



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 5, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 26, 2015
Case No.: **2014-000977DRP**
Project Address: **360 EUREKA STREET**
Permit Application: 2014.03.07.0226
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2749/013
Project Sponsor: Andy Rodgers
Rodgers Architecture
156 South Park
San Francisco, CA 94107
Staff Contact: Marcelle Boudreaux – (415) 575-9140
Marcelle.Boudreaux@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposes construction of a two-story rear addition and expansion of the subterranean basement level, modification of the gable roof to a flat roof, and introduction of a roof deck. The existing building is a two story-over-raised basement single-family dwelling. This addition would expand the residential building from approximately 1,672 square feet to 2,426 square feet – an approximate increase of 754 square feet. The scope of work involves interior renovations, including expansion of livable area through additions, increase interior connection between ground and first floor, and improvement of connection between exterior and interior. No variances are required.

SITE DESCRIPTION AND PRESENT USE

The project site is a residential lot approximately 25 feet wide by 130 feet deep. Located on the western side of Eureka Street, the lot slopes upward to the west. Eureka Street slopes upward towards the south, however, this site location is gently sloping and almost flat. The lot contains a two story-over-raised basement single-family dwelling. Due to the topography of the lot, a garage is at the street level, but otherwise unattached to the main structure. At basement level, some habitable space exists. The main entry is at the first floor, which leads to the primary living space and access to a rear deck. Two bedrooms and an office are on the second floor; a small balcony currently exists off the rear of the second level.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located in the Castro/Upper Market neighborhood. The streetface exhibits a consistent pattern of structures two- and three- stories above garage, with a mixture of buildings built to the front property line and with front setbacks and garages. Density is primarily single-family dwellings and two-unit buildings. Abutting the property to the south is a two-unit dwelling, sitting in the rear yard of the property. Abutting the property to the north is a two-unit dwelling, two stories over basement, sharing a

front setback as the subject property. The neighborhood slopes downward towards the north and to the south –this portion of Eureka Street is a gentle plateau.

BUILDING PERMIT NOTIFICATION

| TYPE | REQUIRED PERIOD | NOTIFICATION DATES | DR FILE DATE | DR HEARING DATE | FILING TO HEARING TIME |
|------------|-----------------|-------------------------------------|-------------------|-----------------|------------------------|
| 311 Notice | 30 days | October 22, 2014- November 21, 2014 | November 21, 2014 | March 5, 2014 | 104 days |

*Note: The DR Filer and the project sponsor requested time to work on a mutually agreeable solution.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days | February 23, 2015 | February 23, 2015 | 10 days |
| Mailed Notice | 10 days | February 23, 2015 | February 19, 2015 | 14 days |

PUBLIC COMMENT

| | SUPPORT | OPPOSED | NO POSITION |
|--|---------|---|-------------|
| Adjacent neighbor(s) | | 2 – Both adjacent neighbors (358 Eureka & 366 Eureka) | |
| Other neighbors on the block or directly across the street | | | |
| Neighborhood groups | | | |

The Department has not received any communication on the DR.

DR REQUESTORS

Gabrielle Jenny-Haramoto, the initial DR requestor, resides at 366 Eureka Street, immediately adjacent to the south of the subject property. On the opposite side of the subject property, 358 Eureka Street, the property owner Rochelle Gottlieb jointly filed the DR as the issues and requested alternatives are the same.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The proposed addition will impact light and privacy on both the adjacent properties.

Requestor's Alternative #1: Reduce the depth of the projection by 4 feet in the rear.

Requestor's Alternative #2: Setback the entire proposed addition from side property line adjacent to 366 Eureka.

See attached *Discretionary Review Application*, dated November 21, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, February 19, 2015, from Andy Rodgers.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team first reviewed the proposal on November 12, 2014, and deemed the project suitable as proposed. The project sponsor submitted revisions per input from the DR requestor to minimize the project's impact on both adjacent neighbors and on January 7, 2015, RDT again reviewed these revisions after the DR filing. The RDT felt the revised proposal was consistent with the previous RDT comments, and the proposed project is appropriate as proposed. The top floor addition is setback from the side property line, and the rear addition is setback approximately 18'-9" from the neighbor's front wall (neighbor at 366 Eureka Street). The proposal is consistent with the Residential Design Guideline's direction on how to treat additions on buildings located adjacent to noncomplying cottages (in rear yards).

The project does not create or contain any exceptional or extraordinary circumstances.

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

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

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph

Context Photograph

Section 311 Notice

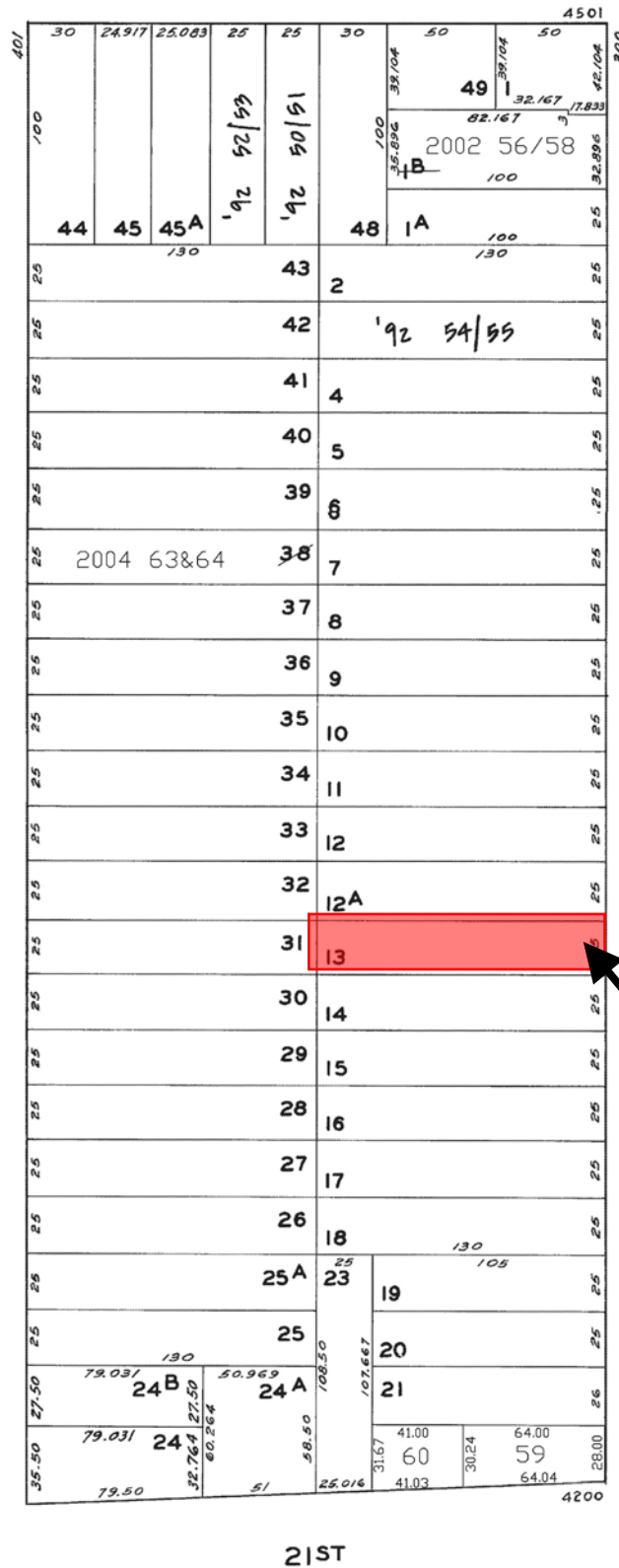
DR Application, dated *November 21, 2014*

Response to DR Applications dated *February 19, 2015*

Subject property supporting documents:

- Reduced Plans of 360 Eureka Street, revised per DR requestor input
- Photographs of street view - subject property and adjacent properties

Parcel Map

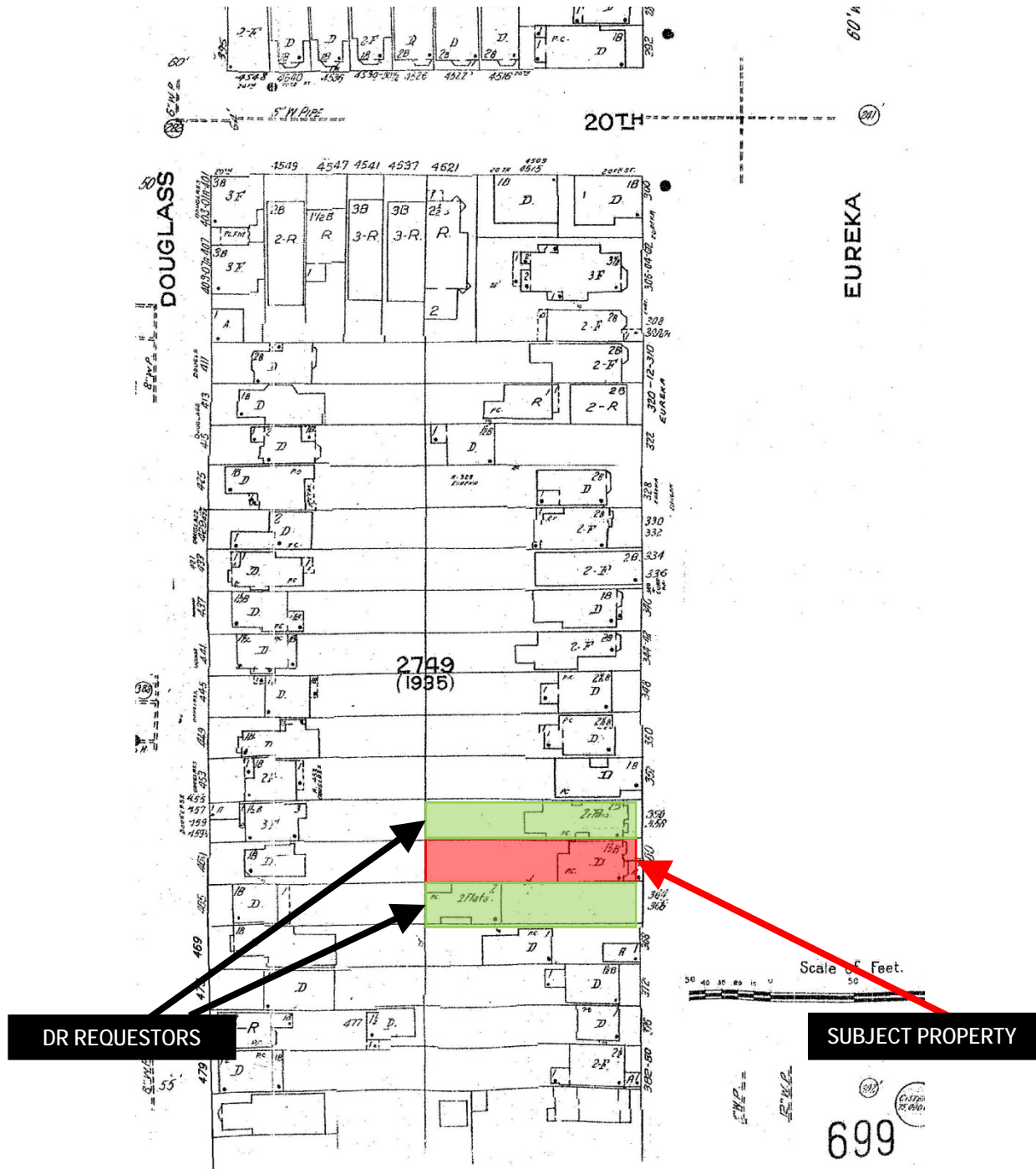


SUBJECT PROPERTY

Abbreviated Discretionary Review
Case Number 2014-000977DRP
360 Eureka Street



Sanborn Map*

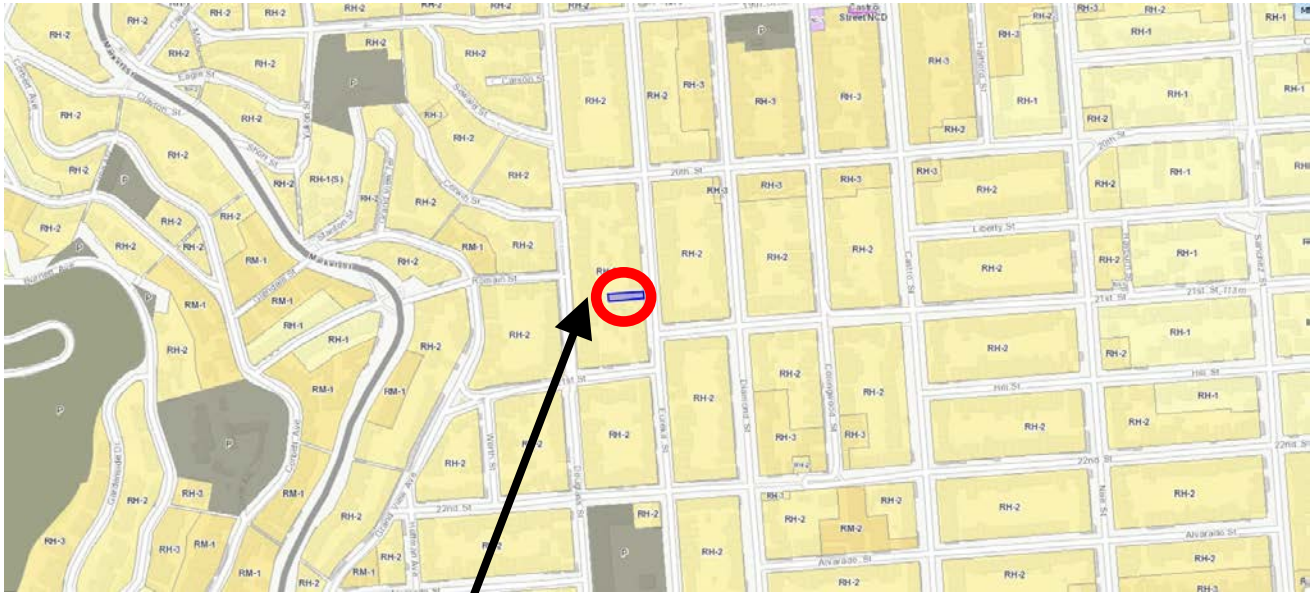


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Abbreviated Discretionary Review
Case Number 2014-000977DRP
360 Eureka Street

Zoning Map



SUBJECT PROPERTY



Abbreviated Discretionary Review
Case Number 2014-000977DRP
360 Eureka Street

Aerial Photo



DR REQUESTORS

SUBJECT PROPERTY



Abbreviated Discretionary Review
Case Number 2014-000977DRP
360 Eureka Street

Context Photo



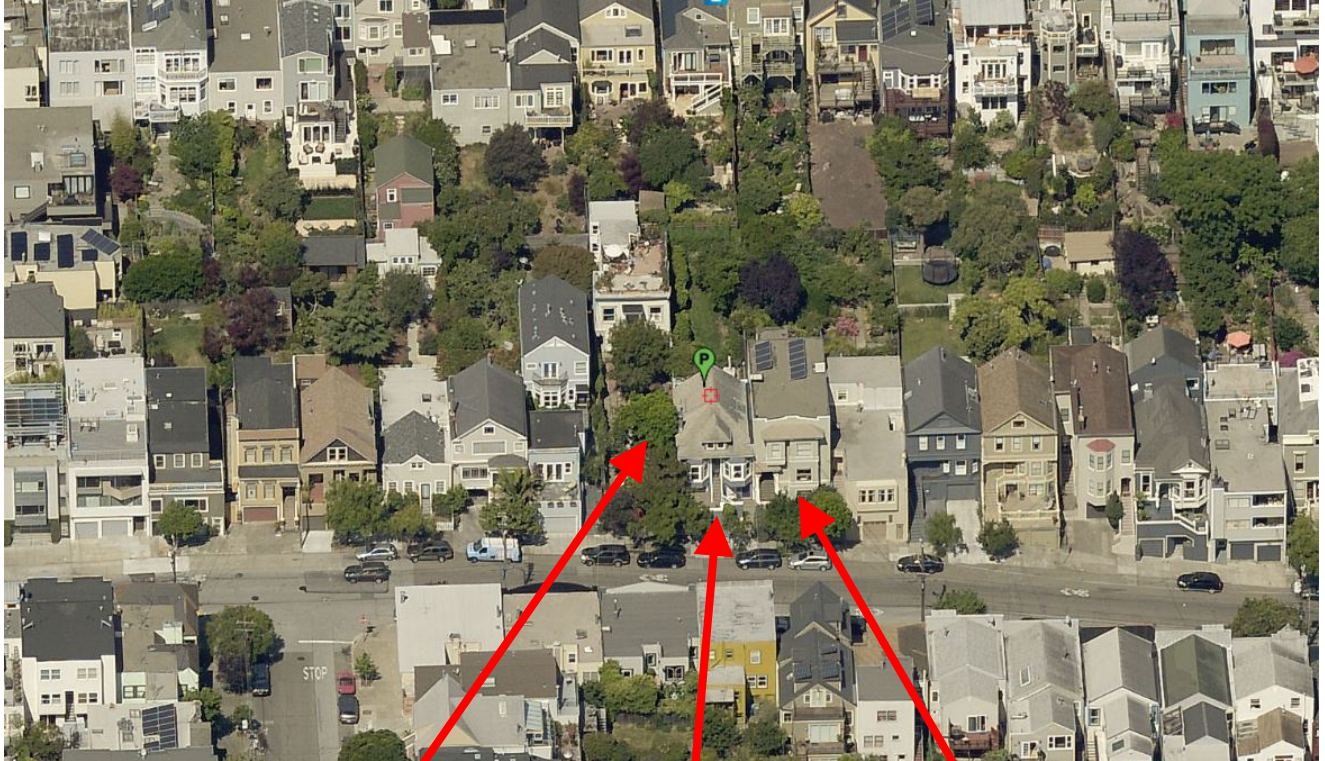
DR REQUESTORS

SUBJECT PROPERTY



Abbreviated Discretionary Review
Case Number 2014-000977DRP
360 Eureka Street

Front Context Photo



DR REQUESTORS

SUBJECT PROPERTY

DR REQUESTORS



Abbreviated Discretionary Review
Case Number 2014-000977DRP
360 Eureka Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 7, 2014**, the Applicant named below filed Building Permit Application No. **2014.03.07.0226** with the City and County of San Francisco.

