



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 22, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 12, 2017
Case No.: **2017-016229DRP**
Project Address: **122 AVILA STREET**
Permit Application: 2016.1122.3344
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 0464A / 017
Project Sponsor: Gina DeCarlo
Studio J Architecture
305 San Anselmo Avenue, Studio 219
San Anselmo, CA 94960
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The existing two-story single-family dwelling is situated on a relatively flat lot fronting Avila Street. The proposal is a rear addition to include an expanded master bedroom on the 1st floor behind the garage as well as the addition of two bedrooms on the 2nd floor. A rear horizontal addition of approximately 15 feet is proposed on both floors. On the 1st floor, the addition is proposed to extend the full width of the lot. On the 2nd floor, approximately 5 feet of the proposed addition is to extend the full width of the lot. The remaining 10 feet of the addition is proposed to be set back approximately 5 feet from both the north and the south property lines. No new decks or outdoor spaces are proposed as part of this project. No portion of the addition is to expand into the required rear yard.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 122 Avila Street, on the east side of Avila Street between Capra Way and Alhambra Street; Lot 017 in Assessor's Block 0464A in an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 2,495 square feet (25 feet wide and 99.8 feet deep) and is developed with a two-story, single-family dwelling with approximately 2,076 square feet of building area. The Report of Residential Record (3-R), issued by the Department of Building Inspection (DBI) authorizes the use of this building as a single family dwelling.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Marina Neighborhood. The surrounding neighborhood consists of a mix of two to four-story single and multi-family residential buildings. The surrounding zoning is RH-1 (Residential-House, One Family), RH-3 (Residential-House, Three Family), and RM-3 (Residential-Mixed, Medium Density). The property is located approximately 500 feet from an NC-2 (Neighborhood Commercial, Small Scale) Zoning District along Chestnut Street.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 1, 2017 – March 31, 2017	March 30, 2017	June 22, 2017	83 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 12, 2017	June 12, 2017	10 days
Mailed Notice	10 days	June 12, 2017	June 12, 2017	10 days

PUBLIC COMMENT

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

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

David Roseman, owner of 130 Avila Street, adjacent to the north of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated March 27, 2017.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated April 26, 2017.

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 ADVISORY TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the request for Discretionary Review and found that the project does not contain or create exceptional or extraordinary circumstances and is consistent with the Residential Design Guidelines. While the horizontal expansion extends the full width of the property on the first story, five foot setbacks will be provided from both the north and the south property lines at the second story. No part of the addition will extend into the required rear yard of the property. The proposed rear addition is articulated to minimize impacts on light and privacy to adjacent properties.

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

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

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photographs
DR Application
Response to DR Application dated June 5, 2017
Section 311 Notice
Reduced Plans

Block Book Map

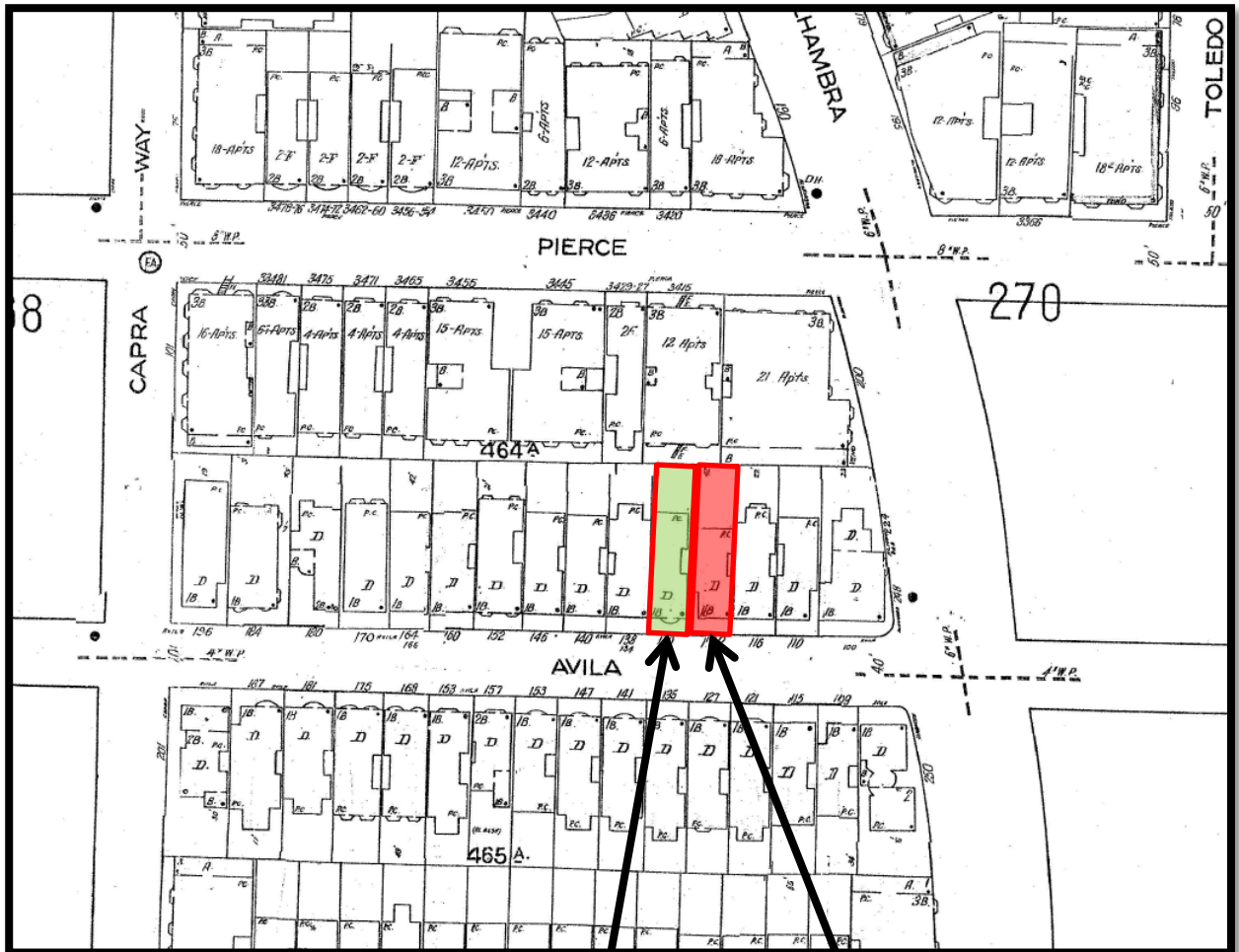


SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Sanborn Map



DR REQUESTOR'S
PROPERTY

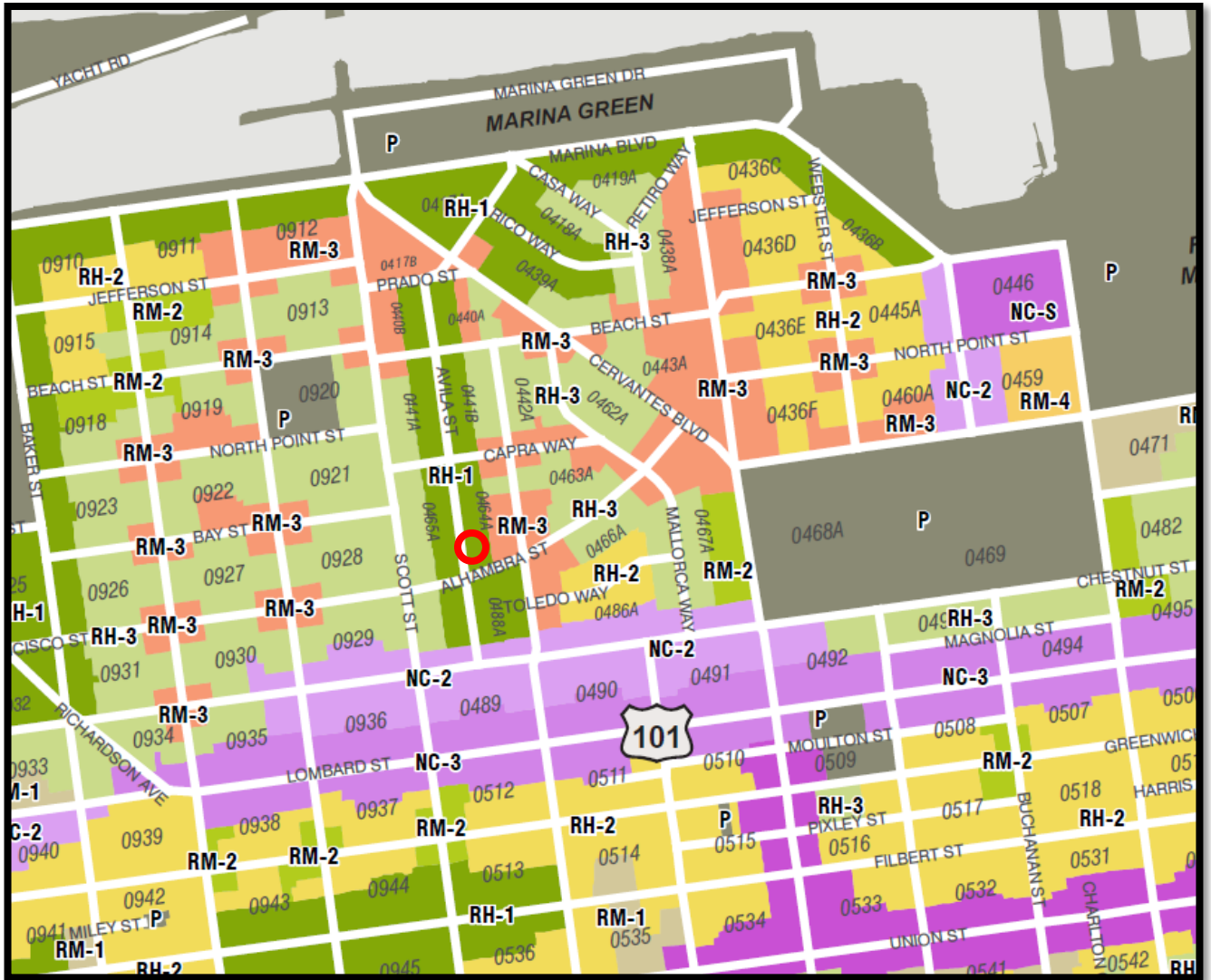
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

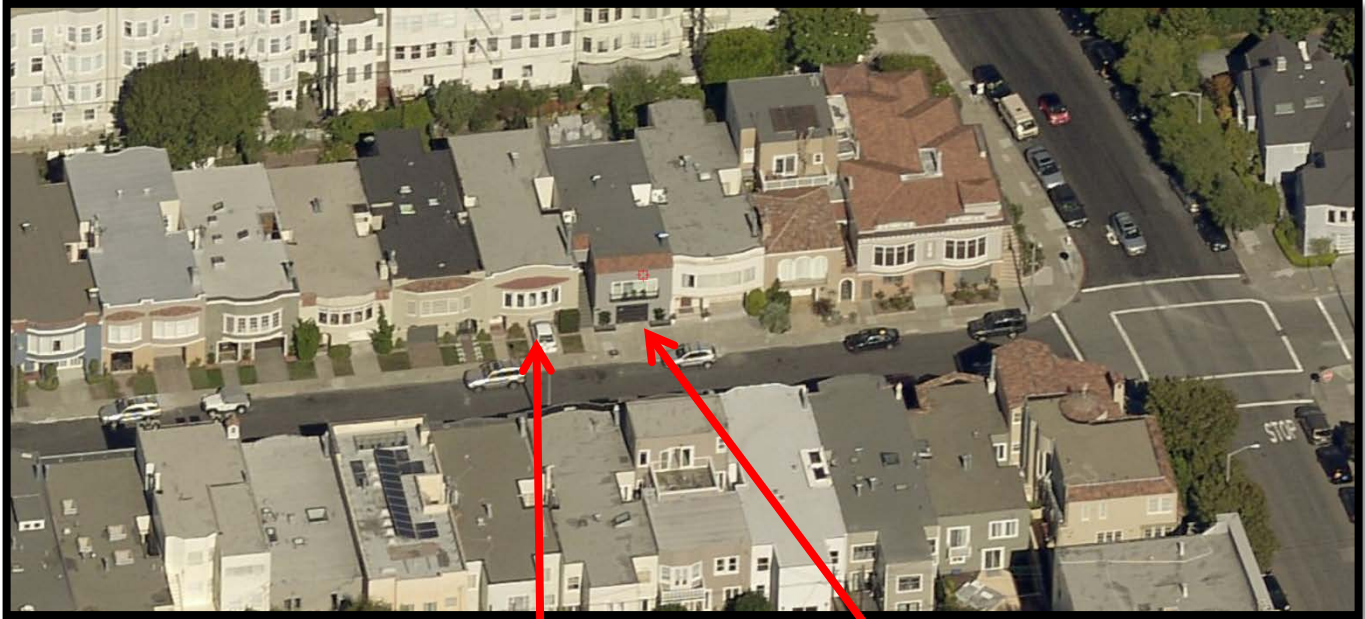


Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Aerial Photo



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Aerial Photo



SUBJECT PROPERTY

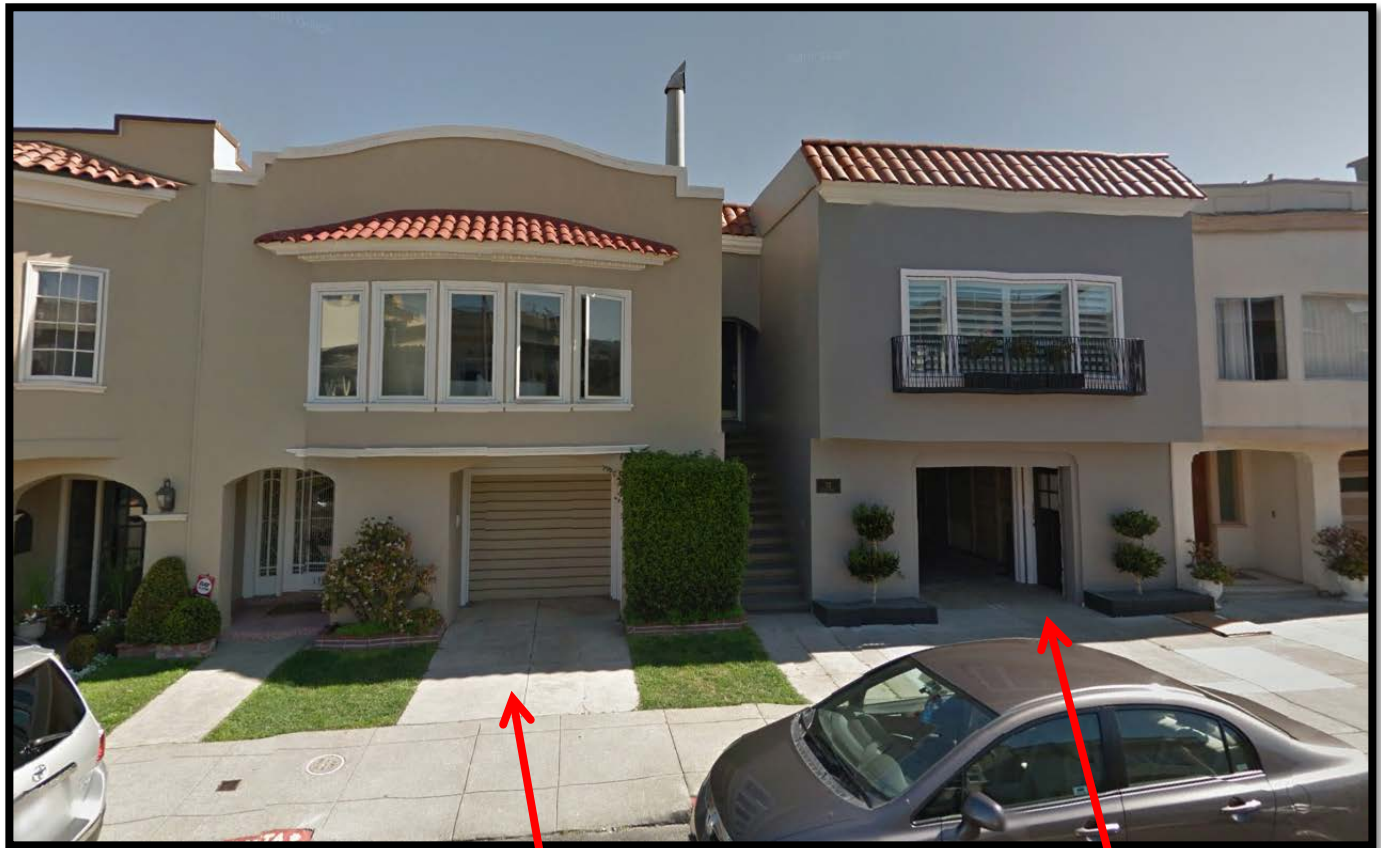
DR REQUESTOR'S
PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Site Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2016-016299DRP
122 Avila Street
Block 0464A Lot 017

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	2016 016 299 DRP

RECEIVED

MAR 27 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
FIC

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: David B. Roseman		
DR APPLICANT'S ADDRESS: 130 Avila Street, San Francisco, CA	ZIP CODE: 94123-2010	TELEPHONE: (415) 544-1012

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Andrew Miller		
ADDRESS: 521 NE 55th Street, Miami, FL	ZIP CODE: 33137-3005	TELEPHONE: (925) 324-0740

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 122 Avila Street, San Francisco, CA	ZIP CODE: 94123
CROSS STREETS: Alhambra Street	

ASSESSORS BLOCK/LOT: 0464A / 017	LOT DIMENSIONS: 25 ft x 100 ft	LOT AREA (SQ FT): 2,500 sq. ft.	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X
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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 ☐
Single Family Dwelling

Present or Previous Use:

Proposed Use: Single Family Dwelling

Building Permit Application No. 2016.11.22.3344

Date Filed: November 11, 2016

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"/>

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.

