



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE DECEMBER 7, 2017

*Date:* November 20, 2017  
*Case No.:* 2017-005643DRP-02  
*Project Address:* **1709 Broderick Street**  
*Permit Application:* 2016.12.23.5878  
*Zoning:* RH-2 (Residential - House, Two-Family)  
40-X Height and Bulk District  
*Block/Lot:* 1048/007  
*Project Contact:* Evette Davis  
Berg Davis Public Affairs  
150 Post Street  
San Francisco, CA 94108  
*Staff Contact:* Sara Vellve – (415) 558-6263  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)  
*Recommendation:* **Recommend to the Board of Appeals that revisions be made to the project.**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to make the following modifications to the subject single-family dwelling.

- Construct a two-story bay window to the south side of the structure (set back  $\pm 9'$  -  $6''$  from the front building wall).
- Construct a rear deck at the second floor above grade ( $\pm 4'$  -  $6''$  deep,  $\pm 19'$  wide with  $\pm 3'$  side setbacks).
- Construct a roof deck on the rear portion of the roof with a retractable glass door for access.
- Interior renovations to all floors that include adding & modernizing bathrooms, reconfiguring the kitchen and living areas, and modernizing bedrooms.

### SITE DESCRIPTION AND PRESENT USE

The project site is located at 1709 Broderick Street, west side between Bush and Pine Streets; Lot 007 in Assessor's Block 1048 in an RH-2 (House, Residential, Two-Family) Zoning District and a 40-X Height/Bulk district. The subject building was constructed in approximately 1883, and is a category "A" historic resource. The two-story over garage building is a vacant single-family dwelling.

This house is known for the television series "Full House." The exterior of the home was used in the opening credits of the original show (1987-1995) and filming was conducted off site. Netflix has recently re-booted the show and is calling it "Fuller House." Currently, the house is not occupied. As a result of the show's wide recognition, the site is a popular tourist destination for fans arriving by foot, in cars, vans and buses. The current property owner is the producer of the original "Full House" series. Recent

promotional events for “Fuller House” at the property, and messaging by the owner, have increased the public curiosity in the structure.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood, the Western Addition/Lower Pacific Heights area, is zoned RH-2 and a 40-X Height District. The row of nine buildings in the west block face were built in approximately 1883 by Charles Hinkel and are uniform in architectural style and height. These homes are generally unaltered from their original construction. The Hinkel structures appear to be mostly single-family dwellings while the structures at either corner of the block face are multi-family buildings. The mid-block space of the subject block contains rear yards but only a few in the subject row of homes have second-floor rear decks such as the one proposed. There are no roof decks in the subject row of homes. The east side block face is of mixed architectural styles and building heights. Almost all homes have garages and curb cuts, which limits the amount of on-street parking.

## BUILDING PERMIT APPLICATION NOTIFICATION

| TYPE       | REQUIRED PERIOD | NOTIFICATION DATES     | DR FILE DATE    | DR HEARING DATE  | FILING TO HEARING TIME |
|------------|-----------------|------------------------|-----------------|------------------|------------------------|
| BBN Notice | 10 days         | April 24 – May 4, 2017 | May 3 & 4, 2017 | December 7, 2017 | ±240 days              |

## HEARING NOTIFICATION

240

| TYPE          | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 10 days         | November 28, 2017    | November 28, 2017  | 10 days       |
| Mailed Notice | 10 days         | November 28, 2017    | November 28, 2017  | 10 days       |

## PUBLIC COMMENT

|  | SUPPORT | OPPOSED                             | NO POSITION |
|--|---------|-------------------------------------|-------------|
| Adjacent neighbor(s)                                       | 0       | 3 (letters from 1707 Broderick St.) | 0           |
| Other neighbors on the block or directly across the street | 0       | 9                                   | 0           |
| Neighborhood groups  | 0       | 0                                   | 0           |

Neighbors generally share the DR Requestor’s concerns. An updated accounting will be provided at the public hearing.

## DR REQUESTORS

- DR Requestor #1& BBN Requestor: Carla Hashagen, owner of 1713 Broderick Street, two properties north of 1709 Broderick Street
- DR Requestor #2: Rudolph Muller, owner of 1705 Broderick Street, two properties south of 1709 Broderick Street

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES (SUMMARY OF SUBMITTAL)

Both DR Requestors share similar concerns.

**Issue #1 - Building Use:** The building will be used for unauthorized commercial uses such as filming, promotional events, a B&B, and perhaps short-term rentals which are contrary to the neighborhood's residential zoning and building uses.

- The proposed uses require a change-of-use permit and neighborhood notification.

**Issue #2 – BBN Notice:** DR Requestor Carla Hashagen filed a Block Book Notification (BBN) request that was not processed when the subject permit was reviewed by the Planning Department in February, 2017.

- The permit should be permanently revoked.

**Issue #3 – Historic Nature of Block:** The block face is a row of nine identical 1883 Charles Hinkel homes that have not been altered in terms of height, setbacks or architecture. The proposed side bay window is visible and not consistent with the block face and contrary to Policy 2 of the Planning Code stating "That existing housing and neighborhood character be conserved and protected in order to preserve cultural (and economic) diversity of our neighborhoods."

- The bay window should not be permitted.

**Issue #4 – Interior Modifications:** Plans for the project indicate that proposed interior modifications would replicate the set of the TV show. This replication would enhance the home's attraction to the public and exacerbate the current situation.

- Development of the house as an attraction should not be permitted.

**Issue #5 – Unreasonable Invasion of Privacy:** The proposed rear and roof decks will be inappropriately used by fans and production activities resulting in a loss of privacy for neighbors. As neighbors have lost much of the reasonable enjoyment of the front of their homes, the proposed decks deprive them of the reasonable enjoyment of their rear yards and mid-block open space.

- Preserve the reasonable privacy and quiet for residents at the rear of their homes.

**Issue #6 – Limit Future Uses:** To clarify that the present, and any future owners, of the property do not undertake commercial or promotional activities related to "Full House" or "Fuller House" restrictions should be placed on the property to prohibit them.

Reference the attached *Discretionary Review Applications* and DR requestors' letter of November 14, 2017 for additional information.

## PROJECT SPONSOR'S RESPONSE (SUMMARY OF SUBMITTAL)

The Project Sponsor (Jeff Franklin), who purchased the property in August, 2016, acknowledges the popularity of the property and the challenge it poses to the neighborhood. Since the 1980s when "Full House" was initially broadcast, fans have been visiting the site, regardless of who owned the property or what exterior colors or landscaping features were present. The popularity of the site is irrelevant to the proposed physical changes to the property.

At the time Mr. Franklin purchased the property the Sponsor had ambitious plans for the site's use, but since learning of the public relations and zoning challenges involved with such activities his expectations have been scaled back. However, the sponsor maintains his right to modernize the building and its various systems, and construct typical amenities for residential structures. To those ends, the required permits have been sought and issued to perform a number of building upgrades. The proposals have met applicable Building and Planning Code requirements, and no exemptions or variances were required. At this time any change of use from a single-family residence to another use is not proposed.

The sponsor indicates that he has been working with the neighbors since November, 2016 to address their concerns regarding use, modifications, pedestrian & vehicular traffic, privacy and crowd control. Specific actions are listed in the *Response to Discretionary Review*, page 3. Developing and implementing such actions are a considerable financial cost that is above and beyond the normal costs of construction and homeownership. The sponsor has been negotiating with the DR requestors since June, 2017. A number of settlement agreements have been shared; however, resolution of the below issues have not been reached.

- Prevent the home from resembling the version that was in the TV shows.
- Constrain the use of the home to a single-family dwelling.

## PROJECT ANALYSIS

**Building Use:** Per the Report of Residential Record (3R Report) on record, the current authorized use of the building is a single-family dwelling. The plans associated with this permit do not propose a change of use subject to neighborhood notification. The Planning Code does not specifically address periodic filming for commercial purposes. While the owner has suggested that the property could be used for short-term rentals or other commercial endeavors, it does not appear that such a use has been established. Should such uses be proposed in the future, the appropriate approvals and entitlements would need to be sought and granted before the use(s) became permitted.

**BBN Notice:** The subject permit application was reviewed and approved by the Planning Department at the Public Information Counter (PIC), and issued by the Department of Building Inspection without the BBN requestor (C. Hashagen) receiving notice of the permit. When the Planning Department was notified of this error the permit was suspended and the BBN notice was conducted retroactively. The requests for Discretionary Review were filed during the BBN notice period. The permit issuance was appealed to the Board of Appeals who could decide to revise, revoke or allow the permit to stand.

**Historic Nature of Block:** The subject property is a Category "A" historic resource and the project was reviewed by Planning Department preservation staff. The proposed two-story bay window would be set back approximately 10' from the front building wall. As such, staff determined that it was minimally visible from the public right of way and consistent with the Secretary of the Interior's Standards for the



preservation of historic resources under the California Environmental Quality Act. A Categorical Exemption was issued for the project. At the recommendation of the Residential Design Advisory Team, the project sponsor is voluntarily removing the second floor of the bay element.

**Interior Modifications:** The proposed interior layout of the building does not indicate a change in the number of dwelling units, or a use that could not be permitted. For this proposal, the Planning Code does not control interior elements such as under-stair niches, layouts of rooms, architectural trims on rear decks, exterior color or landscaping.

**Unreasonable Invasion of Privacy:** The proposed rear deck of  $\pm 4' - 6''$  deep,  $\pm 19'$  wide with  $\pm 3'$  side setbacks from side property lines is of a reasonable size and a typical amenity of homes. The Residential Design Advisory Team recommends that the roof deck be set back from the adjacent lightwell to the north. The project sponsor states they will voluntarily eliminate the roof deck from the proposal.

**Future Building Use:** Currently, there is no proposal to change the building's use. Notices of Special Restrictions are typically used in conjunction with projects requiring a Planning Commission or Zoning Administrator action, or where there are concerns regarding the creation of unpermitted dwelling units.

**Exterior Building Features:** Building color and voluntary landscaping are not regulated.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(e) and a Categorical Exemption was issued in February, 2017.

## PROCEDURAL INFORMATION

The subject permit was reviewed and approved by Planning Department preservation staff at the Public Information Counter (PIC) on February 23, 2017 without notice to the Block Book Notification (BBN) requestor, Carla Hashagen. The permit was subsequently issued by the Department of Building Inspection.

When the Planning Department was made aware of the situation the permit was suspended and the 10-day BBN notice was issued. The requests for DR were submitted within the 10-day BBN notice period. The permit issuance has been appealed to the Board of Appeals, and a hearing will be conducted after the Planning Commission hears the requests for DR.

Should the Planning Commission wish to take action against the permit, the action would be advisory to the Board of Appeals.

## RESIDENTIAL DESIGN ADVISORY TEAM REVIEW

The RDAT reviewed the proposal on June 13, 2017 and recommended the modifications listed below. The proposed interior modifications are acceptable as they are consistent with the building's use as a single-family dwelling.

- Remove the second floor of the proposed bay window to minimize visibility from the street and preserve visual connection to the sky.
- Set the roof deck back from the building edge along the north side property line to align with the inside edge of the proposed access stair.

#### **BASIS FOR RECOMMENDATION**

- Removal of the bay window's second story will retain exposure to the sky from a side setback that is characteristic of the row of homes in which the subject property is located.
- Aligning the north edge of the roof deck with the inside edge of the access stair will sensitively locate and screen a rooftop feature.
- The project complies with the Planning Code and Master Plan.

The project sponsor has indicated the roof deck and bay window's second floor will be removed from the proposal. However, due to the pending Board of Appeals hearing revised plans were not submitted.

|                        |  |
|------------------------|--|
| <b>RECOMMENDATION:</b> | <b>Recommend to the Board of Appeals that revisions to the permit as proposed by the RDAT be required.</b> |
|------------------------|--|

#### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

BBN Notice

DR Applications

Response to DR Application dated November 15, 2017

DR Requestor Submittal

Public Comment (as of noon, November 20, 2017)

Categorical Exemption

Reduced Plans

- Approved Plans
- Proposed Revised Plans to reflect RDT comments, clarifications & voluntary changes

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The building is located in a row of homes with virtually identical architectural character.

### SITE DESIGN (PAGES 11 - 21)

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

**Comments:** The proposal constitutes minimal changes to an existing building. A proposed bay window is set back from the front building wall by approximately 10' and located at the south side setback of the building. A proposed rear deck is ± 4' – 6" deep, ± 19' wide with ± 3' side setbacks.

## BUILDING SCALE AND FORM (PAGES 23 - 30)

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

**Comments:** The proposal constitutes minimal changes to an existing building. The proposed rear deck projects approximately 4' – 6". beyond the existing rear building wall and is ± 19' wide with set backs from each side property line by approximately 3'.