| PROPERTY INFORMATION | | APPLICANT INFORMATION | |
|----------------------|--|-----------------------|---|
| Project Address: | 360 Eureka Street | Applicant: | Andy Rodgers/Rodgers Arch. |
| Cross Street(s): | 20th & 21st | Address: | 156 South Park |
| Block/Lot No.: | 2749/013 | City, State: | San Francisco, CA 94103 |
| Zoning District(s): | RH-2 / 40-X | Contact: | (415) 309-9612; ardesign@att.net |

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

| PROJECT SCOPE | | |
|---|---|--|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Alteration (roof) |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Façade Alteration(s) | <input type="checkbox"/> Front Addition |
| <input checked="" type="checkbox"/> Rear Addition | <input type="checkbox"/> Side Addition | <input type="checkbox"/> Vertical Addition |
| PROJECT FEATURES | EXISTING | PROPOSED |
| Type of Use | Residential | No Change |
| Building Depth | ~45 feet (inc. rear balcony) | ~62 feet (inc. rear balcony) |
| Rear Yard | ~ 80 feet | ~ 60 feet |
| Height | 38 feet 6 inches (top of ridge) | No Change |
| Number of Stories | 3 | No Change |
| Number of Units | 1 | No Change |
| Parking Spaces | 1 | No Change |
| PROJECT DESCRIPTION | | |
| The proposal includes adding a rear addition, approximately 18 feet in depth. The proposal also includes modifying part of the existing gable roof to a flat roof, and adding a roof deck with stair penthouse. See attached plans. | | |
| The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. | | |

For more information, please contact Planning Department staff:

Planner: Marcelle Boudreaux
Telephone: (415) 575-9140
E-mail: Marcelle.Boudreaux@sfgov.org

Notice Date: 10/22/14
Expiration Date: 11/21/14

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

APPLICATION FOR Discretionary Review

RECEIVED

NOV 21 2014

1. Owner/Applicant Information

DR APPLICANT'S NAME

Gabrielle Jenny-Haramoto

DR APPLICANT'S ADDRESS

366 Eureka Street

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.I.C.

ZIP CODE

94114

TELEPHONE

(415) 970-9581

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME

Patrick Hsieh, Catherine Lee

ADDRESS

366 Eureka Street

ZIP CODE

94114

TELEPHONE

(650) 450 8461

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS

366 Eureka Street

ZIP CODE

94114

TELEPHONE

(415) 970-9581

E-MAIL ADDRESS

gabbyontheroad@hotmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT

360 Eureka Street

ZIP CODE

94114

CROSS STREETS

21st and 20th

ASSESSORS BLOCK/LOT

2749 1013

LOT DIMENSIONS

LOT AREA (SQ FT)

ZONING DISTRICT

RH-2/40-X

HEIGHT/BULK DISTRICT

3. Project Description

Please check all that apply

Change of Use ☐

Change of Hours ☐

New Construction ☐

Alterations ☒

Demolition ☐

Other ☐

Additions to Building:

Rear ☐

Front ☐

Height ☐

Side Yard ☐

Present or Previous Use:

1 Family Dwelling

Proposed Use:

1 Family Dwelling

Building Permit Application No.

2014.03.07.0226

Date Filed:

4. Actions Prior to a Discretionary Review Request

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

Last meeting with Audited NOV 20 at 3⁰⁰ PM - Submitted Modification of plans - see below -

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

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

Spiral staircase move closer - email Nov 6

Spiral staircase removed

1st Floor Deck set back on 366 sidewalk (3 feet) North and South (see plans) Nov 20th, Open guardrail

Story poles were put up on Nov 04

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Request

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

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

366 Eureka Street. Loss of Light and Privacy - Tunnel Effect of new construction, 40 feet + and existing house on 368 Eureka - Loss of light for 364 Unit

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

View from bedroom Deck into 364-366 bedrooms - too close to 366 Edwanda house which is set back. The kitchen window at 358 Eureka will be partially obstructed by the new structure leading to loss of light in the morning. Moving back 4 feet would alleviate some of the impact.

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

366 Reduction of building depth by approximately 4 feet re Pre-Application meeting

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:

Gabrielle Perry (Husamato)

Date:

Nov 21st 2014

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

OWNER

Owner / Authorized Agent (circle one)

Application for Discretionary Review

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

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

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

NOTES:

- ☐ Required Material
- ☒ Optional Material

○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street

For Department Use Only

Application received by Planning Department:

By: *[Signature]*

Date: 11/24/14

Reference: 360 Eureka Street Project, Block, Lot 2749/013, Zoning district RH-2/40-X

I, Gabrielle Jenny, residing at 366 Eureka Street and Rochelle Gottlieb, owning and residing at 358 Eureka Street and Morris Fung residing on Douglass Street attended the pre-application Meeting for the 360 Eureka Street project on February 27, 2014 at the property of 360 Eureka Street. We met the new owners, Patrick Hsieh and Catherine Lee as well as the architect, Andy Rogers. We discussed the new construction and were physically shown the limit of the building by the architect. All of us were under the impression that the end of the entire structure was as shown to us and included the deck. We then found out from the second set of plans that the structure was increased. Original depth was 56'2" now 62 feet, According to the notice of the pre-application meeting only 57'7" is permitted. The notice of the Building Dept. dated Oct. 22 shows 62 feet including bedroom deck. The height of 38' 6 inches (top of ridge) is stated to remain the same, though according to the architect there is an additional 42" planned for a guardrail of the deck.

When we found out the discrepancies of the measurements we requested several meetings with the owners, but it was a sluggish process. It appeared to us that there wasn't any intention of being responsive to our concerns, convey accurate knowledge of the proposed project, take into account our feedback, and demonstrate an earnest, authentic effort to address our concerns. Small changes have been proposed to us, such as moving, then removing the spiral staircase.

We would like to go on record that the square footage discrepancy disclosure of the plans had been increased to our disadvantage and were never pointed out to us. We strongly feel that we were intentionally mislead, since the proper square footage was not reflected, omitting the deck. To us it was a misrepresentation of the scope of the project, therefore rendering the pre-application meeting ineffective. We feel that discrepancy/misrepresentation was significant.

We felt that the documentation was inaccurate. A follow up email dated Oct. 28 from Andy Rodgers was supposed to pacify us by reassuring us that the plans had not changed and that the deck might not have been pointed out to us. The subsequent visit with Ms. M. Boudreaux from the Planning Dept. on Nov. 4 affirmed the fact that the measurements were done from different angles and points of reference.

We also found out that our concerns of the project from the pre-application meeting were not submitted. We were informed of that by Ms. Boudreaux on Nov. 12. Also, only the two of us received a pre-application notice.

→ When the story poles were installed on Nov. 4, it was clear to us how invasive the proposed structure was going to be. Thereafter we had to wait for the revised plans, wasted precious time and could not have a mediation meeting. Our lives will be negatively affected due to loss of privacy and light. Our last meeting, on Nov. 20 at 3 o'clock was with the architect who proposed small changes that his clients would allow. Again, our real concerns (loss of privacy, and light) were not addressed. We will not support this project under these circumstances, unless our real concerns are addressed.

On the other side of the 366 property, the 368 building that was built in the owner's absence is diminishing most of the sunlight and with another imposing structure with a solid wall the remaining light will be gone.

We are concerned to lose more light due to the proposed building at 360 Eureka. (Pictures enclosed). My beautiful Edwardian house will be dwarfed in between these 2 huge structures. The former sunny garden will become a dark place due to the tunnel effect with very little light. The 364 unit will be in the dark. The upper unit will be negatively impacted with a loss of privacy, since the bedroom deck of the proposed structure is quite close to the 366 property and one can look into each other's bedrooms. This project will definitely put a hardship on 366 and 358 Eureka Street.

The entire structure should be reduced by at least 4 feet as proposed during the pre-application meeting. This would allow both owner 358 and 366 to have more light and privacy. Owner 358 will then have the kitchen window unblocked by the building extension with less loss of light. The same 4 foot reduction of the depth will somewhat limit the loss of light and privacy at 366 Eureka. It will also reduce the tunnel effect at that location.

Rachelle E. Liles 11-21-14

We were told by 2 real estate attorneys that we could file together even though we are at separate addresses since we would like to have the same outcomes.

Rochelle Gottlieb

358 Eureka St
SF 94114

[Print](#)[Close](#)**Fw: 360 Eureka -**

From: **rochelle gottlieb** (r_liebfrog@yahoo.com)
Sent: November-01-14 10:53:12 AM
To: Gabrielle (gabyontheroad@hotmail.com)
2 attachments
1st floor 10 31.pdf (49.2 KB) , meeting INVITATION 360E.pdf (113.4 KB)

On Friday, October 31, 2014 2:34 PM, Andy Rodgers <ardesign@att.net> wrote:

Rochelle,
Please see the attached site plan, which hopefully is more clear than previous, and my responses below.

On Oct 31, 2014, at 12:56 PM, rochelle gottlieb <r_liebfrog@yahoo.com> wrote:

I was asking if the deck is included in the 57 feet -7inches permitted, **No, the deck is not included. The total depth of the proposed house including the deck (at the 2nd floor) is 62'-1". The proposed spiral stair extends beyond that.**

or is the deck not considered part of the house and is allowed to extend past the permitted amount.

The house or deck is allowed to extend to the 12' extension line, for a total depth of 72'-1" if one story in ht. Or to two stories if allowing for a 5' side setback on ea side. This is considered one story as less than 10' in ht. at the top of the 2nd level deck. Cat and Pat's proposed addition ends well shy of what is actually allowable.

You had originally proposed a bldg. depth of 56 feet-2".

This has not changed.

Did that include the deck or not?

No.

If not, why didn't you say where the construction was really going to extend to when you were in my kitchen?

I apologize if I wasn't more clear at that time. I was trying to point out the new west wall and deck, I believe. This will certainly be much easier to visualize once the story poles are up, hopefully on Monday or Tue.

Thank you, Andy

Rochelle

On Thursday, October 30, 2014 8:48 PM, Andy Rodgers <ardesign@att.net> wrote:

Hi Rochelle,

Good news - the story poles will be going up sometime early next week. I'll keep you posted about when so that we can set up a meeting with Cat and Pat after this occurs.

We intend to mark out the rear wall of the building, to the correct ht, and also to show the west side cantilevered deck at the 2nd story.

Yes, the deck is permissible. The deck together with the spiral stair is about halfway into the planning dept's allowable 12' extension (beyond the rear yard setback).

When we met about the proposed plans back in February, I was trying to point out where the rear (west) wall would be, as well as the 2nd story deck, I believe. But I might not have been showing it as clearly as I could have and we were going off of my tape measure stretched out on the ground. It will certainly be easier to explain and to visualize once the story poles are in place.

I'll be in touch.

I want to assure you that the proposed plans have not changed since we met at the end of February (and then made our submittal to the planning dept on March 7th). I have attached that set of plans for your reference. It is a fairly large file so please let me know if you are not able to download it. If you compare this set with that recently sent out by the planning dept you will see that the proposed design, including building height, setbacks, etc. has not changed.

What is different is the way in which the planner, Marcelle Boudreaux, reported on some key measurements vs. how I took the same measurements. Please note :

1. Building Depth - she included the rear balcony in her measurements and I did not. I also might not have included the depth of the front bay windows.

2. Height - she measured to the top of the roof ridge (and noted this) whereas I measured to the gable roof midpoint for the existing house, and to the top of the proposed roof deck guardrail in the proposed plan.

3. Number of Stories - she included the basement level in her count and we did not.

Hopefully this helps to clarify the discrepancies. Again the important thing is that our proposed design is consistent between then and now.

I will follow up with you soon about the possibility of putting up story poles at the west end of the proposed structure. Please let me know if any further questions at this time.

Best, Andy

ANDY RODGERS, AIA

WWW.RODGERSARCHITECTURE.COM

PH: (415) 309-9612

FAX: (415) 924-2750

<360 Eureka Site Permit Set 2014.03.07..pdf>

On Mar 8, 2014, at 6:19 PM, rochelle gottlieb <r_liebfrog@yahoo.com> wrote:

Hi Andy,

I'll see you at 12:45 p.m. or later on Monday.

On Friday, March 7, 2014 4:09 PM, Andy Rodgers <Ardesign@att.net> wrote:

Hi Rochelle,

I am meeting with Gabrielle on Monday at noon.

If it works from your end I could visit you just after, say at 1245 or 1pm?

Just let me know if you could.

On Thursday, November 6, 2014 10:28 AM, rochelle gottlieb <r_liebfrog@yahoo.com> wrote:

Andy, sorry I can't.

On Wednesday, November 5, 2014 4:27 PM, Andy Rodgers <ardesign@att.net> wrote:

Rochelle,
I checked in with Cat and Pat about this, and they would also like to keep our appointed time on Friday morning as planned. This is the best time for them to meet.

While you and Gabrielle may have overlapping concerns about this project, your perspective happens to be of more concern to us (and likely the planning dept) given your proximity to the proposed addition and its potential impact on your sight lines and sun light. This is not personal. So our priority would be to focus first on how we might improve upon that impact to you and your house.

