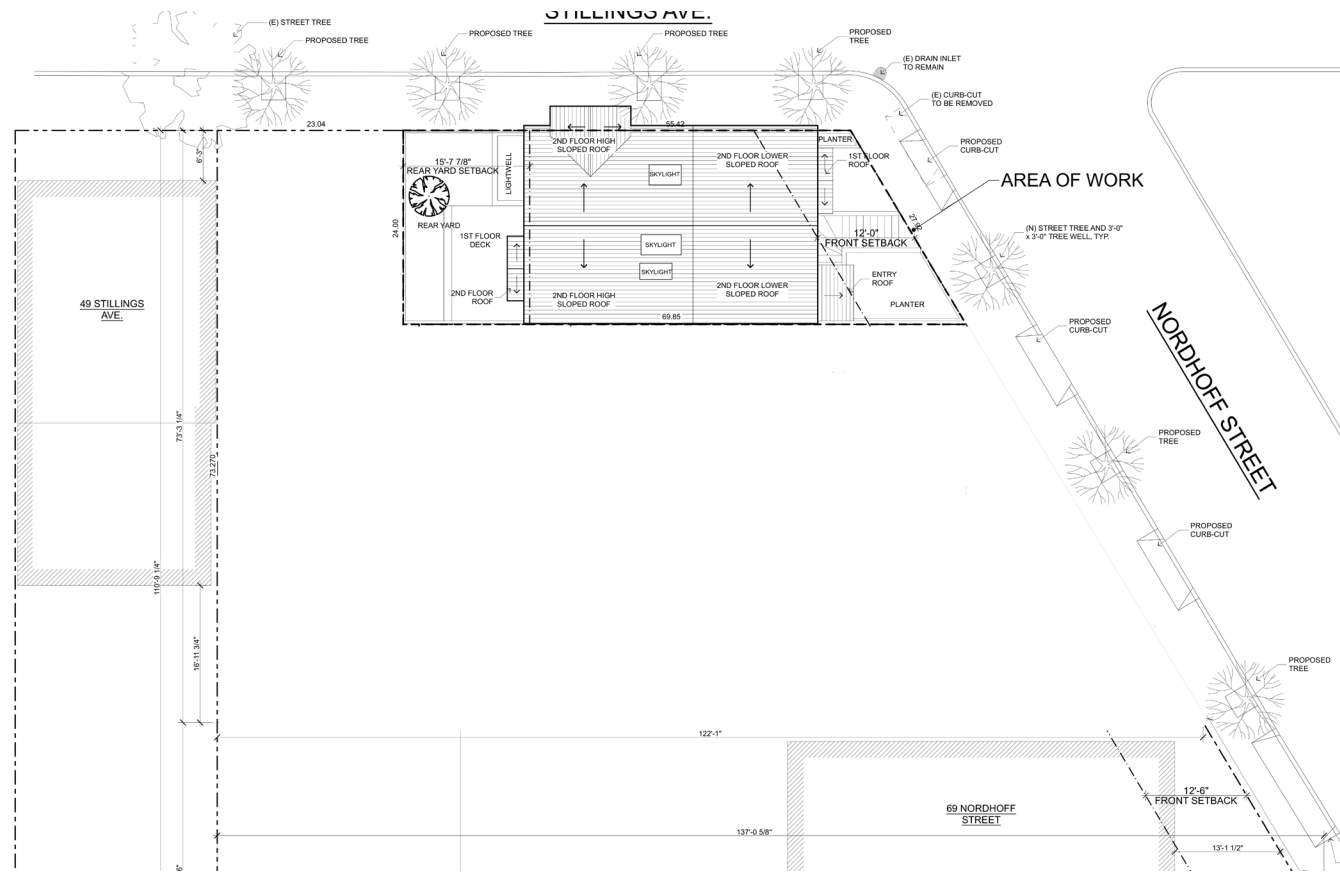


2 95 NORDHOFF EAST ELEVATION
SCALE: 1/8" = 1'-0"