## ARCHITECTURAL FEATURES (PAGES 31 - 41)

| QUESTION   | YES | NO | N/A |
|--|-----|----|-----|
| <b>Building Entrances (pages 31 - 33)</b>  |     |    |     |
| Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building? |     |    | X   |
| Does the location of the building entrance respect the existing pattern of building entrances?   |     |    | X   |
| Is the building's front porch compatible with existing porches of surrounding buildings?   |     |    | X   |
| Are utility panels located so they are not visible on the front building wall or on the sidewalk?  |     |    | X   |
| <b>Bay Windows (page 34)</b>   |     |    |     |
| Are the length, height and type of bay windows compatible with those found on surrounding buildings?   | X   |    |     |
| <b>Garages (pages 34 - 37)</b>   |     |    |     |
| Is the garage structure detailed to create a visually interesting street frontage?   |     |    | X   |
| Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?                          |     |    | X   |
| Is the width of the garage entrance minimized?   |     |    | X   |
| Is the placement of the curb cut coordinated to maximize on-street parking?  |     |    | X   |
| <b>Rooftop Architectural Features (pages 38 - 41)</b>  |     |    |     |

|   |  |  |   |
|---|--|--|---|
| Is the stair penthouse designed to minimize its visibility from the street?                                   |  |  | X |
| Are the parapets compatible with the overall building proportions and other building elements?                |  |  | X |
| Are the dormers compatible with the architectural character of surrounding buildings?                         |  |  | X |
| Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings? |  |  | X |

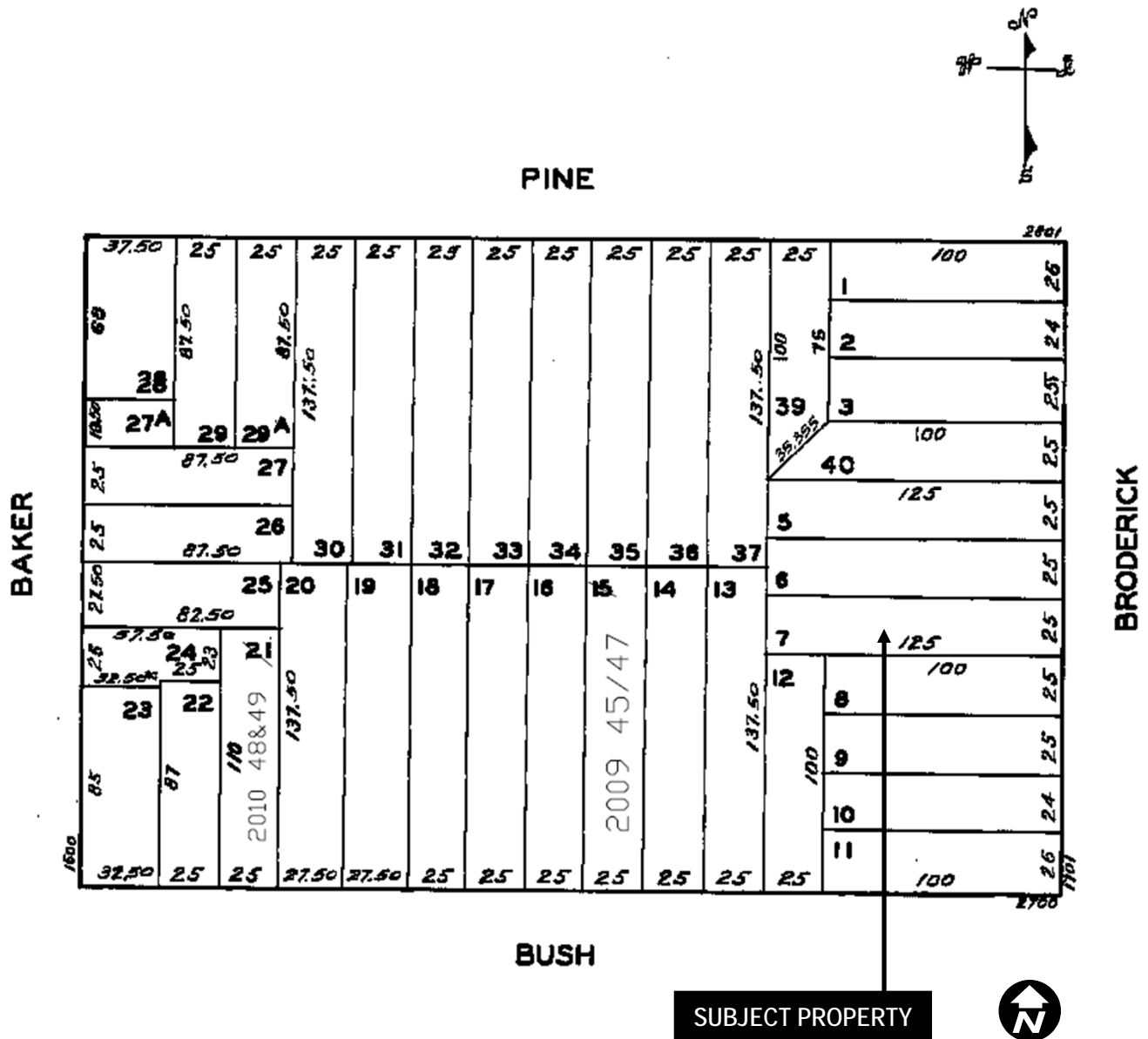
**Comments:** The proposed two-story bay window is located in the south side setback and approximately 10' back from the front building wall. The sponsor is voluntarily removed the second floor if this feature.

#### BUILDING DETAILS (PAGES 43 - 48)

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

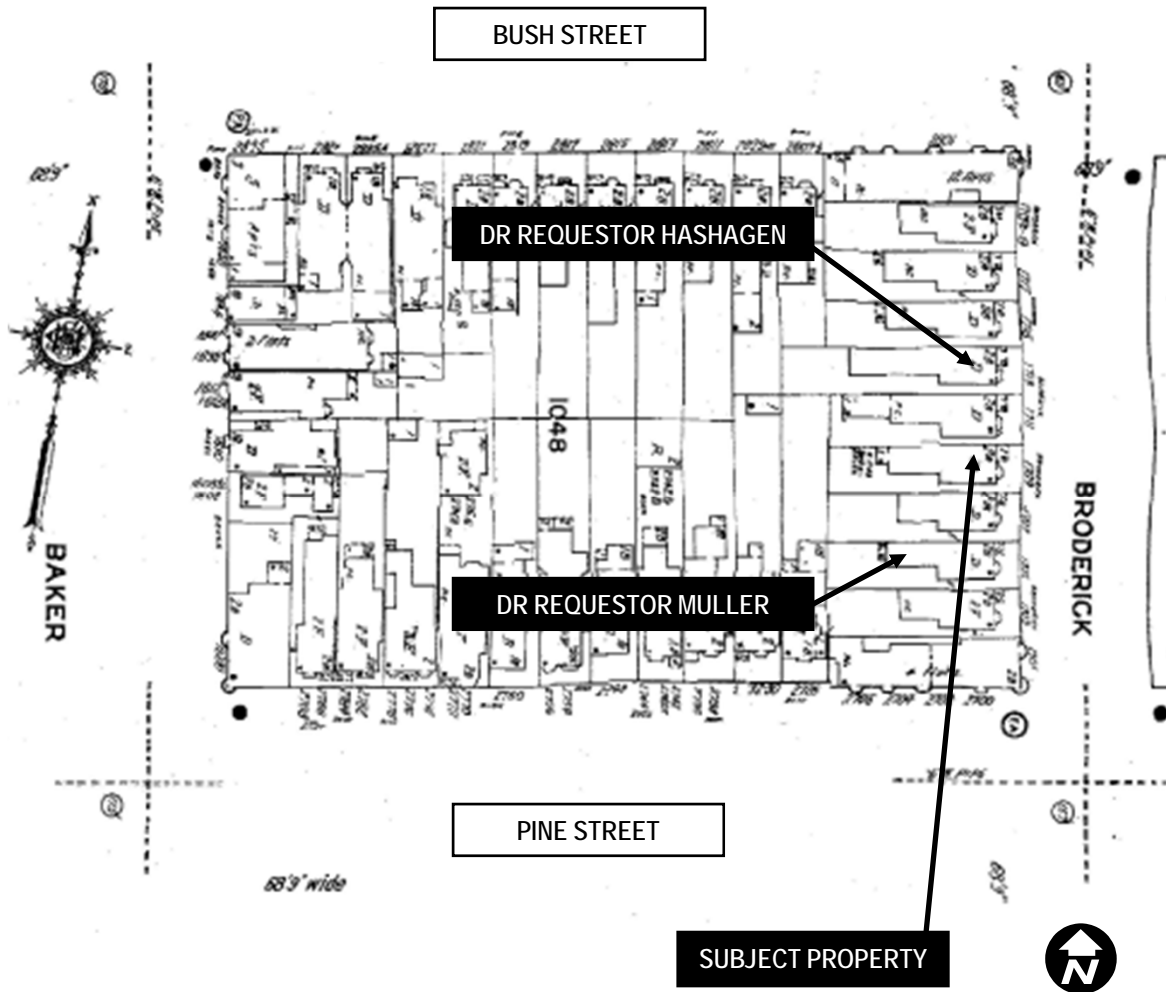
**Comments:** The proposal does not involve the architectural elements discussed above.

# Parcel Map



Discretionary Review Hearing  
Case Number 2017-005643DRP  
1709 Broderick Street

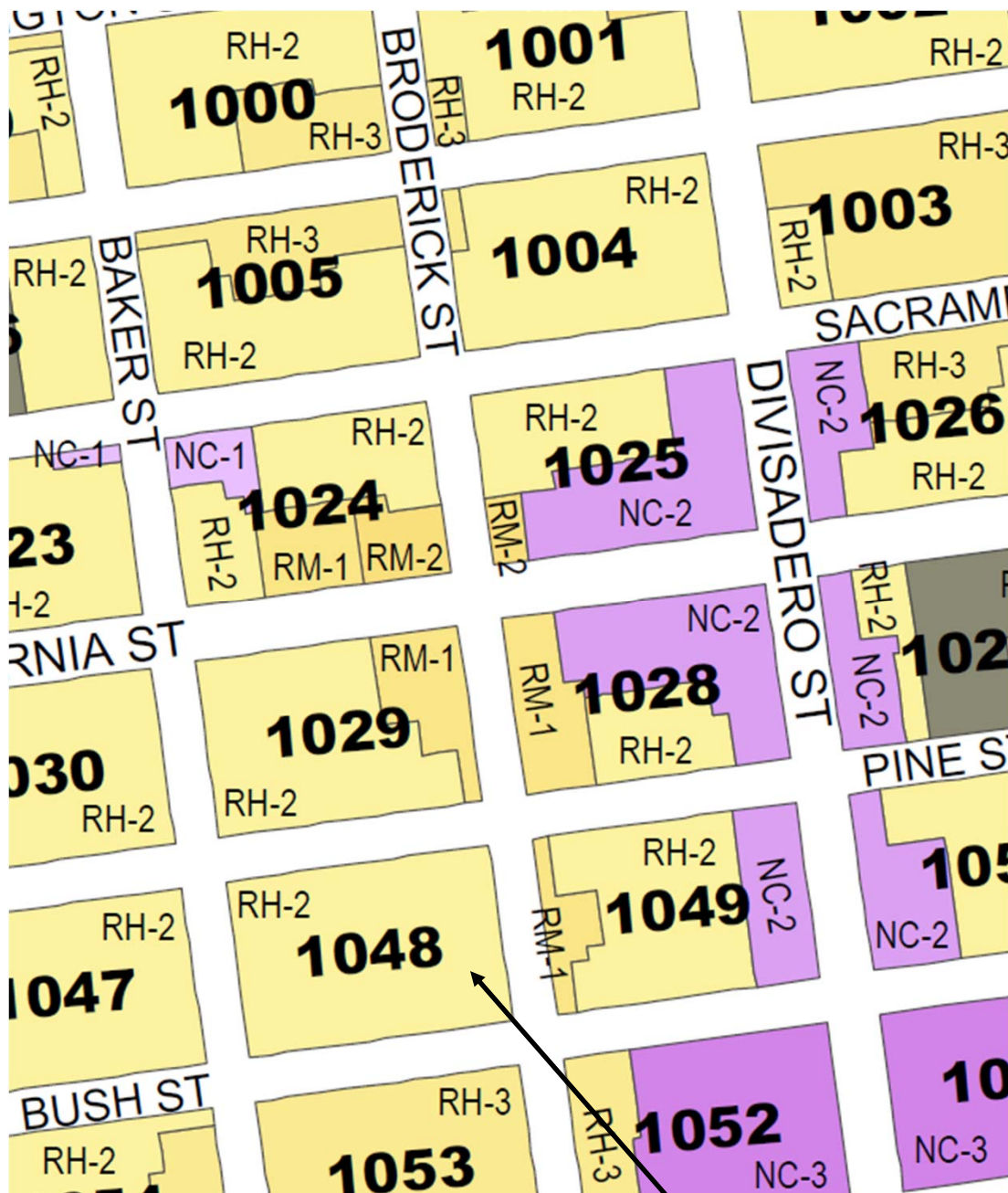
# Sanborn Map\*



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

Discretionary Review Hearing  
Case Number 2017-005643DRP  
1709 Broderick Street

# Zoning Map



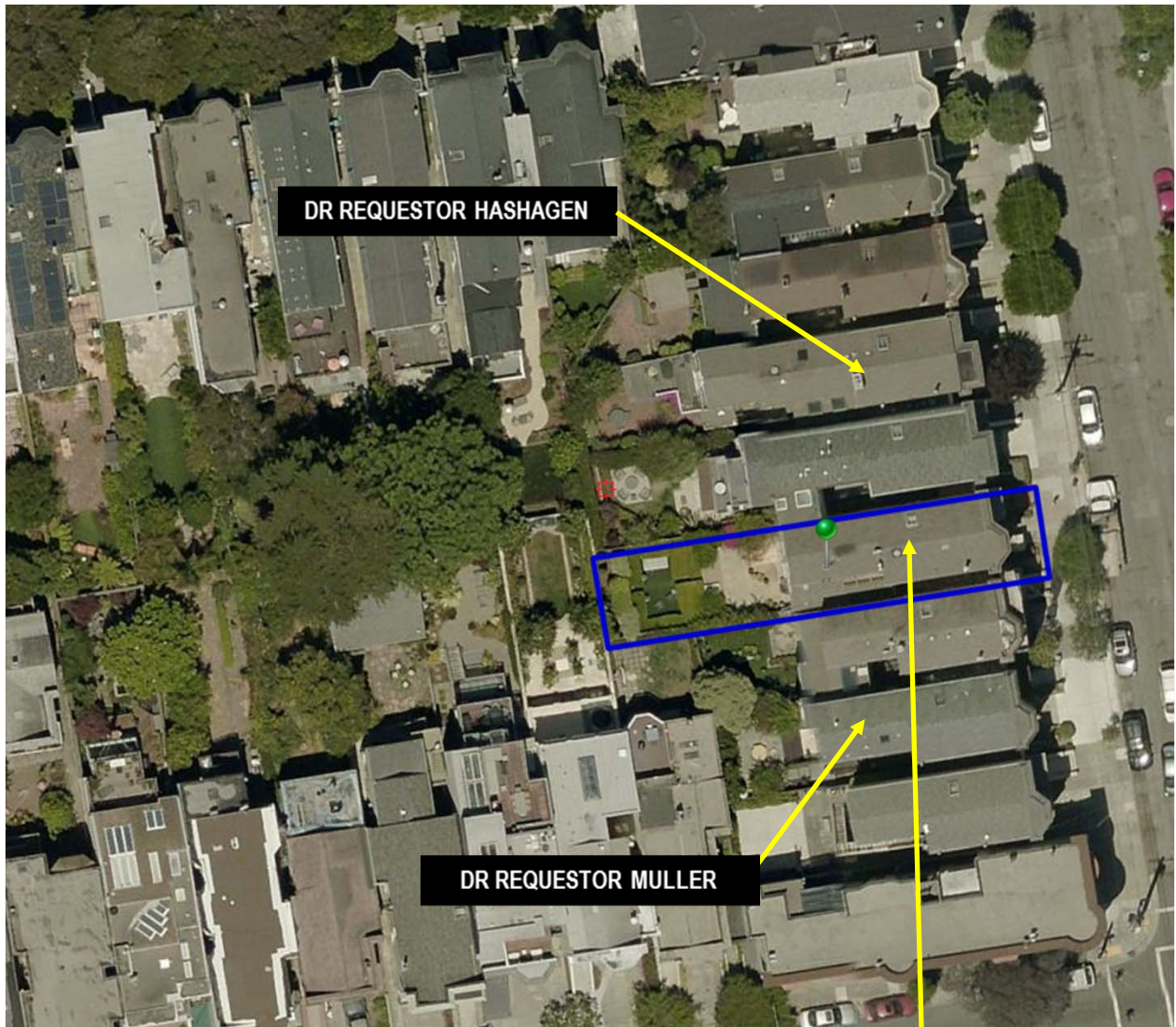
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2017-005643DRP  
1709 Broderick Street