The impact on Gabrielle's property is just not the same, and we would prefer to meet with her separately. That is not to say that mitigations that we consider for you wouldn't be appreciated / supported by her as well. But based on my brief interaction with her on Monday I believe that her approach includes bringing up complaints that are not directly

11/12/2014 10:57 AM

Was not submitted

Pre-Application Meeting Sign-in Sheet

Meeting Date: Feb 12, 2014
Meeting Time: 6:30 - 8:00 PM
Meeting Address: 200 Franklin St
Project Address: 200 Franklin St
Property Owner Name: Robert Fish, Catherine Lee
Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

| | NAME/ORGANIZATION | ADDRESS | PHONE # | EMAIL | SEND PLANS |
|-----|------------------------|---------|--------------|----------------|-------------------------------------|
| 1. | Mattis Tung | | 915 647 4925 | mattis@att.net | <input checked="" type="checkbox"/> |
| 2. | Rachelle Gottlieb | | | | <input type="checkbox"/> |
| 3. | Gabrielle Jenny Harmon | | | | <input checked="" type="checkbox"/> |
| 4. | | | | | <input type="checkbox"/> |
| 5. | | | | | <input type="checkbox"/> |
| 6. | | | | | <input type="checkbox"/> |
| 7. | | | | | <input type="checkbox"/> |
| 8. | | | | | <input type="checkbox"/> |
| 9. | | | | | <input type="checkbox"/> |
| 10. | | | | | <input type="checkbox"/> |
| 11. | | | | | <input type="checkbox"/> |
| 12. | | | | | <input type="checkbox"/> |
| 13. | | | | | <input type="checkbox"/> |
| 14. | | | | | <input type="checkbox"/> |
| 15. | | | | | <input type="checkbox"/> |
| 16. | | | | | <input type="checkbox"/> |
| 17. | | | | | <input type="checkbox"/> |
| 18. | | | | | <input type="checkbox"/> |

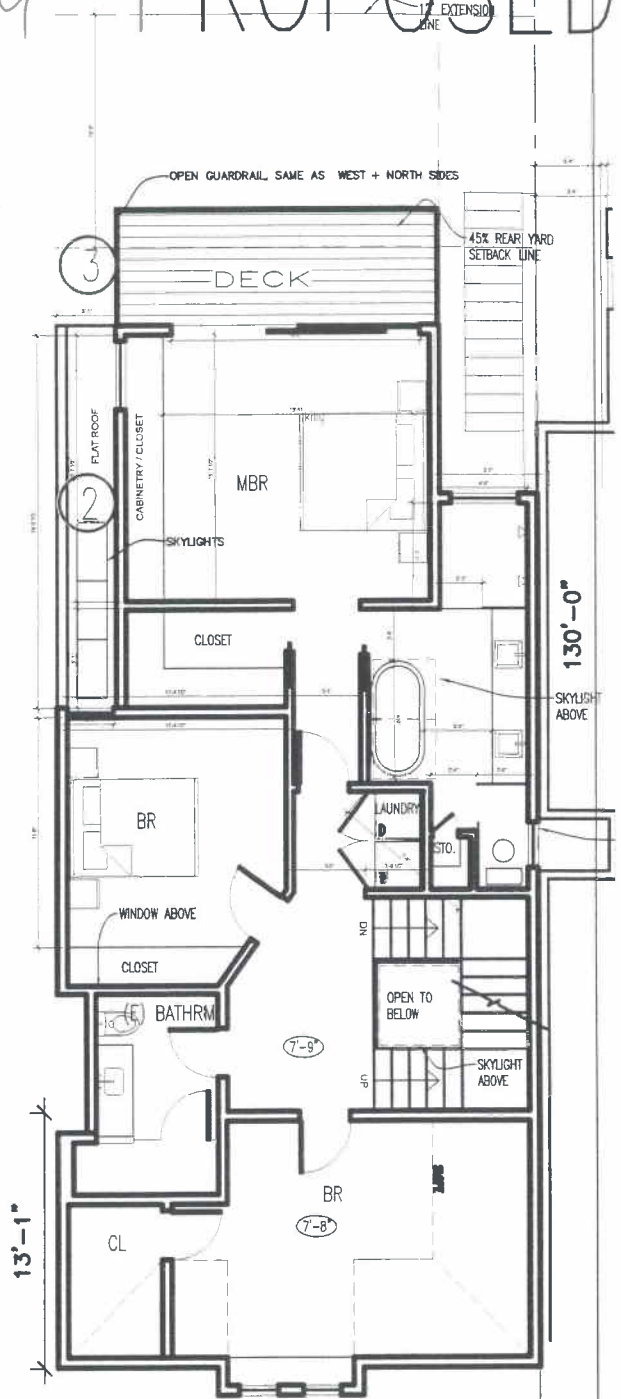
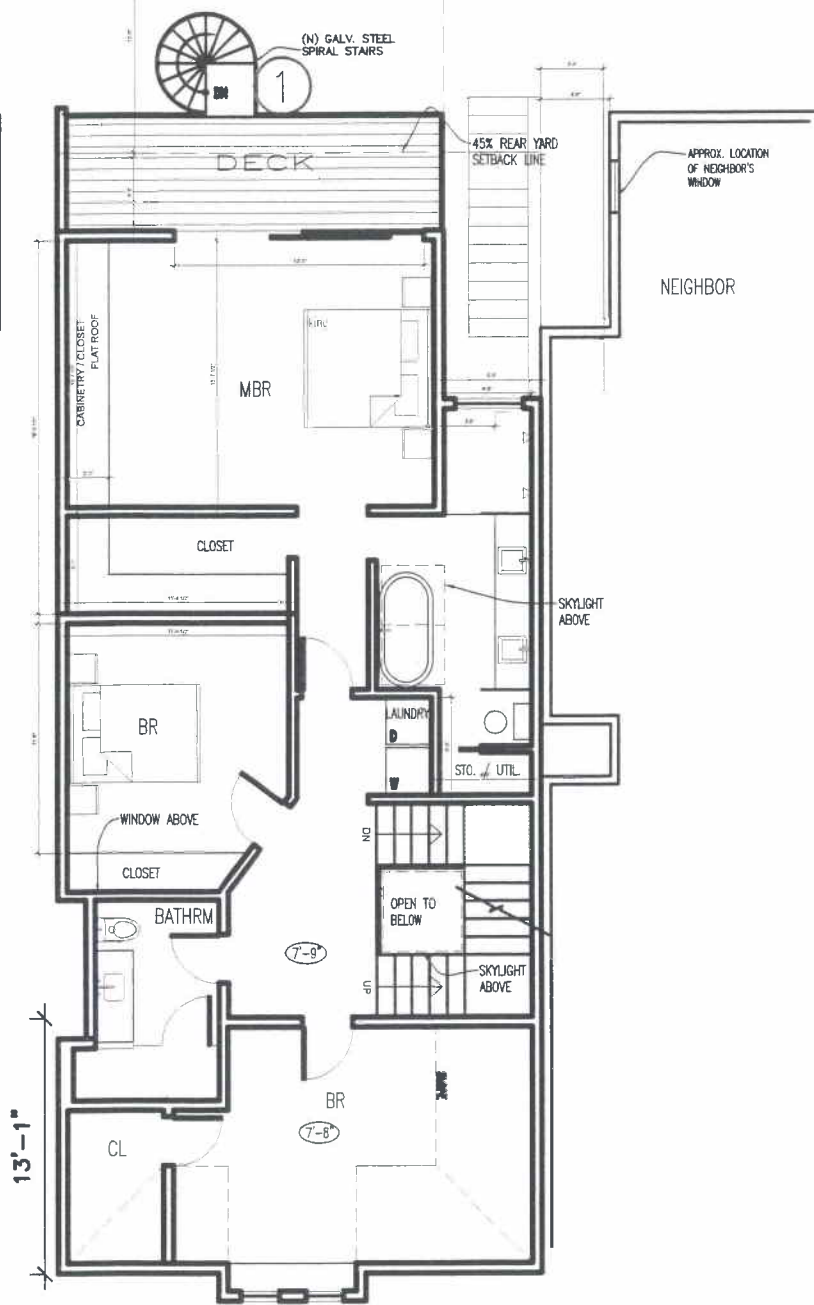
We asked Andy Rodgers, Rodgers Architecture
to submit our concerns -
According to Marcelle Boudreau there were no
complaints - Got information at the Planning Dept.
I had called Louh Jessing to find out if they
were involved - then Mr. Boudreau had taken over

Andy Rodges

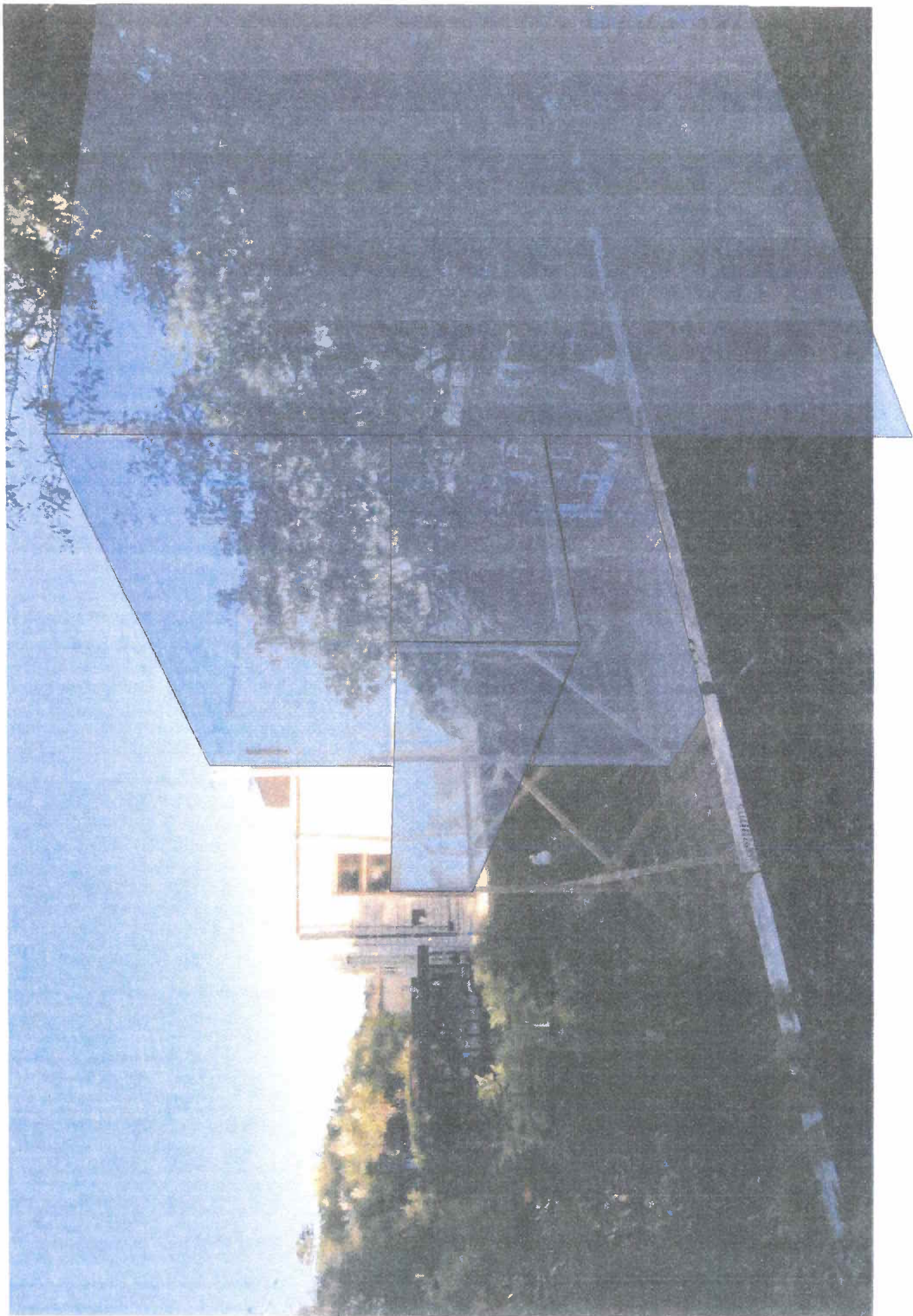
Nov 20, 2014
4:00 PM

PREVIOUS

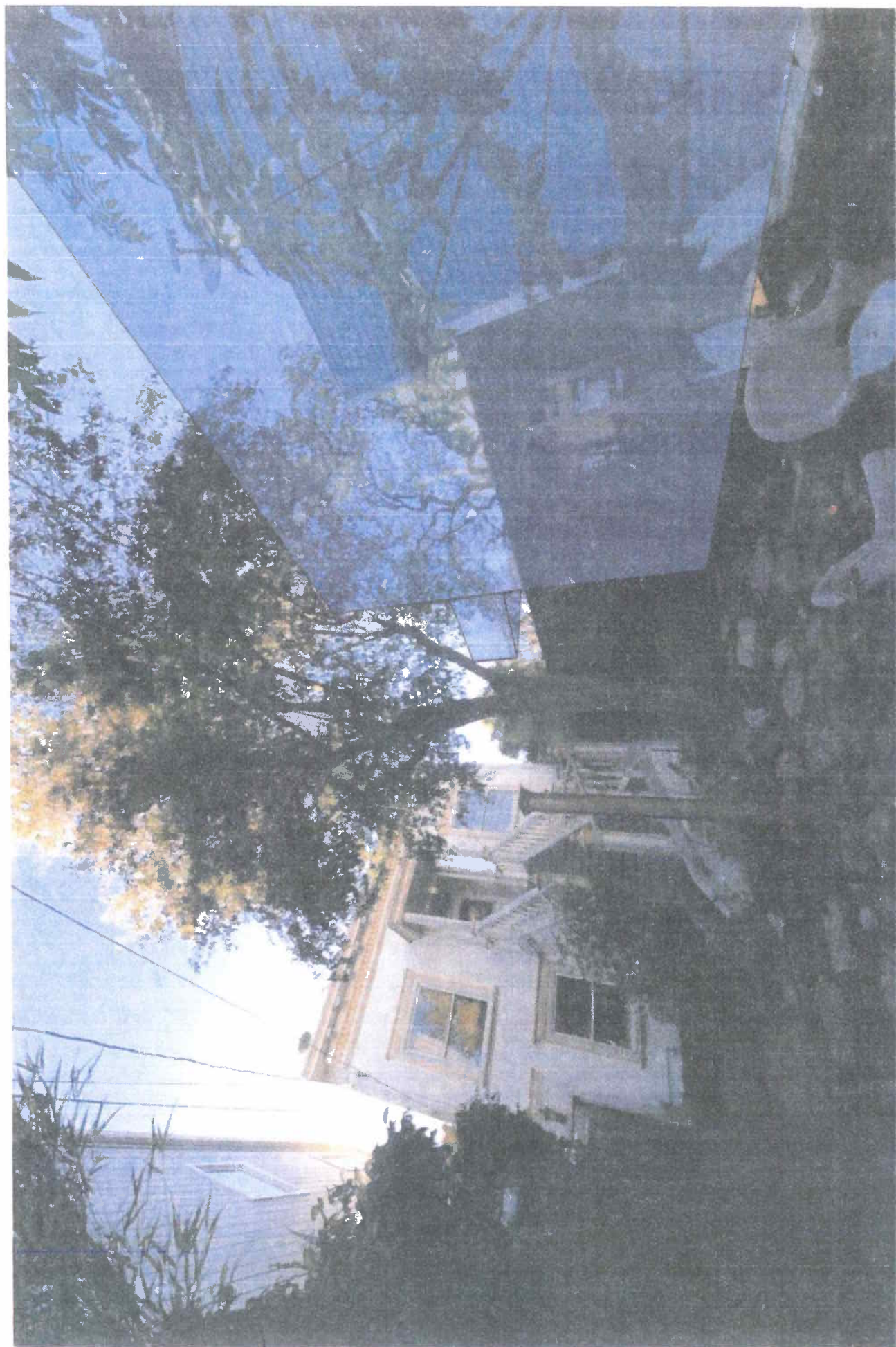
PROPOSED



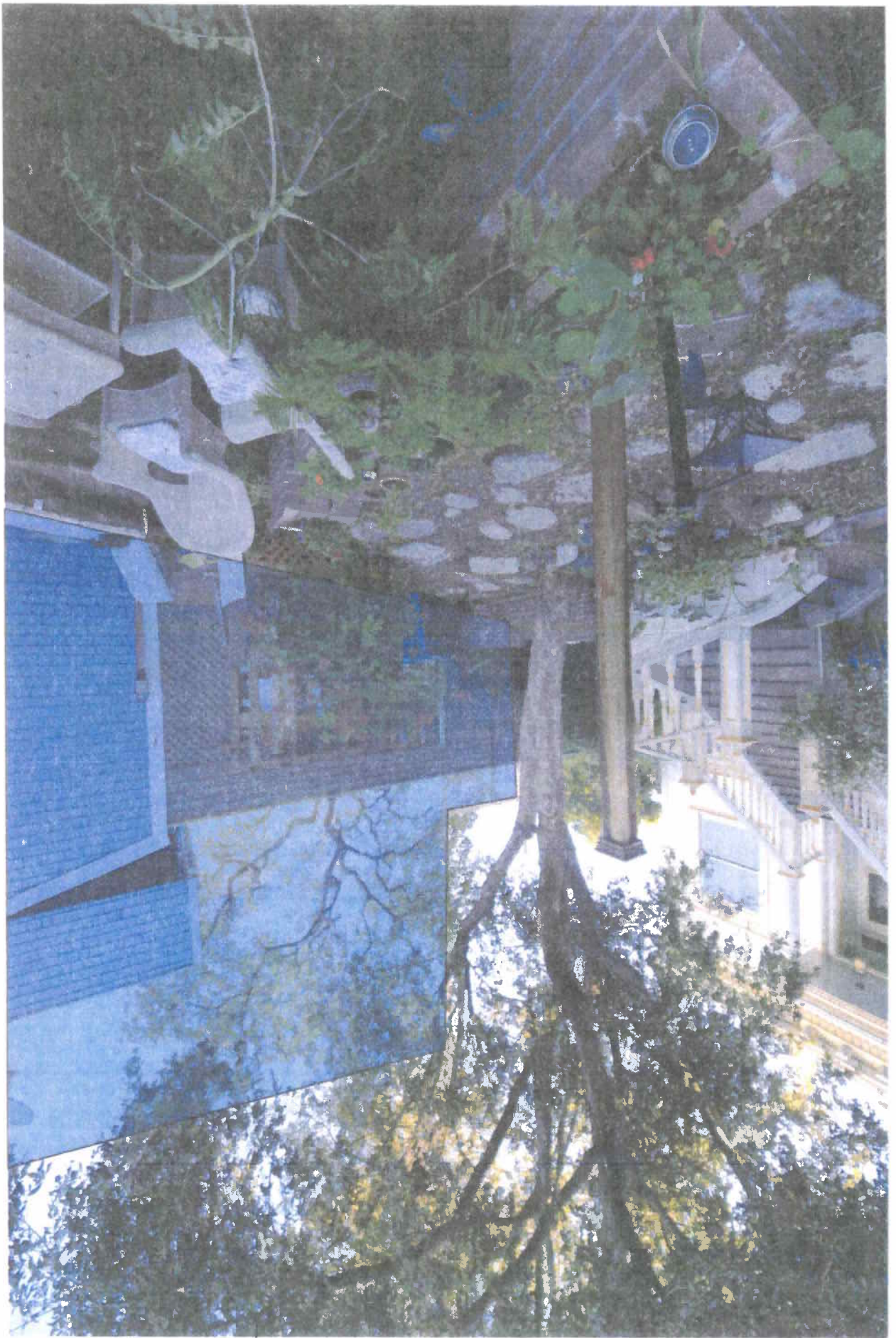
④ OPEN GUARDRAIL
@ NORTH + SOUTH
SIDE OF ROOF
DECK



View from 366 Eureka



View from 366 Eureka



View from 366 Eureka

View from 366
Eureka





RODGERS ARCHITECTS INC.