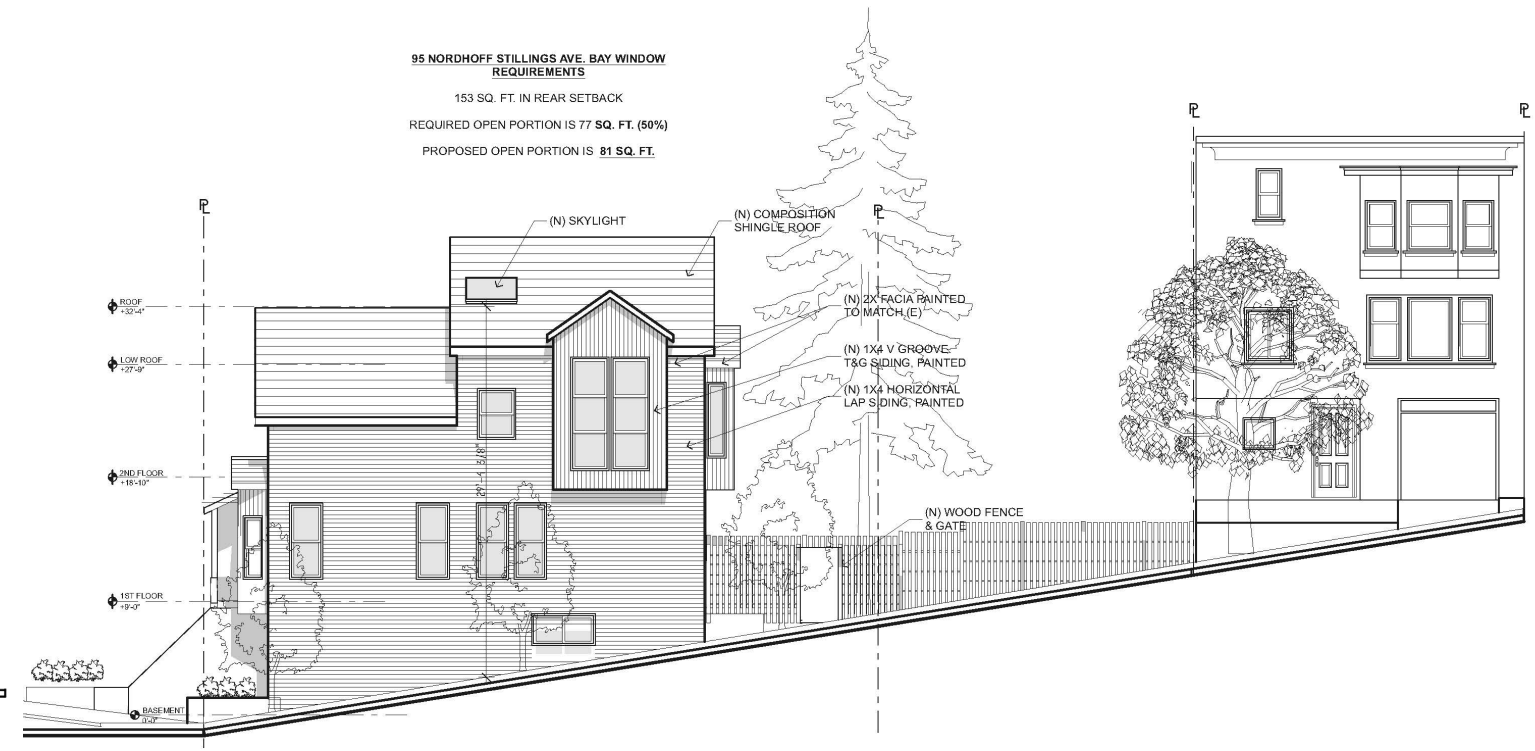
1 95 NORDHOFF NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ALTERNATIVE #2