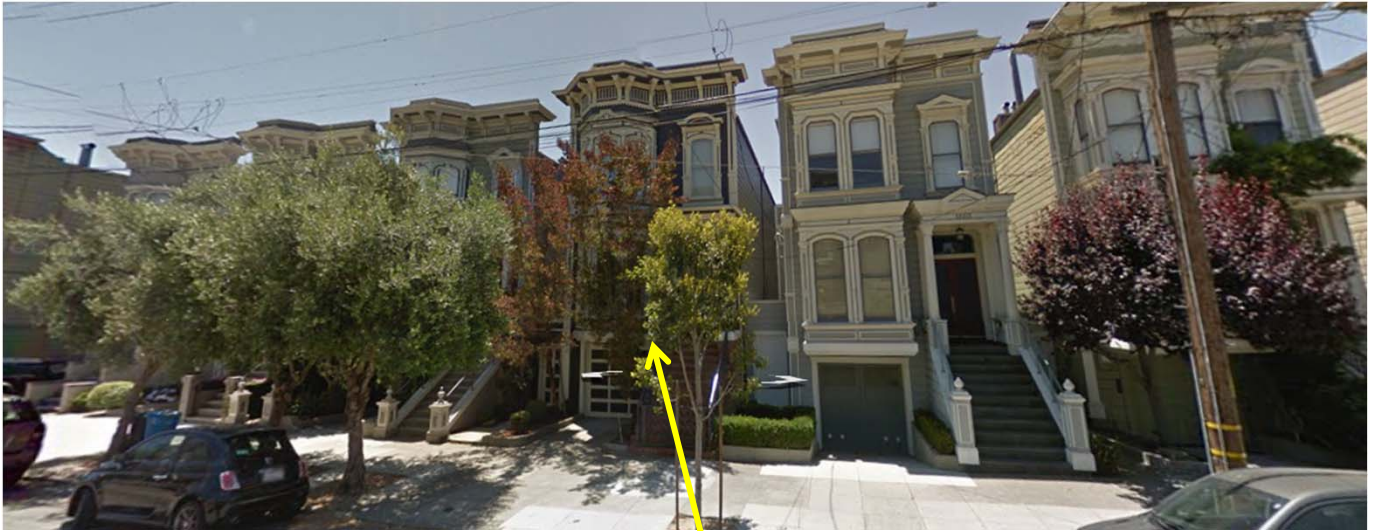
# Aerial Photo



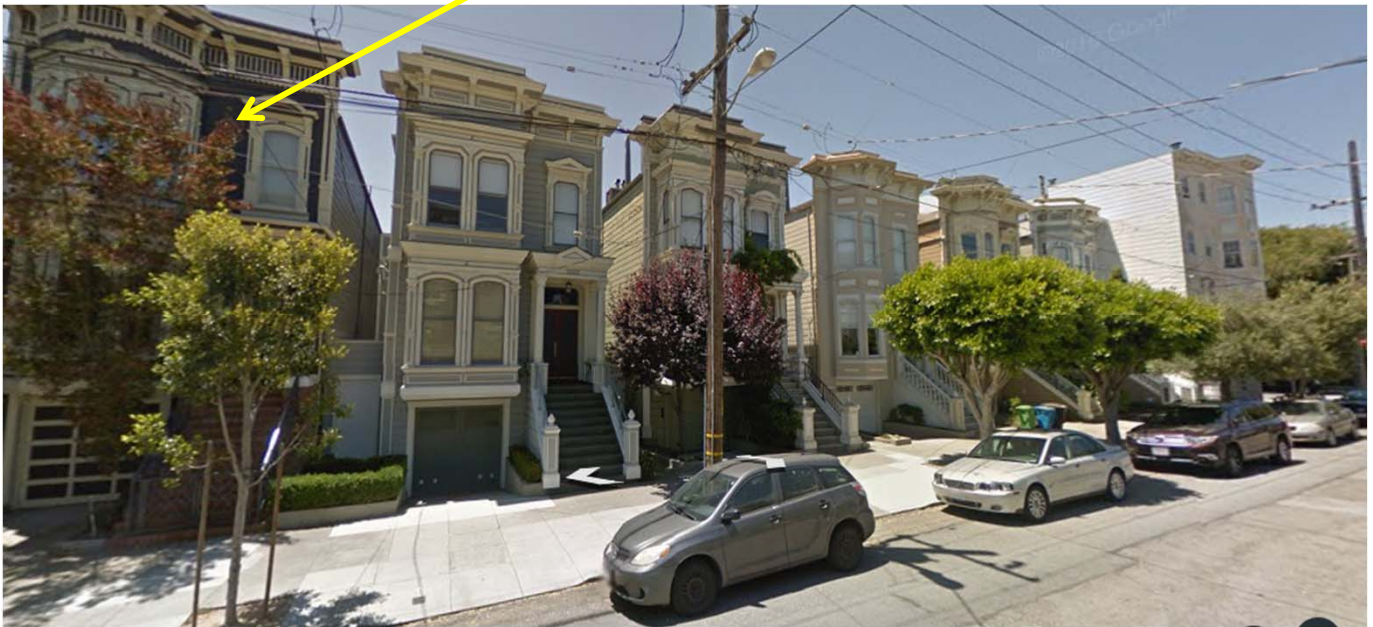
SUBJECT PROPERTY



# Site & Context Photos (west side of Broderick Street)



**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2017-005643DRP  
1709 Broderick Street



# Site & Context Photos (east side of Broderick Street)



Discretionary Review Hearing  
Case Number 2017-005643DRP  
1709 Broderick Street

**From:** [Velve, Sara \(CPC\)](#)  
**To:** ["hashagen5@aol.com"](mailto:hashagen5@aol.com)  
**Cc:** [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Duffy, Joseph \(DBI\)](#)  
**Subject:** Block Book Notification, 1709 Broderick Street, San Francisco  
**Date:** Monday, April 24, 2017 11:04:00 AM

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To: Carla Hashgen  
1713 Broderick Street  
San Francisco, CA 94115

RE: Block Book Notice for Building Permit Application No. 2016.12.23.5878, 1709 Broderick Street

Dear Ms. Hashgen:

This letter is to provide you with due process in accordance with the Planning Department's Block Book Notice (BBN) policy. You have a 10-day period in which to file a request for Discretionary Review (DR) against the building permit application referenced above. The 10-day period ends at 5:00 pm on Thursday, May 4<sup>th</sup>. If you would like to review the plans for this permit, please contact Joe Duffy at DBI, at [joseph.duffy@sfgov.org](mailto:joseph.duffy@sfgov.org), or 415-558-6656. He is best reached by email.

On December 23, 2016 the project sponsor submitted the permit to the Department of Building Inspection (DBI) to review the following scope of work: "interior remodel & seismic retrofit all level new side bay window, deck addition at rear, new roof deck." On March 21, 2017 the permit was reviewed and approved by the Planning Department without conducting the necessary BBN. The permit was issued by DBI on March 22, 2017. Upon being informed that the BBN had not been processed, the Planning Department requested that DBI suspended the permit. On March 31, 2017 you submitted an appeal of the permit to the Board of Appeals. The permit is now suspended in order to conduct this BBN and address the appeal.

Should you wish to file a request for Discretionary Review, and your concerns cannot be resolved with the project sponsor, a hearing with the Planning Commission would be necessary. As the permit has already been issued, the Planning Commission's decision would be advisory to the Board of Appeals. For your convenience, a link to the Discretionary Review Application and instructions is below. The cost to file Discretionary Review is \$578.00. Please read the instructions carefully and provide all required information when the application is submitted at the Planning Information Counter at 1660 Mission Street, 1<sup>st</sup> Floor. The Planning Department will not accept an incomplete Discretionary Review request.

<http://sf-planning.org/sites/default/files/FileCenter/Documents/491-Discretionary%20Review%20Application.pdf>

Please confirm you have received this email/notice.

You can contact me at 415.558.6263 or [sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org) with any questions you may have.

Best,

Sara Vellve

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use onlyAPPLICATION FOR  
**Discretionary Review**MAY 13 2017  
CITY & COUNTY OF S  
PLANNING DEPARTMENT  
PIO

## 1. Owner/Applicant Information

|  |                    |                               |
|--|--------------------|-------------------------------|
| DR APPLICANT'S NAME:<br>Carla M Hashagen   |                    |                               |
| DR APPLICANT'S ADDRESS:<br>1713 Broderick St., San Francisco, CA   | ZIP CODE:<br>94115 | TELEPHONE:<br>(415 )567-8521  |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:<br>1709 Broderick St. LLC (Jeff Franklin) |                    |                               |
| ADDRESS:<br>10066 Ceilo Dr., Beverly Hills CA  | ZIP CODE:<br>90210 | TELEPHONE:<br>(310 ) 273-4870 |
| CONTACT FOR DR APPLICATION:<br>Same as Above <input checked="" type="checkbox"/>   |                    |                               |
| ADDRESS:   | ZIP CODE:          | TELEPHONE:<br>( )             |
| E-MAIL ADDRESS:<br>hashagen5@aol.com   |                    |                               |

## 2. Location and Classification

|   |                           |                            |                          |                               |
|---|---------------------------|----------------------------|--------------------------|-------------------------------|
| STREET ADDRESS OF PROJECT:<br>1709 Broderick St., San Francisco, CA |                           | ZIP CODE:<br>94115         |                          |                               |
| CROSS STREETS:<br>Pine/Bush   |                           |                            |                          |                               |
| ASSESSOR'S BLOCK/LOT:<br>1048 /007                                  | LOT DIMENSIONS:<br>25x125 | LOT AREA (SQ FT):<br>3,125 | ZONING DISTRICT:<br>RH-2 | HEIGHT/BULK DISTRICT:<br>40-X |

## 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 home

Present or Previous Use:

Proposed Use: Single family home, used for commercial purposes

Building Permit Application No. 201612235878

Date Filed: Issued 03/22/17

#### 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.

No changes have been made to the project in response to the DR requester's or neighborhood concerns.

## 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.

See Attachment 1

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:

See Attachment 1

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?

See Attachment 1



## 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: Carla M. Hashagen Date: 05.03.17

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

CARLA M. HASHAGEN  
Owner / Authorized Agent (circle one)

1. REASONS FOR REQUESTING DISCRETIONARY REVIEW

The subject property, 1709 Broderick St., was filmed and included in the opening credits of the television show "Full House" in 1987, and more recently the same credits have been used in a Netflix spin-off, "Fuller House." The Project Sponsor is the producer of those two television shows, and has made it clear that he will not live in the house. He is a Hollywood producer who has bought the house for commercial purposes—promoting it as a fan destination, using it for promotional events, and filming at the house. Netflix, which owns the rights to "Fuller House," has been complicit with the Project Sponsor in undertaking these commercial activities. This has created "exceptional and extraordinary" circumstances which have wreaked havoc on our neighborhood. Allowing changes to the property which would further promote the house for these purposes would make an already terrible situation worse. The neighborhood asks that the permit be denied; that work on this house be limited to interior alterations which are normal for a single family home; and that the Project Sponsor not be allowed to turn the interior or exterior of the house into a "Full House" or "Fuller House" set for shooting film, or entertaining visits of fans or tourists on a daily or short-term basis.

- The Project Sponsor has stated that the current and proposed use of the property is as a "Single Family Residence." In fact, **the Project Sponsor and Netflix have used the house extensively and exclusively (even during construction) to promote "Full House" and "Fuller House" television shows, changing the use of this house to non-residential uses.** The Project Sponsor and Netflix have undertaken two filming/publicity events at the subject property, one on December 2, 2016, and another on May 4, 2017 (See Attachment 2.5 and 2.6). None of these non-residential uses were disclosed in making the permit application. Had such disclosure been made, neighborhood notification should have been triggered. The Project Sponsor has been clear in describing his intended uses of the property for commercial filming and promotional events. (See Attachment 2, Hollywood Reporter Interview) The Project Sponsor should be required to seek a permit for this change in use.
- The subject property is one of a row of nine identical 1883 Charles Hinkel Victorian homes. This is a rare and basically unaltered pattern of identical Victorians, unlike many others where the styles, heights, and setbacks vary. Policy 2 of the Planning Code requires "that existing housing and neighborhood character be conserved and protected in order to preserve the cultural (and economic) diversity of our neighborhoods." The proposed two-story bay window at the side of the house will be visible from the street, and is inconsistent with the rest of our historic row. It is clearly being added to match the "Full House" set.
- The plans on file at the Building Department suggest that various elements of the television show set will be replicated at the house—the two-story bay window at the side of the house,

an under-stair niche (where there are no stairs), the layout of the main floor rooms, and even trim on the rear deck.

- The permit includes construction of two decks—a rear deck and a roof deck. Adjacent neighbors have lost much of their privacy and reasonable enjoyment of the front rooms of their homes, front steps, and access to driveways, due to large numbers of visitors to the subject property. The addition of these decks to a house used for promotional purposes will likely deprive these adjacent neighbors, and others sharing the mid-block space, of any reasonable privacy and quiet at the rear of their homes as well.