February 19, 2015

RESPONSE TO DISCRETIONARY REVIEW

CASE NO. : 2014-000977DRP
BLDG PERMIT NO. : 2014.03.07.0226
ADDRESS : 360 Eureka Street

PROJECT SPONSOR: Andy Rodgers
TELEPHONE NO. : 415 309 9612

1. We feel that the proposed project should be approved as it has quite minimal impact on the two neighbors at 364-6 Eureka (Ms. Gabrielle Jenny) and 356-8 Eureka (Ms. Rochelle Gottlieb), and would result in a relatively modest residence especially given what the city would allow in this RH-2 zone. The proposed house falls considerably short of both the lot's allowable depth and height.

The original proposed horizontal addition, submitted to DBI on March 7, 2014, was already shy of the allowable rear yard setback, and of significance was set back by 5' on the north side so as to mirror the setback of the building at 356-8 Eureka Street, as recommended by the planning department's Residential Design Guidelines. The proposed set back is larger than that of Ms. Gottlieb's; the intent is to preserve as much access to southern sunlight as possible to the 358 Eureka kitchen window. Please see attached floor plans, Exhibit A.

2. My clients and I met with invited neighbors on Feb. 27th, 2014 as required by the planning department's pre-application process in order to review the proposed plans for the project. We noted the initial concerns raised by the neighbors at 364-6 and 356-8 Eureka Street as part of the submittal on March 7th 2014.

On March 10th 2014 Andy Rodgers met with Gabrielle Jenny at her house (366 Eureka), and with Rochelle Gottlieb at her house (358 Eureka), to get their individual perspectives on the impact of our proposed project, taking careful note of impacts on their access to natural light, views, and privacy.

On September 4th 2014 we received initial plan review comments from our planner, Marcelle Boudreaux. She requested clarification on several items, and she requested a massing study / perspective drawing (from the intersection of Eureka and 21st Street), but she did not request any scaling back of the projects depth or height.

On September 18th 2014 we submitted the clarifications requested by Marcelle Boudreaux, along with a perspective image that included the existing view and one with a 3-d model of our proposed plan included. Still no further scaling back or other design revisions requested by the city.

On November 4th 2014 my clients (at their expense) had a contractor erect story poles to represent the outline of the proposed addition, including an outline of the west MBR deck, so that the neighbors could better envision the proposed plan.

On November 20th 2014 I again met with Ms. Jenny at her house (366 Eureka), and with Ms. Gottlieb at her house (358 Eureka), in order to review scaled back plans that were prepared specifically to further address their concerns about the depth and height of our proposed addition. This included the following:

A. Complete removal of the west spiral staircase. Please note that this was to be the 2nd means of egress from this level. As such this floor will now be required to have a fire sprinkler system in order to meet the current building code, at a considerable added expense to the project construction budget.

B. Reduced width of Master Bedroom and Deck by 3' on the south side. This change is intended to reduce the building's mass along this property line, so as to lessen the overall wall height, as well as provide more privacy to Ms. Jenny's front yard. Approximately 60 square feet of building floor area was given up to make this happen.

C. Elimination of south PL firewall - By stepping the Master Bedroom Deck in by 3' from the south property line, the original rated firewall will no longer be required. This will provide some more openness and sunlight to Ms. Gottlieb's kitchen in particular.

D. Elimination of solid 42"h parapets along the north and south side of the Roof Deck. To further reduce the property line wall heights and reduce the perceived massing, we'll opt for open guardrails in these locations. In order to comply with the building / fire codes, this requires that the flat roof assembly be properly fire-rated, this also represents an increased expense to the project construction budget.

While the initial intent of making these revisions was to have the neighbors agree to forego their request for a Discretionary Review, my clients agreed to make the above changes regardless, as a show of compromise and good faith.

On December 19th 2014, unable to meet in person, Andy Rodgers emailed Ms. Jenny and Ms. Gottlieb further design compromises which the project homeowners were willing to make in order to directly address the neighbors concerns. These included the following :

E. Reducing the overall height of the addition by one foot.

F. Reducing the depth of the (west) Master Bedroom Deck by 2', so that it becomes 4' deep.

Though this proposal did not include a 4' reduction in the depth of the building as requested by the neighbors, it would have helped to further mitigate the depth and height of the proposed addition. A 4' reduction would effectively yield an unworkable Master Bedroom at the west end of the 2nd floor.

Since Ms. Jenny and Ms. Gottlieb did not accept these changes and decided to continue pursuit of their DR request, these changes were not made.

3. We feel that the project as originally designed was not excessive and was well within what is allowable by the zoning code and was consistent with the Planning Department Residential Design Guidelines. Further scaling back reduced the house's depth and width.

The schematic block map (attachment C) shows that the proposed footprint is in keeping with the mid-block open space pattern. Analysis of the approximate size of the block footprints (square feet) along the Eureka side of block 2749 shows that:

- a. the existing building footprint is one of the smallest (possibly the smallest) on this side of the block, and
- b. the proposed building footprint will be smaller than approx. 44% of the buildings on this side of the block.

We agree that there would be some impact to both neighbors resulting from the project as designed, but that it is minimal. The effect is different for each neighbor, as described:

The south neighbor at **364-6 Eureka** has a pre-existing non-conforming rear lot residence so any horizontal or vertical expansion of 360 Eureka would increase the wall area at her north property line. Obviously if the building at 364-6 were conforming and adjacent, the size of the property line wall might hardly be perceived. But given that her extensive front yard is adjacent to the 360 Eureka building, the additional wall area would be seen.


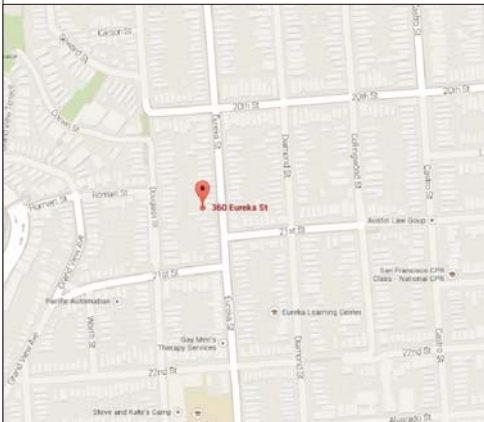
Ms. Jenny expressed concern that her privacy would be impacted by the horizontal extension of the building, as there would be a line of sight from the new 2nd floor deck to her existing bedrooms. However, the existing 2nd floor deck already has a direct line of sight to the existing bedrooms at 364-6 as shown in site photo J. The homeowners at 360 Eureka propose to plant tall bamboo or other natural visual screen to help mitigate privacy issues, in both directions. Thus the condition should not be worse than it is presently. This would not be an issue if it were not for the non-conforming nature of the set-back building at 364-6. This is a unique situation, however, the 360 Eureka homeowners should not be restricted by the neighbor's non-conforming property.

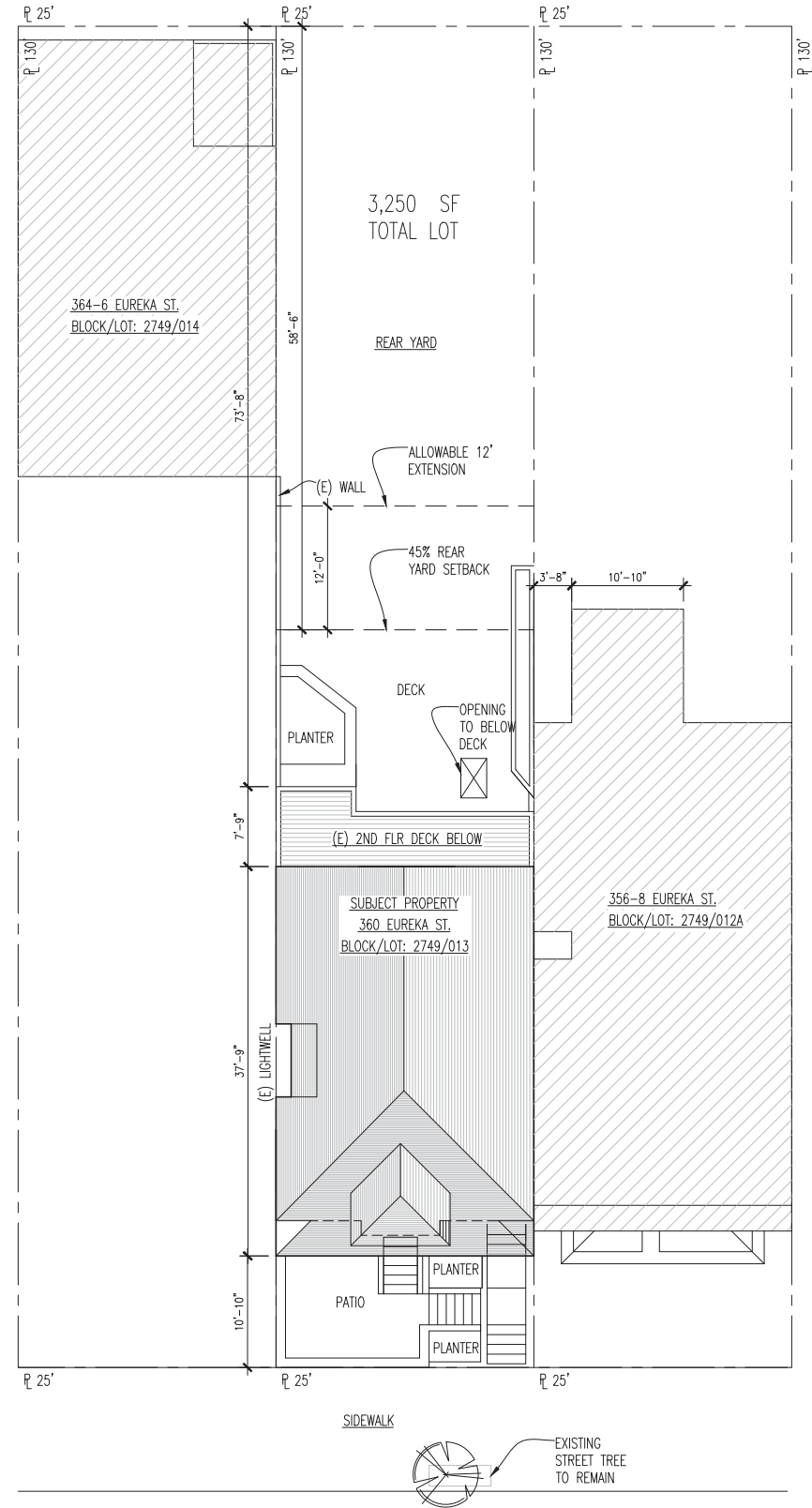
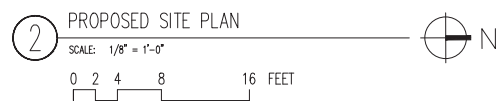
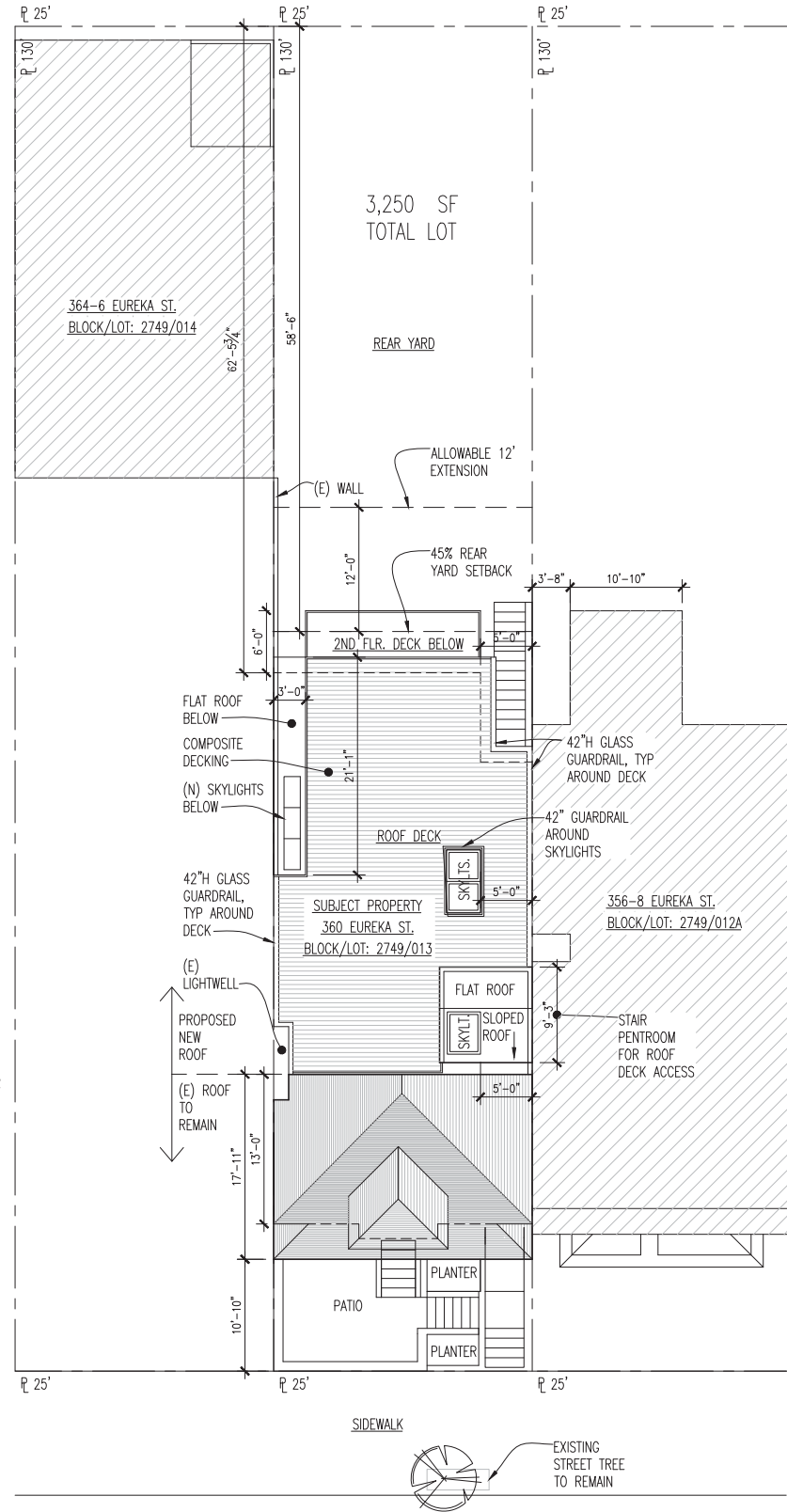
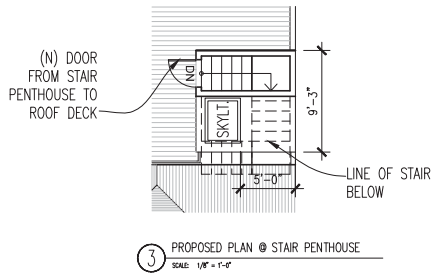
Further, given that the subject property is located to the north of Ms. Jenny's house, there is not a consequent loss of sunlight from the proposed addition, as clearly shown by the angle of the sun in the day, in the attached aerial site photo image F. Still, in good faith several concessions were made: elimination of property line fire wall, set the upper level in 3 feet from property line to lessen impact of the visible wall area, and selection of open guardrails on the roof deck to further reduce the visual impact.