I met with project architect at Pre-Application Meeting October 15, 2016 to express my concerns with project. I
also had several email exchanges with owner. Numerous occasions I emailed owner my telephone number and
invited telephone conversations, but he declined and would not provide me with his telephone number, and
instead referred me to his architect. Despite concessions by both parties (inc. my approval to enclose as heated
interior space an outdoor deck on the second floor extension as first proposed) we did not reach agreement.

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.

The first floor rear extension does not provide for any side set-backs. The second floor rear extension does not provide adequate side set-backs. The result is an exceptional and extraordinary impact on the privacy, light, air, view and sound protection I have at home at 130 Avila Street (immediately next door to the project on the north). The rear extension also blocks a southern window opening of my home, which is original to the home's 1920's construction. The proposed rear extension also extends into the required 25 foot rear yard.

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:

The failure to have any first floor side set-backs and adequate second floor side set-backs significantly conflicts with the predominate and historical construction practice of homes on Avila Street. See Exhibits A & B showing pictures of the homes on the 100 & 200 blocks of Avila Street which have substantial first and second floor side set-backs to preclude the unreasonable impacts on adjacent neighbors which would otherwise result. The rear extension also unreasonably blocks my 1920's original home construction window opening (see Exhibit C).

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?

Reduce the rear extension so as not to extend into the required 25 foot rear yard depth. Create side set-backs on the first and second floor rear extensions of at least six feet, and do not extend the existing rear of the house located within the side set-back areas (i.e., only extend the portion of the rear of the house which is between the side set-back areas). See Exhibits A & B for the predominate construction practices for side set-backs on the first and second floors of rear home extensions on Avila Street.

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: 

Date: 3-27-17

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

David B. Roseman - Owner

Owner / Authorized Agent (circle one)

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"/> W/A
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 type="checkbox"/>

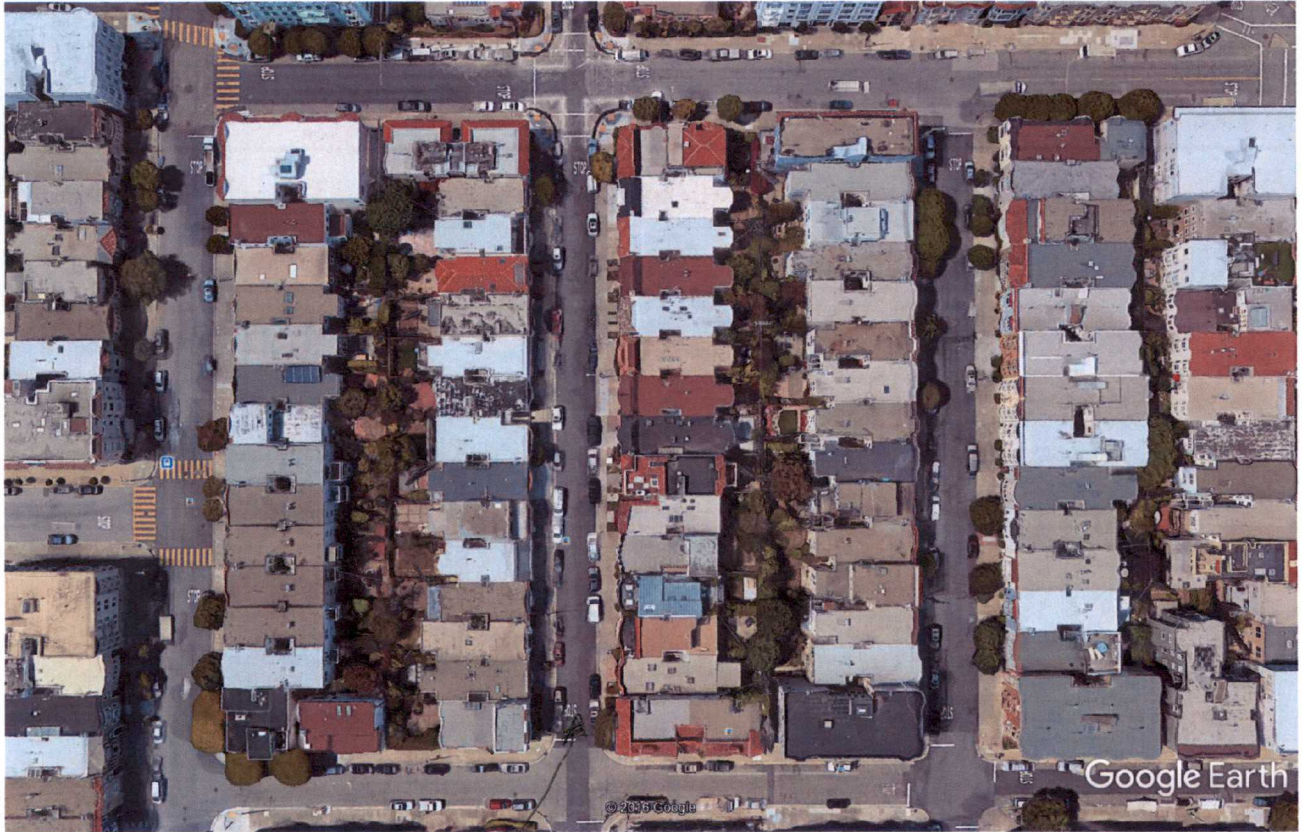
NOTES:

☐ 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: Jonathan DisalvoDate: 3/27/17



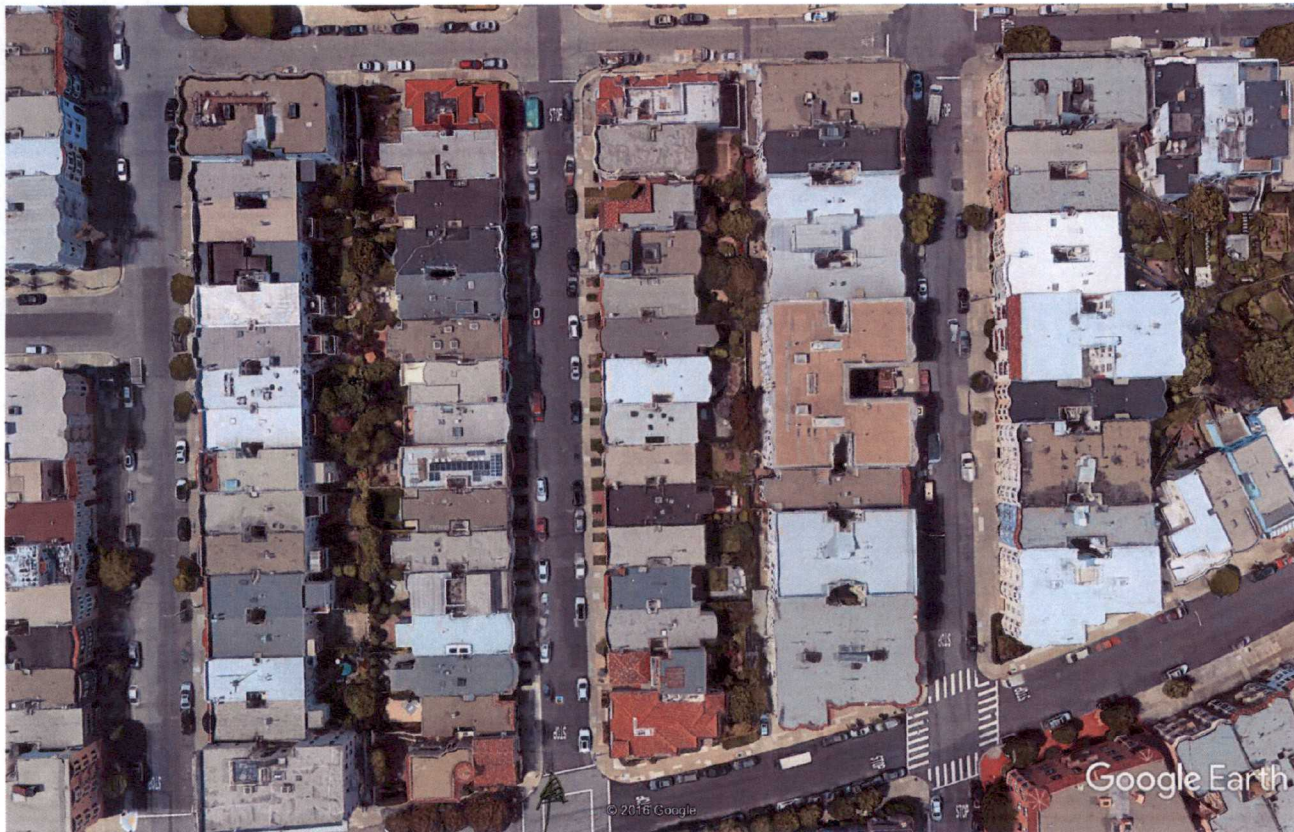
Google Earth

feet
meters



EXHIBIT B

(200 Block of Avila Street)



Google Earth

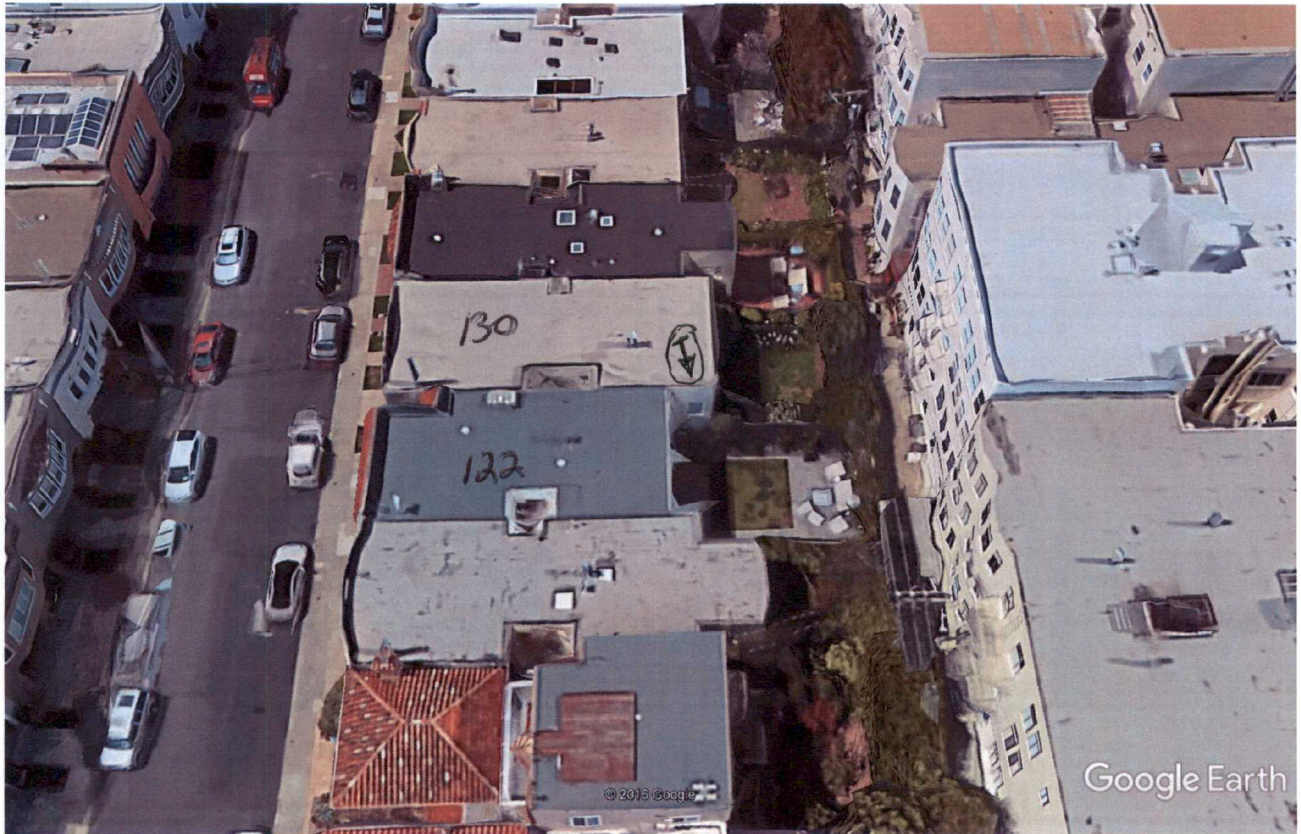
feet
meters

300
100



EXHIBIT A

(100 Block of Avila Street)



Google Earth

feet 90
meters 20



EXHIBIT C
(WINDOW OF 130 Avila Street)

From: dbart@comcast.net [mailto:dbart@comcast.net]

Sent: Thursday, May 11, 2017 11:15 AM

To: Weissglass, David (CPC)

Cc: Andy Miller

Subject: Re: 122 Avila Street Discretionary Review

Hi David. The quote attributed to me in the project sponsor's response is a lie. I would never say anything like that. And it doesn't even make sense in context of the situation. What I did say to Mr Sherlock was that the project as originally proposed would substantially diminish the value of my property in a six figure amount. I was responding to Mr. Sherlock's ridiculous proposal that I drop my opposition to the project in exchange for a \$5,000 payment. There are also a number of other misstatements in the response. I see that the project sponsor's response was not signed under penalty of perjury, as was my DR Application. Perhaps that explains why the project sponsor has taken liberties with the truth. I look forward to the DR hearing so I may correct the record. In the meanwhile, I would appreciate you including in your report that I take issue with the veracity of project sponsor's statement of the so-called facts. Thank-you.

Sent from my iPhone

From: dbart@comcast.net
To: [Weissglass, David \(CPC\)](#)
Subject: Fwd: [TAN] San Francisco, Marina, \$3,450,000, 3 BR/2 Bath [Non-MLS]
Date: Thursday, June 01, 2017 3:32:10 PM

David:

Further to my email a few moments ago, please see below listing email sent by Butch Haze, the broker retained by the owner of 122 Avila. As indicated on the listing, the owner no longer intends to relocate to San Francisco and has instead chosen to sell his home.

----- Forwarded message -----

From: TeedHaze <mailer@topagentnetwork.com>

Date: Thu, May 18, 2017 at 12:03 PM

Subject: [TAN] San Francisco, Marina, \$3,450,000, 3 BR/2 Bath [Non-MLS]

Your reply to posting agent must go ABOVE this line.



Cutest House on best street... Don't miss 122 Avila Street. 3 Bed. Charm Elevated



Posted by [TeedHaze Team](#) on behalf of [TeedHaze](#)

[View Post on TAN](#)

Front_door



Backyard



Kitchen_best



Kitchen



[Show Larger Images](#)

City: San Francisco

Price: \$3,450,000

Bedrooms: 3

Bathrooms: 2

Address: 122 Avila Street

Neighborhood: Marina

Expected on MLS: 05/18/2017

Commission: [View on TAN](#)

Will Show Off MLS: Yes

Description:

Tanners

Our client cannot move out from Florida ... Had a baby and cannot move... your win.

We have the cutest house on the best street in the Marina. 122 Avila is gorgeous.

Remodeled. Ready to be loved by next Marina family.

\$3,450,000

1 Car Garage. Remodeled. Designer finishes. Private backyard.

Call for showings. Can show and sell

NOW!

Butch Haze

[415-250-3988](tel:415-250-3988)

About [TeedHaze Team](#)

Email: team@teedhaze.com

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[Flag post anonymously](#)

Questions? Please contact support@topagentnetwork.com or call [\(415\) 240-4847](tel:(415)240-4847).

RESPONSE TO **DISCRETIONARY** **REVIEW (DRP)**



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 598-6378 SFPLANNING.ORG

Project Information

Property Address: **122 Avila Street**

Zip Code: **94123**

Building Permit Application(s): **2016.1122.3344**

Record Number: **2016-016229DRP**

Assigned Planner: **David Weissglass**

Project Sponsor

Name: **Jay Sherlock**

Phone: **415-999-5803**

Email: **monika@studioj-arch.com**

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

1. 1st floor rear addition: Planning code does not mandate side setbacks and 1st floor rear addition does not block light to neighboring properties. 2. 2nd floor rear addition: Planning code does not mandate side setbacks and 2nd floor has 5' setbacks on both right and left side to provide light to possibly illegal property line window for 130 Avila and to allow light into side yard for 116 Avila. 3. Rear addition does not encroach into rear setback.

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

10/15/2016 Jay Sherlock, Architect and project sponsor, meet with Mr. Roseman and offered to provide a skylight to replace the existing property line window and Mr. Roseman rejected the offer. 12/07/2016 Jay sent Mr. Roseman revised plans showing a 5' side setback on the north side on the 2nd floor and eliminating the rear deck at the 2nd floor. Mr. Roseman verbally approved the revision on the phone.

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

In conclusion, Discretionary Review is intended to be used when there are exceptional and extraordinary circumstances associated with a proposed project. The project is within all guidelines, setbacks and height requirements and follows planning/ zoning codes and is similar to other single family homes in the neighborhood. There are no extraordinary or exceptional circumstances that warrant Discretionary Review.

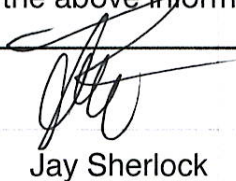
Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	2
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	2	2
Bedrooms	1	3
Height	22'	22'
Building Depth	68'-1"	68'-1"
Rental Value (monthly)	unknown	unknown
Property Value	unknown	unknown

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

Signature:



Printed Name:

Jay Sherlock

Date:

JUNE 5, 2017

- ☐ Property Owner
☒ Authorized Agent

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



April 5th, 2017

Case No: 2016-016299DRP

Project Address: 122 Avila Street, 94123

Permit Application: 2016.11.22.3344

Zoning: RH-1

Block/ Lot: 0464A/ 017

Project Sponsor: Studio J Architecture/ Jay Sherlock

RESPONSE TO DISCRETIONARY REVIEW

PROJECT DESCRIPTION

The project proposal is for a two-story rear addition. The 1st floor rear addition is 14'6" feet in length, approximately 298 sq feet and encompasses the entire width of the lot.