ALTERNATIVE #3



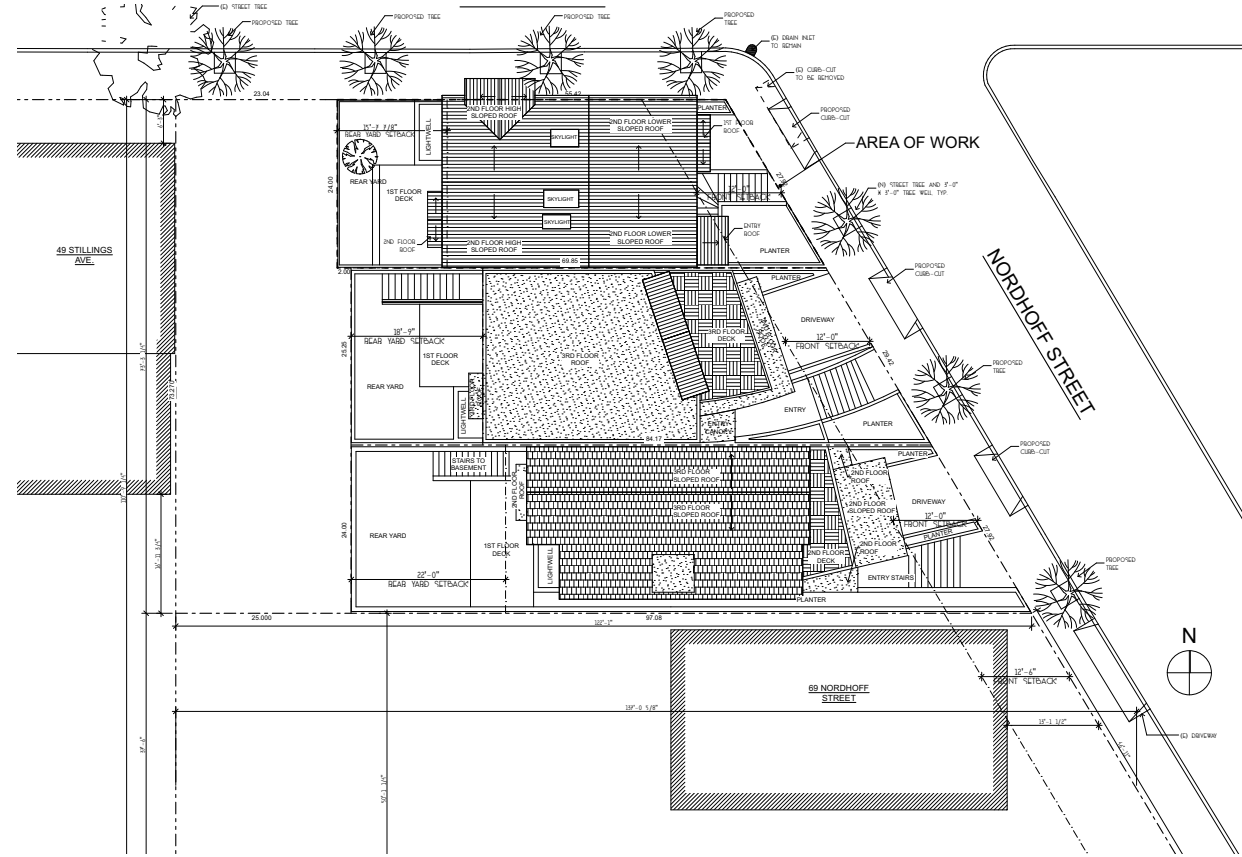
95 NORDHOFF STILLINGS AVE. BAY WINDOW REQUIREMENTS
 153 SQ. FT. IN REAR SETBACK
 REQUIRED OPEN PORTION IS 77 SQ. FT. (50%)
 PROPOSED OPEN PORTION IS 81 SQ. FT.



2 95 NORDHOFF EAST ELEVATION
 SCALE: 1/8" = 1'-0"