The north neighbor at **356-8 Eureka** has a south-facing 2nd floor kitchen window that will be impacted by the proposed project. Clearly it is an architectural challenge to preserve the natural light and privacy afforded by a neighbor's side window, but we started by setting back the proposed addition 5' from Ms. Gottlieb's property line and also falling short of being directly adjacent to that window. As it now stands, Ms. Gottlieb's house stretches 7' further west than the proposed addition, so this does not seem egregious from our perspective.

Since the original submittal, the rear deck spiral stair has been eliminated, and further concessions were offered to reduce the depth and height of the addition.

Overall this project would add 754 S.F. of living space to a house that is 1672 S.F. currently. It would seem that this is still relatively modest in size for a growing family with a large dog in Noe Valley, especially given that the lots in this neighborhood are quite deep, at 130'.

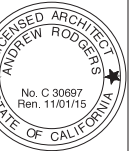
| GENERAL NOTES | SITE PHOTOGRAPHS | SYMBOLS LEGEND | PROJECT INFORMATION | REVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>ALL CONSTRUCTION AND INSTALLATION SHALL CONFIRM TO THE FOLLOWING CODES:</p> <p>2013 CALIFORNIA BUILDING CODE (CBC) & SAN FRANCISCO AMENDMENTS</p> <p>2013 CALIFORNIA MECHANICAL CODE (CMC) & CALIFORNIA PLUMBING CODE (CPC)</p> <p>2013 CALIFORNIA ELECTRICAL CODE (CED) & CALIFORNIA ENERGY CODE (CEC)</p> <p>2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS</p> <p>2010 CALIFORNIA ENERGY CODE</p> <p>2013 CALIFORNIA GREEN BUILDING CODE & SAN FRANCISCO AMENDMENTS</p> <p>2002 MFPA 13 INSTALLATION OF SPRINKLER SYSTEMS, 2002 MFPA13R SPRINKLER SYSTEMS FOR RESIDENTIAL OCCUPANCIES UP TO 4 STORIES IN HT. & 2002 MFPA 72 NATIONAL FIRE ALARM CODE AS APPLICABLE, AND ANY OTHER GOVERNING CODES & ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.</p> <p>THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.</p> <p>THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.</p> <p>ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.</p> <p>DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN.</p> <p>ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.</p> <p>WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.</p> <p>WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.</p> <p>DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFIRM WITH LOCAL BUILDING AND FIRE CODES.</p> <p>PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.</p> <p>ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.</p> <p>INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.</p> <p>VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.</p> <p>PROVIDE FIRE-BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 1997/98 UBC 708, FIREBLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:</p> <p>1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.</p> <p>2) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.</p> <p>3) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.</p> <p>WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.</p> <p>MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.</p> <p>ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.</p> <p>ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED, U.O.N.</p> <p>DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DTAE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.</p> <p>CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.</p> <p>CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH ON SHEET NO.6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.</p> <p>ALL CONCEALED SPACES UNDER RAISED SLEEPING PLATFORMS MUST BE SPRINKLERED.</p> <p>PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.</p> <p>PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.</p> <p>ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2.</p> <p>ALL SMOKE DETECTORS TO BE HARD WIRED.</p> <p>OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH (1), (2), OR (3)-HOUR RATED ASSEMBLIES, RESPECTIVELY.</p> <p>ALL ASSEMBLIES SHOULD BE APPROVED.</p> <p>ALL DUCT PENETRATIONS THROUGH RATED WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS.</p> | <div><div>SUBJECT PROPERTY 360 EUREKA STREET</div><div></div><div>FRONT (EAST) FACADE REAR (WEST) FACADE REAR YARD (LOOKING WEST)</div></div> | <div><div><div><div><div><div>A</div><div>A451</div></div><div>SECTION: SECTION LETTER SHEET NUMBER</div></div><div><div>3</div><div>A3.8</div></div><div>DETAIL: DETAIL NUMBER SHEET NUMBER</div></div><div><div>A</div><div>A451</div></div><div>ELEVATION: ELEVATION LETTER SHEET NUMBER</div></div><div><div>2</div></div><div>DOOR NUMBER</div></div> <div><div>A</div></div> <div>WINDOW TYPE</div> <div><div>4</div><div>A1</div></div> <div>SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER</div> <div><div>SCALE</div></div> <div><div>N</div></div> <div>NORTH DESIGNATION</div> <div><div>12</div><div>5</div></div> <div>ROOF SLOPE INDICATION</div> <div><div>L</div></div> <div>EQUIPMENT NUMBER L</div> <div><div>102.5'</div></div> <div>ELEVATION TAG SPOT ELEVATION</div> <div><div>REVISION</div></div> <div><div>P</div></div> <div>PROPERTY LINE</div> <div><div>C</div></div> <div>CENTER LINE</div> | <div><div>PROJECT ADDRESS: 360 EUREKA STREET SAN FRANCISCO, CA 94114</div><div>BLOCK/LOT: 2749/013</div><div>ZONING: RH-2</div><div>HEIGHT/BULK DISTRICT 40X</div><div>CONSTRUCTION TYPE: V-NR</div><div>OCCUPANCY: R3</div><div>SPRINKLER:</div><div>EXISTING # OF FLOORS: 2</div><div>PROPOSED # OF FLOORS 2</div><div>EXISTING LIVING AREA: 1,672 SQ FT</div><div>PROPOSED LIVING AREA: 2,426 SQ FT</div><div>ADDL PROPOSED LIVING AREA: 754 SQ FT</div><div>PROJECT SCOPE: HORIZONTAL EXTENSION AT REAR (WEST) OF EXISTING SINGLE-FAMILY RESIDENCE. EXPANDED 2ND FLOOR BY CREATING A NEW TALLER FLAT ROOF SET BACK 13' FROM THE FRONT FACADE OF EXISTING FRONT FACADE.</div><div>NO NEW LIVING SPACE AT THE BASEMENT LEVEL, BUT A NEW STAIR TO THE REAR YARD FROM THIS LEVEL.</div><div>AT EXPANDED 1ST FLOOR : NEW KITCHEN, NEW PANTRY, NEW W.C., NEW FAMILY ROOM, NEW DOOR/WINDOWS AT REAR (WEST).</div><div>AT EXPANDED 2ND FLOOR : NEW MASTER BEDROOM, NEW BATHROOM, AND NEW DECK.</div><div>NEW INTERIOR STAIRS CONNECTING BASEMENT TO ROOF DECK.</div><div>NEW ROOF DECK AND NEW STAIR PENTHOUSE ATOP ROOF. PLUMBING AND ELECTRICAL WORK CORRESPONDING TO NEWLY REMODELED AREAS, AND SEISMIC STRUCTURAL UPGRADE AS REQUIRED.</div></div> <div><div>ABBREVIATIONS</div><div><table><tr><td>AB. ANCHOR BOLT</td><td>ELEV. ELEVATION</td><td>HT. HEIGHT</td><td>(R) REMODELED OR RELOCATED</td></tr><tr><td>A.F.F. ABOVE FINISHED FLOOR</td><td>EMER. EMERGENCY</td><td>HVAC. HEATING, VENTILATION, & AIR CONDITIONING</td><td>R.D. ROOF DRAIN</td></tr><tr><td>AGGR. AGGREGATE</td><td>ENCL. ENCLOSURE</td><td>I.D. INSIDE DIAMETER</td><td>RE: REFER TO ...</td></tr><tr><td>AL. ALUMINUM</td><td>EQ. EQUAL</td><td>INSUL. INSULATION</td><td>HT. REFRIGERATOR</td></tr><tr><td>ALT. ALTERNATE</td><td>EQUIP. EQUIPMENT</td><td>INT. INTERIOR</td><td>REINF. REINFORCED</td></tr><tr><td>APPROX. APPROXIMATE</td><td>E.W. EACH WAY</td><td>JAN. JANITOR</td><td>REQ'D REQUIRED</td></tr><tr><td>ARCH. ARCHITECTURAL</td><td>W.E.C. ELECTRIC WATER COOLER</td><td>JNT. JOINT</td><td>RM ROOM</td></tr><tr><td>BD. BOARD</td><td>EXP. EXPANSION</td><td>JST. JOIST</td><td>R.D. ROUGH OPENING</td></tr><tr><td>BLDG. BUILDING</td><td>EXT. EXTERIOR</td><td>KIT. KITCHEN</td><td>S SOUTH</td></tr><tr><td>BLK. BLOCK</td><td>F.A. FIRE ALARM</td><td>LAB. LABORATORY</td><td>S.C. SOLID CORE</td></tr><tr><td>BLK'G. BLOCKING</td><td>F.D. FLOOR DRAIN</td><td>LAM. LAMINATE</td><td>SCHED. SCHEDULE</td></tr><tr><td>BM. BEAM</td><td>F.D.C. FIRE DEPARTMENT CONNECTION</td><td>LAV. LAVATORY</td><td>SECT. SECTION</td></tr><tr><td>BOT. BOTTOM</td><td>FDN. FOUNDATION</td><td>LT. LIGHT</td><td>S.F. SQUARE FOOT</td></tr><tr><td>BTWN. BETWEEN</td><td>F.A. FIRE EXTINGUISHER</td><td>MAX. MAXIMUM</td><td>SHI. SHEET</td></tr><tr><td>B.U.R. BUILT UP ROOFING</td><td>F.A.C. FIRE EXTINGUISHER CABINET</td><td>MECH. MECHANICAL</td><td>SIM. SIMILAR</td></tr><tr><td>B.W. BOTH WAYS</td><td>F.B. FINISH FLOOR</td><td>MEMB. MEMBRANE</td><td>SPEC. SPECIFICATION</td></tr><tr><td>C.J. CONTROL JOINT</td><td>F.H.C. FIRE HOSE CABINET</td><td>MFR. MANUFACTURER</td><td>SQ. OR #SQUARE</td></tr><tr><td>CLG. CEILING</td><td>FIN. FINISH</td><td>M.H. MANHOLE</td><td>S.S. STAINLESS STEEL</td></tr><tr><td>CLKG. CAULKING</td><td>F.L. FLOW LINE</td><td>MISC. MISCELLANEOUS</td><td>STAGG. STAGGERED</td></tr><tr><td>CLR. CLEAR</td><td>FLR. FLOOR</td><td>M.O. MASONRY OPENING</td><td>STD. STANDARD</td></tr><tr><td>C.M.U. CONCRETE MASONRY UNIT</td><td>FLUOR. FLUORESCENT</td><td>MTL. METAL</td><td>STIFF. STIFFENER</td></tr><tr><td>COL. COLUMN</td><td>FND. FOUNDATION</td><td>MUL. MULLION</td><td>STL. STEEL</td></tr><tr><td>CONC. CONCRETE</td><td>F.O.B. FACE OF BRICK</td><td>N NORTH</td><td>STRUC. STRUCTURAL</td></tr><tr><td>CONN. CONNECTION</td><td>F.O.C. FACE OF CONCRETE</td><td>(N) NEW</td><td>SUSP. SUSPENDED</td></tr><tr><td>CONSTR. CONSTRUCTION</td><td>F.S. FULL SIZE</td><td>N.I.C. NOT IN CONTRACT</td><td>TR. TREAD</td></tr><tr><td>CONT. CONTINUOUS</td><td>FT. FOOT OR FEET</td><td>NO. NUMBER</td><td>T & B TOP AND BOTTOM</td></tr><tr><td>C.T. CERAMIC TILE</td><td>FTG. FOOTING</td><td>NOM. NOMINAL</td><td>TER. TERRAZZO</td></tr><tr><td>DEG. DEGREE</td><td>FURR. FURRING</td><td>N.T.S. NOT TO SCALE</td><td>T & G TONGUE AND GROOVE</td></tr><tr><td>DET./DTL. DETAIL</td><td>GA. GAUGE</td><td>O.C. ON CENTER</td><td>THK. THICK</td></tr><tr><td>D.F. DRINKING FOUNTAIN</td><td>GALV. GALVANIZED</td><td>O.D. OUTSIDE DIAMETER</td><td>T/ TOP OF</td></tr><tr><td>DIAG. DIAGONAL</td><td>G.C. GENERAL CONTRACTOR</td><td>OH. OVERHEAD</td><td>TYP. TYPICAL</td></tr><tr><td>DIA. ø DIAMETER</td><td>G.L. GLASS</td><td>OPG. OPENING</td><td>U.O.N. UNLESS OTHERWISE NOTED</td></tr><tr><td>DN. DOWN</td><td>GR. GRADE</td><td>OPP. OPPOSITE</td><td>VCT. VINYL COMPOSITION TILE</td></tr><tr><td>DS. DOWNSPOUT</td><td>GYP. GYPSUM</td><td>PCT. PRE-CAST</td><td>VER. VERIFY</td></tr><tr><td>DWG. DRAWING</td><td>GYP. BD. GYPSUM BOARD</td><td>P.L. PROPERTY LINE</td><td>VERT. VERTICAL</td></tr><tr><td>E EAST</td><td>H.B. HOSE BIBB</td><td>P.LAM. PLASTIC LAMINATE</td><td>W WEST</td></tr><tr><td>(E) EXISTING</td><td>H.C. HOLLOW CORE</td><td>PLAS. PLASTER</td><td>W/ WITH</td></tr><tr><td>EA. EACH</td><td>H/C HANDICAPPED</td><td>PLYWD. PLYWOOD</td><td>W.C. WATER CLOSET</td></tr><tr><td>E.J. EXPANSION JOINT</td><td>HDWD. HARDWOOD</td><td>PR. PAIR</td><td>WD. WOOD</td></tr><tr><td>E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM</td><td>H.M. HOLLOW METAL</td><td>Q.T. QUARRY TILE</td><td>W/O WITHOUT</td></tr><tr><td>EL. ELEVATION</td><td>HR. HOUR</td><td>R. RISER</td><td>P PROPERTY LINE</td></tr><tr><td>ELEC. ELECTRICAL</td><td></td><td></td><td>C CENTERLINE</td></tr><tr><td></td><td></td><td></td><td>L</td></tr></table></div><div>NOTE: CLARIFY WITH ARCHITECT – ALL ABBREVIATIONS NOT LISTED</div></div> <div><div>SHEET INDEX</div><div>ARCHITECTURAL</div><div>A0.0 PROJECT INFORMATION, GENERAL NOTES</div><div>A1.0 EXISTING + PROPOSED SITE PLANS</div><div>A1.1 EXISTING FLOOR PLANS</div><div>A1.2 PROPOSED FLOOR PLANS</div><div>A2.0 EXISTING ELEVATIONS</div><div>A2.1 EXISTING ELEVATIONS</div><div>A2.2 PROPOSED ELEVATIONS</div><div>A2.3 PROPOSED ELEVATIONS</div><div>A3.1 EXISTING/PROPOSED SECTIONS</div><div>A3.2 PROPOSED SECTION W/ STREET</div></div> <div><div>PROJECT DIRECTORY</div><div><table><tr><td><div>PROJECT ARCHITECT ANDY RODGERS ARCHITECTURE 156 SOUTH PARK SAN FRANCISCO, CA, 94107 P: 415.309.9612 E: ardesignn@att.net</div></td><td><div>TITLE 24 CONSULTANT TBD</div></td></tr><tr><td colspan="2"><div>BUILDING OWNER PAT HSIEH + CAT LEE 360 EUREKA STREET SAN FRANCISCO, CA, 94114 P: 650.450.8461 E: PAT@CATANDPAT.COM</div></td></tr><tr><td colspan="2"><div>STRUCTURAL ENGINEERING TBD</div></td></tr></table></div></div> <div><div>PROJECT LOCATION MAP</div><div></div></div> <tr><td></td><td></td><td></td><td><div><div>SITE PERMIT OR SUBMITTAL</div><div>PROJECT INFO, ABBREVIATIONS, GENERAL NOTES</div></div></td><td></td></tr> <tr><td></td><td></td><td></td><td><div>DATE 2/19/15</div><div>SCALE AS NOTED</div><div>DRAWN JAB</div><div>A0.0</div></td><td></td></tr> | AB. ANCHOR BOLT | ELEV. ELEVATION | HT. HEIGHT | (R) REMODELED OR RELOCATED | A.F.F. ABOVE FINISHED FLOOR | EMER. EMERGENCY | HVAC. HEATING, VENTILATION, & AIR CONDITIONING | R.D. ROOF DRAIN | AGGR. AGGREGATE | ENCL. ENCLOSURE | I.D. INSIDE DIAMETER | RE: REFER TO ... | AL. ALUMINUM | EQ. EQUAL | INSUL. INSULATION | HT. REFRIGERATOR | ALT. ALTERNATE | EQUIP. EQUIPMENT | INT. INTERIOR | REINF. REINFORCED | APPROX. APPROXIMATE | E.W. EACH WAY | JAN. JANITOR | REQ'D REQUIRED | ARCH. ARCHITECTURAL | W.E.C. ELECTRIC WATER COOLER | JNT. JOINT | RM ROOM | BD. BOARD | EXP. EXPANSION | JST. JOIST | R.D. ROUGH OPENING | BLDG. BUILDING | EXT. EXTERIOR | KIT. KITCHEN | S SOUTH | BLK. BLOCK | F.A. FIRE ALARM | LAB. LABORATORY | S.C. SOLID CORE | BLK'G. BLOCKING | F.D. FLOOR DRAIN | LAM. LAMINATE | SCHED. SCHEDULE | BM. BEAM | F.D.C. FIRE DEPARTMENT CONNECTION | LAV. LAVATORY | SECT. SECTION | BOT. BOTTOM | FDN. FOUNDATION | LT. LIGHT | S.F. SQUARE FOOT | BTWN. BETWEEN | F.A. FIRE EXTINGUISHER | MAX. MAXIMUM | SHI. SHEET | B.U.R. BUILT UP ROOFING | F.A.C. FIRE EXTINGUISHER CABINET | MECH. MECHANICAL | SIM. SIMILAR | B.W. BOTH WAYS | F.B. FINISH FLOOR | MEMB. MEMBRANE | SPEC. SPECIFICATION | C.J. CONTROL JOINT | F.H.C. FIRE HOSE CABINET | MFR. MANUFACTURER | SQ. OR #SQUARE | CLG. CEILING | FIN. FINISH | M.H. MANHOLE | S.S. STAINLESS STEEL | CLKG. CAULKING | F.L. FLOW LINE | MISC. MISCELLANEOUS | STAGG. STAGGERED | CLR. CLEAR | FLR. FLOOR | M.O. MASONRY OPENING | STD. STANDARD | C.M.U. CONCRETE MASONRY UNIT | FLUOR. FLUORESCENT | MTL. METAL | STIFF. STIFFENER | COL. COLUMN | FND. FOUNDATION | MUL. MULLION | STL. STEEL | CONC. CONCRETE | F.O.B. FACE OF BRICK | N NORTH | STRUC. STRUCTURAL | CONN. CONNECTION | F.O.C. FACE OF CONCRETE | (N) NEW | SUSP. SUSPENDED | CONSTR. CONSTRUCTION | F.S. FULL SIZE | N.I.C. NOT IN CONTRACT | TR. TREAD | CONT. CONTINUOUS | FT. FOOT OR FEET | NO. NUMBER | T & B TOP AND BOTTOM | C.T. CERAMIC TILE | FTG. FOOTING | NOM. NOMINAL | TER. TERRAZZO | DEG. DEGREE | FURR. FURRING | N.T.S. NOT TO SCALE | T & G TONGUE AND GROOVE | DET./DTL. DETAIL | GA. GAUGE | O.C. ON CENTER | THK. THICK | D.F. DRINKING FOUNTAIN | GALV. GALVANIZED | O.D. OUTSIDE DIAMETER | T/ TOP OF | DIAG. DIAGONAL | G.C. GENERAL CONTRACTOR | OH. OVERHEAD | TYP. TYPICAL | DIA. ø DIAMETER | G.L. GLASS | OPG. OPENING | U.O.N. UNLESS OTHERWISE NOTED | DN. DOWN | GR. GRADE | OPP. OPPOSITE | VCT. VINYL COMPOSITION TILE | DS. DOWNSPOUT | GYP. GYPSUM | PCT. PRE-CAST | VER. VERIFY | DWG. DRAWING | GYP. BD. GYPSUM BOARD | P.L. PROPERTY LINE | VERT. VERTICAL | E EAST | H.B. HOSE BIBB | P.LAM. PLASTIC LAMINATE | W WEST | (E) EXISTING | H.C. HOLLOW CORE | PLAS. PLASTER | W/ WITH | EA. EACH | H/C HANDICAPPED | PLYWD. PLYWOOD | W.C. WATER CLOSET | E.J. EXPANSION JOINT | HDWD. HARDWOOD | PR. PAIR | WD. WOOD | E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM | H.M. HOLLOW METAL | Q.T. QUARRY TILE | W/O WITHOUT | EL. ELEVATION | HR. HOUR | R. RISER | P PROPERTY LINE | ELEC. ELECTRICAL | | | C CENTERLINE | | | | L | <div>PROJECT ARCHITECT ANDY RODGERS ARCHITECTURE 156 SOUTH PARK SAN FRANCISCO, CA, 94107 P: 415.309.9612 E: ardesignn@att.net</div> | <div>TITLE 24 CONSULTANT TBD</div> | <div>BUILDING OWNER PAT HSIEH + CAT LEE 360 EUREKA STREET SAN FRANCISCO, CA, 94114 P: 650.450.8461 E: PAT@CATANDPAT.COM</div> | | <div>STRUCTURAL ENGINEERING TBD</div> | | | | | <div><div>SITE PERMIT OR SUBMITTAL</div><div>PROJECT INFO, ABBREVIATIONS, GENERAL NOTES</div></div> | | | | | <div>DATE 2/19/15</div> <div>SCALE AS NOTED</div> <div>DRAWN JAB</div> <div>A0.0</div> | |
| AB. ANCHOR BOLT | ELEV. ELEVATION | HT. HEIGHT | (R) REMODELED OR RELOCATED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.F.F. ABOVE FINISHED FLOOR | EMER. EMERGENCY | HVAC. HEATING, VENTILATION, & AIR CONDITIONING | R.D. ROOF DRAIN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AGGR. AGGREGATE | ENCL. ENCLOSURE | I.D. INSIDE DIAMETER | RE: REFER TO ... | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AL. ALUMINUM | EQ. EQUAL | INSUL. INSULATION | HT. REFRIGERATOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALT. ALTERNATE | EQUIP. EQUIPMENT | INT. INTERIOR | REINF. REINFORCED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPROX. APPROXIMATE | E.W. EACH WAY | JAN. JANITOR | REQ'D REQUIRED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCH. ARCHITECTURAL | W.E.C. ELECTRIC WATER COOLER | JNT. JOINT | RM ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BD. BOARD | EXP. EXPANSION | JST. JOIST | R.D. ROUGH OPENING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| BLK. BLOCK | F.A. FIRE ALARM | LAB. LABORATORY | S.C. SOLID CORE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLK'G. BLOCKING | F.D. FLOOR DRAIN | LAM. LAMINATE | SCHED. SCHEDULE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BM. BEAM | F.D.C. FIRE DEPARTMENT CONNECTION | LAV. LAVATORY | SECT. SECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BOT. BOTTOM | FDN. FOUNDATION | LT. LIGHT | S.F. SQUARE FOOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BTWN. BETWEEN | F.A. FIRE EXTINGUISHER | MAX. MAXIMUM | SHI. SHEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B.U.R. BUILT UP ROOFING | F.A.C. FIRE EXTINGUISHER CABINET | MECH. MECHANICAL | SIM. SIMILAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B.W. BOTH WAYS | F.B. FINISH FLOOR | MEMB. MEMBRANE | SPEC. SPECIFICATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.J. CONTROL JOINT | F.H.C. FIRE HOSE CABINET | MFR. MANUFACTURER | SQ. OR #SQUARE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLG. CEILING | FIN. FINISH | M.H. MANHOLE | S.S. STAINLESS STEEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLKG. CAULKING | F.L. FLOW LINE | MISC. MISCELLANEOUS | STAGG. STAGGERED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLR. CLEAR | FLR. FLOOR | M.O. MASONRY OPENING | STD. STANDARD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.M.U. CONCRETE MASONRY UNIT | FLUOR. FLUORESCENT | MTL. METAL | STIFF. STIFFENER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COL. COLUMN | FND. FOUNDATION | MUL. MULLION | STL. STEEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONC. CONCRETE | F.O.B. FACE OF BRICK | N NORTH | STRUC. STRUCTURAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONN. CONNECTION | F.O.C. FACE OF CONCRETE | (N) NEW | SUSP. SUSPENDED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONSTR. CONSTRUCTION | F.S. FULL SIZE | N.I.C. NOT IN CONTRACT | TR. TREAD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONT. CONTINUOUS | FT. FOOT OR FEET | NO. NUMBER | T & B TOP AND BOTTOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.T. CERAMIC TILE | FTG. FOOTING | NOM. NOMINAL | TER. TERRAZZO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEG. DEGREE | FURR. FURRING | N.T.S. NOT TO SCALE | T & G TONGUE AND GROOVE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DET./DTL. DETAIL | GA. GAUGE | O.C. ON CENTER | THK. THICK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D.F. DRINKING FOUNTAIN | GALV. GALVANIZED | O.D. OUTSIDE DIAMETER | T/ TOP OF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIAG. DIAGONAL | G.C. GENERAL CONTRACTOR | OH. OVERHEAD | TYP. TYPICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIA. ø DIAMETER | G.L. GLASS | OPG. OPENING | U.O.N. UNLESS OTHERWISE NOTED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DN. DOWN | GR. GRADE | OPP. OPPOSITE | VCT. VINYL COMPOSITION TILE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DS. DOWNSPOUT | GYP. GYPSUM | PCT. PRE-CAST | VER. VERIFY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DWG. DRAWING | GYP. BD. GYPSUM BOARD | P.L. PROPERTY LINE | VERT. VERTICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E EAST | H.B. HOSE BIBB | P.LAM. PLASTIC LAMINATE | W WEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (E) EXISTING | H.C. HOLLOW CORE | PLAS. PLASTER | W/ WITH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EA. EACH | H/C HANDICAPPED | PLYWD. PLYWOOD | W.C. WATER CLOSET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E.J. EXPANSION JOINT | HDWD. HARDWOOD | PR. PAIR | WD. WOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM | H.M. HOLLOW METAL | Q.T. QUARRY TILE | W/O WITHOUT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EL. ELEVATION | HR. HOUR | R. RISER | P PROPERTY LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEC. ELECTRICAL | | | C CENTERLINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | L | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>PROJECT ARCHITECT ANDY RODGERS ARCHITECTURE 156 SOUTH PARK SAN FRANCISCO, CA, 94107 P: 415.309.9612 E: ardesignn@att.net</div> | <div>TITLE 24 CONSULTANT TBD</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>BUILDING OWNER PAT HSIEH + CAT LEE 360 EUREKA STREET SAN FRANCISCO, CA, 94114 P: 650.450.8461 E: PAT@CATANDPAT.COM</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>STRUCTURAL ENGINEERING TBD</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | <div><div>SITE PERMIT OR SUBMITTAL</div><div>PROJECT INFO, ABBREVIATIONS, GENERAL NOTES</div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | <div>DATE 2/19/15</div> <div>SCALE AS NOTED</div> <div>DRAWN JAB</div> <div>A0.0</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