The 2nd story rear addition is 14'6" in length, approximately 248 sq feet with 5' setbacks on both right and left side. Rear addition will not encroach into the rear setback.

Project is within all setbacks and height requirements. No variance has been requested.

SITE DESCRIPTION AND PRESENT USE

The project is located in the Marina District. The subject is on the east side of Avila Street, a residential street with similar homes and large apartment buildings. Homes are all built with no side setbacks. The subject parcel is a standard, flat lot measuring approximately 25' by 100'. The lot is improved with a two-story single family residence with a flat roof. The property is built encompassing the entire width of the lot and the existing rear wall lines up with the recessed rear wall of the south neighbor at 116 Avila Street. The north neighbor who submitted the Discretionary Review at 130 Avila Street extends approximately 9 feet past the subject property. The property was built in 1924.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The properties along Avila Street are mostly single family residences with no side setbacks. Properties are primarily zoned RH-1 and 2-3 stories. The exception to this is the block behind Avila, Pierce Street, where there are large multi-family buildings. Corner lots are typically larger single family buildings. Rear additions on this block have either no side setbacks or 5' side setbacks. All properties on the block appear to have the 25' rear setback. The pattern of development on this block is of tightly spaced buildings, as side yards are not required. The proposed rear addition will be in line with the south neighbor at 116 Avila Street rear wall. North neighbor at 130 Avila has a possibly illegal, operable, window on the property line shared with 122 Avila which does not comply with current building or fire safety codes. There are no permit records for this window. This window is facing the subject property's rear yard and infringes on privacy for occupants at 122 Avila.

PRE-APPLICATION MEETING DATE

October 15, 2016

BUILDING PERMIT NOTIFICATION PERIOD

March 1st- 31st 2017

DR REQUESTOR

David B. Roseman

DR FILLING DATE

March 27th 2017

DISCRETIONARY REVIEW HEARING DATE

June 22nd, 2017



DR REQUESTOR CONCERNS AND PROPOSED ALTERNATIVES

1. 1st floor rear addition does not have side setbacks
2. 2nd floor rear addition does not have adequate side setbacks
Impact on privacy, light, air and view from property line window for 130 Avila St.
3. Rear addition extends in rear setback

PROJECT SPONSOR'S RESPONSE TO DR & ATTEMPTS FOR RESOLUTION

1. 1st floor rear addition: Planning code does not mandate side setbacks and 1st floor rear addition does not block light to neighboring properties.
2. 2nd floor rear addition: Planning code does not mandate side setbacks and 2nd floor has 5' setbacks on both right and left side to provide light to possibly illegal property line window for 130 Avila and to allow light into side yard for 116 Avila.
3. Rear addition does not encroach into rear setback.

10/15/2016 Jay Sherlock, Architect and project sponsor, meet with Mr. Roseman at the Pre-Application meeting. Mr. Roseman expressed his concern about the proposed addition blocking his possibly illegal property line window. Jay Sherlock offered to provide a skylight to replace the existing property line window and Mr. Roseman rejected the offer. Mr. Roseman made a comment to the effect that a payout would compensate him for blocking his property line window. Direct quote, "I make six figures so it (the payout) would have to be substantial."

12/07/2016 Jay Sherlock email Mr. Roseman revised plans showing a 5' side setback on the north side on the 2nd floor and eliminating the rear deck at the 2nd floor. Mr. Roseman verbally approved the revision on the phone.

03/17/2017 Mr. Rosemont informed Jay Sherlock he did not approve of the plans and wanted a larger north side setback on the 2nd level addition. The 1st floor side setbacks were not mentioned by either parties.

CONCLUSION

In conclusion, Discretionary Review is intended to be used when there are exceptional and extraordinary circumstances associated with a proposed project. The project is within all guidelines, setbacks and height requirements and follows planning/ zoning codes and is similar to other single family homes in the neighborhood. There are no extraordinary or exceptional circumstances that warrant Discretionary Review.

Jay Sherlock has been in communication with Mr. Roseman several times in attempt to find solutions. Subject property owners have offered to pay for a skylight for Mr. Roseman and when the offer was rejected the property owners offered to remove the proposed rear deck and reduce the rear addition by 138 sq feet and include a 5' side setback to appease Mr. Roseman.

Mr. Roseman's request for a 6' side setback for 1st and 2nd levels is unreasonable. Planning Department does not typically protect views or access from property line windows.

ATTACHMENTS:

Response to discretionary review
Block Book Map
Sanborn Map
Zoning Map
Aerial Photos
Section 311 Notice
Plans for Pre Application meeting

Thank you in advance for your consideration. Please feel free to contact me for any additional information.

Best Regards,

Jay Sherlock
Architect, CA#33354
jay@studioj-arch.com/ 415-999-5803



June 5th, 2017

Brief: RESPONSE TO DISCRETIONARY REVIEW

To: David Weissglass Planner and Discretionary Review Commission
From: Studio J Architecture, Jay Sherlock
Client: Andy Miller
Case No: 2016-016299DRP
Permit Application: 2016.11.22.3344
Zoning: RH-1 Block/ Lot:0464A/ 017

PROJECT DESCRIPTION To accommodate my clients growing family we are proposing a two-story rear addition. The 1st floor rear addition encompasses the entire width of the lot. The 2nd story rear addition has 5' setbacks on both right and left side.

Summary: David Roseman (northern neighbor at 130 Avila) filed a Discretionary Review based on issues revolving around his existing illegal window located on the property line between 122 and 130 Avila. His issues with the project are as follows:

1. Concerns with impact to privacy, light, air and view from his existing illegal window located on the property line between 122 and 130 Avila.
2. Opinion that project conflicts with historic construction of homes on Avila St.
3. Concerns with project being built in the rear setback and would like to impose a 6' side setback on the 1st and 2nd level where no side setback is required.

Response: Mr. Miller, property owner, and project sponsor have been working with Mr. Roseman and making concessions throughout the project starting at the pre-application meeting in October of 2016. Such concessions that have been offered are paying for a skylight to replace the illegal window and reduce the rear addition and remove rear decks of project.

1. The 5'-0" setback at the 2nd level allows privacy, light and air from the existing illegal window located on the property line between 122 and 130 Avila. Planning Department does not typically protect views or access from property line windows.
2. The project conforms with other homes in the Marina District. The subject property is on the east side of Avila Street, a residential street with similar homes. The home at 130 Avila extends approximately 9 feet past the subject property. The proposed rear addition will be in line with the south neighbor at 116 Avila Street and within rear setbacks.
3. The proposed rear addition will not encroach into the rear setback. We have ordered a survey to allow for a precise location of the rear property line to calculate the exact rear setback. We hope to have the survey complete prior to June 22nd. The project is within all setbacks and height requirements. No variance has been requested.
4. In terms of privacy, Mr. Roseman has an existing, illegal, property line window that looks directly into the subject property's rear yard and violates privacy for the owner of 122 Avila. The rear addition has a 5'-0" side setback at 2nd level and contains no windows facing 130 Avila and does not violate privacy for 130 Avila.



□

Planning Guidelines:

1. 1st floor rear addition: Planning code does not mandate side setbacks and 1st floor rear addition does not block light to neighboring properties.
2. 2nd floor rear addition: Planning code does not mandate side setbacks and 2nd floor has volunteered 5' setbacks on both right and left sides to provide light to existing illegal window located on the property line between 122 and 130 Avila.
3. Planning Department does not typically protect views or access from property line windows.

Time Line:

10/15/2016 Project sponsor proposed a skylight to replace the existing illegal window located on the property line between 122 and 130 Avila. Mr. Roseman rejected the offer.

12/07/2016 Project sponsor emailed Mr. Roseman revised plans showing a 5'-0" side setback on the north side on the 2nd floor and eliminating the rear deck at the 2nd floor. Mr. Roseman verbally approved the revision on the phone.

03/17/2017 Mr. Roseman informed project sponsor he did not approve of the plans and wanted a larger north side setback on the 2nd level addition. The 1st floor side set backs were not mentioned by either parties.

Conclusion: In conclusion, Discretionary Review is intended to be used when there are exceptional and extraordinary circumstances associated with a proposed project. The project is within all guidelines, setbacks and height requirements and follows planning/ zoning codes and is similar to other single family homes in the neighborhood. There are no extraordinary or exceptional circumstances that warrant Discretionary Review.

Mr. Roseman's request for a 6' side setback for 1st and 2nd levels is unreasonable.

The property owner resides in Florida and has booked a non-refundable ticket to appear at the DR on 6/22. Mr. Roseman has indicated to the property owner that he will be in Lake Tahoe and prefers not to have to drive down to San Francisco and plans to ask for a new hearing date. If there is a request to extend the hearing date we request it to be denied. Purposely increasing the timeline for the permit approval process is not in line with the vision of the Planning Department.

Best Regards,

Jay Sherlock
Architect, CA#33354
jay@studioj-arch.com
415-999-5803



130 Avila Street

130 Avila: Possibly illegal,
operable window located on
property line.

122 Avila Street

116 AVILA



122 AVILA REAR YARD



EXISTING PROPERTY LINE
WALL WINDOW AT 130 AVILA



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 11, 2016**, the Applicant named below filed Building Permit Application No. **2016.11.22.3344** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	122 Avila Street	Applicant:	Gina DeCarlo, Studio J Arch.
Cross Street(s):	Alhambra Street	Address:	305 San Anselmo St., Ste. 219
Block/Lot No.:	0464A / 017	City, State:	San Anselmo, CA 94960
Zoning District(s):	RH-1 / 40-X	Telephone:	(925) 324-0720
Record No.:	2016-016229PRJ	Email:	gina@studioj-arch.com

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
<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
Building Use	Single Family Dwelling	Single Family Dwelling
Front Setback	10 feet	No Change
Side Setbacks	None	No Change
Building Depth	50 feet	65 feet
Rear Yard	40 feet	25 feet
Building Height	20 feet	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
PROJECT DESCRIPTION		
The proposal is a rear addition to include an expanded master bedroom on the ground floor and the addition of two bedrooms above. No portion of the addition is to expand in to the required rear yard. 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: David Weissglass
Telephone: (415) 575-9177
E-mail: david.weissglass@sfgov.org