## 2. UNREASONABLE IMPACTS / ADVERSE AFFECTS

Visitors to 1709 Broderick St. have suddenly grown from a nuisance to an intolerable number since the Project Sponsor's purchase and his and Netflix's promotion of the home. Neighbors have contacted the SFPD and SFMTA about the dangerous mix of pedestrians and cars in the middle of the street. Visitors double-park, block driveways, stand in the street to take pictures, yell back and forth across the street, leave their cars idling while they visit the house, and create situations where the street or a driveway is blocked and horns are honked. Additionally, there are regular visits from tour vans and buses, cars driving the wrong way on our two-way street, cars turning the wrong way on either Bush St. or Pine St., and visitors who blast the "Full House" theme song on their car radios when they visit. Neighbors made numerous counts of visitors to the house, during periods of from 20 minutes to 2 hours. At peak times, **the block is visited by 150-250 or more visitors and 50-75 cars per hour, with 1,000 visitors or more on weekend days.**

## 3. WHAT ALTERNATIVES OR CHANGES TO THE PROPOSED PROJECT

- Deny the Building Permit, Apply for a Change in Use  
The existing building permit should be denied. If the Project Sponsor wishes to change the use of the property, he should be required to seek the appropriate permits.
- Place a Notice of Special Restrictions on the Property  
To ensure that this and future owners do not undertake commercial or promotional activities at 1709 Broderick St. relating to the shows "Full House" and "Fuller House," restrictions should be placed on the property which prohibit these activities.

DR Application, 1709 Broderick St., Attachment 1  
Discretionary Review Request, Questions

- Eliminate Rear and Roof Decks

In order to minimize the opportunity for this house to be used for promotion, filming, or as a fan "Party House," the rear and roof decks which would severely impair the privacy of the surrounding homes should be eliminated. Additionally, it should be noted that none of the other homes in this historic row of matching Victorians have roof decks.

- Eliminate the Two-Story Bay Window

In order to preserve the historic Victorian row, the two-story bay window at the side of the house, which will be visible from the street and which will create noise for neighbors at 1707 Broderick St., should be eliminated.

- Permit the Project Sponsor to Complete Normal and Reasonable Alterations

The features of the proposed renovation that mimic the set of two television shows are unreasonable. The Project Sponsor should be allowed to complete normal interior alterations that are appropriate for a single family home, but should not be permitted to create a fan site, film studio, or stage set replica.

## 'Full House' Creator Purchases Original Tanner House in San Francisco (Exclusive)

8:15 AM PST 12/1/2016 by Chris Gardner



Courtesy of Jeff Franklin

Jeff Franklin poses outside the Tanner home, his new property, in San Francisco.

**The house, located at 1709 Broderick St., went on the market in May for \$4.15 million. Now that the show's creator Jeff Franklin has the keys, he hopes to use it for filming and eventually rent it out to the public: "It's a shame to let it sit empty."**

The Tanner House is back in the *Full House* fold.

Veteran TV producer Jeff Franklin — creator of the beloved long-running sitcom — has purchased the iconic San Francisco property where the Tanner family "lived," located in the city's Lower Pacific Heights neighborhood at 1709 Broderick St. The house went on the market in May with a price tag of \$4.15 million and Franklin snapped it up in a deal that closed this fall, paying right around \$4 million. Built in 1883, the Charles Lewis Hinkel home is noted for its Italianate Victorian architecture and was handpicked by Franklin nearly 30 years ago to serve as the Tanner household in stock shots featuring the outside of the home. Inside, the nearly 2,500 sq. ft. includes four bedrooms and four bathrooms. Despite a recent redesign that some realtors described as "sophisticated," Franklin is planning to redo the interiors to match its sitcom heritage, making it appear as if the Tanner family really lives there.



#### 'Full House' Stars Pass the Torch at Netflix Sequel Series Premiere

"The house came on the market and really, I just thought, I *have* to buy this house," Franklin told *The Hollywood Reporter* during a telephone interview from San Francisco on Wednesday afternoon. "I'm so sentimental about the house. It's great to have the house in our *Full House* family and be able to preserve it for the fans. ... Seriously, I love owning this house."

Another thing he loves: The property now has a red door once again. The previous owners painted it a seafoam green color, but Franklin made the change one of his first orders of new homeowner business, a detail that will surely please fans — many of which still flock there on a daily basis for photo ops. "There are probably 250 fans per day that show up and take a picture in front of it," Franklin noted. "It will be a lot more fun for the fans because now the house will look like the Tanners really live there. It's a gift to the fans, but it's also fun for me to own it."

But they better hurry because the red door will take a temporary hiatus. "I need to do some construction work on the inside, and do a seismic retrofit so the building is safe. It still has the original, brick foundation from 1883, and the whole house needs to be brought up to code," Franklin explained. "That will probably be six months of construction and during that time, the red door will not be there because I don't want it to get ruined."



#### 'Fuller House' Season 2 Trailer: First Kisses and New Kids on the Block

Franklin recalled that he picked that particular home after a location manager visited San Francisco to select options for the Tanner family residence before they started shooting in early 1987. "I wanted the family to live in one of those classic Victorian homes," he added. "For some reason, that one jumped out at me. There were lots of candidates but that was the winner."



Franklin laughed that they paid a "ridiculous" amount, "like \$500," to shoot a bunch of shots of the home — everything from lights on, lights off, daytime and nighttime — so they would have options moving forward. "We didn't need to go back there until several years later, but by that point the owner, I guess, had become annoyed with fans coming by and they weren't in a cooperative mood," he said. Subsequent owners also were frustrated living inside a tourist magnet.

Because of that, Franklin said that "no one has allowed us to shoot in that house since we did our very first stock shoot back in April of '87. Our audience has watched the same cars drive by that house now for 29 years. It's going to be really nice to see some new cars drive by the house."

As the new owner, Franklin is looking toward making the home a part of the new incarnation of the show, *Fuller House*, which streams on Netflix. The reboot debuted in February and a second season is prepped and ready to roll out on Dec. 9. He is hoping to hear from Netflix shortly about a season-three renewal, giving them an option to shoot in and around the home.

"We would take advantage of the fact that I now own the house, and we could go up there and shoot some new footage and maybe bring the cast up and shoot with them up there," he said, adding that he also plans to take advantage of the show's upcoming anniversary, albeit in a more private way.

*Full House* premiered on Sept. 22, 1987, making Sept. 22, 2017, the show's 30th anniversary. "That will be around the time that all of my construction will be done, so I hope to bring the cast up to the house and have a big slumber party here so people can drive by and actually see the Tanner family living there for one whole day," he explained. "That would be pretty fun."

By then too, the red door will be back and the landscaping and window treatments will match the looks from the sitcom, said Los Angeles native Franklin, who owns only one other home, his permanent residence in L.A. Up first though, are a series of fan events starting in San Francisco this week and continuing on to Tokyo, where he said the reboot has been a huge hit.

In addition to some filming and fun cast events, Franklin also has an eye out to rent the property to the public. "It's a shame to let it sit empty," he says. "I will be renting it out, but I'm not sure yet what, where, when or how. At some point soon I will figure that out."



Courtesy of Photofest



Courtesy of Photofest







# FILMING NOTICE!



**Friday**  
**December 2, 2016**

Dear Business Owners and Residents,

**Netflix, Inc** will be conducting a **Photography Shoot** on **December 2, 2016** from **3p-4:30p** in front of **1709 Broderick Street**. We will be posting **No Parking** signs between **1p-5pm** along **Broderick Street** **Bush and California**. All filming will occur **in front of 1709 Broderick Street** as **exteriors only**. We will have **2 SFPD** to assist us if we have any need for short periods of **Intermittent Traffic Control (ITC)**.

Our filming is being fully coordinated with **Film SF**, the Mayor's Film Office for the City of San Francisco. All required insurance and permits are on file with Film SF and will be present on location during the filming.

We want to thank you in advance for your cooperation and for supporting the film industry in San Francisco. If you have any questions or concerns, please call the on-site production contact and/or Film SF. We are here to answer any concerns that you may have and will work to treat your neighborhood with respect. Thank you.

Sincerely,

Chris at Every Productions  
415-902-0309

## **On-site Contact**

Chris at Every  
Productions  
415-902-0309

## **Film SF**

(415) 554-6241  
[film@sfgov.org](mailto:film@sfgov.org)  
twitter: @Film\_SF

## **SFPD**

Non-Emergency:  
(415) 553-0123  
Emergency: 911

For translation, please contact Film SF, 415-554-6241

如需要翻譯, 請致電 415-554-6241 聯絡 Film SF

Para la traducción, por favor, póngase en contacto con Film SF, 415-554-6241

Para sa impormasyon sa wikang Filipino, tumawag lang po sa Film SF, 415-554-6241



# FILMING NOTICE!



## THURSDAY May 4, 2017

Dear Business Owners and Residents,

**Horizon Scripted Television** will be conducting filming for the TV show **Fuller House** on **Thursday, May 4, 2017** from **10AM-8PM** on **Broderick Street between Bush and Pine**. We will be posting No Parking signs on **Broderick between California and Pine** for working trucks from 10AM-8PM and on **Broderick between Pine and Bush** from 12PM-8PM for filming.

All filming will occur outside 1709 Broderick with most of the filming occurring between 3PM-6:30PM. This production will use a UAS/drone camera for filming. SFPD will be on-site for the entirety of the shoot and there will be Intermittent Traffic Control (ITC) on Broderick between Pine and Bush while the drone is filming. For your reference, drone filming that has been approved for operation within the city of San Francisco can be found at <https://filmsfairpmap.com>

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We want to thank you in advance for your cooperation and for supporting the film industry in San Francisco. If you have any questions or concerns, please call the on-site production contact and/or Film SF. We are here to answer any concerns that you may have and will work to treat your neighborhood with respect. Thank you.

Sincerely,  
Gail Stempler

### On-site Contact

Gail Stempler  
415-720-5151

### Film SF

(415) 554-6241  
[film@sfgov.org](mailto:film@sfgov.org)  
twitter: @Film\_SF

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DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

1709 Broderick St., photos taken from across the street. The photo on the left is the house as it looked in 1987 when it was filmed for the television show "Full House." The subsequent owner changed the appearance by using a very different color scheme, planting trees that hid much of the facade, changing the red windowed doors to green paneled doors, and installing a gate at the bottom of the stairs. The photo on the right shows the house as it looked in 2015.



Jeff Franklin purchased 1709 Broderick St. in 2016 and returned it to the look it had 30 years previously. All the changes by prior owners have been undone. In the publicity photo below, Mr. Franklin, the new owner, is shown on the stairs after the reversion was complete.



DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

These photos show a December 2, 2016 publicity event at 1709 Broderick St., hosted by Jeff Franklin and Netflix. Present were many cast members of both "Full House" and "Fuller House." This event was to celebrate Mr. Franklin's purchase of 1709 Broderick St., as well as the Netflix release of the second season of "Fuller House." The event was covered by several TV stations and other media outlets. Reporting of this event spread over entertainment-oriented websites and spurred still more fan visits, with record numbers visiting during the December-January holidays.





DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

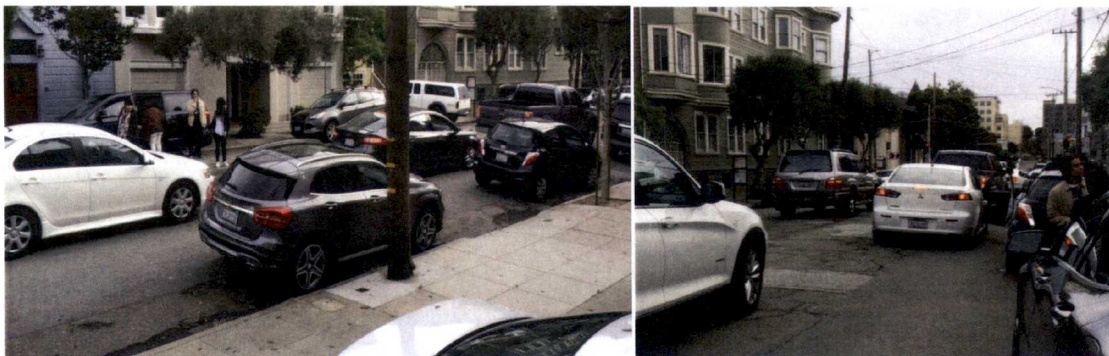
Cars and vans line up so that occupants can visit 1709 Broderick St.



Stopped traffic blocking a lane of the street. Cars often drive around the double-parked cars. Photos taken from 1713 and 1715 Broderick St.



One-way traffic on our two-way street.



DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

Driveways and garages are routinely blocked by visitors.

1760 Broderick St.



4 garages  
out of 5 are  
blocked

Driveway  
and  
Garage  
blocked

1713 Broderick St.



1734 Broderick St.



Garage blocked

1708 Broderick St.



Driveway  
and  
Garage  
blocked



DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

Double-parked vehicles along the street let fans out for picture taking. Photos taken from 1713 and 1715 Broderick St.



DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

Vans and Tour Buses are now common on this block of Broderick St.



This van double-parked on the wrong side of the street against traffic, and passengers exited to the middle of the street.





DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

Fans in front of 1709 Broderick St., taken from 1707 and 1713 Broderick St.



DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

Fans standing in the street.



Young girl struggles to open car door in the middle of the street.





DR Application, 1709 Broderick St., Attachment 3  
Supporting Photographs

1700 block of Broderick St. facing west, panoramic photo taken from 1734 Broderick St.  
This is the row of nine matching Victorians on the block.



1709 Broderick St.

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use onlyDiscretionary 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 type="checkbox"/>            |
| Address labels (original), if applicable  | <input type="radio"/>               |
| Address labels (copy of the above), if applicable   | <input type="radio"/>               |
| Photocopy of this completed application   | <input 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 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: Date: 3/3/17

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

2017-005643DRP 02

RECEIVED

MAY 04 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENTAPPLICATION FOR  
Discretionary Review

## 1. Owner/Applicant Information

|   |                    |                               |
|---|--------------------|-------------------------------|
| DR APPLICANT'S NAME:<br>Rudolph Muller  |                    |                               |
| DR APPLICANT'S ADDRESS:<br>1705 Broderick Street, San Francisco, CA   | ZIP CODE:<br>94115 | TELEPHONE:<br>(315 )560-8970  |
| PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:<br>1709 Broderick Street LLC |                    |                               |
| ADDRESS:<br>10066 Cielo Dr, Beverly Hills, CA   | ZIP CODE:<br>90210 | TELEPHONE:<br>(310 ) 273-4870 |
| CONTACT FOR DR APPLICATION:<br>Same as Above <input checked="" type="checkbox"/> X  |                    |                               |
| ADDRESS:  | ZIP CODE:          | TELEPHONE:<br>( )             |
| E-MAIL ADDRESS:   |                    |                               |

## 2. Location and Classification

|   |                             |                            |                          |                               |
|---|-----------------------------|----------------------------|--------------------------|-------------------------------|
| STREET ADDRESS OF PROJECT:<br>1709 Broderick Street |                             | ZIP CODE:<br>94115         |                          |                               |
| CROSS STREETS:<br>Bush and Pine                     |                             |                            |                          |                               |
| ASSESSORS BLOCK/LOT:<br>1048 /007                   | LOT DIMENSIONS:<br>25 x 125 | LOT AREA (SQ FT):<br>3,125 | ZONING DISTRICT:<br>RH-2 | HEIGHT/BULK DISTRICT:<br>40-X |

## 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 Home

Present or Previous Use:

Proposed Use: ~~Proposed Use~~ Site to shoot film for TV Shows and receive visits of fans

Building Permit Application No. 201612235878

Date Filed: 3/22/2017

#### 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 type="checkbox"/>            | <input checked="" 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.