REVISIONS

rodgers
architecture

415 309 9612



ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA 94114
OWNER: PAT HSEIH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

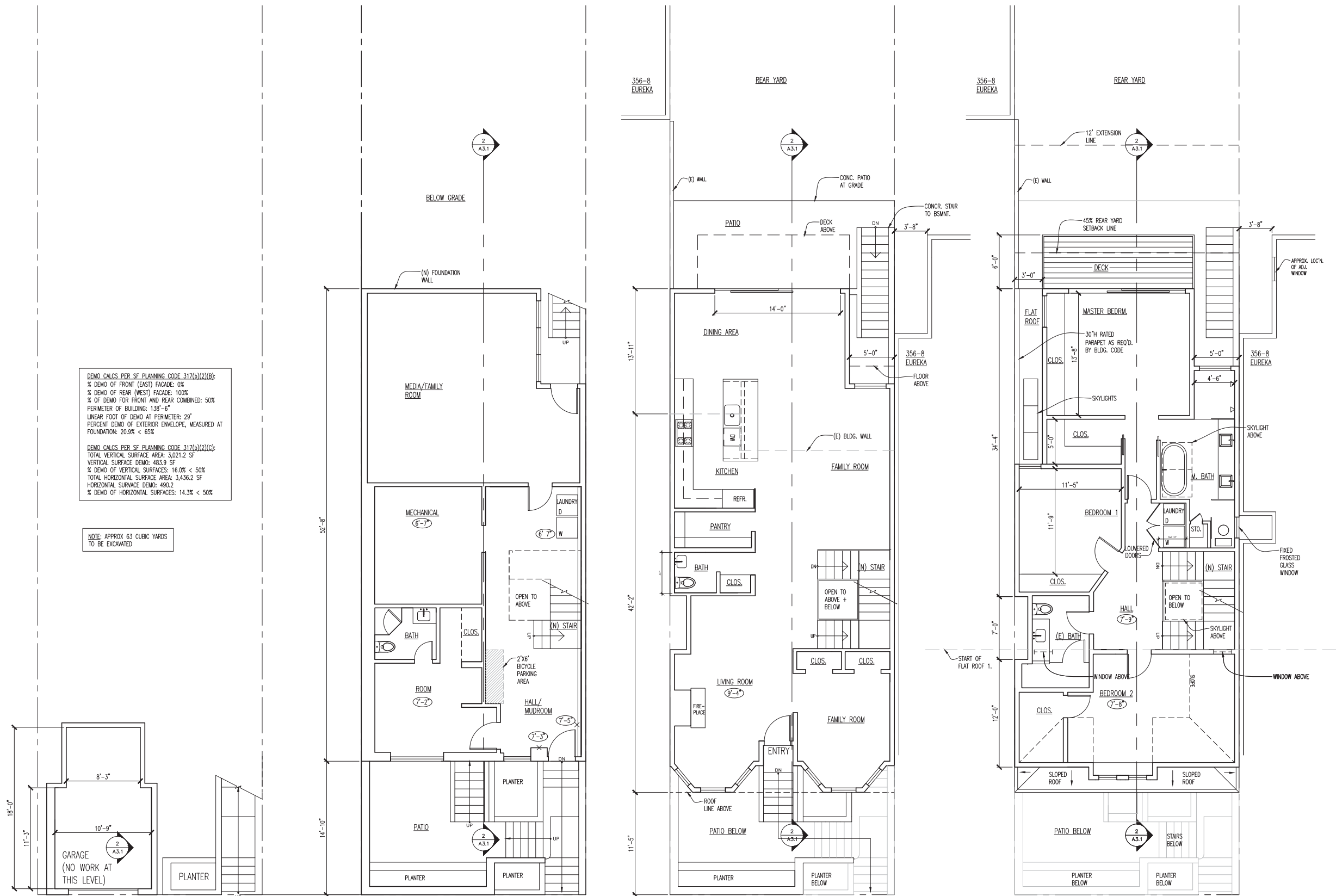
EXISTING &
PROPOSED
SITE PLANS

DATE 2/19/15

SCALE AS NOTED

DRAWN JAB

A1.0



DEMO. CALCS. PER SF PLANNING CODE 317(b)(2)(B):
% DEMO OF FRONT (EAST) FACADE: 0%
% DEMO OF REAR (WEST) FACADE: 100%
% OF DEMO FOR FRONT AND REAR COMBINED: 50%
PERIMETER OF BUILDING: 138'-6"
LINEAR FOOT OF DEMO AT PERIMETER: 29'
PERCENT DEMO OF EXTERIOR ENVELOPE, MEASURED AT FOUNDATION: 20.9% < 65%

DEMO. CALCS. PER SF PLANNING CODE 317(b)(2)(C):
TOTAL VERTICAL SURFACE AREA: 3,021.2 SF
VERTICAL SURFACE DEMO: 483.9 SF
% DEMO OF VERTICAL SURFACES: 16.0% < 50%
TOTAL HORIZONTAL SURFACE AREA: 3,436.2 SF
HORIZONTAL SURFACE DEMO: 490.2 SF
% DEMO OF HORIZONTAL SURFACES: 14.3% < 50%