Notice Date: 3/01/2017
Expiration Date: 3/31/2017

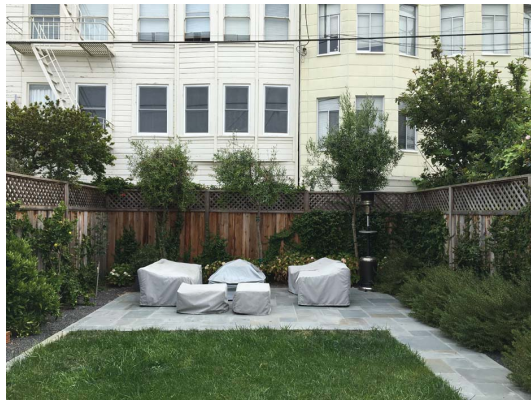
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<p>GENERAL NOTES</p> <p>1- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES 2013 CBC, REGARDLESS OF WHAT IS SHOWN, OR NOT SHOWN, IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.</p> <p>2- ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING GYPSUM BOARD, TRIM, CARPET, TILE, ETC.</p> <p>3- GRID LINES (IF SHOWN) ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY IMPLY STRUCTURAL COLUMN CENTER LINES OR EXISTING EDGES.</p> <p>4- ALL SYSTEMS AND ASSEMBLIES SHALL BE FOR COMPLETE AND FULLY FUNCTIONAL OPERATION EVEN IF NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OF SIMILAR CONDITIONS SHOWN OR CALLED FOR, OR SHALL BE INSTALLED PER ACCEPTED INDUSTRY STANDARDS.</p> <p>5- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES, AND ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. VERIFY ALL SUCH REQUIREMENTS PRIOR TO STARTING THE WORK IN THE AREAS WHERE THEY OCCUR.</p> <p>6- ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>7- UNLESS OTHERWISE NOTED ALL CONNECTIONS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE ARCHITECT. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.</p> <p>8- BEFORE REMOVING WALLS OR EXST. CONST. G.C. SHALL INSPECT EXST. FRAMING AND PROVIDE ADEQUATE TEMPORARY SHORING. G.C. SHALL NOTIFY ARCHITECT OF ANY LOAD BEARING CONSTRUCTION INDICATED TO BE REMOVED PRIOR TO PROCEEDING WITH DEMOLITION.</p> <p>9- SAFE TEMPORARY SHORING AND BRACING NECESSARY TO SUPPORT THE INCOMPLETE STRUCTURE IS THE CONTRACTORS RESPONSIBILITY.</p> <p>10- ALL NEW/ REPLACEMENT EXTERIOR DOORS SHALL BE FIRE RESISTIVE & RATED 20 MINUTES MINIMUM.</p> <p>11- MINIMUM HABITABLE ROOM IS 7' BY 7'</p> <p>12- MINIMUM HABITABLE ROOM HEIGHT IS 7'6"</p> <p>VERIFY CONDITIONS:</p> <p>13- THE GENERAL CONTRACTOR (G.C.) SHALL REVIEW ALL DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM, THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. G.C. SHALL NOT PROCEED ON ASSUMPTIONS.</p> <p>14- THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LAYOUTS AND EXISTING CONDITIONS PRIOR TO EXECUTING THE WORK.</p> <p>15- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN. DIMENSIONS SHOULD NOT BE DETERMINED BY TAKING MEASUREMENTS FROM SCALED DRAWINGS. IF ADDITIONAL DIMENSIONS ARE NEEDED THEY SHOULD BE REQUESTED FROM THE ARCHITECT.</p> <p>16- DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.</p> <p>UTILITIES:</p> <p>17- G.C. SHALL NOTIFY THE ARCHITECT OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION / DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH THE INSTALLATION/COMPLETION OF SCOPE OF WORK. THE G.C. SHALL DISCUSS THE REMOVAL OF THESE UTILITIES WITH THE ARCHITECT AND THE BUILDING INSPECTOR PRIOR TO PROCEEDING WITH WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT AND THE BUILDING INSPECTOR, G.C. SHALL DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO THE SOURCE (OR PERIMETER OF PROJECT SITE) AND CAP. ALL BUILDING PENETRATIONS RESULTING FROM THIS REMOVAL OR THIS CONSTRUCTION SHALL BE SEALED WITH NEW CONSTRUCTION TO MATCH EXISTING BUILDING FINISHES.</p> <p>DISCREPANCIES:</p> <p>18- IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN SPECS, OR BETWEEN THE DRAWINGS AND SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.</p> <p>19- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION</p> <p>SAFETY & PROTECTION OF SITE:</p> <p>20- CONSTRUCTION METHODS: NEITHER THE ARCHITECT OR THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR OR FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>21- SITE CONDITIONS INCLUDING LANDSCAPING SHALL BE PROTECTED BY THE CONTRACTOR. SIGNIFICANT LANDSCAPING INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS SHALL BE PROTECTED AND ARE NOT INTENDED TO BE DAMAGED, CUT, RELOCATED OR REMOVED UNLESS SPECIFIED IN DRAWINGS.</p> <p>22- CONTRACTOR TO PROTECT THE EXISTING CONDITIONS: PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM AND UNAUTHORIZED ENTRY. PROTECT EXISTING LANDSCAPING, WINDOWS, INTERIOR AND EXTERIOR WALLS AND DOORS FROM DAMAGE DURING CONSTRUCTION. PROTECT FINISHED FLOORS FROM DIRT, WEAR AND DAMAGE.</p> <p>WATER PROOFING:</p> <p>23- ALL PENETRATIONS SHALL BE SEALED FOR WATER TIGHT PERFORMANCE. INSTALL POLYURETHANE BASED SEALANT AT ALL PENETRATIONS AND JOINTS. FOR JOINTS LARGER THAN 1/2" SEALANT SHALL BE INSTALLED OVER APPROVED SOLID BACKER ROD.</p> <p>24- ARCHITECT IS NOT LIABLE FOR WATER PROOFING ISSUES. BY USING THESE PLANS THE CONTRACTORS TAKES ALL LIABILITY FOR DAMAGE CAUSED BY WATER PROOFING ISSUES.</p> <p>FRAMING/FINISH NOTES</p> <p>25- UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE: FSC CERTIFIED DOUGLAS FIR STANDARD GRADE (MIN. FB=950 PSI)</p> <p>26- UNLESS NOTED OTHERWISE, ALL EXPOSED (UNPAINTED) FINISH LUMBER SHALL BE: DOUGLAS FIR SELECT OR BETTER GRADE S4S.</p> <p>27- USE 5/8" TYPE WR GYP. BD. ("GREEN BOARD") AT ALL WET LOCATIONS. EXCEPT BEHIND TILE IN SHOWERS. D. USE 5/8" TYPE X' GYP. BD. AT ALL BLINDWALLS AND IN FIRE RATED ASSEMBLIES.</p> <p>28- ATTACH ALL GYP.BD. TO STUDS WITH A MIN. OF 1-3/4" LONG STEEL DRYWALL NAILS WITH 0.102" DIA. SHANK AND 0.29" DIA. HEAD, SPACED 7" O.C., U.N.O.</p> <p>29- ALL WOOD TO BE LEFT EXPOSED TO WEATHER SHALL BE NON ARSENIC CONTAINING COPPER AZOLE TREATED WOOD OR REDWOOD (DOES NOT INCLUDE SIDING MATERIAL). ALL CONNECTORS, HARDWARE, SCREWS AND NAILS FOR SAME SHALL BE HDG OR STAINLESS STEEL.</p> <p>30-WOOD IMBEDDED INTO THE GROUND IN DIRECT CONTACT WITH THE EARCH AND USED FOR SUPPORT OF THE STRUCTURE SHALL BE TREATED WOOD</p> <p>31- PROVIDE NON-COMBUSTIBLE MATERIAL WITHIN 18" AT ALL SURFACES OF HEAT PRODUCING EQUIPMENT AS PER CODE REQUIREMENTS.</p> <p>32- PROVIDE FIRE BLOCKING AND DRAFT STOPS IN CONCEALED CAVITIES IN ACCORDANCE WITH CRC SECTION 708.</p> <p>33- PROVIDE SOLID BLOCKING & BACKING AT ALL RAILS, CABINETS, AND MOUNTING OF EQUIPMENT AND ACCESSORIES (EG TOWEL BARS, SHELVES, ETC.).</p> <p>ADDITIONS:</p> <p>34- GROUND MUST BE GRADED TO SLOPE 6 INCHES WITHIN THE FIRST 10 FEET (5%) FROM ANY STRUCTURE FOUNDATION. CRC R401.3</p> <p>35- ALL NEW/REPLACEMENT EXTERIOR EGRESS DOORWAYS SHALL BE PROVIDED WITH LEVEL LANDINGS ON BOTH SIDES OF EACH DOORWAY AND WITH THRESHOLDS WHICH DO NOT EXCEED 1 1/2" IN HEIGHT FOR OUT-SWINGING DOORS, 7/8" FOR IN-SWINGING DOORS. OTHER EXTERIOR DOORS MAY HAVE NO MORE THAN TWO STEPS UP TO AN IN-SWINGING DOOR WITH A MAXIMUM OF 7 3/4" HEIGHT IN VERTICAL RISE. OTHER OUT-SWINGING EXTERIOR DOORS MAY SWING OVER A LANDING WHICH IS A MAXIMUM OF 7 1/4" IN HEIGHT FROM THE TOP OF THE THRESHOLD TO THE TOP OF A LANDING. RESIDENTIAL LANDINGS MUST BE AT LEAST 36"X 36", OR THE WIDTH OF THE DOOR, WHICHEVER IS GREATER.</p> <p>36- PROVIDE AN ATTIC ACCESS PANEL LOCATED IN THE HALLWAY THAT IS AT LEAST 20" X 30" WITH 30" MINIMUM CLEARANCE OVERHEAD. IF ANY APPLIANCES (WATER HEATER OR FURNACE) ARE LOCATED IN THE ATTIC, THE OPENING MUST BE AT LEAST 22" X 30". (CBC 1209)(CPC 509.4)</p> <p>37- PROVIDE ATTIC VENTILATION AT A RATIO OF 1/150 OF THE SQ. FT. OF THE AREA SERVED OR 1/300 OF THE SQ. FT. OF THE AREA SERVED IF 50% OF THE VENTS ARE ABOVE THE EAVES AND ARE BALANCED AT THE EAVES.</p> <p>38- UNDER FLOOR VENTS MUST BE PROVIDED WITH AT LEAST 1 SQ. FT. OF VENTILATION FOR EVERY 150 SQ. FT. OF AREA PER CBC 2317.7. VENTS MUST BE COVERED WITH 1/4" WIRE MESH SCREENING.</p> <p>39- SHOW THE LOCATION OF AN 18" X 24" MINIMUM CRAWL SPACE ACCESS DOOR. PROVIDE ACCESS TO ALL UNDER-FLOOR AREAS.</p> <p>40- ALL ROOF COVERINGS MUST BE A CLASS A ASSEMBLY AND THE ROOF SHEATHING MUST HAVE A RADIANT BARRIER.</p>		<table><tr><td>ABV</td><td>ABOVE</td><td>EXC</td><td>EXCAVATE</td><td>LTL</td><td>LINTEL</td><td>SAN</td><td>SANITARY</td></tr><tr><td>APF</td><td>ABOVE FINISHED FLOOR</td><td>EXECC</td><td>EXECUTIVE</td><td>LTC</td><td>LOCATION</td><td>SCHED</td><td>SCHEDULE</td></tr><tr><td>ASC</td><td>ABOVE SUSPENDED CEILING</td><td>EXH</td><td>EXHAUST</td><td>LVR</td><td>LOCKER</td><td>SUNT</td><td>SEALANT</td></tr><tr><td>AP</td><td>ACCESS PANEL</td><td>EX</td><td>EXHAUST FAN</td><td>LLH</td><td>LONG LEG HORIZONTAL</td><td>SCL</td><td>SELF-CLOSING</td></tr><tr><td>ACUT</td><td>ACOUSTIC CEILING TILE</td><td>EXIST</td><td>EXISTING</td><td>LLV</td><td>LONG LEG VERTICAL</td><td>SSK</td><td>SERVICE SINK</td></tr><tr><td>ACOUS</td><td>ACOUSTICAL</td><td>EJ</td><td>EXPANSION JOINT</td><td>LVR</td><td>LOUVER</td><td>SHT</td><td>SHEET</td></tr><tr><td>ADH</td><td>ADHESIVE</td><td>EXP</td><td>EXPANSION, EXPOSED</td><td>LP</td><td>LOW POINT</td><td>SHTG</td><td>SHEETING OR SHEATHING</td></tr><tr><td>ADJ</td><td>ADJACENT, ADJUSTABLE</td><td>EXT</td><td>EXTERIOR</td><td>LB</td><td>POUND</td><td>SH</td><td>SHELVING, SHELF</td></tr><tr><td>AGGR</td><td>AGGREGATE</td><td>EXTR</td><td>EXTRUDED</td><td></td><td></td><td>SHWR</td><td>SHOWER</td></tr><tr><td>A/C</td><td>AIR CONDITIONING</td><td></td><td></td><td>MACH</td><td>MACHINE</td><td>SIM</td><td>SIMILAR</td></tr><tr><td>ALT</td><td>ALTERNATE</td><td>FAB</td><td>FABRICATE</td><td>MH</td><td>MANHOLE</td><td>SOG</td><td>SLAB ON GRADE</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>FWC</td><td>FABRIC WALL COVERING</td><td>MFR</td><td>MANUFACTURER</td><td>SL</td><td>SLOPE</td></tr><tr><td>AB</td><td>ANCHOR BOLT</td><td>FB</td><td>FACE BRICK</td><td>MB</td><td>MARKER BOARD</td><td>SD</td><td>SMOKE DETECTOR</td></tr><tr><td>ANOD</td><td>ANODIZED</td><td>FC</td><td>FACE OF CONCRETE</td><td>MSRY</td><td>MASONRY</td><td>SC</td><td>SOLID CORE</td></tr><tr><td>APPD</td><td>APPROVED</td><td>FOF</td><td>FACE OF FINISH</td><td>MO</td><td>MASONRY OPENING</td><td>SCWD</td><td>SOLID CORE WOOD DOOR</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td>FOM</td><td>FACE OF MASONRY</td><td>MATCHLINE</td><td></td><td>STC</td><td>SOUND TRANSMISSION COEFFICIENT</td></tr><tr><td>ARCHT</td><td>ARCHITECT, ARCHITECTURAL</td><td>FOT</td><td>FACE OF STUDS</td><td>MATL</td><td>MATERIAL</td><td></td><td></td></tr><tr><td>ADP</td><td>AREA DRAIN</td><td>FCU</td><td>FAN COIL UNIT</td><td>MAX</td><td>MAXIMUM</td><td>S</td><td>SOUTH</td></tr><tr><td>ASPHALT</td><td></td><td>FAS</td><td>FASTEN OR FASTENER</td><td>MECH</td><td>MECHANICAL</td><td>SPKR</td><td>SPEAKER</td></tr><tr><td></td><td></td><td>FLD DIM</td><td>FIELD DIMENSION</td><td>MED</td><td>MEDIUM</td><td>SPEC</td><td>SPECIFICATION</td></tr><tr><td>BSMT</td><td>BASEMENT</td><td>FIN</td><td>FINISH / FINISHED</td><td>MEMB</td><td>MEMBRANE</td><td>SPR</td><td>SPRINKLER</td></tr><tr><td>BM</td><td>BEAM</td><td>FF</td><td>FINISHED FLOOR</td><td>MTL</td><td>METAL</td><td>SQ</td><td>SQUARE</td></tr><tr><td>BRG</td><td>BEARING</td><td>FO</td><td>FINISHED OPENING</td><td>MEZZ</td><td>MEZZANINE</td><td>SF</td><td>SQUARE FOOT/FEET</td></tr><tr><td>BPL</td><td>BEARING PLATE</td><td>FA</td><td>FIRE ALARM</td><td>MLWK</td><td>MILLWORK</td><td>SI</td><td>SQUARE INCH/INCHES</td></tr><tr><td>BLW</td><td>BELOW</td><td>FDR</td><td>FIRE DOOR</td><td>MIN</td><td>MINIMUM</td><td>SY</td><td>SQUARE YARD</td></tr><tr><td>B/M</td><td>BENCH MARK</td><td>FE</td><td>FIRE EXTINGUISHER</td><td>MIR</td><td>MIRROR</td><td>SS</td><td>STAINLESS STEEL</td></tr><tr><td>BTWN</td><td>BETWEEN</td><td>FEC</td><td>FIRE EXTINGUISHER CABINET</td><td>MISC</td><td>MISCELLANEOUS</td><td>STD</td><td>STANDARD</td></tr><tr><td>BVL</td><td>BEVEL (ED)</td><td>FHC</td><td>FIRE HOSE CABINET</td><td>MOD</td><td>MODULAR</td><td>STA</td><td>STATION</td></tr><tr><td>BIT</td><td>BITUMINOUS</td><td>FH</td><td>FIRE HYDRANT</td><td>MON</td><td>MONUMENT</td><td>STL</td><td>STEEL</td></tr><tr><td>BLK</td><td>BLOCK</td><td>FRF</td><td>FIREPROOF(ED)</td><td>MLD</td><td>MOULDING</td><td>STOR</td><td>STORAGE</td></tr><tr><td>BULK</td><td>BULKING</td><td>MTO</td><td>MOUNTING</td><td>STR</td><td>STRINGER</td><td>STR</td><td>STRUC</td></tr><tr><td>BD</td><td>BOARD</td><td>FRT</td><td>FIRE RETARDANT TREATED</td><td>MOV</td><td>MOVABLE</td><td>STRUC</td><td>STRUCTURE, STRUCTURAL</td></tr><tr><td>BOC</td><td>BOTTOM OF CURB</td><td>FXD</td><td>FIXED</td><td>MUL</td><td>MULLION</td><td>SUB</td><td>SUBSTITUTE</td></tr><tr><td>BOT</td><td>BOTTOM</td><td>FX</td><td>FIXTURE</td><td></td><td></td><td>SA</td><td>SUPPLY AIR</td></tr><tr><td>BOS</td><td>BOTTOM OF STEEL</td><td>FLG</td><td>FLANGE</td><td>NLR</td><td>NAILER</td><td>SUSP</td><td>SUSPENDED</td></tr><tr><td>BRDG</td><td>BRIDGING</td><td>FL</td><td>FLASHING</td><td>NAT</td><td>NATURAL</td><td>SYM</td><td>SYMMETRICAL</td></tr><tr><td>BTU</td><td>BRITISH THERMAL UNIT</td><td>FHMS</td><td>FLAT HEAD MACHINE SCREW</td><td>NRC</td><td>NOISE REDUCTION COEFFICIENT</td><td>SYN</td><td>SYNTHETIC</td></tr><tr><td>BRZ</td><td>BRONZE</td><td>FHWS</td><td>FLAT HEAD WOOD SCREW</td><td>NOM</td><td>NOMINAL</td><td>SY</td><td>SYSTEM</td></tr><tr><td>BLDG</td><td>BUILDING</td><td>FLEX</td><td>FLEXIBLE</td><td>NPS</td><td>NOMINAL PIPE SIZE</td><td>S</td><td></td></tr><tr><td>BUR</td><td>BUILT UP ROOFING</td><td>FLR</td><td>FLOOR</td><td>NS</td><td>NON-SLIP</td><td>TAP</td><td>TACKABLE ACOUSTICAL PANEL</td></tr><tr><td></td><td></td><td>FD</td><td>FLOOR DRAIN</td><td>N</td><td>NORTH</td><td>TECH</td><td>TECHNICAL</td></tr><tr><td>CAB</td><td>CABINET</td><td>FLG</td><td>FLOORING</td><td>N/A</td><td>NOT APPLICABLE</td><td>TEL</td><td>TELEPHONE</td></tr><tr><td>CATV</td><td>CABLE TELEVISION</td><td>FLUOR</td><td>FLUORESCENT</td><td>NIC</td><td>NOT IN CONTRACT</td><td>TEMP</td><td>TEMPERATURE/TEMPORARY</td></tr><tr><td>CFT</td><td>CARPET</td><td>FOOT</td><td>FOOT, FEET</td><td>NTS</td><td>NOT TO SCALE</td><td>TERM</td><td>TERMINATE</td></tr><tr><td>CSMT</td><td>CASEMENT</td><td>FTG</td><td>FOOTING</td><td>NO.