The Project Sponsor does not live in San Francisco and told us he has no intention of living at the subject  
property. The Project Sponsor has instructed us to contact his local public relations firm to communicate any  
concerns. There is no willingness by the Project Sponsor to make changes to the proposed project.

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## 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 Project Sponsor is effecting a Change in Use of the property from residential to a site for shooting film for the Fuller House and Full House TV shows and for entertaining visits of fans on a short term basis.

See Attachments 1, 2 and 3.

Our block is now facing more than 1,000 visitors and a couple hundred cars on a single day.

The approval of the proposed project would cause irreparable harm.

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 subject property is one of a row of nine identical 1883 Charles Hinkel Victorian homes. This is a rare and basically unaltered pattern of identical Victorians. Policy 2 of the Planning Code requires "That existing housing and neighborhood character be conserved and protected in order to preserve the cultural (and economic) diversity of our neighborhoods."

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?

The Project Sponsor should be allowed to complete normal interior alterations appropriate for a single-family home. The Project Sponsor should not be permitted to complete alterations designed to accommodate filming or fan visits, or to replicate the set of the Fuller House or Full House TV shows. The exterior rear deck and roof deck should not be allowed, as the constant visit of fans will deprive the neighboring homes of any reasonable privacy in the rear of their homes.



## 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: May 4, 2017

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

Rudolph A. Muller

☒ Owner ☐ Authorized Agent (circle one)

## 'Full House' Creator Purchases Original Tanner House in San Francisco (Exclusive)

8:15 AM PST 12/1/2016 by Chris Gardner

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Franklin recalled that he picked that particular home after a location manager visited San Francisco to select options for the Tanner family residence before they started shooting in early

DR Application, 1709 Broderick St. - Attachment 1: Hollywood Reporter Story

1987. "I wanted the family to live in one of those classic Victorian homes," he added. "For some reason, that one jumped out at me. There were lots of candidates but that was the winner."

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# FILMING NOTICE!



Friday  
December 2, 2016

Dear Business Owners and Residents,

Netflix, Inc will be conducting a **Photography Shoot** on **December 2, 2016** from **3p-4:30p** in front of **1709 Broderick Street**. We will be posting **No Parking** signs between **1p-5pm along Broderick Street Bush and California**. All filming will occur **in front of 1709 Broderick Street as exteriors only**. We will have **2 SFPD** to assist us if we have any need for short periods of **Intermittent Traffic Control (ITC)**.

Our filming is being fully coordinated with **Film SF**, the Mayor's Film Office for the City of San Francisco. All required insurance and permits are on file with Film SF and will be present on location during the filming.

We want to thank you in advance for your cooperation and for supporting the film industry in San Francisco. If you have any questions or concerns, please call the on-site production contact and/or Film SF. We are here to answer any concerns that you may have and will work to treat your neighborhood with respect. Thank you.

Sincerely,

Chris at Every Productions  
415-902-0309

## **On-site Contact**

Chris at Every  
Productions  
415-902-0309

## **Film SF**

(415) 554-6241  
[film@sfgov.org](mailto:film@sfgov.org)  
[twitter: @Film\\_SF](https://twitter.com/Film_SF)

## **SFPD**

Non-Emergency:  
(415) 553-0123  
Emergency: 911

For translation, please contact Film SF, 415-554-6241

如需要翻譯, 請致電415-554-6241聯絡Film SF

Para la traducción, por favor, póngase en contacto con Film SF, 415-554-6241

Para sa impormasyon sa wikang Filipino, tumawag lang po sa Film SF, 415-554-6241

DR Application: 1709 Broderick street - Attachment 3



# FILMING NOTICE!



## THURSDAY May 4, 2017

Dear Business Owners and Residents,

**Horizon Scripted Television** will be conducting filming for the TV show **Fuller House** on **Thursday, May 4, 2017** from **10AM-8PM** on **Broderick Street between Bush and Pine**. We will be posting No Parking signs on **Broderick between California and Pine** for working trucks from 10AM-8PM and on **Broderick between Pine and Bush** from 12PM-8PM for filming.

All filming will occur outside 1709 Broderick with most of the filming occurring between 3PM-6:30PM. This production will use a UAS/drone camera for filming. SFPD will be on-site for the entirety of the shoot and there will be Intermittent Traffic Control (ITC) on Broderick between Pine and Bush while the drone is filming. For your reference, drone filming that has been approved for operation within the city of San Francisco can be found at <https://filmsfairmap.com>

Our filming is being fully coordinated with **Film SF**, the Mayor's Film Office for the City of San Francisco. All required insurance and permits are on file with Film SF and will be present on location during the filming.

We want to thank you in advance for your cooperation and for supporting the film industry in San Francisco. If you have any questions or concerns, please call the on-site production contact and/or Film SF. We are here to answer any concerns that you may have and will work to treat your neighborhood with respect. Thank you.

Sincerely,  
Gail Stempler

**On-site Contact**  
Gail Stempler  
415-720-5151

**Film SF**  
(415) 554-6241  
[film@sfgov.org](mailto:film@sfgov.org)  
twitter: @Film\_SF

**SFPD**  
Non-Emergency:  
(415) 553-0123  
Emergency: 911

For translation, please contact Film SF, 415-554-6241

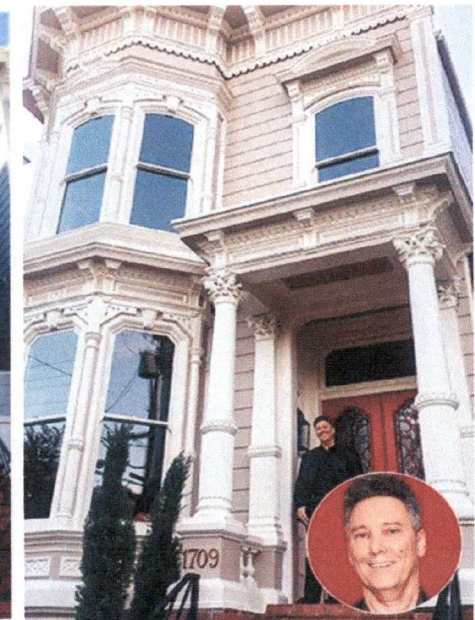
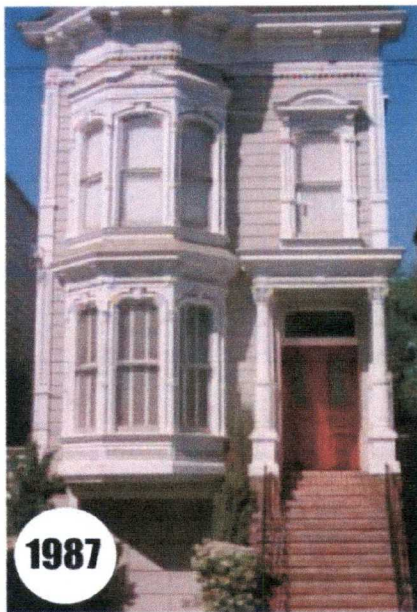
如需要翻譯, 請致電415-554-6241聯絡Film SF

Para la traducción, por favor, póngase en contacto con Film SF, 415-554-6241

Para sa impormasyon sa wikang Filipino, tumawag lang po sa Film SF, 415-554-6241



1709 Broderick St., photos taken from across the street. The photo on the left is the house as it looked in 1987 when it was filmed for the television show "Full House." The subsequent owner changed the appearance by using a very different color scheme, planting trees that hid much of the facade, changing the red windowed doors to green paneled doors, and installing a gate at the bottom of the stairs. The photo in the middle shows the house as it looked in 2015. Jeff Franklin purchased 1709 Broderick St. in 2016 and returned it to the look it had 30 years previously. The photo on the right shows the house after all the changes by prior owners were undone. Mr. Franklin is shown on the stairs.



2016

This photos shows the December 2, 2016 publicity event at 1709 Broderick St., hosted by Jeff Franklin and Netflix.





DR Application, 1709 Broderick Street - Supporting Photographs - Page 2

Fans in front of 1709 Broderick St. taken from 1713 Broderick Street



1700 Block of Broderick St. facing west, photo taken from 1734 Broderick St. This is the row of nine matching Victorians on the block.



## Application for Discretionary Review

CASE NUMBER:  
For Staff Use onlyDiscretionary 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 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),<br>Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new<br>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:

Christa Alexander

Date:

5/4/17



575 MARKET STREET, SUITE 2700  
SAN FRANCISCO, CA 94105  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
[business@sslfirm.com](mailto:business@sslfirm.com)

November 15, 2017

ELIZABETH BRIDGES  
DIRECT: 415.243.2686  
[liz@sslfirm.com](mailto:liz@sslfirm.com)

***VIA EMAIL***

San Francisco Planning Commission  
c/o Ms. Sara Vellve  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
*Email: [sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)*

Re: *Case #: 2017-005643DRP – Discretionary Review of Building Permit No.  
2016.12.23.5878 for 1709 Broderick Street, San Francisco*

Dear Commissioners:

We represent Jeff Franklin with regard to the home he owns at 1709 Broderick Street in San Francisco. We submit this statement in advance of your December 7th hearing in order to outline the history and current status of the dispute between Mr. Franklin and the Discretionary Review (DR) requestors, and to describe the parties' attempts to settle this dispute prior to the hearing.

While this matter shares some facts common to many DR cases—a property owner that wants to complete upgrades and a remodel to his property and neighbors that are concerned about privacy—there are two issues that differentiate it from a common DR. The first is the fact that Mr. Franklin's house is famous. Exterior images of the house were used in the original production of the TV series "Full House" beginning 30 years ago, and images of the house have been used recently in a re-boot of the show airing on Netflix called "Fuller House." Because of a love of the Full House series, fans and tourists visit the house on a near-daily basis. The house's neighbors are understandably upset with the effects of these visitors and have communicated directly with us about additional traffic, people milling in the street and sidewalk, noise, and litter. It should be noted that these activities have been going on for years before Mr. Franklin purchased the property, are largely outside of Mr. Franklin's control, and have nothing to do with the previously permitted and partially in-process renovation.

The second issue is the unusual procedural posture of this DR request. The Building Permit has been issued. Because of a discrepancy with the block book notification process—through no fault of Mr. Franklin's—the neighbors were given the opportunity to file both this DR request and an appeal to the Board of Appeals. While we dispute that the double-layer of appeal for an already-issued permit is the correct result, we agreed to this DR hearing in order to resolve the Planning Department's error, and we are here now and we would like to do what is



necessary for you to recommend that the Board of Appeals “unsuspend” the permit and allow Mr. Franklin to proceed with the planned renovation.

## I. Background

1709 Broderick is a single-family home in lower Pacific Heights. It is flanked by eight similarly-styled Victorian homes on a residential block of Broderick Street, between Bush and Pine Streets. Exterior images of the home were used in opening credits of the TV series “Full House” (which aired from September 1987 to May 1995) and “Fuller House” (airing from February 2016 and ongoing). No interior images of the home were ever shot or used in connection with the show. Mr. Franklin is the creator of these series. Since Full House began airing in 1987, the house has been a destination for fans and tourists in San Francisco. At the time Mr. Franklin bought the house, it attracted about 200-250 visitors a day.

Having great affection for the home because of its history with the TV series that he created, Mr. Franklin purchased the property in August of 2016. He returned the façade to the color scheme and landscaping design from the shots used in the show—changes that are allowed in San Francisco without any permits. We mention the façade change because the DR requestors find it significant that Mr. Franklin returned the house to the façade design apparent in the TV shows. Regardless of the way the house has looked over the course of the last 30 years, and even when it was painted a different color, had different landscaping and a fence, it has always attracted significant fan attention and visitation. The house *is* the “Full House” house no matter what it looks like. That is not a bell that can be un-rung.

At the time he purchased the property, Mr. Franklin had ambitions for the use of the home and made comments to the press about wanting to enhance the property as a fan destination, including by using the property for filming and leasing it to the public. However, since consulting with legal and public affairs counsel experienced with the zoning laws and permitting processes in San Francisco, Mr. Franklin has reconsidered and scaled back his expectations for the house considerably. Current renovations, some of which are authorized in the permit under your consideration, are aimed at bringing the structure up to code, including replacing the all brick foundation, updating the plumbing and electrical, waterproofing the exterior, and performing some interior and exterior modifications. While he has allowed Netflix, with proper permitting from the Entertainment Commission, to use the exterior of the home for two events over the course of the last year to promote “Fuller House”, Mr. Franklin has not changed, and is not currently proposing, any change of use for the property under the San Francisco Planning Code.

Shortly after purchasing the house, on November 30, 2016, Mr. Franklin invited his new neighbors to an open house to meet him and discuss his plans for the house. Mr. Franklin explained that the house would undergo construction (expected, at that time, to take 6-8 months) to replace the foundation and update the plumbing and electrical work. Also at this meeting, the neighbors aired their grievances related to the effects of the visitors to the house, explaining the impacts and inconveniences that they had experienced mostly prior to his ownership. The

neighbors made several helpful suggestions for alleviating some of those impacts, many of which Mr. Franklin has implemented.