NOTE: APPROX 63 CUBIC YARDS
TO BE EXCAVATED

1 PROPOSED GARAGE
SCALE: 3/16" = 1'-0"

2 PROPOSED BASEMENT
SCALE: 3/16" = 1'-0"

3 PROPOSED 1ST FLOOR 1290 SF
SCALE: 3/16" = 1'-0"

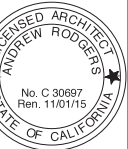
4 PROPOSED 2ND FLOOR 1136 SF
SCALE: 3/16" = 1'-0"



REVISIONS

rodgers
architecture

415 309 9612



ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA 94114
OWNER: PAT HSEIH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

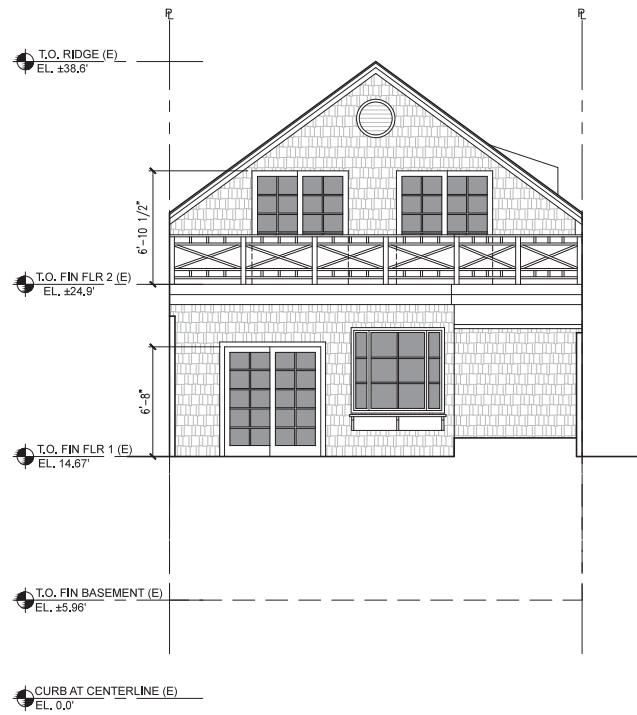
PROPOSED
FLOOR
PLANS

DATE 2/19/15

SCALE AS NOTED

DRAWN JAB

A1.2



2 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

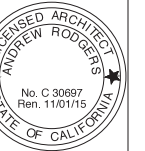


1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

rodgers
architecture

415 309 9612



ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA 94114
OWNER: PAT HSEIH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

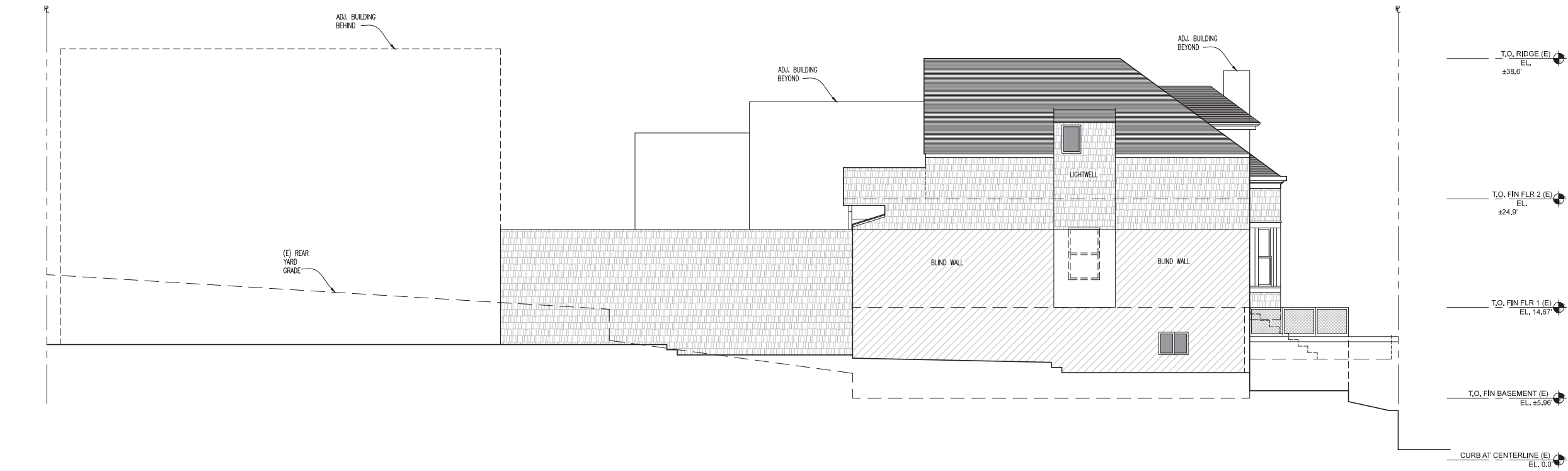
EXISTING
ELEVATIONS

DATE 2/19/15

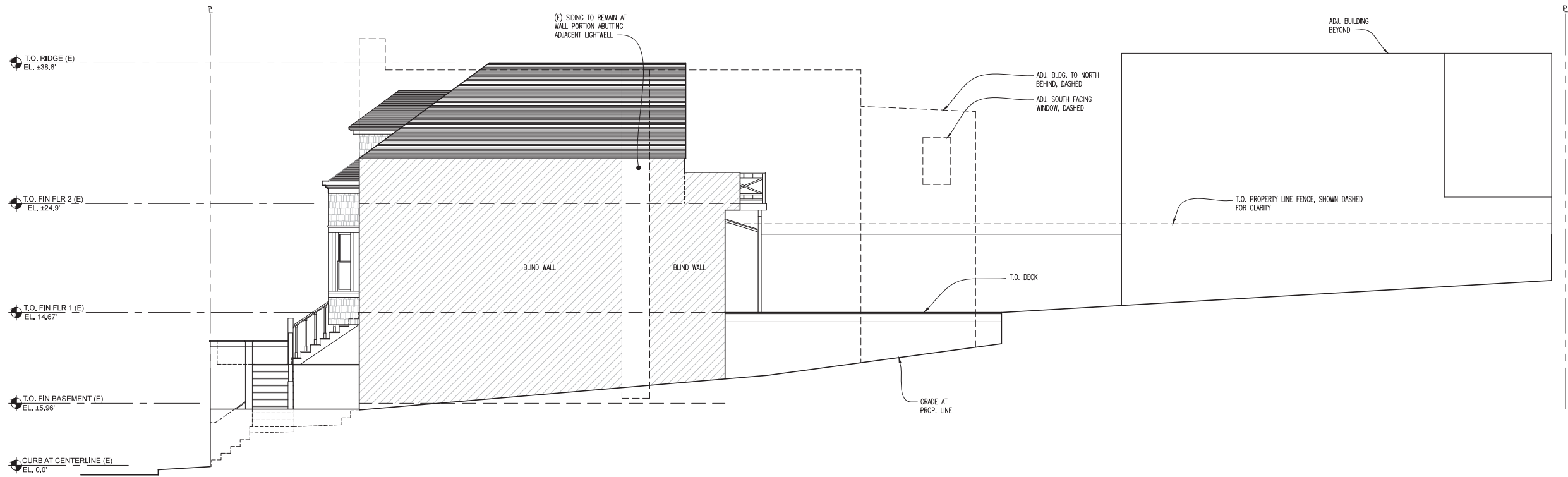
SCALE AS NOTED

DRAWN JAB

A2.0



2 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

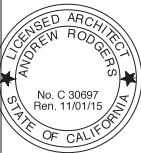


1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

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ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA. 94114
OWNER: PAT FISCH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

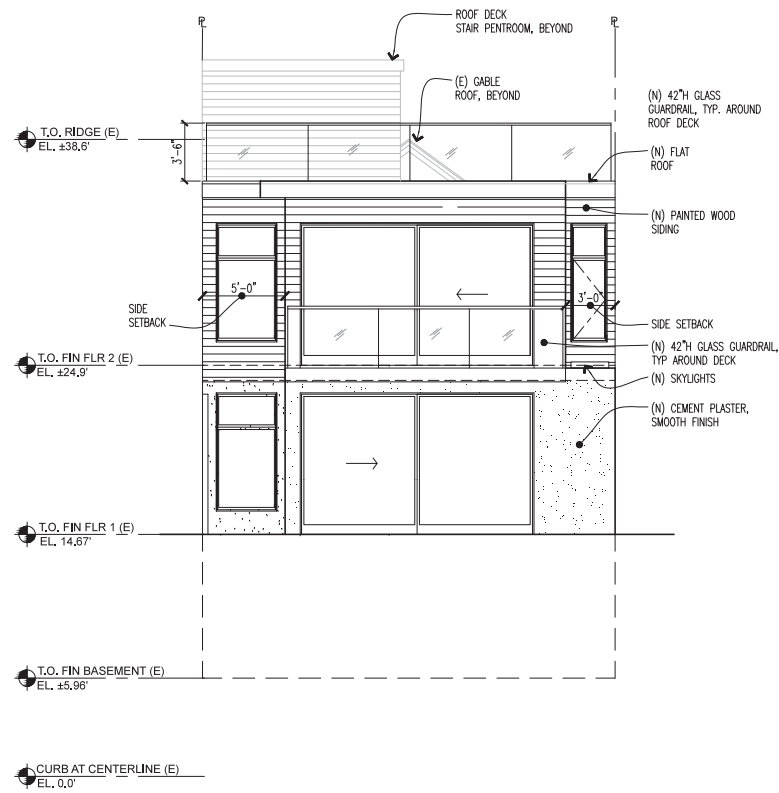
EXISTING
ELEVATIONS

DATE 2/19/15

SCALE AS NOTED

DRAWN JAB

A2.1



2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

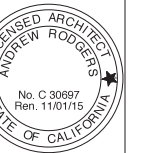


GRADE AT PROPERTY LINE
T.O. CURB
B.O. CURB

REVISIONS

rodgers
architecture

415 309 9612



ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA 94114
OWNER: PAT HSEIH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

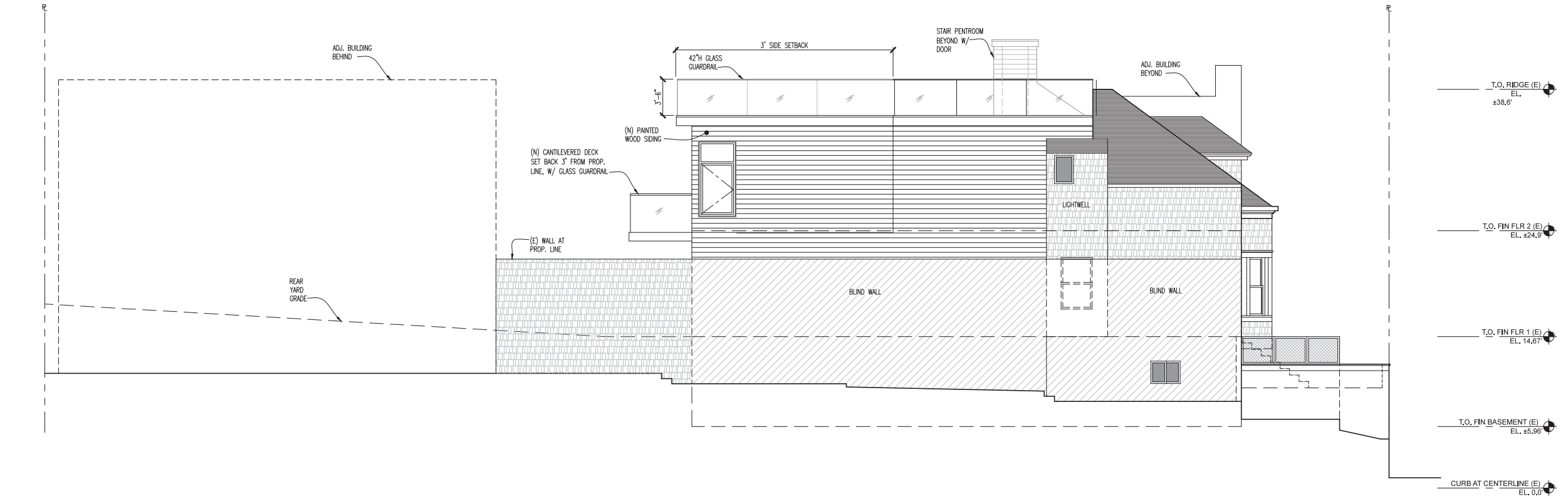
PROPOSED
ELEVATIONS

DATE 2/19/15

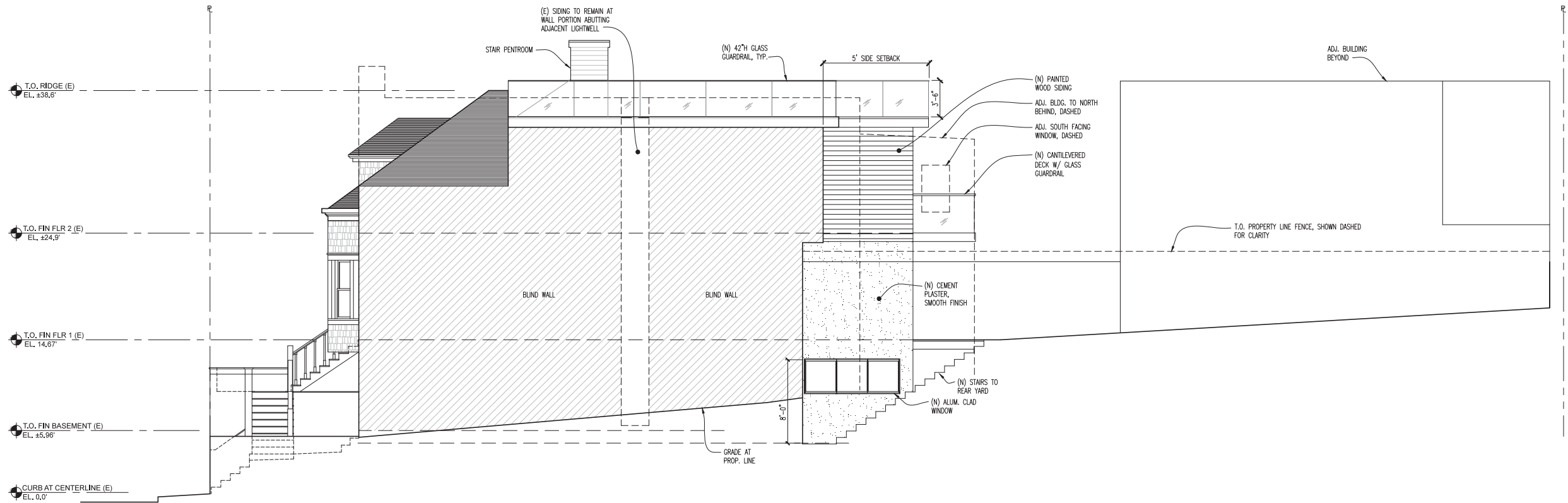
SCALE AS NOTED

DRAWN JAB

A2.2



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

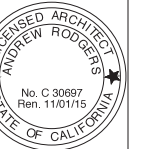


1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

rodgers
architecture

415 309 9612



ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA. 94114
OWNER: PAT HSEIH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