</td><td>NUMBER</td><td>TC</td><td>TERRA COTTA/TOP OR CURB</td></tr><tr><td>CI</td><td>CAST IRON</td><td>FDTN</td><td>FOUNDATION</td><td></td><td></td><td>TZ</td><td>TERRAZZO</td></tr><tr><td>CS</td><td>CAST STONE</td><td>FRZR</td><td>FREEZER</td><td>OC</td><td>ON CENTER</td><td>THK</td><td>THICK, THICKNESS</td></tr><tr><td>CIP</td><td>CATCH-IN-PLACE</td><td>FURR</td><td>FURNACE</td><td>OPNG</td><td>OPENING</td><td>THRES</td><td>THRESHOLD</td></tr><tr><td>CB</td><td>CATCH BASIN / CORNER BEAD</td><td>FURN</td><td>FURNACE, FURNITURE</td><td>OPP</td><td>OPPOSITE</td><td>TPD</td><td>TOILET PAPER DISPENSER</td></tr><tr><td>CLG</td><td>CEILING</td><td></td><td></td><td>OH</td><td>OPPOSITE HAND</td><td>TOL</td><td>TOLERANCE</td></tr><tr><td>CEM</td><td>CEMENT</td><td>GA</td><td>GAGE OR GAUGE</td><td>ORN</td><td>ORNAMENTAL</td><td>T&G</td><td>TONGUE AND GROOVE</td></tr><tr><td>CTR</td><td>CENTER</td><td>GALV</td><td>GALVANIZED</td><td>OZ</td><td>OUNCE</td><td>TOC</td><td>TOP OF CONCRETE</td></tr><tr><td>C/C</td><td>CENTER TO CENTER</td><td>GI</td><td>GALVANIZED IRON</td><td>OD</td><td>OUTSIDE DIAMETER (DIMENSION)</td><td>TOV</td><td>TOP OF EXT. MASONRY VENEER</td></tr><tr><td>CER</td><td>CERAMIC</td><td>GSM</td><td>GALVANIZED SHEET METAL</td><td>OA</td><td>OVERALL</td><td>TOF</td><td>TOP OF FINISH</td></tr><tr><td>CT</td><td>CERAMIC TILE</td><td>GWH</td><td>GAS WATER HEATER</td><td>OH</td><td>OVERHEAD</td><td>TOM</td><td>TOP OF MASONRY</td></tr><tr><td>CHFR</td><td>CHAMFER(ED)</td><td>GSKT</td><td>GASKET</td><td></td><td></td><td>TOS</td><td>TOP OF STEEL</td></tr><tr><td>CIRC</td><td>CIRCULAR, CIRCUMFERENCE</td><td>GC</td><td>GENERAL CONTRACTOR</td><td>PNT</td><td>PAINT</td><td>TOW</td><td>TOP OF WALL</td></tr><tr><td>CLEAN-OUT</td><td></td><td>GLB</td><td>GLASS BLOCK</td><td>PTD</td><td>PAINTED</td><td>TB AS</td><td>TOP, BOTTOM AND SIDES</td></tr><tr><td>CLR</td><td>CLEAR</td><td>GFRG</td><td>GLASS FIBER REINFORCED GYPSUM</td><td>PR</td><td>PAIR</td><td>T</td><td>TREAD</td></tr><tr><td>CCTV</td><td>CLOSED-CIRCUIT TELEVISION</td><td>GL</td><td>GLASS OR GLAZING</td><td>PNL</td><td>PANEL</td><td>TRTD</td><td>TREATED</td></tr><tr><td>CLO</td><td>CLOSET</td><td>GCMU</td><td>GLAZED CONCRETE MASONRY UNIT</td><td>PAR</td><td>PARALLEL</td><td>TWD</td><td>TREATED WOOD</td></tr><tr><td>CW</td><td>COLD WATER</td><td>GB</td><td>GRAB BAR</td><td>PRKG</td><td>PARKING</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>COL</td><td>COLUMN</td><td>GR</td><td>GRADE</td><td>PBD</td><td>PARTICLE BOARD</td><td></td><td></td></tr><tr><td>COMB</td><td>COMBINATION OR COMBINE</td><td>GVL</td><td>GRAVEL</td><td>PART</td><td>PARTITION</td><td>UC</td><td>UNDERCUT</td></tr><tr><td>COMP</td><td>COMPOSITE</td><td>GND</td><td>GROUND</td><td>PSGR</td><td>PASSENGER</td><td>UNFIN</td><td>UNFINISHED</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>GFI</td><td>GROUND FAULT INTERRUPTOR</td><td>PVMT</td><td>PAVEMENT</td><td>UV</td><td>UNIT VENTILATOR</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNITS</td><td>GT</td><td>GROUT</td><td>PED</td><td>PEDESTAL</td><td>UNLESS</td><td>UNLESS OTHERWISE NOTED</td></tr><tr><td>CONN</td><td>CONNECTION</td><td>GYP</td><td>GYPSUM</td><td>PERF</td><td>PERFORATE</td><td>UR</td><td>URINAL</td></tr><tr><td>CONST</td><td>CONSTRUCTION</td><td>GWB</td><td>GYPSUM WALLBOARD</td><td>PERI</td><td>PERIMETER</td><td></td><td></td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td></td><td></td><td>PERP</td><td>PERPENDICULAR</td><td>VAC</td><td>VACUUM</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>HDCP</td><td>HANDICAPPED</td><td>PH</td><td>PHASE</td><td>VA</td><td>VALVE</td></tr><tr><td>CONV</td><td>CONVECTION</td><td>HDBD</td><td>HARDBOARD</td><td>PLAM</td><td>PLASTIC LAMINATE</td><td>VB</td><td>VAPOR BARRIER</td></tr><tr><td>CORR</td><td>CORROSION</td><td>HDR</td><td>HARDWARE</td><td>PLATE</td><td>PLATE</td><td>VARB</td><td>VARIABLE</td></tr><tr><td>CORRUG</td><td>CORRUGATED</td><td>HDWD</td><td>HARDWOOD</td><td>PLBG</td><td>PLUMBING</td><td>VENT</td><td>VENTILATION</td></tr><tr><td>CNTR</td><td>COUNTER</td><td>HDR</td><td>HEADER</td><td>PLYWD</td><td>PLYWOOD</td><td>VIF</td><td>VERIFY IN FIELD</td></tr><tr><td>CTSK</td><td>COUNTERSINK</td><td>HTG</td><td>HEATER</td><td>PEN</td><td>PLYWOOD END NAIL</td><td>VERM</td><td>VERMICULITE</td></tr><tr><td>CTS</td><td>COURSES</td><td>HTG</td><td>HEATING</td><td>PNEU</td><td>PNEUMATIC</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>CPL</td><td>COVER PLATE</td><td>HVAC</td><td>HEATING, VENTILATION, AND AIR CONDITIONING</td><td>PT</td><td>POINT</td><td>VG</td><td>VERTICAL GRAIN</td></tr><tr><td>CUB</td><td>CUBIC</td><td></td><td></td><td>PVC</td><td>POLY VINYL CHLORIDE</td><td>VEST</td><td>VESTIBULE</td></tr><tr><td>CULV</td><td>CULVERT</td><td>HD</td><td>HEAVY DUTY</td><td>LB</td><td>POUND</td><td>VB</td><td>VINYL BASE</td></tr><tr><td></td><td></td><td>HT</td><td>HEIGHT</td><td>PSF</td><td>POUNDS PER SQUARE FOOT</td><td>VCT</td><td>VINYL COMPOSITION TILE</td></tr><tr><td></td><td></td><td>HP</td><td>HIGH POINT</td><td>PSI</td><td>POUNDS PER SQUARE INCH</td><td>VWC</td><td>VINYL WALL COVERING</td></tr><tr><td>DPR</td><td>DAMPER</td><td>HC</td><td>HOLLOW CORE</td><td>PC</td><td>PRECAST</td><td></td><td></td></tr><tr><td>DP</td><td>DAMP PROOFING</td><td>HM</td><td>HOLLOW METAL</td><td>PREFAB</td><td>PREFABRICATED</td><td>WSCOT</td><td>WAINSCOT</td></tr><tr><td>DL</td><td>DEAD LOAD</td><td>HORIZ</td><td>HORIZONTAL, HORIZON</td><td>PREP</td><td>PREPARE</td><td>WR</td><td>WASTE RECEPTACLE, WATER RESISTENT</td></tr><tr><td>Ds</td><td>DECIBEL</td><td>HB</td><td>HOSE BIB</td><td>P</td><td>PRESSURE TREATED</td><td>WH</td><td>WATER HEATER</td></tr><tr><td>DKG</td><td>DECKING</td><td>HOT</td><td>HOT WATER</td><td>PROJ</td><td>PROJECTED/PROJECTED</td><td>WSTO</td><td>WATER STOP (@ CONC JOINT)</td></tr><tr><td>DEMO</td><td>DEMOLISH, DEMOLITION</td><td>HOUR</td><td>HOUR</td><td>PR</td><td>PROPERTY</td><td>WP</td><td>WATERPROOF, WATERPROOFING</td></tr><tr><td>DHMT</td><td>DEHUMIDIFIABLE</td><td>OP</td><td>PROPOSED</td><td>QTY</td><td>QUANTITY</td><td>WSTRP</td><td>WEATHERSTRIP</td></tr><tr><td>D</td><td>DEPTH, DRYER</td><td>QT</td><td>QUARTY TILE</td><td>QT</td><td>QUARTY TILE</td><td>WT</td><td>WEIGHT</td></tr><tr><td>DET</td><td>DETAIL</td><td>QTR</td><td>QUARTER</td><td></td><td></td><td>WWF</td><td>WELDED WIRE FABRIC OR MESH</td></tr><tr><td>DIAG</td><td>DIAGONAL</td><td>RAD</td><td>RADIATOR</td><td></td><td></td><td>WO</td><td>WHERE OCCURS</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>RLG</td><td>RADIUS</td><td></td><td></td><td>WF</td><td>WIDE FLANGE</td></tr><tr><td>DIFF</td><td>DIFFUSERS</td><td>RL</td><td>RAILING</td><td></td><td></td><td>W</td><td>WIDTH, WASHER, WEST, WATER</td></tr><tr><td>DIM</td><td>DIMENSION</td><td>RWL</td><td>RAIN WATER LEADER (DS)</td><td></td><td></td><td>WI</td><td>WITH</td></tr><tr><td>DW</td><td>DISHWASHER</td><td>REC</td><td>RECESSED</td><td></td><td></td><td>W/O</td><td>WITHOUT</td></tr><tr><td>DISP</td><td>DISPOSAL</td><td>RDWD</td><td>REDWOOD</td><td></td><td></td><td>WD</td><td>WOOD</td></tr><tr><td>DIST</td><td>DISTANCE</td><td>REF</td><td>REFERENCE (ALSO SEE RE)</td><td></td><td></td><td>WB</td><td>WOOD BASE</td></tr><tr><td>DO</td><td>DITTO</td><td>RFL</td><td>REFLECTED</td><td></td><td></td><td>WPT</td><td>WORKING POINT</td></tr><tr><td>DIV</td><td>DIVISION</td><td>RFRG</td><td>REFRIGERATOR</td><td></td><td></td><td>WI</td><td>WROUGHT IRON</td></tr><tr><td>DR</td><td>DOOR</td><td>RE</td><td>REGARDING, REFER TO REGISTER</td><td></td><td></td><td></td><td></td></tr><tr><td>DBL</td><td>DOUBLE</td><td>REG</td><td>REGISTER</td><td></td><td></td><td>AND</td><td></td></tr><tr><td>DN</td><td>DOWN</td><td>REINF</td><td>REINFORCED, REINFORCING</td><td></td><td></td><td>AT</td><td></td></tr><tr><td>DWR</td><td>DRAWER</td><td>RELOC</td><td>RELOCATED</td><td></td><td></td><td>ANGLE</td><td></td></tr><tr><td>DWG</td><td>DRAWING</td><td>REM</td><td>REMOVE(D)</td><td></td><td></td><td>BY</td><td></td></tr><tr><td>DSP</td><td>DRY STAND PIPE</td><td>REQ'D</td><td>REQUIRED</td><td></td><td></td><td>X</td><td>CENTERLINE</td></tr><tr><td>DF</td><td>DRINKING FOUNTAIN</td><td>REQ</td><td>REQUIREMENTS</td><td></td><td></td><td>¢</td><td>EQUAL</td></tr><tr><td></td><td></td><td>RES</td><td>RESILIENT</td><td></td><td></td><td>=</td><td>POUND</td></tr><tr><td>EA</td><td>EACH</td><td>RET</td><td>RETURN, RETAINING</td><td></td><td></td><td>#</td><td>PROPERTY LINE</td></tr><tr><td>EF</td><td>EACH FACE</td><td>RA</td><td>RETURN AIR</td><td></td><td></td><td>℄</td><td></td></tr><tr><td>E</td><td>EAST</td><td>RAG</td><td>RETURN AIR GRILLE</td><td></td><td></td><td></td><td></td></tr><tr><td>EB</td><td>EDGE BAND</td><td>REV</td><td>REVISE OR REVISION</td><td></td><td></td><td></td><td></td></tr><tr><td>EWC</td><td>ELECTRIC WATER COOLER</td><td>R</td><td>RISE</td><td></td><td></td><td></td><td></td></tr><tr><td>EW</td><td>ELECTRIC WATER HEATER</td><td>RF</td><td>ROOF</td><td></td><td></td><td></td><td></td></tr><tr><td>ELEC</td><td>ELECTRIC, ELECTRICAL</td><td>RD</td><td>ROOF DRAIN</td><td></td><td></td><td></td><td></td></tr><tr><td>EP</td><td>ELECTRICAL PANEL</td><td>RFG</td><td>ROOFING</td><td></td><td></td><td></td><td></td></tr><tr><td>EL</td><td>ELEVATION (SURVEY)</td><td>RM</td><td>ROOM</td><td></td><td></td><td></td><td></td></tr><tr><td>ELV</td><td>ELEVATOR</td><td>RO</td><td>ROUGH OPENING</td><td></td><td></td><td></td><td></td></tr><tr><td>EMER</td><td>EMERGENCY</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>ENCL</td><td>ENCLOSE</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>ENGR</td><td>ENGINEER</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>EQ</td><td>EQUAL</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>EST</td><td>ESTIMATE</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><t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FINISHED FLOOR	EXECC	EXECUTIVE	LTC	LOCATION	SCHED	SCHEDULE	ASC	ABOVE SUSPENDED CEILING	EXH	EXHAUST	LVR	LOCKER	SUNT	SEALANT	AP	ACCESS PANEL	EX	EXHAUST FAN	LLH	LONG LEG HORIZONTAL	SCL	SELF-CLOSING	ACUT	ACOUSTIC CEILING TILE	EXIST	EXISTING	LLV	LONG LEG VERTICAL	SSK	SERVICE SINK	ACOUS	ACOUSTICAL	EJ	EXPANSION JOINT	LVR	LOUVER	SHT	SHEET	ADH	ADHESIVE	EXP	EXPANSION, EXPOSED	LP	LOW POINT	SHTG	SHEETING OR SHEATHING	ADJ	ADJACENT, ADJUSTABLE	EXT	EXTERIOR	LB	POUND	SH	SHELVING, SHELF	AGGR	AGGREGATE	EXTR	EXTRUDED			SHWR	SHOWER	A/C	AIR CONDITIONING			MACH	MACHINE	SIM	SIMILAR	ALT	ALTERNATE	FAB	FABRICATE	MH	MANHOLE	SOG	SLAB ON GRADE	ALUM	ALUMINUM	FWC	FABRIC WALL COVERING	MFR	MANUFACTURER	SL	SLOPE	AB	ANCHOR BOLT	FB	FACE BRICK	MB	MARKER BOARD	SD	SMOKE DETECTOR	ANOD	ANODIZED	FC	FACE OF CONCRETE	MSRY	MASONRY	SC	SOLID CORE	APPD	APPROVED	FOF	FACE OF FINISH	MO	MASONRY OPENING	SCWD	SOLID CORE WOOD DOOR	APPROX	APPROXIMATE	FOM	FACE OF MASONRY	MATCHLINE		STC	SOUND TRANSMISSION COEFFICIENT	ARCHT	ARCHITECT, ARCHITECTURAL	FOT	FACE OF STUDS	MATL	MATERIAL			ADP	AREA DRAIN	FCU	FAN COIL UNIT	MAX	MAXIMUM	S	SOUTH	ASPHALT		FAS	FASTEN OR FASTENER	MECH	MECHANICAL	SPKR	SPEAKER			FLD DIM	FIELD DIMENSION	MED	MEDIUM	SPEC	SPECIFICATION	BSMT	BASEMENT	FIN	FINISH / FINISHED	MEMB	MEMBRANE	SPR	SPRINKLER	BM	BEAM	FF	FINISHED FLOOR	MTL	METAL	SQ	SQUARE	BRG	BEARING	FO	FINISHED OPENING	MEZZ	MEZZANINE	SF	SQUARE FOOT/FEET	BPL	BEARING PLATE	FA	FIRE ALARM	MLWK	MILLWORK	SI	SQUARE INCH/INCHES	BLW	BELOW	FDR	FIRE DOOR	MIN	MINIMUM	SY	SQUARE YARD	B/M	BENCH MARK	FE	FIRE EXTINGUISHER	MIR	MIRROR	SS	STAINLESS STEEL	BTWN	BETWEEN	FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	STD	STANDARD	BVL	BEVEL (ED)	FHC	FIRE HOSE CABINET	MOD	MODULAR	STA	STATION	BIT	BITUMINOUS	FH	FIRE HYDRANT	MON	MONUMENT	STL	STEEL	BLK	BLOCK	FRF	FIREPROOF(ED)	MLD	MOULDING	STOR	STORAGE	BULK	BULKING	MTO	MOUNTING	STR	STRINGER	STR	STRUC	BD	BOARD	FRT	FIRE RETARDANT TREATED	MOV	MOVABLE	STRUC	STRUCTURE, STRUCTURAL	BOC	BOTTOM OF CURB	FXD	FIXED	MUL	MULLION	SUB	SUBSTITUTE	BOT	BOTTOM	FX	FIXTURE			SA	SUPPLY AIR	BOS	BOTTOM OF STEEL	FLG	FLANGE	NLR	NAILER	SUSP	SUSPENDED	BRDG	BRIDGING	FL	FLASHING	NAT	NATURAL	SYM	SYMMETRICAL	BTU	BRITISH THERMAL UNIT	FHMS	FLAT HEAD MACHINE SCREW	NRC	NOISE REDUCTION COEFFICIENT	SYN	SYNTHETIC	BRZ	BRONZE	FHWS	FLAT HEAD WOOD SCREW	NOM	NOMINAL	SY	SYSTEM	BLDG	BUILDING	FLEX	FLEXIBLE	NPS	NOMINAL PIPE SIZE	S		BUR	BUILT UP ROOFING	FLR	FLOOR	NS	NON-SLIP	TAP	TACKABLE ACOUSTICAL PANEL			FD	FLOOR DRAIN	N	NORTH	TECH	TECHNICAL	CAB	CABINET	FLG	FLOORING	N/A	NOT APPLICABLE	TEL	TELEPHONE	CATV	CABLE TELEVISION	FLUOR	FLUORESCENT	NIC	NOT IN CONTRACT	TEMP	TEMPERATURE/TEMPORARY	CFT	CARPET	FOOT	FOOT, FEET	NTS	NOT TO SCALE	TERM	TERMINATE	CSMT	CASEMENT	FTG	FOOTING	NO.	NUMBER	TC	TERRA COTTA/TOP OR CURB	CI	CAST IRON	FDTN	FOUNDATION			TZ	TERRAZZO	CS	CAST STONE	FRZR	FREEZER	OC	ON CENTER	THK	THICK, THICKNESS	CIP	CATCH-IN-PLACE	FURR	FURNACE	OPNG	OPENING	THRES	THRESHOLD	CB	CATCH BASIN / CORNER BEAD	FURN	FURNACE, FURNITURE	OPP	OPPOSITE	TPD	TOILET PAPER DISPENSER	CLG	CEILING			OH	OPPOSITE HAND	TOL	TOLERANCE	CEM	CEMENT	GA	GAGE OR GAUGE	ORN	ORNAMENTAL	T&G	TONGUE AND GROOVE	CTR	CENTER	GALV	GALVANIZED	OZ	OUNCE	TOC	TOP OF CONCRETE	C/C	CENTER TO CENTER	GI	GALVANIZED IRON	OD	OUTSIDE DIAMETER (DIMENSION)	TOV	TOP OF EXT. MASONRY VENEER	CER	CERAMIC	GSM	GALVANIZED SHEET METAL	OA	OVERALL	TOF	TOP OF FINISH	CT	CERAMIC TILE	GWH	GAS WATER HEATER	OH	OVERHEAD	TOM	TOP OF MASONRY	CHFR	CHAMFER(ED)	GSKT	GASKET			TOS	TOP OF STEEL	CIRC	CIRCULAR, CIRCUMFERENCE	GC	GENERAL CONTRACTOR	PNT	PAINT	TOW	TOP OF WALL	CLEAN-OUT		GLB	GLASS BLOCK	PTD	PAINTED	TB AS	TOP, BOTTOM AND SIDES	CLR	CLEAR	GFRG	GLASS FIBER REINFORCED GYPSUM	PR	PAIR	T	TREAD	CCTV	CLOSED-CIRCUIT TELEVISION	GL	GLASS OR GLAZING	PNL	PANEL	TRTD	TREATED	CLO	CLOSET	GCMU	GLAZED CONCRETE MASONRY UNIT	PAR	PARALLEL	TWD	TREATED WOOD	CW	COLD WATER	GB	GRAB BAR	PRKG	PARKING	TYP	TYPICAL	COL	COLUMN	GR	GRADE	PBD	PARTICLE BOARD			COMB	COMBINATION OR COMBINE	GVL	GRAVEL	PART	PARTITION	UC	UNDERCUT	COMP	COMPOSITE	GND	GROUND	PSGR	PASSENGER	UNFIN	UNFINISHED	CONC	CONCRETE	GFI	GROUND FAULT INTERRUPTOR	PVMT	PAVEMENT	UV	UNIT VENTILATOR	CMU	CONCRETE MASONRY UNITS	GT	GROUT	PED	PEDESTAL	UNLESS	UNLESS OTHERWISE NOTED	CONN	CONNECTION	GYP	GYPSUM	PERF	PERFORATE	UR	URINAL	CONST	CONSTRUCTION	GWB	GYPSUM WALLBOARD	PERI	PERIMETER			CJ	CONTROL JOINT			PERP	PERPENDICULAR	VAC	VACUUM	CONT	CONTINUOUS	HDCP	HANDICAPPED	PH	PHASE	VA	VALVE	CONV	CONVECTION	HDBD	HARDBOARD	PLAM	PLASTIC LAMINATE	VB	VAPOR BARRIER	CORR	CORROSION	HDR	HARDWARE	PLATE	PLATE	VARB	VARIABLE	CORRUG	CORRUGATED	HDWD	HARDWOOD	PLBG	PLUMBING	VENT	VENTILATION	CNTR	COUNTER	HDR	HEADER	PLYWD	PLYWOOD	VIF	VERIFY IN FIELD	CTSK	COUNTERSINK	HTG	HEATER	PEN	PLYWOOD END NAIL	VERM	VERMICULITE	CTS	COURSES	HTG	HEATING	PNEU	PNEUMATIC	VERT	VERTICAL	CPL	COVER PLATE	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	PT	POINT	VG	VERTICAL GRAIN	CUB	CUBIC			PVC	POLY VINYL CHLORIDE	VEST	VESTIBULE	CULV	CULVERT	HD	HEAVY DUTY	LB	POUND	VB	VINYL BASE			HT	HEIGHT	PSF	POUNDS PER SQUARE FOOT	VCT	VINYL COMPOSITION TILE			HP	HIGH POINT	PSI	POUNDS PER SQUARE INCH	VWC	VINYL WALL COVERING	DPR	DAMPER	HC	HOLLOW CORE	PC	PRECAST			DP	DAMP PROOFING	HM	HOLLOW METAL	PREFAB	PREFABRICATED	WSCOT	WAINSCOT	DL	DEAD LOAD	HORIZ	HORIZONTAL, HORIZON	PREP	PREPARE	WR	WASTE RECEPTACLE, WATER RESISTENT	Ds	DECIBEL	HB	HOSE BIB	P	PRESSURE TREATED	WH	WATER HEATER	DKG	DECKING	HOT	HOT WATER	PROJ	PROJECTED/PROJECTED	WSTO	WATER STOP (@ CONC JOINT)	DEMO	DEMOLISH, DEMOLITION	HOUR	HOUR	PR	PROPERTY	WP	WATERPROOF, WATERPROOFING	DHMT	DEHUMIDIFIABLE	OP	PROPOSED	QTY	QUANTITY	WSTRP	WEATHERSTRIP	D	DEPTH, DRYER	QT	QUARTY TILE	QT	QUARTY TILE	WT	WEIGHT	DET	DETAIL	QTR	QUARTER			WWF	WELDED WIRE FABRIC OR MESH	DIAG	DIAGONAL	RAD	RADIATOR			WO	WHERE OCCURS	DIA	DIAMETER	RLG	RADIUS			WF	WIDE FLANGE	DIFF	DIFFUSERS	RL	RAILING			W	WIDTH, WASHER, WEST, WATER	DIM	DIMENSION	RWL	RAIN WATER LEADER (DS)			WI	WITH	DW	DISHWASHER	REC	RECESSED			W/O	WITHOUT	DISP	DISPOSAL	RDWD	REDWOOD			WD	WOOD	DIST	DISTANCE	REF	REFERENCE (ALSO SEE RE)			WB	WOOD BASE	DO	DITTO	RFL	REFLECTED			WPT	WORKING POINT	DIV	DIVISION	RFRG	REFRIGERATOR			WI	WROUGHT IRON	DR	DOOR	RE	REGARDING, REFER TO REGISTER					DBL	DOUBLE	REG	REGISTER			AND		DN	DOWN	REINF	REINFORCED, REINFORCING			AT		DWR	DRAWER	RELOC	RELOCATED			ANGLE		DWG	DRAWING	REM	REMOVE(D)			BY		DSP	DRY STAND PIPE	REQ'D	REQUIRED			X	CENTERLINE	DF	DRINKING FOUNTAIN	REQ	REQUIREMENTS			¢	EQUAL			RES	RESILIENT			=	POUND	EA	EACH	RET	RETURN, RETAINING			#	PROPERTY LINE	EF	EACH FACE	RA	RETURN AIR			℄		E	EAST	RAG	RETURN AIR GRILLE					EB	EDGE BAND	REV	REVISE OR REVISION					EWC	ELECTRIC WATER COOLER	R	RISE					EW	ELECTRIC WATER HEATER	RF	ROOF					ELEC	ELECTRIC, ELECTRICAL	RD	ROOF DRAIN					EP	ELECTRICAL PANEL	RFG	ROOFING					EL	ELEVATION (SURVEY)	RM	ROOM					ELV	ELEVATOR	RO	ROUGH OPENING					EMER	EMERGENCY							ENCL	ENCLOSE							ENGR	ENGINEER							EQ	EQUAL							EST	ESTIMATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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13 SITE IMAGE