1 95 NORDHOFF NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

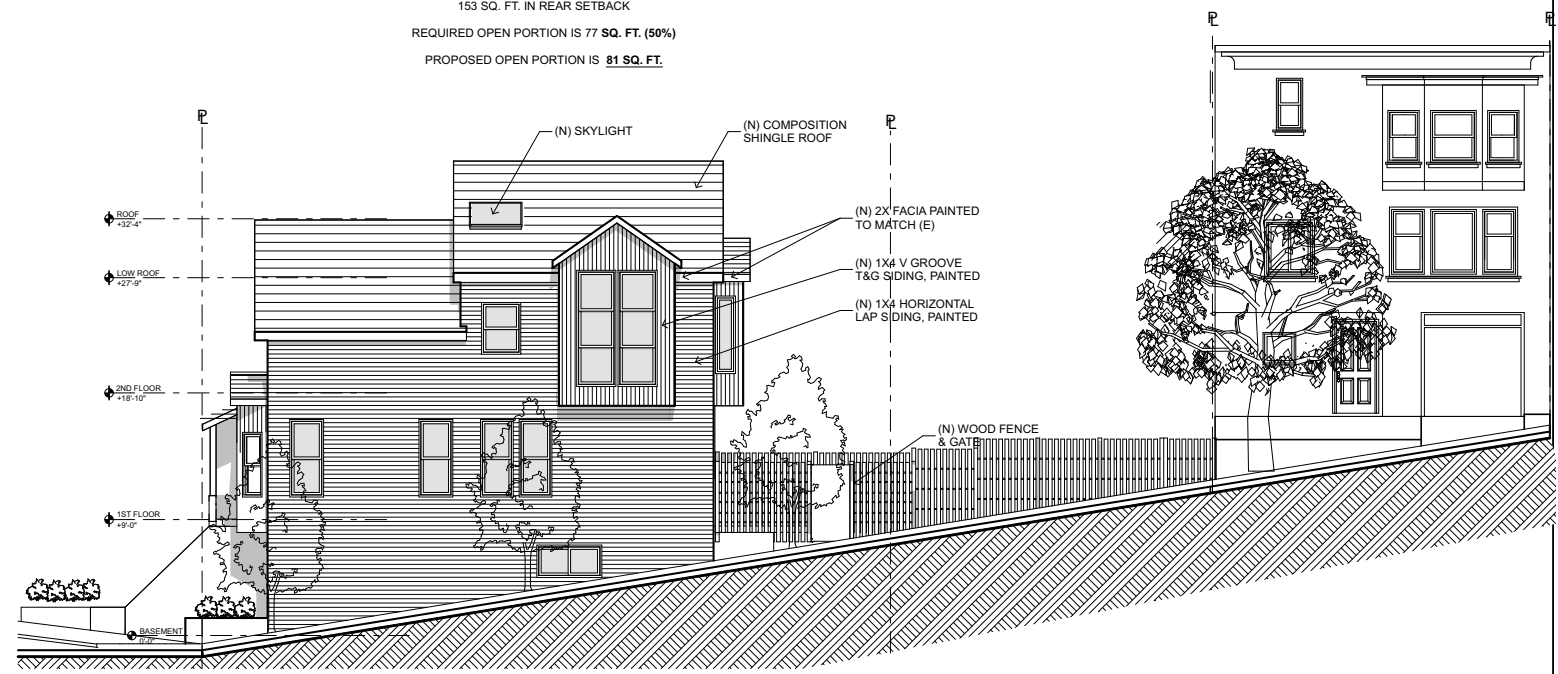
2018



2 95 NORDHOFF EAST ELEVATION
SCALE: 1/8" = 1'-0"

95 NORDHOFF STILLINGS AVE. BAY WINDOW REQUIREMENTS

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REQUIRED OPEN PORTION IS 77 SQ. FT. (50%)
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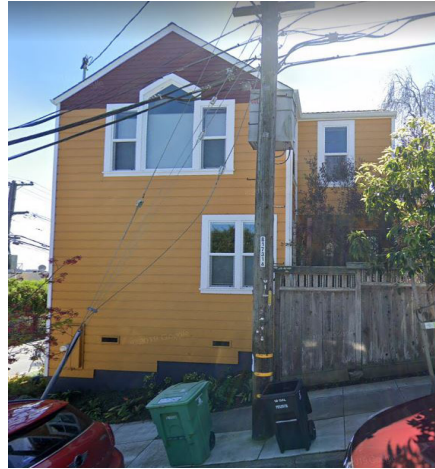
1 95 NORDHOFF NORTH ELEVATION
SCALE: 1/8" = 1'-0"



589 Congo



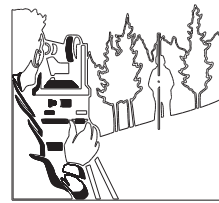
541 Congo



95 Nordhoff



729 Congo



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS

State License # 6216

June 17, 2020

John Kaufman for:
95 Nordhoff LLC
95 Nordhoff Street
San Francisco, CA 94131

Re: Building Heights in the Vicinity of 95 Nordhoff Street, San Francisco, CA

Dear John,

We conducted a survey to determine building heights in conjunction with the subject site at 95 Nordhoff Street on June 16th 2020 at the following addresses:

25 Martha Avenue, 33 Martha Avenue, 37 Martha Avenue, 41 Martha Avenue, 88 Martha Avenue, 89 Martha Avenue, 22 Nordhoff Street, 65 Nordhoff Street, 541 Congo Street, 645 Congo Street, 701 Congo Street, 729 Congo Street, 750 Congo Street, 1221 Bosworth Street, 1223 Bosworth Street.

Building heights were determined by the difference from the highest peak or parapet elevation to the elevation of the top of curb at the centerline of the property where feasible.

Should you have any questions or concerns regarding the collection of the data or the procedures used, please feel free to contact me.

Sincerely,

Frederick T. Seher. PLS



Enclosed: Excel Spreadsheet