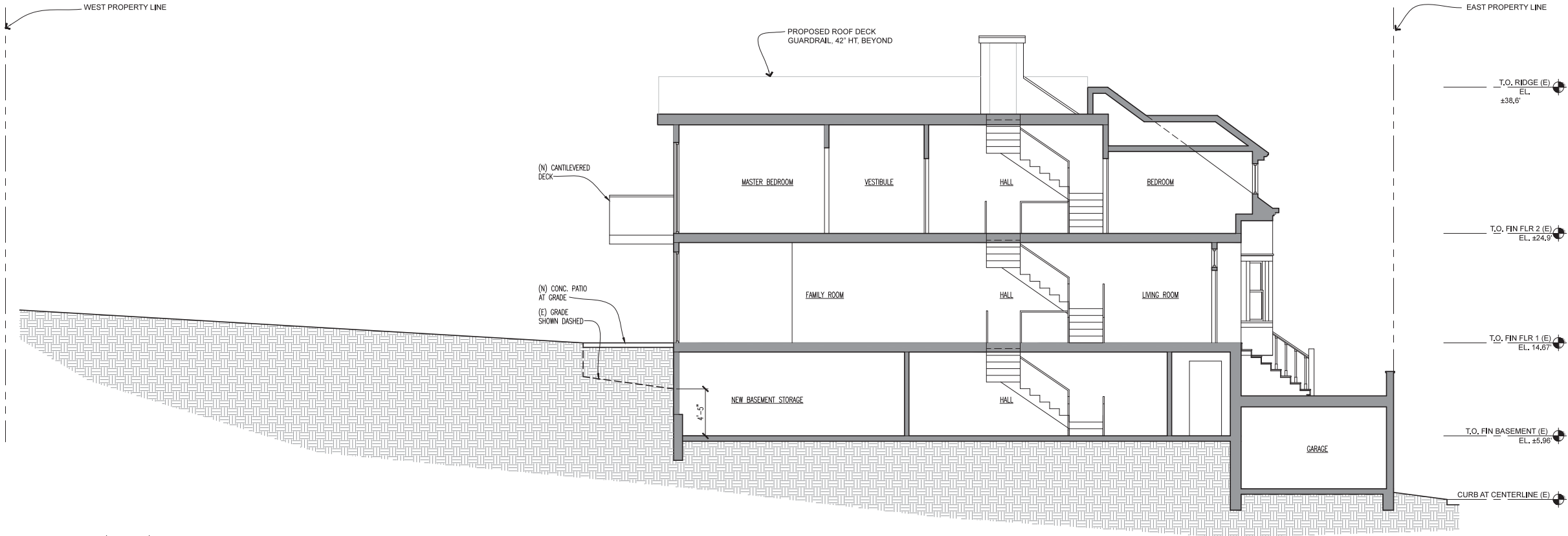
PROPOSED
ELEVATIONS

DATE 2/19/15

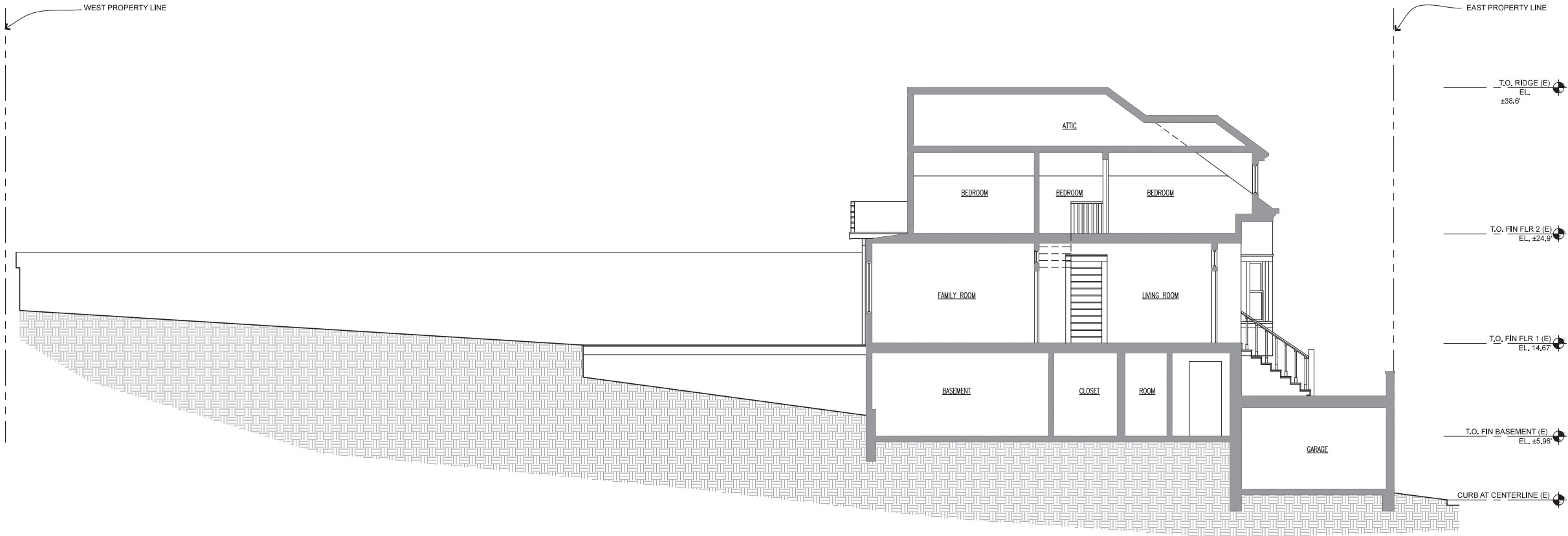
SCALE AS NOTED

DRAWN JAB

A2.3



2 PROPOSED LONG SECTION (EAST-WEST)
SCALE: 3/4" = 1'-0"

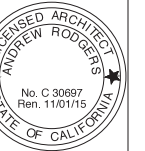


1 EXISTING LONG SECTION (EAST-WEST)
SCALE: 3/4" = 1'-0"

REVISIONS

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architecture

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ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA 94114
OWNER: PAT HSEH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

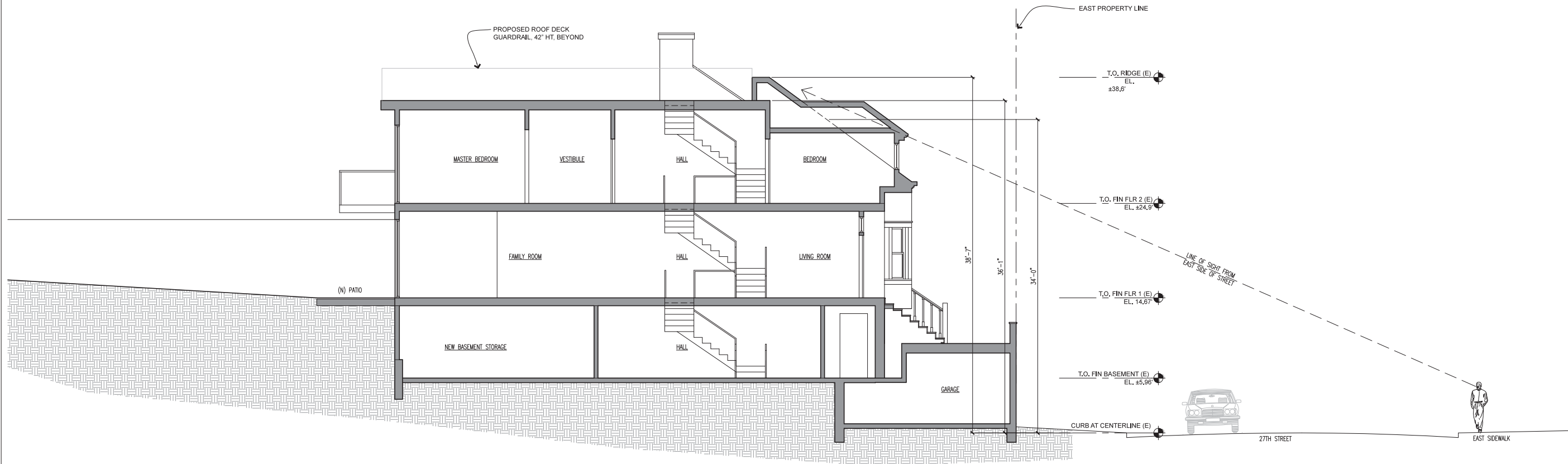
EXISTING AND
PROPOSED
SECTIONS

DATE 2/19/15

SCALE AS NOTED

DRAWN JAB

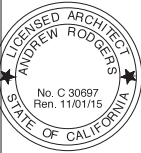
A3.1



REVISIONS

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architecture

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ALTERATIONS TO:
360 EUREKA STREET
SAN FRANCISCO, CA, 94114
OWNER: PAT HSEIH AND CATHERINE LEE 650 450 8461

SITE PERMIT
OR SUBMITTAL

PROPOSED
SECTION WITH
SIGHT LINE

DATE 2/19/15

SCALE AS NOTED

DRAWN JAB

A3.2

A Proposed Project at 360 Eureka
Subject Property Side of Eureka Street (West Side)

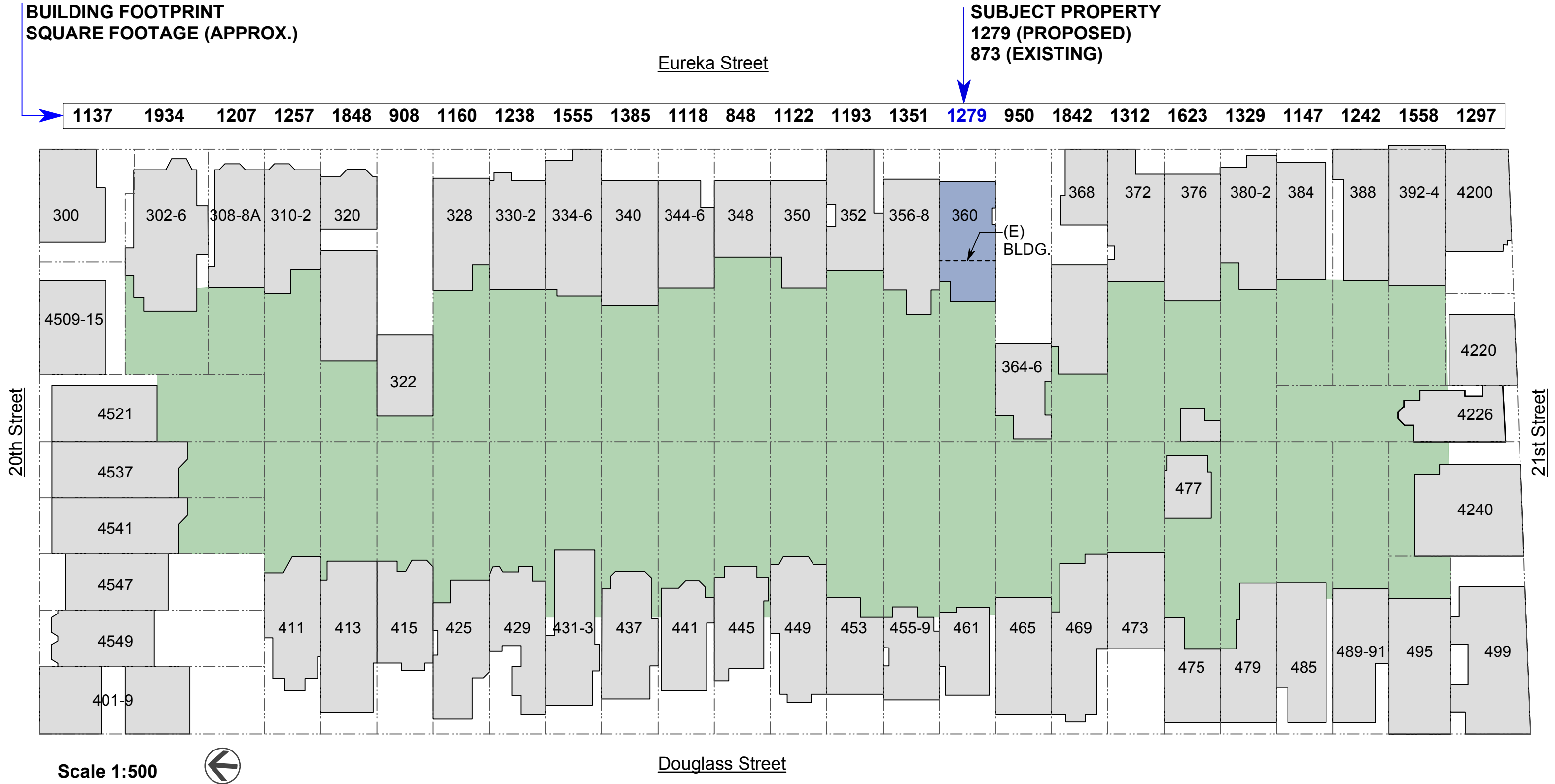
rodgers architecture



B Proposed Project at 360 Eureka
Eureka Street Facing Subject Property (East Side)

rodgers architecture





D Proposed Project at 360 Eureka Site Photos

rodgers architecture



ADJACENT PROPERTY
364-6 EUREKA
BLOCK/LOT 2749/014

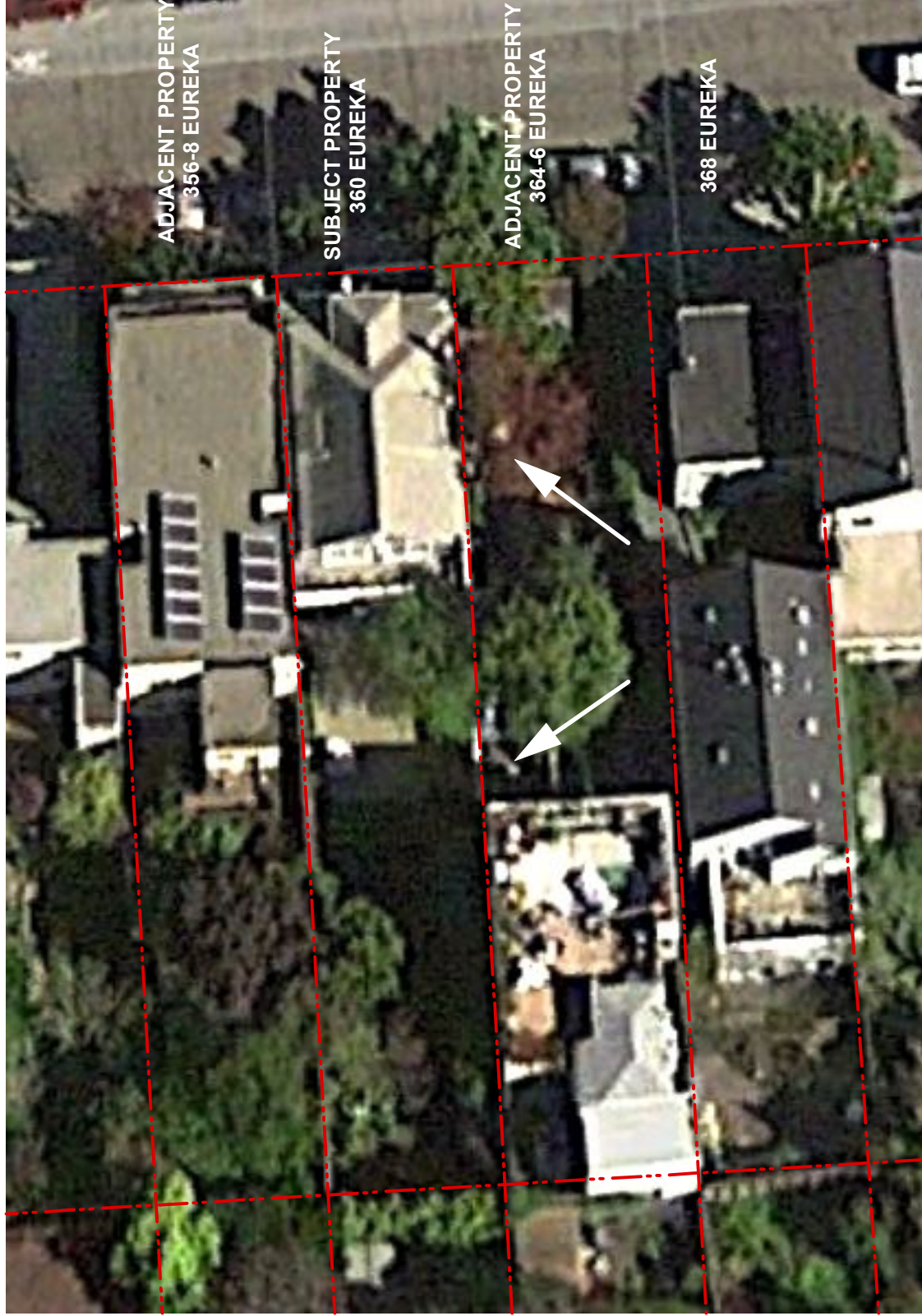
SUBJECT PROPERTY
360 EUREKA
BLOCK/LOT 2749/013

ADJACENT PROPERTY
356-8 EUREKA
BLOCK/LOT 2749/012A

Front of House



Front of House - Perspective



Aerial View of Proposed Project Site



ADJACENT PROPERTY
356-8 EUREKA
BLOCK/LOT 2749/012A

SUBJECT PROPERTY
360 EUREKA
BLOCK/LOT 2749/013

Rear of House

H Proposed Project at 360 Eureka Site Photos

rodgers architecture



SUBJECT PROPERTY
360 EUREKA
BLOCK/LOT 2749/013

ADJACENT PROPERTY
356-8 EUREKA
BLOCK/LOT 2749/012A

Rear of House

**Proposed Project at 360 Eureka
Site Photos**

rodgers architecture

**ADJACENT PROPERTY
356-8 EUREKA
BLOCK/LOT 2749/012A**

**SUBJECT PROPERTY
360 EUREKA
BLOCK/LOT 2749/013**



Rear of House



Rear of House - View from (E) 2nd Flr Deck Toward 364-366 Eureka