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15 SITE IMAGE



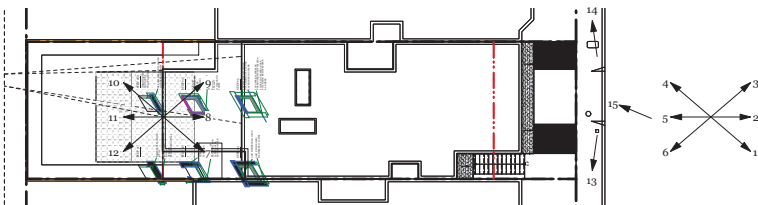
6 SITE IMAGE



5 SITE IMAGE



4 SITE IMAGE



16 SITE IMAGES PLAN



3 SITE IMAGE



2 SITE IMAGE



1 SITE IMAGE



STUDIO J ARCHITECTURE
305 San Anselmo Avenue
Studio #229
San Anselmo
California
94960
TEL: 1(415) 999-5803

STRUCTURAL ENGINEER

CONTRACTOR

ANDY MILLER
REAR ADDITION
122 AVILA ST
SAN FRANCISCO, CA, 94123
BLOCK & LOT/APN: 0464A/017



Stamp

01.24.17 PLANNING PERMIT SET
08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

SITE IMAGES

DRAWN BY: NAC SHEET SIZE: 24 X 36

SCALE IN FEET: 1/16" = 1' - 0" X

Drawing No.

A-0.1

ANDY MILLER
REAR ADDITION
122 AVILA ST
SAN FRANCISCO, CA, 94123
BLOCK & LOT/APN: 0464A/017



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01.24.17 PLANNING PERMIT SET
08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

EXISTING AND
PROPOSED SITE
PLAN

DRAWN BY: NAC SHEET SIZE: 24 X 36

0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.

A-1.0

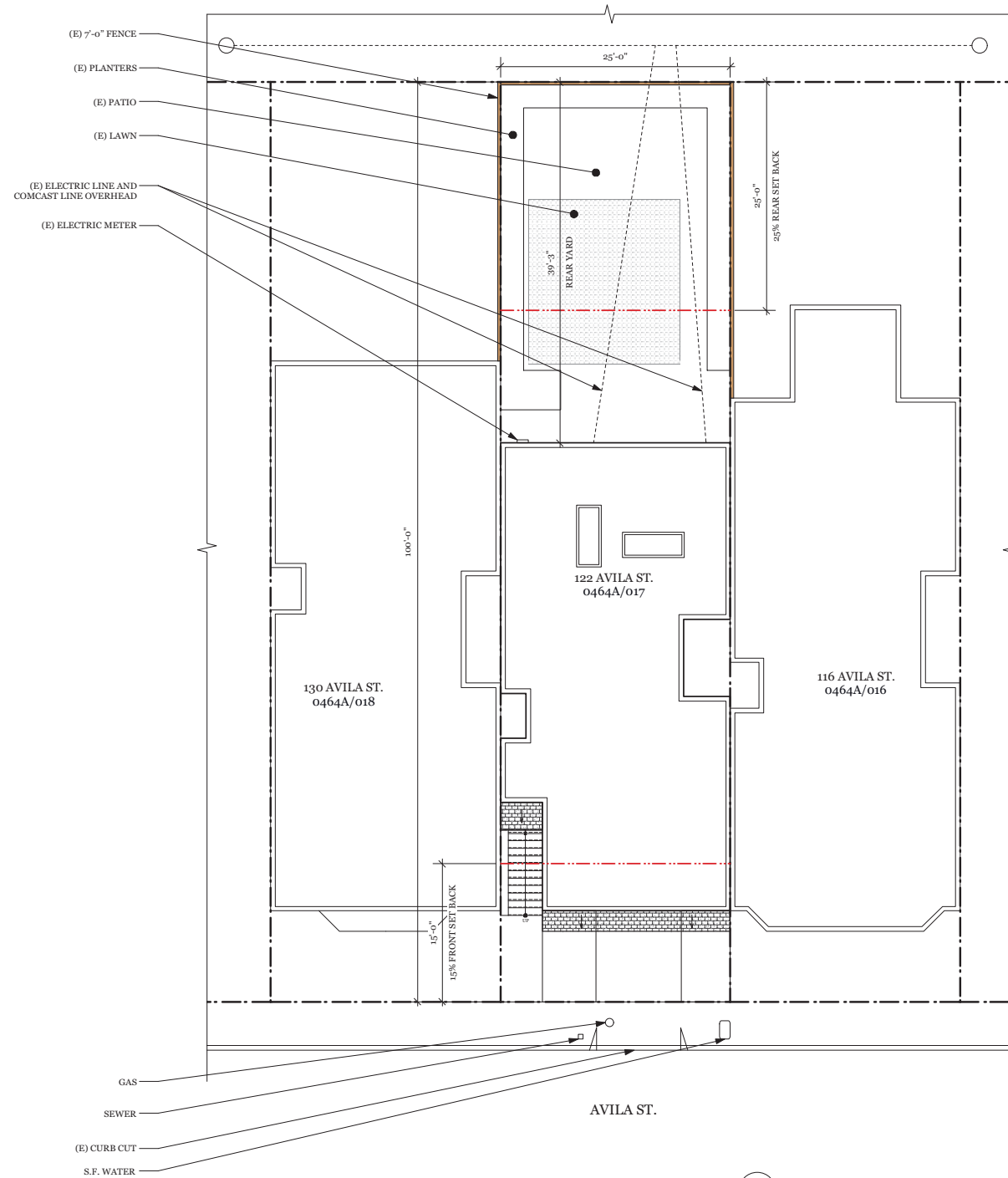
TREE REQUIREMENTS

GENERAL REQUIREMENTS

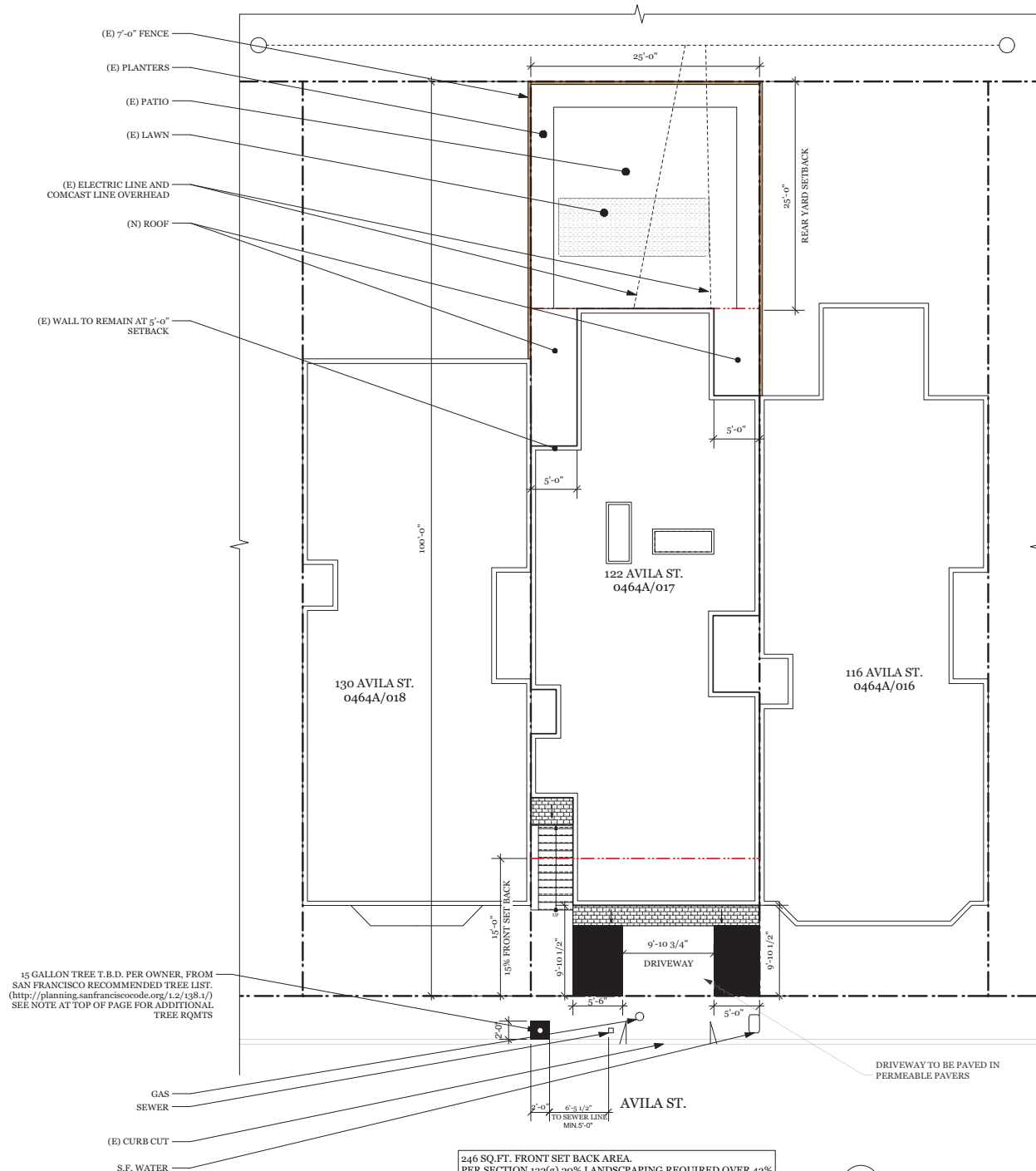
- TREES TO BE PLANTED MUST BE FROM A MINIMUM 15-GALLON NURSERY CONTAINER (24" BOX MINIMUM NURSERY CONTAINER FOR REQUIRED TREES).
- EIGHT FEET OF VERTICAL CLEARANCE MUST BE MAINTAINED ON THE SIDEWALK SIDE OF THE TREE AND 14 FEET OF VERTICAL CLEARANCE MAINTAINED ON THE STREET SIDE OF THE TREE AT MATURITY.
- NEWLY PLANTED TREES SHALL NOT HAVE BRANCHES THAT OBSTRUCT THE PATH OF TRAVEL ON THE SIDEWALK. MAINTAIN BRANCHES WITHIN THE CONFINES OF THE TREE BASIN.
- RAISED STRUCTURES AROUND THE TREE BASIN CAN PRESENT A TRIPPING HAZARD AND ARE NOT ALLOWED.

MINIMUM RESTRICTIONS

- TREES MAY NOT BE PLANTED WITHIN:
 - TWENTY FIVE FEET OF A TRAFFIC SIGNAL OR STOP SIGN;
 - THREE FEET OF A PARKING SIGN UNLESS THE DEPARTMENT OF PARKING AND TRAFFIC AGREES TO RELOCATE THE SIGN;
 - THREE FEET OF A GAS OR WATER METER;
 - FIVE FEET OF A SEWER LINE;
 - FIVE FEET OF A FIRE HYDRANT;
 - TEN FEET FROM A FIRE ESCAPE;
 - TWELVE TO 15 FEET OF EXISTING TREES IF BOTH ARE SMALL MATURE-SIZED TREES (THE LOCATION MUST BE APPROVED BY AN URBAN FORESTRY INSPECTOR OR THEIR REPRESENTATIVE).



2 EXISTING SITE PLAN
1/8" = 1'

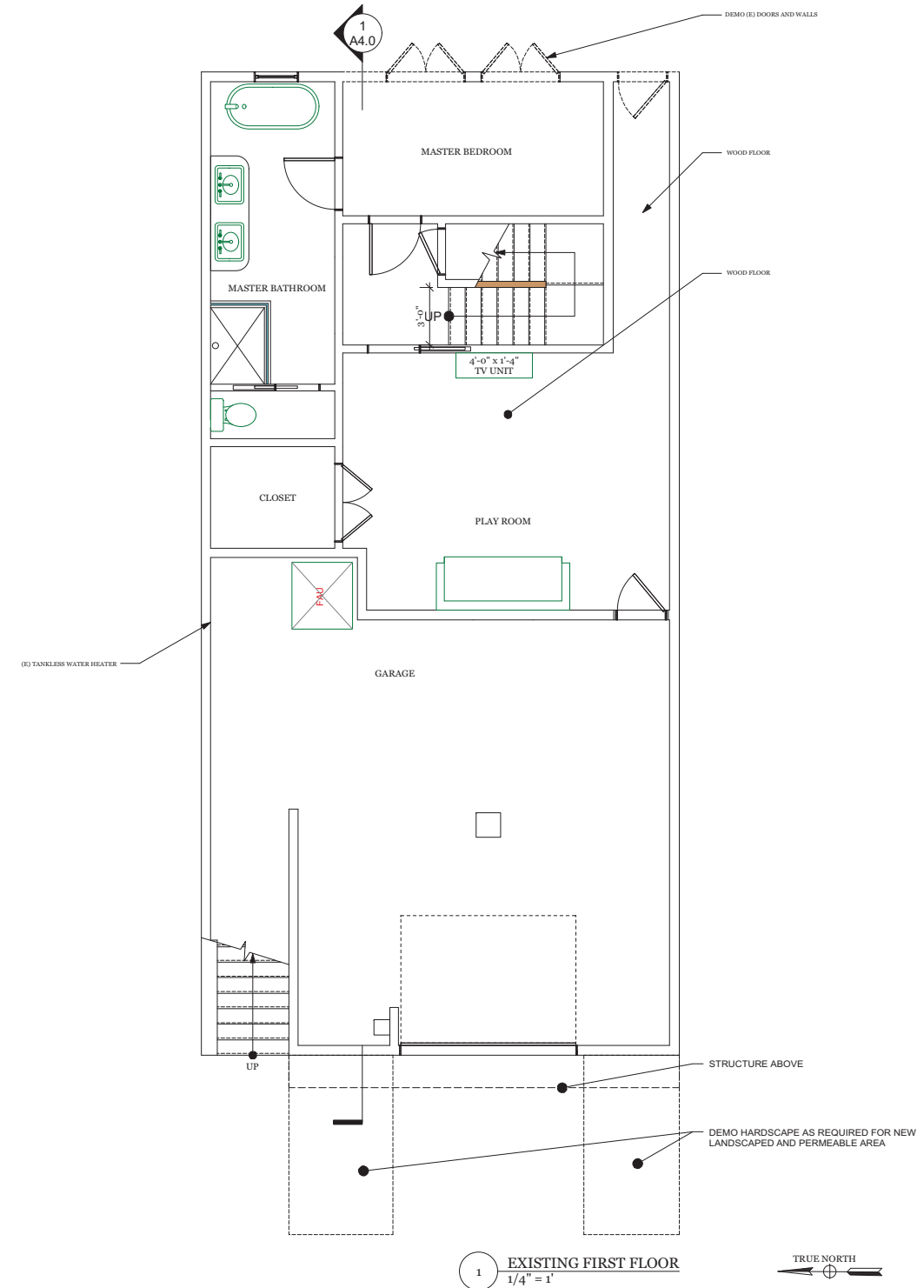


15 GALLON TREE T.B.D. PER OWNER, FROM
SAN FRANCISCO RECOMMENDED TREE LIST.
(<http://planning.sanfrancisco.gov/1.2/138.1/>)
SEE NOTE AT TOP OF PAGE FOR ADDITIONAL
TREE REQMTS