Since that meeting, Mr. Franklin and his team have undertaken the following actions to alleviate neighbor concerns:

- On December 18, 2016, we arranged for a representative from the San Francisco Municipal Transportation Agency (SFMTA) to meet with neighbors at 1709 Broderick to discuss traffic and safety concerns. At that meeting, the SFMTA proposed the installation of *No Double Parking* signage; however, the neighbors decided against installing *No Double Parking signage*, since it could impede commercial deliveries and requested that we pursue enforcement. We worked with the SFMTA to develop customized *No Double Parking signage* that excludes commercial deliveries. In August 2017, Mr. Franklin paid for the printing and installation of the specialized *No Double Parking signage*. We are now working with Supervisor Farrell's office, the Northern Police Station and SFMTA to step up enforcement so that double parking is reduced or eliminated.
- We had meetings with SFMTA Sustainable Streets and Enforcement departments to discuss options for mitigating traffic. Conversations are ongoing.
- We had meetings with the Entertainment Commission to develop mitigation for impacts to neighbors during two permitted on-site events; we implemented that mitigation.
- We posted signage outlining good behavior to visitors outside of the house. Images of the poster have been circulated on social media and "rules of conduct" messaging has been posted to sites promoting the "Full House" house. We also have successfully had a Yelp page removed that provided the address of the house. We continue to monitor online activity related to the house.
- We have been proactively engaging in conversations with San Francisco travel agencies, private tour groups and tour busses to help raise the issue of visitor behavior. The San Francisco Tour Guide Guild agreed to help mitigate tourist impact by asking tour guides to inform guests and outline good behavior. We are in ongoing discussions with these groups to develop additional policies to lessen the impact of fans and visitors.
- San Francisco's major tour bus companies confirmed that they do not offer tours to 1709 Broderick Street. There is a smaller local company, San Francisco Movie Tours, which does make frequent visits during peak season. We've met with them and made them aware of the importance of limiting hours for visits and informing their guests about being courteous when they step out to take photos.
- We have provided the neighbors with contact information for a local point person – Luis Cuadra with BergDavis Public Affairs – who is available to respond to questions and concerns in a timely manner.
- We have been in touch with the Pacific Heights Residents Association (PHRA) to discuss neighbors' grievances and to seek their input.
- We have been in touch with Supervisor Farrell's office seeking their input and providing regular updates. At our request, Supervisor's Farrell's legislative aide offered to schedule

a joint meeting with neighbors and Mr. Franklin's representatives; however, the neighbors declined the invitation.

- From September 8 through October 12, 2017, Cypress Security provided private security at the house. At the direction of the neighbors, a security guard was on duty from 11am to 7pm every Thursday through Monday. The guard was trained and was tasked with discouraging double or illegal parking, loitering, littering and generally making sure that any fans visiting the house did so in an orderly and respectful manner. Our team received daily security reports, including information on any tour vans frequenting the area. Unfortunately, after several weeks of the neighbors harassing the guard and submitting him to constant video surveillance, the guard's performance began to suffer, and the arrangement became untenable. Because of the nature of the dispute and the neighbor's insistence on surveillance, other companies have declined to bid on the work. It should be noted that no other tourist destination of this type has security to manage crowds. This was an unprecedented effort to be a good neighbor.

These measures have cost Mr. Franklin approximately \$45,500 to date. Mr. Franklin's monthly cost to maintain these measures through 2018 is approximately \$10,000. This is in addition to the typical holding costs of the property—loans, taxes, and basic maintenance—and the atypical costs of maintaining legal and public relations counsel throughout a more than six month delay in construction while the permit appeals are pending. These are costs that Mr. Franklin is incurring while he is unable to use the property in any fashion because, as described below, construction on the foundation has already begun (and been stopped part way through).

## II. The Permits & the Neighbor's Appeals

In order to perform the desired work on the house: a foundation and seismic upgrade, updating of the electrical, plumbing and mechanical systems, and remodeling the interior, Mr. Franklin applied to the San Francisco Building Department for—and was issued—two building permits: (1) to replace the existing brick foundation (Permit No. 201612024011) and (2) to do a full interior remodel and seismic retrofit, including adding new side bay windows, a new rear deck and a new roof deck (Permit No. 201612235878). All of the proposed work complies with the San Francisco building and planning codes and no variances were necessary to approve the work.

After the permits were issued, representatives of the neighbors<sup>1</sup> filed four separate appeals challenging the issuance of the remodel permit (No. 201612235878)—two are for the DR under your review, and two are appeals to the Board of Appeals. The remodel permit is currently suspended pending these appeals, and no work has been or may be completed in furtherance of it.

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<sup>1</sup> The challengers are: Carla Hashagen (Discretionary Review case 2017-005643D), Rudolph Miller (Discretionary Review case 2017-805643DRP-02), Peter & Katherine Kocks (Appeal #17-050) and Craig Baum (Appeal #17-052).



No appeals have been filed challenging the foundation permit (No. 201612024011) and work has already begun. In fact, this work is almost complete in that the exterior brick foundation has been replaced with new concrete, but final completion is being held up because the foundation slab cannot be poured until the underground plumbing associated with the appealed remodel permit is inspected, which cannot happen while that permit is suspended. In connection with the foundation work, temporary shoring was installed to hold up the floors above. The temporary shoring is not intended to be a long-term fix. It needs regular maintenance and when the rains come this winter (as they already have begun), it could be compromised as the underlying soil saturates and starts to move. If the temporary shoring is compromised, the middle of the house will sag—which is likely to result in serious damage and will require even more construction to fix. The temporary shoring cannot be removed until the foundation work is complete and the permit is ready for final inspection. Thus, the house remains uninhabitable while the remodel permit remains suspended and the foundation work is pending.

In their Requests for Discretionary Review and appeals, the neighbors primarily argue that Mr. Franklin bought and intends to use the house for commercial purposes, and that the renovations further an unauthorized change of use because the design of the interior and exterior will look more like the set of Full House, which will then be used as a commercial enterprise catering to fans. They also specifically complain about the exterior modifications and argue that their privacy will be reduced by those modifications because the house will be used by visiting fans rather than a long-term resident. Ultimately, the neighbors' appeals of the permit have little to do with the physical elements of the proposed design and construction; instead the neighbors are leveraging San Francisco's rigorous permit process to make demands that fall well outside the scope of the City's planning laws. The appeals focus on the neighbors' perception that Mr. Franklin intends to turn the house into a public shrine to Full House. These permitted building changes will not make it so.

Mr. Franklin has proposed a set of necessary life safety and system upgrades and interior and exterior improvements to make the property habitable and desirable. This is well within his rights as a property owner. All of the proposed changes are authorized under the San Francisco building and planning codes, and no variances or other special exceptions were required before the building department issued the permits. And these are not the last permits that will be necessary to complete the work to bring this house up-to-date. The exterior needs to be waterproofed to protect it from the elements—the plan is to waterproof and replace the exterior like-for-like so that it does not visually change the design of the façade. Mr. Franklin has not yet applied for that permit, and will not do so until he is confident that construction may proceed on the rest of the work.

Finally, as shown on the plan sets included with your hearing packet, Mr. Franklin is willing to voluntarily agree to several changes to the scope of the remodel permit if he is allowed to proceed—most significantly, to remove the roof deck and to remove the upper portion of the two-story bay window.

### III. History and Status of Settlement Discussions

Mr. Franklin and the neighbors have engaged in lengthy settlement discussions, and even formal mediation, without resolution. From June through September, 2017, Mr. Franklin and the neighbors traded settlement offers with no success. In September, the parties shared the costs of and participated in formal mediation. Mediation was not successful, and the parties have continued to trade settlement offers with no success. Despite that Mr. Franklin has offered the neighbors concessions that are well beyond the scope of the City's planning and land use jurisdiction, we believe it is unlikely that the parties will resolve these issues on their own.

The sticking points in these negotiations seem to be twofold—the neighbors' desire to ensure that the house does not resemble the version of the house used in the TV shows and their desire to constrain the long-term use of the property beyond what is allowed in the San Francisco Planning Code. With regard to the appearance of the house, we believe that it is largely irrelevant what the house looks like—fans arrive without knowing what the house will look like on any given day. This is demonstrated by fan visits that occurred prior to Mr. Franklin's ownership of the property. When the house was a different color and design, the fans still came. While Mr. Franklin is amenable to making some of the physical changes requested by the neighbors to address their privacy concerns (e.g., by removing the proposed roof deck and the upper portion of the two-story bay window), making physical changes that have to do with whether the house appears similar to its 1987 exterior will not alleviate fan visits. Furthermore, to the extent the neighbors have requested changes to the interior design of the remodel in their appeals, those requests are simply beyond the scope of reason. The neighbors should not get a say on the interior design of the property unless they own it.

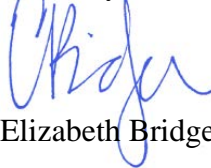
With regard to the long-term use of the property, the RH-2 zoning at the property is already limited to residential and other complementary uses. Over the many months that he has been unable to finish the renovation, Mr. Franklin has asked us to explore what other uses might be possible since he resides in Los Angeles and did not purchase the property with the intent to move his residence there. A few other uses are authorized by the property's zoning, including short-term rentals consistent with the City's regulations, a small-scale staffed bed and breakfast-type hotel (with less than 5 guest rooms), or leasing to a long-term tenant. Mr. Franklin is aware that obtaining a change in use or conditional use permit for the property to authorize a use requiring further permitting would be a significant uphill battle and he does not anticipate seeking such approvals. However, despite that implementing these uses is unlikely, affirmatively constraining the property beyond what the zoning allows is unfair and will decrease the property's value. Mr. Franklin is already spending considerable sums on a property he cannot use; decreasing the value of the property in this manner is unnecessary and would be arbitrarily punitive.

### IV. Conclusion

The neighbors of 1709 Broderick are holding Mr. Franklin responsible for conditions that have been present at the property for years and that he has little to no actual control over. In

consultation with his neighbors, he has undertaken many steps to alleviate the neighbors' grievances. Despite this, the neighbors are using San Francisco's unique permit appeals processes to leverage their demands and prevent him from completing a basic renovation of the property—something that is well within his rights as a property owner under the San Francisco planning and building codes. In order to move the approved construction forward and make his house usable again, Mr. Franklin is willing to continue many of the efforts he has undertaken to alleviate neighbor concerns, is willing to make significant changes to the design of the remodel, and would be willing to entertain additional reasonable requests. To that end, we look forward to a constructive discussion with you and the public on December 7th.

Sincerely,



Elizabeth Bridges

## INDEX TO REQUESTERS ATTACHMENTS

### 1. DR Requesters letter to Planning Commission

### 2. Publicity around purchase and use of the House (key items highlighted in each article):

- a. Project Sponsor's Tweet and Instagram post to promote his purchase of the House
- b. Project Sponsor's "advertising" sign and Tweet
- c. 12/01/16, The Daily Mail, "inside ... to resemble the home interiors from the sitcom"
- d. 12/01/16, ENews "possibly ... rent it out to the public"
- e. 12/01/16, Entertainment Weekly "preserve it for the fans"
- f. 12/01/16, Hollywood Reporter "match the looks from the sitcom"
- g. 12/01/16, People "possible cast reunion"
- h. 12/05/16, Business Insider "(not) a big money maker for me .... some kind of a write-off"
- i. 12/09/16, Forbes "it's (about) keeping fans engaged and keeping the ... brand out there"
- j. 12/09/16, Hollywood Reporter
- k. 01/19/17, People

### 3. Similarity of Interior Renovation Plans to Television Set:

- a. Living Room
- b. Back Deck
- c. Kitchen

### 4. Summary of Mediation & Settlement Efforts

### 5. List of Videos

<https://drive.google.com/drive/folders/1r0A2zKYYOH4ByaHspJZT5mkplog27nyd?usp=sharing>

Note, most videos are time-lapse, all are 2 minutes or less. Time-lapse videos have no sound, so noise of visitors, traffic, and horns is not conveyed. The subject property is the house with brick steps. All but video "b" were taken from across the street.

- a. 07/29/17--2 hours of evening congestion—typical of weekend afternoons/evenings
- b. 04/22/17--2 hours from the living room of 1711 Broderick, just 5' from 1709 steps
- c. 08/27/17--5 hours, weekend day
- d. 10/01/17—Accident; a typical slow driver, looking for 1709, truck tries to slowly pass, car of the driver speeding toward Bush is seriously damaged
- e. Netflix Full House 30<sup>th</sup> Anniversary Video—promotion of 1709 begins about halfway
- f. 07/29/17—Horns honking, first one-then many, street blocked
- g. 08/19/17—Large group at 12:30 am



November 14, 2017

San Francisco Planning Commission  
c/o Sara Vellve, S.F. Planning Dept.  
1650 Mission St., Suite 400  
San Francisco, CA 94103

DR Case No.            2017-005634DRP

Dear Members of the Planning Commission,

The requesters are aware that the Planning Commission's discretion should be exercised with the utmost restraint and that Discretionary Review should not be used as a tool to settle petty disputes between neighbors. However, this project involves exceptional and extraordinary circumstances that rarely occur, and which warrant the Planning Commission to review the Project Sponsor's (the "Sponsor") permit and to hear the comments and concerns of the neighborhood that has been impacted by the Sponsor's project.

Exceptional & Extraordinary Circumstances

The Sponsor's project is located at 1709 Broderick Street (the "House"). The exterior of the House was filmed and included in the opening credits of the television show "Full House" in 1987. More recently, the same credits using the exterior have appeared in a Netflix spin-off, "Fuller House," launched in 2016.

Jeff Franklin, who resides in Los Angeles, is the producer of those two television shows. Mr. Franklin bought the House in August 2016. Shortly following this purchase, Mr. Franklin made changes to return the House to its appearance in 1987—identical to the appearance of the House in the two television shows. These changes included; removing trees planted in the front yard, removing the gate at the bottom of the front steps, repainting the exterior of the House, and installing custom red front doors which match the doors from 1987.

Mr. Franklin bought the House for commercial purposes in contravention of the applicable residential zoning laws. Mr. Franklin has publicly promoted his purchase and ownership of the House. Beginning in December 2016, he arranged many promotional pieces in magazines and online. He promoted the House as a destination for fan visits. He undertook two filming/publicity events at the House to promote his television shows, one on December 2, 2016, and another on May 4, 2017. Also, in September 2017 a video promoting the 30<sup>th</sup> Anniversary of "Full House" was released, including cast

members promoting visits to the House, and suggesting that the show had been filmed there all along. This video used footage from the two prior events, and included unauthorized shots of neighbor's houses. All these promotional activities have been well publicized and reported on broadcast television, online sites, and in the written press, reaching far and wide to fans of the show, which is syndicated in over 30 countries. Mr. Franklin has been very clear in describing his intended uses of the House for commercial filming and promotional events.

Mr. Franklin has stated to the neighborhood ("Neighbors") and publicly to the media that he will not live in the House. He has also told the Neighbors on various occasions that he intends to rent the House after renovations are complete, but has made no decision on how to rent (short-term or long-term). On occasions, he has suggested he will run it as a Full House B&B. The Neighbors have informed Mr. Franklin that short-term rentals would be illegal in our residentially zoned neighborhood, and that he would be opposed.

Mr. Franklin's actions have harmed the health and well-being of the Neighbors, are destroying the residential character of the neighborhood; and depriving the Neighbors of their basic rights to privacy, clean air, convenient access to property, and safety from dangers. Moreover, there have several residents who work from home and they have difficulties working due to the disturbances created by the visiting fans.