246 SQ.FT. FRONT SET BACK AREA.
PER SECTION 132(g) 20% LANDSCAPING REQUIRED OVER 42%
PROVIDED(99SQ.F.T)
PER SECTION 132(H) 50% PERMEABLE AREA REQUIRED 81%
PROVIDED(200SQ.F.T)
TO BE CONSISTANT WITH NEIGHBORING PROPERTIES
LANDSCAPED AREAS

1 PROPOSED SITE PLAN
1/8" = 1'





A-2.0



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- 01.24.17 PLANNING PERMIT SET
- 08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

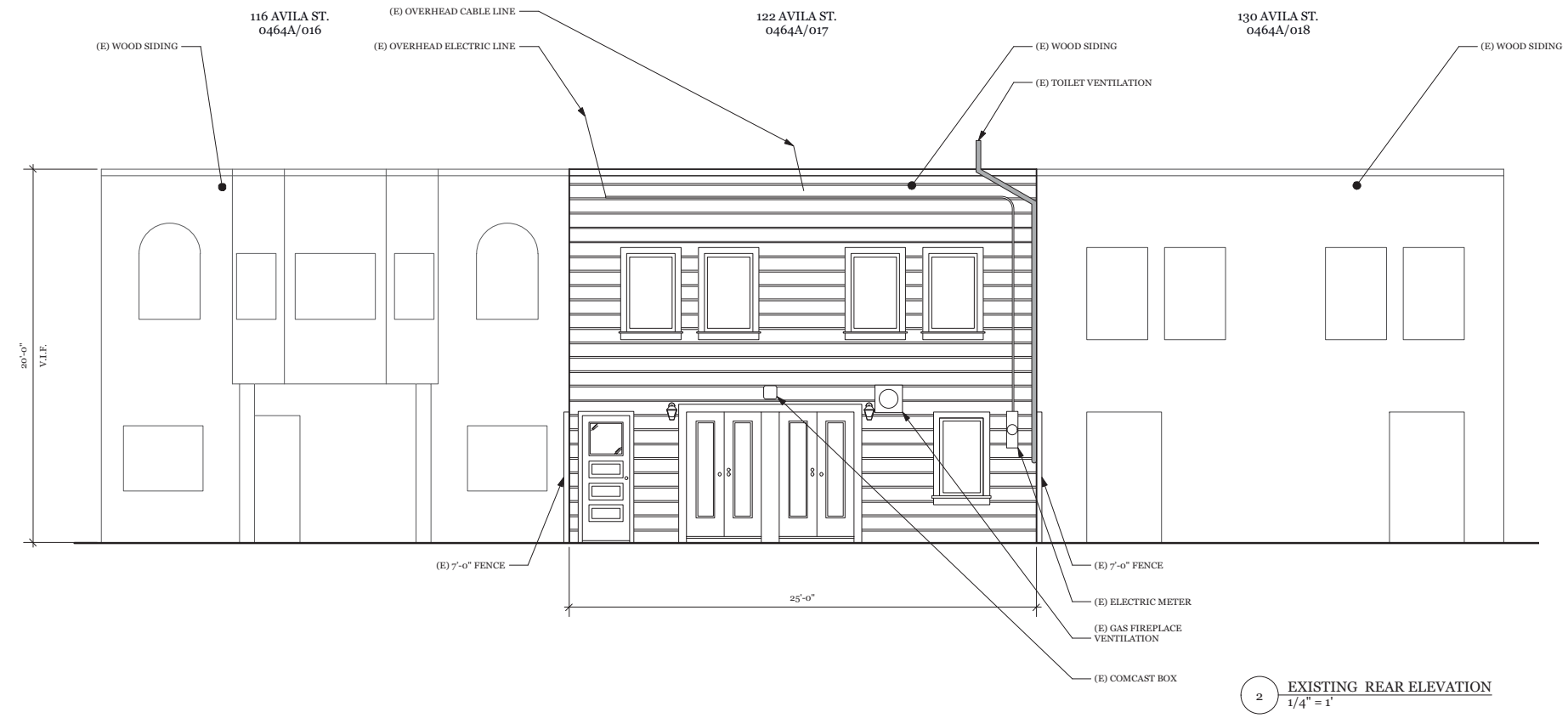
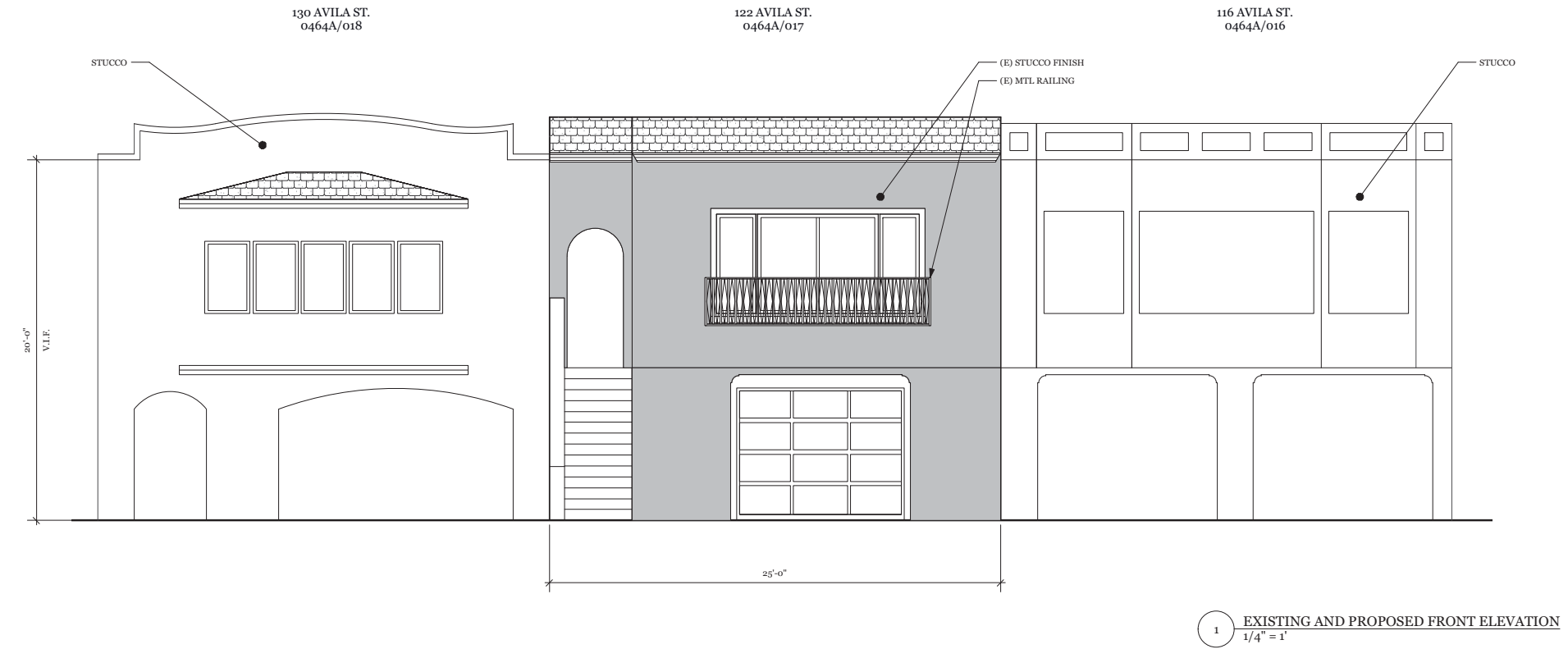
**EXISTING AND
PROPOSED
EXTERIOR
ELEVATIONS**

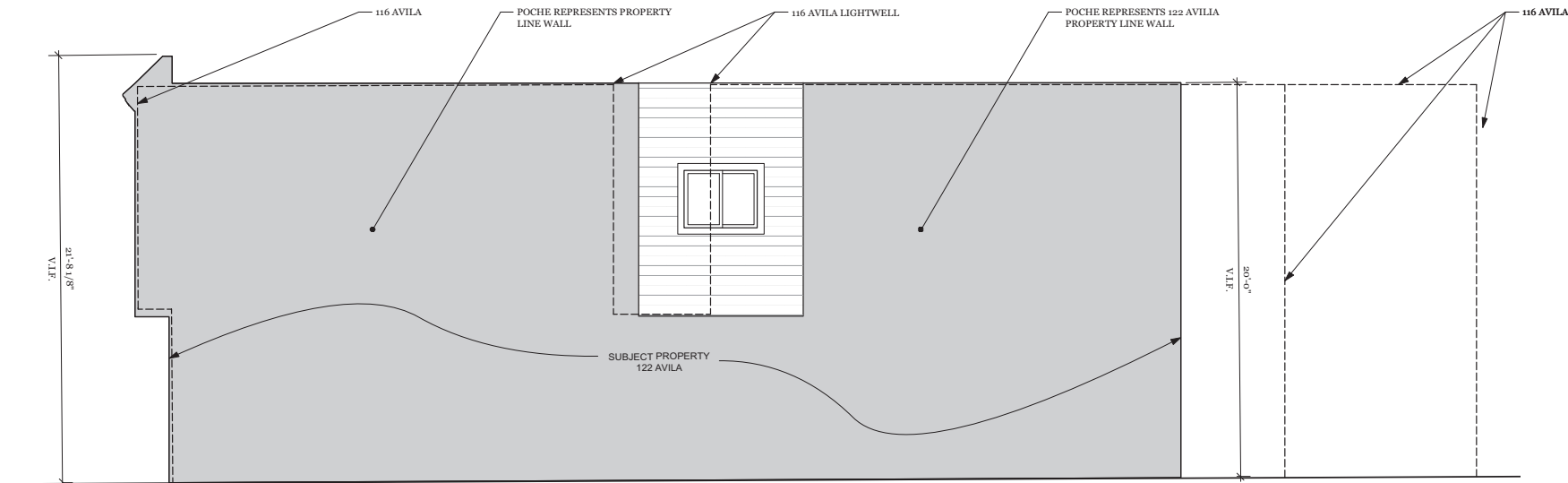
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O SCALE IN FEET : $\frac{1}{16}" = 1' - 0"$ X

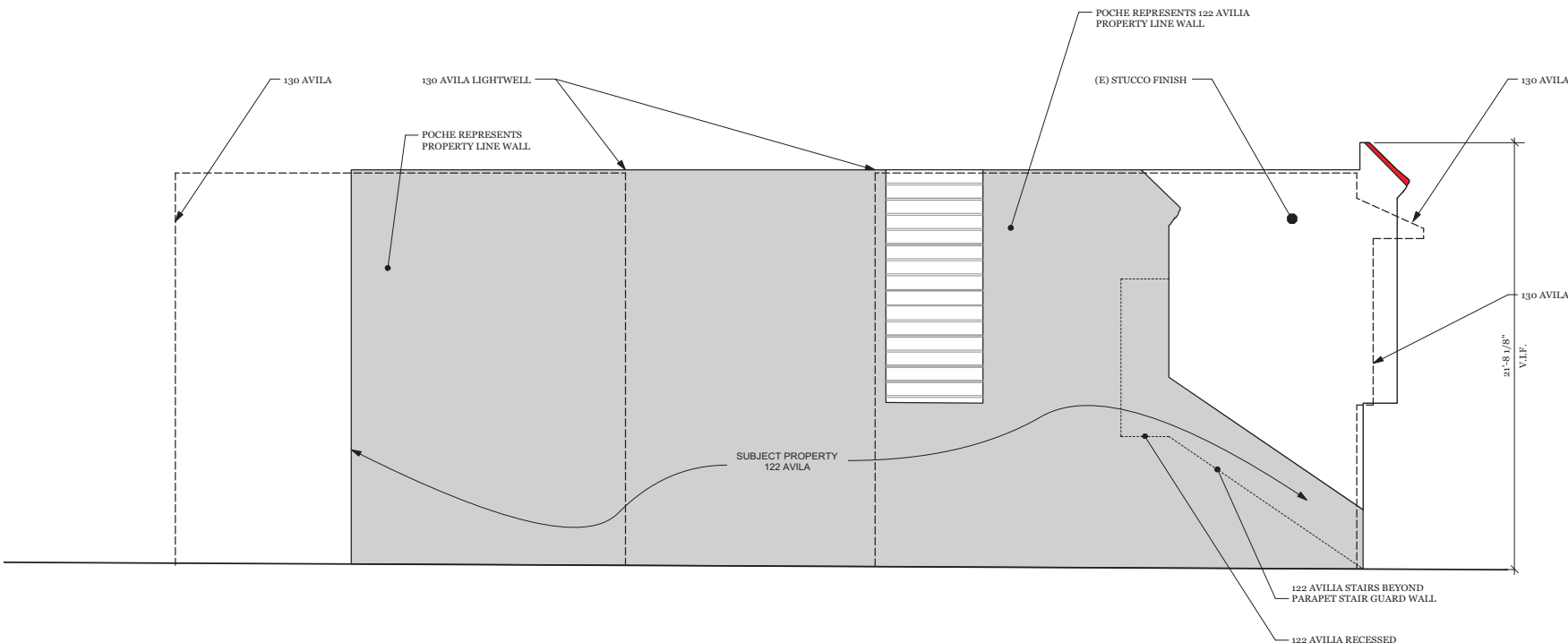
Drawing No.

A-3.0





2 EXISTING SOUTH ELEVATION
1/4" = 1'



1 EXISTING NORTH ELEVATION
1/4" = 1'



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ANDY MILLER
REAR ADDITION
122 AVILA ST
SAN FRANCISCO, CA, 94123
BLOCK & LOT/APN: 0464A/017



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- 01.24.17 PLANNING PERMIT SET
- 08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

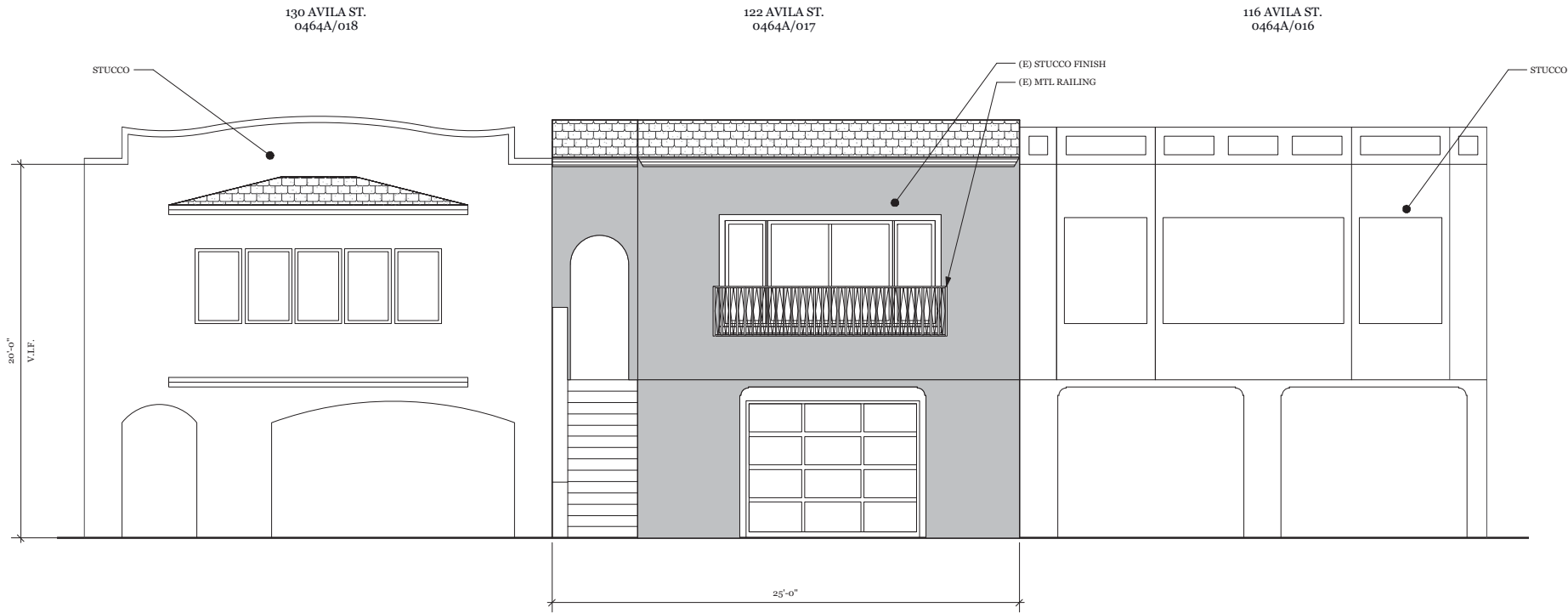
EXISTING NORTH
AND SOUTH
ELEVATIONS

DRAWN BY: NAC SHEET SIZE: 24 X 36

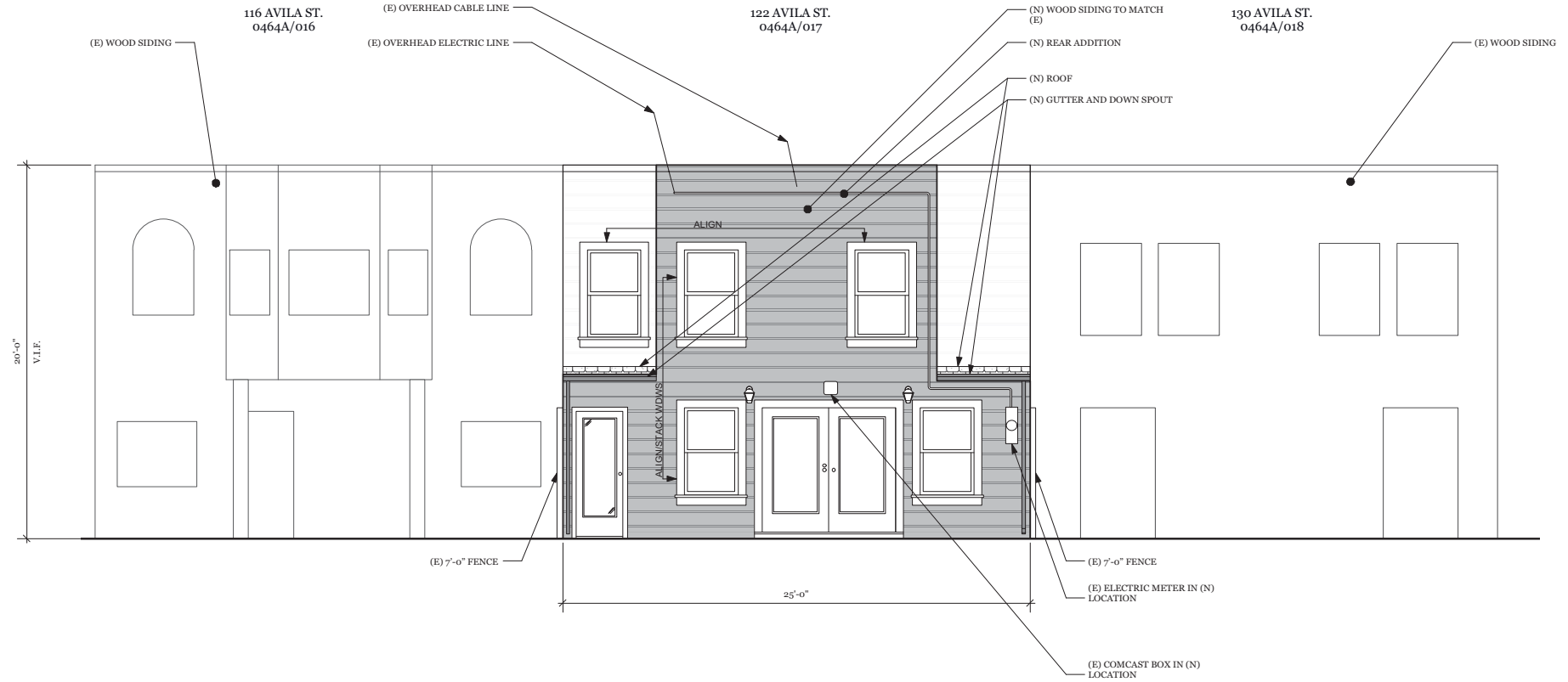
0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.

A-3.1



2 EXISTING AND PROPOSED FRONT ELEVATION
1/4" = 1'



1 PROPOSED REAR ELEVATION
1/4" = 1'



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ANDY MILLER
REAR ADDITION
122 AVILA ST
SAN FRANCISCO, CA, 94123
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- 01.24.17 PLANNING PERMIT SET
- 08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

PROPOSED
EXTERIOR
ELEVATIONS

DRAWN BY: NAC SHEET SIZE: 24 X 36

0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.

A-3.2



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STRUCTURAL ENGINEER

CONTRACTOR

ANDY MILLER
REAR ADDITION
122 AVILA ST
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BLOCK & LOT/APN: 0464A/017



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- 01.24.17 PLANNING PERMIT SET
- 08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

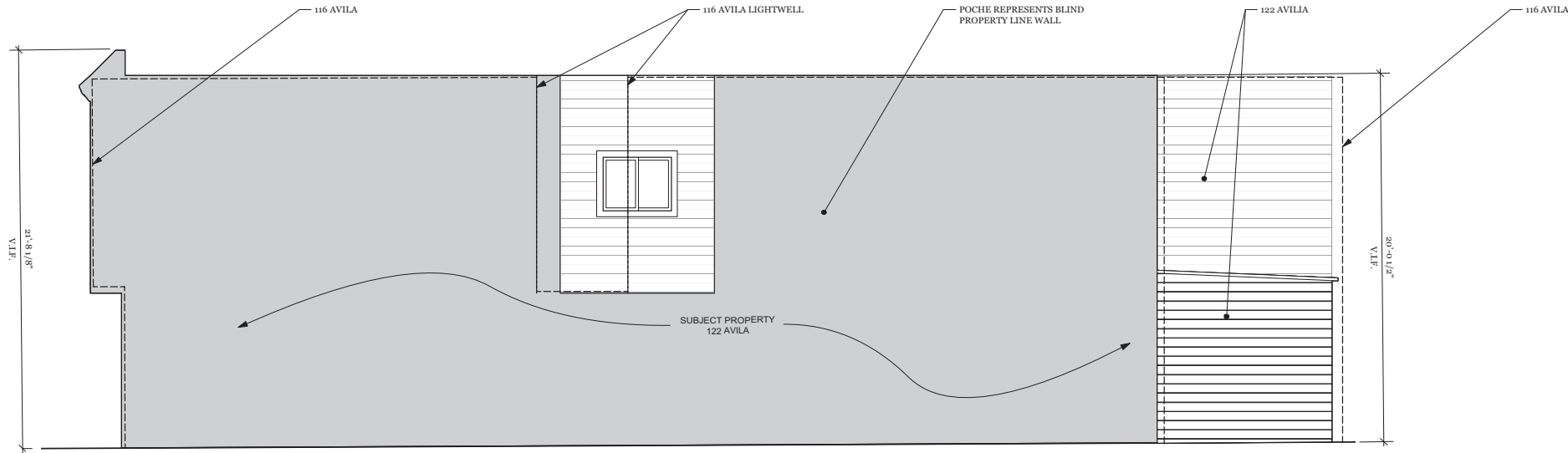
PROPOSED NORTH
AND SOUTH
ELEVATIONS

DRAWN BY: NAC SHEET SIZE: 24 X 36

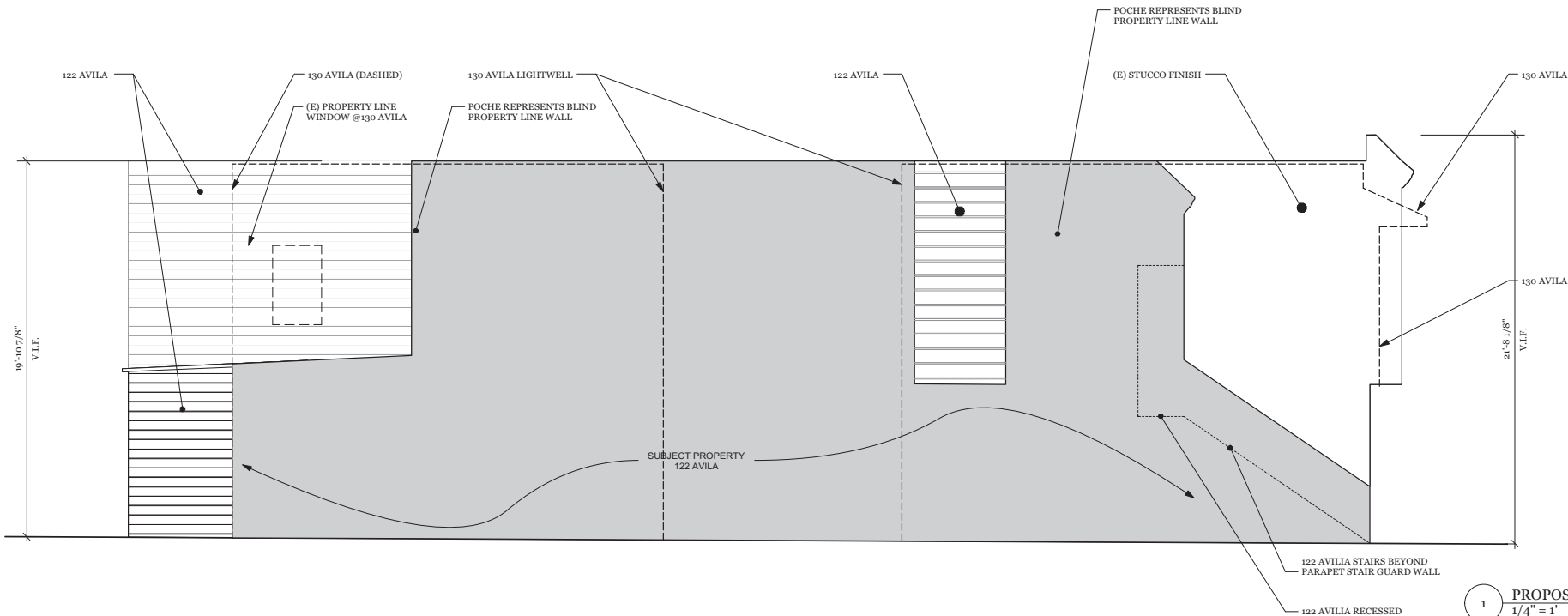
0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.

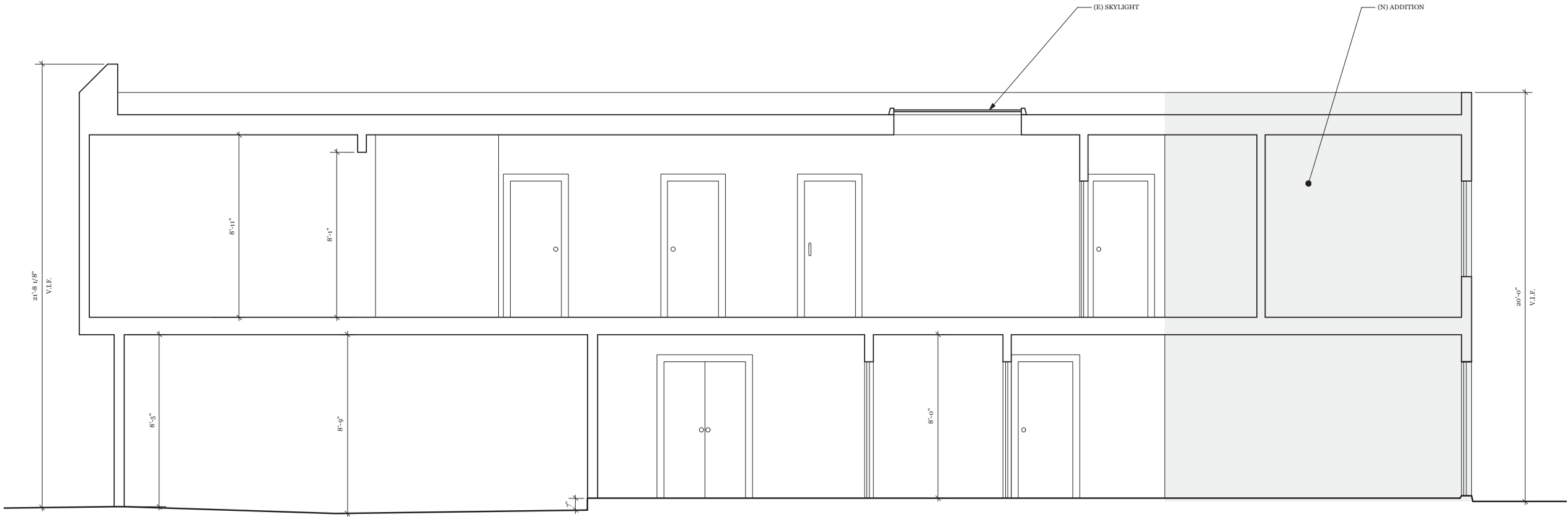
A-3.3



2 PROPOSED SOUTH ELEVATION
1/4" = 1'



1 PROPOSED NORTH ELEVATION
1/4" = 1'



2 PROPOSED SECTION
3/8" = 1'



1 EXISTING SECTION
3/8" = 1'



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STRUCTURAL ENGINEER

CONTRACTOR

ANDY MILLER
REAR ADDITION
122 AVILA ST
SAN FRANCISCO, CA, 94123
BLOCK & LOT/APN: 0464A/017



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01.24.17 PLANNING PERMIT SET
08.25.16 AS BUILTS

NO DATE ISSUES/REVISIONS

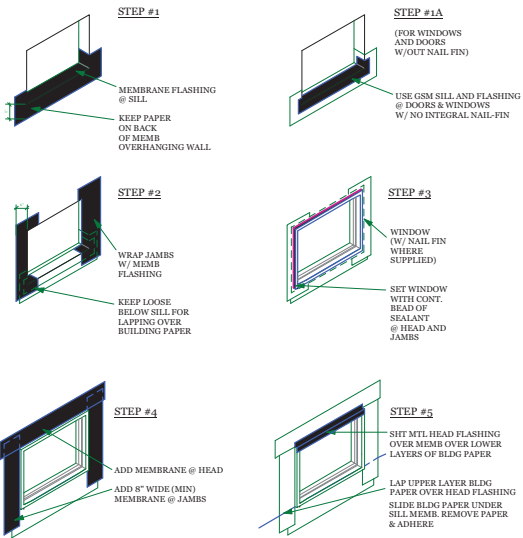
EXISTING AND
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SECTION

DRAWN BY: NAC SHEET SIZE: 24 X 36

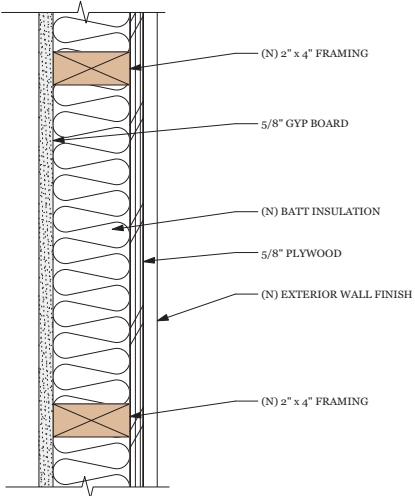
0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.

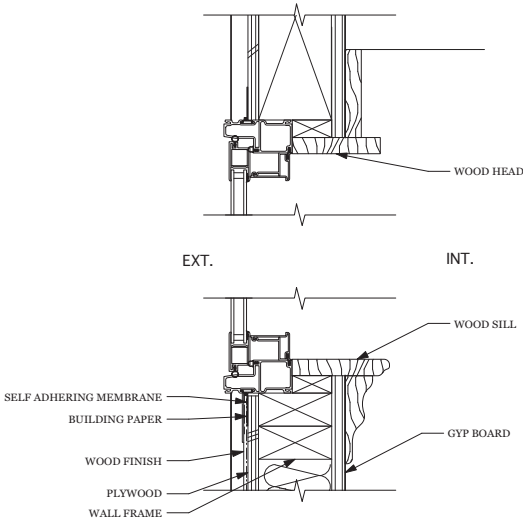
A-4.0



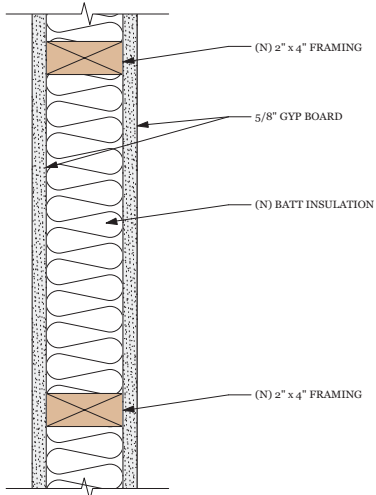
6 TYP. WINDOW FLASHING ASSEMBLY



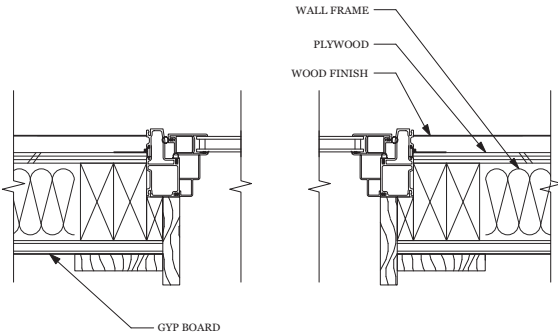
3 EXTERIOR WALL DETAIL
3" = 1'



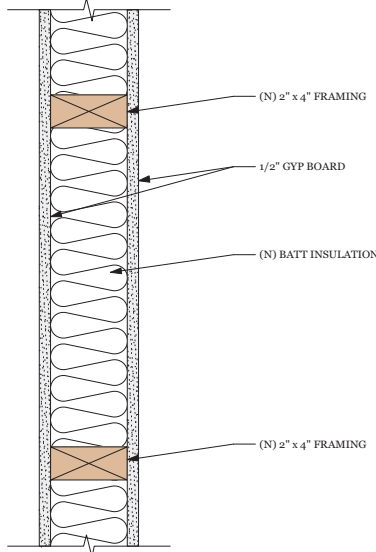
5 TYPICAL WINDOW JAMB
3" = 1'



2 FIRE RATED WALL DETAIL
3" = 1'



4 TYPICAL WINDOW HEAD AND SILL
3" = 1'



1 INTERIOR WALL DETAIL
3" = 1'



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Stamp

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- 01.24.17 PLANNING PERMIT SET
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NO DATE ISSUES/REVISIONS

DETAILS

DRAWN BY: NAC SHEET SIZE: 24 X 36

0 SCALE IN FEET : 1/16" = 1' - 0" X

Drawing No.

A-7.0