Mr. Franklin's actions have created the "exceptional and extraordinary" circumstances that have wreaked havoc on our neighborhood. Visitors to the House have grown from an occasional inconvenience to an intolerable number. Visitors double park, block driveways, stand in the street to take pictures, yell back and forth across the street, leave their cars idling while they visit the house, and create situations where the street or a driveway is blocked and horns are honked. Additionally, there are regular visits from tour vans and buses, cars driving in the wrong lane on our two-way street, cars turning the wrong way on the parallel one-way cross streets Bush and Pine, and visitors who blast the theme song on their car radios. More importantly, there are grave safety hazards. The Neighbors are afraid that a resident or visitor will be seriously hurt or killed. There have already been traffic accidents and near accidents.

After Mr. Franklin's promotion of the House, the Neighbors noted a substantial increase in visitors. Beginning in mid-December and from time-to-time since then, they have made counts of visitors to the house, for periods of from 20 minutes to 2 hours. At peak times, 150-250 visitors or more and 50 or more cars per hour visit the House, with 1,000-1,500 visitors or more on weekend days and holidays. This is creating a significant environmental impact on the neighborhood. The number of visitors has increased and now there are large numbers on normal weekdays, as Mr. Franklin has taken no action to counteract his prior promotional activities that created the visitor surge.

## REASONS FOR REQUESTING DISCRETIONARY REVIEW

Non-Permitted Use of the Property. The Sponsor's permit application indicated the current and proposed use of the property as a "Single Family Residence." In fact, the Sponsor has used the house extensively and exclusively (even during construction) to promote his two TV shows, and to receive visits from large numbers of fans following his promotional activities, effectively changing the use of this home. None of these non-residential uses were disclosed in making the permit application. Had such disclosure been made, neighborhood notification should have been triggered. The Project Sponsor should be required to seek a permit for this change in use.

Failed BBN Notice. There was a Block Book Notice filed for the subject property. The permit was issued over the counter without giving notice to Carla Hashagen, the BBN holder, and one of the two DR Requesters. The permit has now been suspended for the Block Book Notice and as two adjacent neighbors have filed appeals. If the BBN holder had been notified of the permit application prior to issuance, the neighbors would have been able to contact the Planning Department about the improper use of the property. We feel this denial of our rights to due process was damaging and should be reversed by having the Permit issuance permanently revoked.

Historic Nature of Block. The subject property is one of a row of nine identical 1883 Charles Hinckel Victorian homes. This is a rare and basically unaltered pattern of identical Victorians, unlike many others where the styles, heights, and setbacks vary. Policy 2 of the Planning Code states that "That existing housing and neighborhood character be conserved and protected in order to preserve the cultural (and economic) diversity of our neighborhoods." The proposed two-story bay window at the side of the house will be visible from the street, and is inconsistent with the rest of our historic row.

Interior Replication of Full House TV Set. The plans on file at the Building Department suggest that various elements of the television show set will be replicated at the house: the two-story bay window at the side of the house, an under-stair niche (where there are no stairs), the layout of the main floor rooms, and even trim on the rear deck. Allowing any further development of the house as an attraction would make an already terrible situation worse.

Unreasonable Invasion of Privacy. The permit as approved allows construction of two decks—a rear deck and a roof deck. Adjacent neighbors have lost much of the reasonable enjoyment of the front rooms of their homes whenever there are large numbers of visitors to the House. The addition of these decks to a house used for promotional purposes will likely deprive these adjacent neighbors, and others sharing the mid-block space, of reasonable privacy and quiet at the rear of their homes as well

## MEDIATION

The DR Requesters have made several efforts to settle their dispute with the Sponsor and have delayed their scheduled DR Hearing three times to allow more time for settlement discussions. These efforts have included direct negotiations, as well as using a professional mediator. The DR Applicants have been and are willing to settle if given meaningful long-term solutions that would require the Sponsor to (i) stop using the House for all promotional and commercial purposes, (ii) take action to change the appearance of the exterior of the House (or camouflage it during construction) and (iii) prevent access to the front steps of the House. While the Neighbors are likely to be impacted for some time, these remedies would discourage fans from visiting the House over time.

## RELIEF REQUESTED

The DR Requesters ask for the following relief:

- (1) Deny the Building Permit, Apply for a Change in Use. The existing building permit should be denied. If the Sponsor wishes to change the use of the property, he should be required to seek the appropriate permits.
- (2) Place a Notice of Special Restrictions on the Property. To ensure that this and future owners do not undertake commercial or promotional activities at the House relating to the shows “Full House” and “Fuller House,” restrictions should be placed on the property which prohibit these activities.
- (3) Eliminate Rear and Roof Decks. To minimize the opportunity for the House to be used for promotion, filming, or as a “Party House,” the rear and roof decks that would impair privacy at surrounding homes should be eliminated. Additionally, it should be noted that none of the other homes in this historic row of matching Victorians have roof decks.
- (4) Eliminate the Two-Story Bay Window. In order to preserve the historic Victorian row, the two-story bay window at the side of the house, which will be visible from the street and which will create noise for neighbors at 1707 Broderick St., should be eliminated.
- (5) Permit the Project Sponsor to Complete Normal and Reasonable Alterations. The elements of the proposed renovation that mimic the set of the two television shows are unreasonable. The Project Sponsor should be allowed to complete normal interior alterations that are appropriate for a single-family home for residential use, but should not be permitted to create a fan site, film studio, or stage set replica.



## NO HARDSHIP

The Sponsor is a well-known and wealthy television producer, estimated by some celebrity websites to have a net worth of \$200 million or more. The Sponsor's partner in the "Fuller House" show is Netflix, a large publicly traded company with a current market value exceeding \$60 billion. This information is relevant for the Planning Commission to understand the commercial intent and purpose of the actions taken by the Sponsor and Netflix with respect to the House.

We do not believe the recommendations will impose any undue hardship on the Sponsor. The Sponsor does not live in the House and has stated several times he does not intend to live there. The Sponsor has also stated that he does not need to do commercial shooting for his TV shows at the House. He has admitted that he can shoot at the replica of the House that has been built at the Warner Brothers studio in Los Angeles. On occasions, the Sponsor has said that the House is "nice to have" and that owning it is "fun." He has suggested cast slumber parties at the house, and wanting to preserve it for the "fans." The Sponsor should not be allowed to destroy a residential neighborhood and violate the applicable zoning laws so he can have "fun." In the meantime, the Neighbors on the 1700 block of Broderick St. as well as those on surrounding blocks are being forced to suffer daily from the Sponsor's non-permitted activities and the nuisance that he has intentionally created.

Respectfully Submitted,

Carla Hashagen & Rudolph Muller  
DR Requesters

**PROJECT SPONSOR'S TWEET AND INSTAGRAM POST TO PROMOTE HIS PURCHASE OF THE HOUSE**



Beginning in December 1, 2016, Mr. Franklin engineered massive publicity around his purchase of the House, including this Tweet and Instagram post.

**PROJECT SPONSOR'S "ADVERTISING" SIGN AND TWITTER POST**



This 3' x 5' sign was placed on the rear of the porta-potty located in the driveway of the House. It was put up ostensibly to encourage fans to be respectful of the neighborhood, but served instead as an advertisement for the House, and fans often extended their visit to take pictures with the sign as well as on the steps of the House. It was up for 9 months until it was stolen by some loud late-night visitors in October. Mr. Franklin's Tweets further served to encourage fan visits.

## 'It's a gift to the fans!': Full House creator Jeff Franklin buys San Francisco home featured in show... and will rent it out to the public

By [Sameer Suri For Dailymail.com](#) and [Associated Press](#)

Published: 16:25 EDT, 1 December 2016 | Updated: 20:18 EDT, 1 December 2016

Jeff Franklin, creator of Full House and its Netflix reboot Fuller House, has snapped up the iconic property that features in the show's opening credits. The San Francisco Victorian home that served as the exterior of the iconic 1980s' sitcom Full House went for sale in May, and the price tag for any would-be Tanner family was \$4.15 million. Franklin whittled it down to about \$4 million, according to [The Hollywood Reporter](#).

The 1883 home appears in Full House and its recent Netflix sequel, Fuller House, as the home of Danny Tanner and his fictional family.



*Sold! A Victorian home, centre, made famous by the television show Full House, has been bought by the sitcom's creator Jeff Franklin*

As the 61-year-old gushed to The Hollywood Reporter, 'I'm so sentimental about the house. It's great to have the house in our Full House family and be able to preserve it for the fans. ... Seriously, I love owning this house.' Revealing that he'll ultimately rent it out to the public - after filming in it, of course - the Inglewood native mused: 'It's a shame to let it sit empty.'

When the home initially went for sale, estate agents stressed the house's Victorian details rather than its TV history. And the off-white exterior with red door that appeared in the TV show was gone, painted over in green. Moreover, the interior looked nothing like the house on the TV show, which was filmed in a studio. Franklin's changed all that; back came the red door, and the inside of the house will be rejiggered to resemble the home interiors from the sitcom. These renovations will necessitate closing down the house to fans for about 'six months of construction.'

'I need to do some construction work on the inside,' the producer explained, 'and do a seismic retrofit so the building is safe. It still has the original, brick foundation from 1883, and the whole house needs to be brought up to code.'

He conceded that 'during that time, the red door will not be there because I don't want it to get ruined.'

<http://www.dailymail.co.uk/tvshowbiz/article-3991752/Full-House-creator-Jeff-Franklin-buys-titular-San-Francisco-home-ultimately-rent-public.html>



The Hangin' With Mr Cooper creator dished of the new door that 'There are probably 250 fans per day that show up and take a picture in front of it. It will be a lot more fun for the fans because now the house will look like the Tanners really live there. It's a gift to the fans but it's also fun for me to own it.'

He reminisced about originally filming the exterior shots of the house in 1987, when the ABC programme first aired. For \$500, the crew obtained all the external footage they needed for the show's eight-year run. Franklin explained that the house's subsequent owners, irritated by fan pilgrimages, haven't 'allowed us to shoot in that house since we did our very first stock shoot back in April of '87. Our audience has watched the same cars drive by that house now for 29 years. It's going to be really nice to see some new cars drive by the house.'

Next September 22nd, on the 30th anniversary of the pilot's air date, Franklin's got a 'pretty fun' gimmick planned involving the property. 'That will be around the time that all of my construction will be done,' said he, 'so I hope to bring the cast up to the house and have a big slumber party here so people can drive by and actually see the Tanner family living there for one whole day.'

Full House originally aired from 1987 to 1995 as a comedy series following three men raising three young girls in San Francisco. Fuller House revisits the same Tanner family, albeit this time with a gender reversal. Most of the original cast returned including Candace Cameron Bure, Jodie Sweetin, Andrea Barber, Stephanie Tanner, Kimmie Gibbler and John Stamos as Uncle Jessie. Mary-Kate and Ashley Olsen declined the invite to appear in the reboot. In Fuller House, pregnant and recently widowed DJ Tanner-Fuller - played by Bure - is living with her younger sister and life-long best friend and her "feisty" teenage daughter.

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## The Creator of *Full House* Just Fulfilled Every Fan's Lifelong Dream

by [Seija Rankin](#) | Thu, Dec 1, 2016 12:21 PM



*Have mercy! Jeff Franklin, famed creator of Full House, has got it, dude.*

When loyal fans hear the words *Full House*, only one thing comes to mind: The beautiful San Francisco row house that sat at 1882 Girard Street. Okay, so maybe a few things come to mind, like Danny's cleanliness or Uncle Jesse's hair or how cute Michelle was. But truly, that home was one for the ages and a source of pure envy for those who watched (or still watch) the sitcom. Which is precisely why its recent sale made such a big splash. Back in May, the owners of the iconic Victorian (which is actually located on Broderick Street in the Pacific Heights neighborhood) decided to put the place on the market, and **Franklin himself just snatched it up.**

The showrunner dished all to [The Hollywood Reporter](#), saying that he felt it was a shame to let it just sit empty for so long. (That could have been due to the home's \$4-plus million price tag, but we're not realtors). "The house came on the market and really, I just thought, I *have* to buy this house," he told THR. "'I'm so sentimental about the house. It's great to have the house in our *Full House* family and be able to preserve it for the fans. ... Seriously, I *love* owning this house."

**He shelled out close to \$4 million himself for the property, and he said that he plans to use it as a filming location and possibly even rent it out to the public in the future. We smell a super-popular Airbnb!**

First on the list of his new-homeowner to-do's was to replace the front door. The previous owners had kept it a shade of green, but Franklin decided to go back to its roots with the iconic red door we all know and love. He cited a great many other projects that he'll have to check off before any filming or tours can start (California is earthquake central, after all—don't you all remember the time that Danny went momentarily missing during a quake and scared little Stephanie half to death?).

But for now, fans embarking on the age-old pilgrimage to the home front for Instagram photos can do so knowing that it's back in the (kind of) Tanner family again.

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## Full House: Show creator buys Tanner house in San Francisco

[Nick Romano@NickARomano](#)

Posted on December 1, 2016 at 6:04pm EDT



ABC via Getty Images

Back in May, Jeff Franklin, the creator of [Full House](#), tweeted a photo outside the original Tanner home in San Francisco. “Charlie [his dog] and I went to San Fran to go house hunting. This one looks familiar,” he wrote. “Think I should buy?!” Turns out, he wasn’t kidding.

EW can confirm Franklin purchased the house for \$4.15 million, with Cindy Ambuehl representing him in the sale. The house is located on 1709 Broderick Street and marks where the Tanner family lived in the series. Franklin celebrated his new but oh so familiar home on Twitter, writing, “Yep, I bought it. Pretty cool!” The *Full House* creator, who also produces [Netflix’s Fuller House](#) revival, told [The Hollywood Reporter](#), “The house came on the market and really, I just thought, I have to buy this house. I’m so sentimental about the house. It’s great to have the house in our *Full House* family and be able to preserve it for the fans.”

Because the home’s previous owner became annoyed by the bevy of visitors, Franklin said the crew hasn’t been allowed to shoot inside the house since their first stock shoot in 1987. Assuming Netflix opts to renew *Fuller House* for a third season, he added, “We would take advantage of the fact that I now own the house, and we could go up there and shoot some new footage and maybe bring the cast up and shoot with them up there.”

But first, he needs to get going on about “six months of construction” to get it “up to code.” Meanwhile, we’re pleased to report the door, which was painted seafoam green by the previous owners, is back to its red glory.

Season 2 of *Fuller House* premieres on Netflix on Dec. 9.

<http://www.ew.com/article/2016/12/01/full-house-tanner-house-bought>

## 'Full House' Creator Purchases Original Tanner House in San Francisco (Exclusive)

8:15 AM PST 12/1/2016 by Chris Gardner



*Courtesy of Jeff Franklin*

*Jeff Franklin poses outside the Tanner home, his new property, in San Francisco.*

The house, located at 1709 Broderick St., went on the market in May for \$4.15 million. Now that the show's creator Jeff Franklin has the keys, he hopes to use it for filming and eventually rent it out to the public: "It's a shame to let it sit empty." The Tanner House is back in the *Full House* fold.

Veteran TV producer Jeff Franklin — creator of the beloved long-running sitcom — has purchased the iconic San Francisco property where the Tanner family "lived," located in the city's Lower Pacific Heights neighborhood at 1709 Broderick St. The house went on the market in May with a price tag of \$4.15 million and Franklin snapped it up in a deal that closed this fall, paying right around \$4 million.

Built in 1883, the Charles Lewis Hinkel home is noted for its Italianate Victorian architecture and was handpicked by Franklin nearly 30 years ago to serve as the Tanner household in stock shots featuring the outside of the home. Inside, the nearly 2,500 sq. ft. includes four bedrooms and four bathrooms. Despite a recent redesign that some

<http://www.hollywoodreporter.com/news/full-house-creator-purchases-original-tanner-house-san-francisco-951273>



# Hollywood Reporter

Page 2 (Excerpt)

realtors described as "sophisticated," Franklin is planning to redo the interiors to match its sitcom heritage, making it appear as if the Tanner family really lives there.



"The house came on the market and really, I just thought, I *have* to buy this house," Franklin told *The Hollywood Reporter* during a telephone interview from San Francisco on Wednesday afternoon. "I'm so sentimental about the house. It's great to have the house in our *Full House* family and be able to preserve it for the fans. ... Seriously, I *love* owning this house."

Another thing he loves: The property now has a red door once again. The previous owners painted it a seafoam green color, but Franklin made the change one of his first orders of new homeowner business, a detail that will surely please fans — many of which still flock there on a daily basis for photo ops. "There are probably 250 fans per day that show up and take a picture in front of it," Franklin noted. "It will be a lot more fun for the fans because now the house will look like the Tanners really live there. It's a gift to the fans, but it's also fun for me to own it."

But they better hurry because the red door will take a temporary hiatus. "I need to do some construction work on the inside, and do a seismic retrofit so the building is safe. It still has the original, brick foundation from 1883, and the whole house needs to be brought up to code," Franklin explained. "That will probably be six months of construction and during that time, the red door will not be there because I don't want it to get ruined."



Franklin recalled that he picked that particular home after a location manager visited San Francisco to select options for the Tanner family residence before they started shooting in early 1987. "I wanted the family to live in one of those classic Victorian homes," he added. "For some reason, that one jumped out at me. There were lots of candidates but that was the winner." Franklin laughed that they paid a "ridiculous" amount, "like \$500," to shoot a bunch of shots of the home — everything from lights on, lights off, daytime and nighttime — so they would have options moving forward. "We didn't need to go back there until several years later, but by that point the owner, I

<http://www.hollywoodreporter.com/news/full-house-creator-purchases-original-tanner-house-san-francisco-951273>

guess, had become annoyed with fans coming by and they weren't in a cooperative mood," he said. Subsequent owners also were frustrated living inside a tourist magnet.

Because of that, Franklin said that "no one has allowed us to shoot in that house since we did our very first stock shoot back in April of '87. Our audience has watched the same cars drive by that house now for 29 years. It's going to be really nice to see some new cars drive by the house."

As the new owner, Franklin is looking toward making the home a part of the new incarnation of the show, *Fuller House*, which streams on Netflix. The reboot debuted in February and a second season is prepped and ready to roll out on Dec. 9. He is hoping to hear from Netflix shortly about a season-three renewal, giving them an option to shoot in and around the home. "We would take advantage of the fact that I now own the house, and we could go up there and shoot some new footage and maybe bring the cast up and shoot with them up there," he said, adding that he also plans to take advantage of the show's upcoming anniversary, albeit in a more private way.

*Full House* premiered on Sept. 22, 1987, making Sept. 22, 2017, the show's 30th anniversary. "That will be around the time that all of my construction will be done, so I hope to bring the cast up to the house and have a big slumber party here so people can drive by and actually see the Tanner family living there for one whole day," he explained. "That would be pretty fun."

By then too, the red door will be back and the landscaping and window treatments will match the looks from the sitcom, said Los Angeles native Franklin, who owns only one other home, his permanent residence in L.A. Up first though, are a series of fan events starting in San Francisco this week and continuing on to Tokyo, where he said the reboot has been a huge hit.

In addition to some filming and fun cast events, Franklin also has an eye out to rent the property to the public. "It's a shame to let it sit empty," he says. "I will be renting it out, but I'm not sure yet what, where, when or how. At some point soon I will figure that out."



Courtesy of Photofest

## ***Full House* Producer Buys the Real Home Where the Tanner Family Lived for Nearly \$4 Million**

By [Megan Stein](#)

Posted on December 1, 2016 at 1:37pm EDT



Getty

The *Full House* house is officially off the market — and it's staying in the extended Tanner family. Jeff Franklin, the executive producer of the beloved '90s sitcom and the new Netflix revival *Fuller House*, has scooped up the San Francisco home that served as the facade for the Tanners' house for around \$4 million, according to *The Hollywood Reporter*.

"Yep, I bought it! Pretty cool!" the producer said on Twitter of the property he chose for the TV family's home nearly 30 years ago. "I wanted the family to live in one of those classic Victorian homes," he told *THR*. "For some reason, that one jumped out at me. There were lots of candidates but that was the winner."

He's already restored one aspect of the 1883-build to its former *Full House* glory, painting the previously seafoam-green door back to the red seen on the show. "It will be a lot more fun for the fans because now the house will look like the Tanners really live there," he said, adding, "It's a gift to the fans but it's also fun for me to own it."





*Olga Soboleva, Vanguard Properties*

Plans for the property include some renovations and a possible cast reunion for the show's 30th anniversary in September 2017. "I hope to bring the cast up to the house and have a big slumber party here so people can drive by and actually see the Tanner family living there for one whole day," he says. "That would be pretty fun."

Eventually, though, Franklin will most likely rent the space out to a San Francisco fan. "It's a shame to let it sit empty," he says of the estate that was recently listed on Craigslist. "I will be renting it out, but I'm not sure yet what, where, when or how. At some point soon I will figure that out."



## The 'Full House' creator bought the actual Tanner home, and he hopes it's a tax write-off

[Jethro Nededog](#)

Dec. 5, 2016, 1:29 PM



*"Fuller House"/Netflix*

"Full House" creator Jeff Franklin made headlines recently when he revealed that he had purchased the actual Tanner family home, the front of which has been seen in both the original series and its Netflix spin-off. "I went a little nuts one day and decided that would be a fun house for me to own," he told Business Insider. The four-bedroom, four-bathroom, 2,500-square-foot San Francisco house went on sale in May for the first time in about a decade for \$4.15 million. The time was right for Franklin, and [he nabbed it for around \\$4 million](#).

"Coincidentally, 'Fuller House' is now on the air," he said. "There's some benefit to the show to be able to go back there and shoot there and maybe we'll have the cast come up, shoot some scenes outside of the house. I don't know yet. We're still waiting for a season-three pickup. It would be good for the show and it's just fun for me to own that house."

Franklin hadn't been allowed to film the property since "Full House" premiered in 1987. Back then, the production paid about \$500 to shoot various shots for use on the show. They weren't welcomed back years later when they wanted to shoot again, because the then-owner had become annoyed by the many "Full House" fans who visited it. Franklin estimates about 250 fans visit the location every day. "Everyone had been watching the same shot of the outside of the house for 30 years now," Franklin said. ["So it would be nice to get some new footage shot in 4K."](#)

For now, Franklin has some work to do on the house. He needs to seismically retrofit it for safety in the earthquake-prone area. "It's going to be under construction for a while," he said. "We're going to make sure it doesn't fall down on anyone."

But the show creator sees several ways buying the house will pay off, including a potential tax write-off. "I don't think it's going to be a big money-maker for me, for sure. So yeah, it will be some kind of a write-off I hope," Franklin responded when we asked if he could write off the purchase for his taxes. "But it's more sentimental than anything. Both of these shows have just become a big part of my life. It just felt like the right thing to own it."

"Fuller House" returns for its second season December 9 on Netflix.

<http://www.businessinsider.com/full-house-home-a-write-off-for-show-creator-jeff-franklin-2016-12>

## 'Full House' Creator Jeff Franklin On Netflix, Nostalgia & What's Next

[Brittany Hodak](#), Contributor

Dec 9, 2016



Jeff Franklin, left, at the 'Fuller House' premiere in February.  
(Photo by Frederick M. Brown/Getty Images)

It's been more than thirty years since *Full House* debuted on ABC. Despite myriad changes to pop-culture in the ensuing years—perhaps most notably, the rise of technology and the fall of mullets—the series' 192 original episodes have never left the airwaves. Jeff Franklin's family sitcom was never a favorite among TV critics, but its sugary-sweet, family-friendly plotlines have captured the hearts of generation after generation. In fact, *Full House* remains a ratings hit to this day. "We are averaging something like a million and a half viewers an episode [on Nick at Nite] which is sometimes beating shows on the big four networks, and beating lots of cable shows," Franklin says.

Given the show's multi-generational fanbase, it's surprising that it took as long as it did for series reboot, *Fuller House*, to come to fruition. "It's so hard to launch a new show these days and if you have a built-in audience of literally hundreds of millions of fans around the world, why wouldn't you take a shot with that?" Franklin says. To the delight of fans everywhere, Netflix greenlit a 13-episode season of Franklin's reimagined-for-millennials reboot in 2015. And while Netflix is notoriously hush-hush about its ratings, Symphony Advanced Media has [suggested](#) it might be the most-watched TV show period. They predict that 14.4 million adults 18-49 watched Season One of *Fuller House* in its first month on Netflix, which would equate to a 10.4 rating—higher than any show on TV. Season Two made its debut on the streaming giant today.

Franklin, who left *Full House* in its final seasons to launch another T.G.I.F. staple, *Hangin' With Mr. Cooper*, says the series reboot has a deeper meaning to him. "These characters are like real people to me. I love them and I care about what happens to them. I try to create stories and a world for them that just feels right to me," he says. In addition to executive-producing and creating the series, Franklin is a frequent writer. He also composed the theme song, which got a [buzzy re-boot of its own](#) courtesy of Carly Rae Jepsen and Butch Walker.

I spoke with Franklin about *Full House*'s continued success in syndication, the monster hit *Fuller House*, and whether or not any more reboots might be in his future. Below is our conversation, edited for length and clarity.

**Brittany Hodak:** You've talked openly about how long it took to bring this reboot to life because every network passed. Have you heard from any of those executives since the show's success?

**Jeff Franklin:** No, but hopefully they're feeling just a tiny twinge of regret. It was mind boggling to me. This show seemed like such a no-brainer. It's so hard to launch a new show these days and if you have a built-in audience of literally hundreds of millions of fans around the world, why wouldn't you take a shot with that?

**Hodak:** You're admittedly a big ratings guy, but Netflix is very tight-lipped with their viewership numbers. How is that dynamic?

**Franklin:** Netflix is a fantastic partner for us so I do respect their business model, but I also try to get information out of them. I make it really easy. I say, 'Just blink twice if it's over 15 million viewers. Blink three times if it's over 20 million.' They just look at me like, don't even try. We're not telling you anything. They just say, 'Oh you're doing good. If we pick you up for some more then you know you're doing just fine.' That's about it. That's all I get.

**Hodak:** Netflix consumption is completely different than '80s and '90s network TV shows. Does that shift in viewing patterns affect how you craft the storylines?

**Franklin:** Yeah, it's a completely different way of planning a season. Now we have charts. I never had that before. We'll have to follow a character over 13 shows and see what happens to them and then how does that impact everybody else's story and how do we make room for that? It's just been a completely new way for me to write. It's been challenging and it's been fun at the same time.

**Hodak:** Season Two was ordered within a couple of days of Season One's release. Do you anticipate a Season Three would be greenlit so quickly?

**Franklin:** Netflix has asked me to tentatively put together a writing staff for Season Three, so I think they are anticipating picking up the show. We are thinking about stories and getting ready to hit the ground running if we get picked up. It's not like the old days where you would finish shooting in February and you'd have to wait until May for the networks to decide your fate. That part's great because we'll know really fast.

**Hodak:** You've said in the past that you used to dream about the *Full House* characters. Is the same true with *Fuller House*?

**Franklin:** Not as much. My dream life completely changed during *Full House*. I never had an interesting dream that I was in anymore. It was just about the characters. This time around, we're only doing 13 episodes at a time, so you work for about six months and then you get a break. In the *Full House* days, you'd have 10 months of work and then a few weeks to decompress and then you'd start all over again.

**Hodak:** Netflix essentially gives you the freedom to create your own release cycles, right?

**Franklin:** We've had two seasons on in the same calendar year, but we've only done 26 episodes. That would really only be the first season in the old days. I feel like we're just getting started, even though we're waiting for our Season Three pickup. We're sort of just scratching the surface of what the series will ultimately be. Hopefully we'll be around for a lot of episodes.

**Hodak:** Speaking of just scratching the surface, I'm surprised there isn't more *Full House* or *Fuller House* merchandise to capitalize on the nostalgia craze. When I was a kid I had *Full House* books and dolls and all kinds of stuff.

**Franklin:** Initially there was no marketing and no licensing on *Full House*. I actually hired my mom to be our Head of Licensing and Marketing. She came in and made all of that stuff happen. I find the same situation again where there's no marketing that's taking advantage of the fact that we have such a wide fan base that includes so many kids.

It's frustrating. I'm hoping that we can fix that this coming year and start to see some merchandising opportunities. It's not just about making money, it's more about keeping fans engaged and keeping the name out there and the brand out there. It's just good for the show.

**Hodak:** That's surprising. There's clearly a market, because people are selling fan-created merch on sites like Etsy and CafePress.

**Franklin:** I know. It's frustrating because if this were a Disney show, there'd be a Full House Land at Disneyland. We'd have a whole corner of a theme park. There's just nothing going on right now. I'm trying to urge the holders of the copyright to get involved in marketing and merchandising. I hope we'll be able to make that happen.

**Hodak:** *Full House* has rich history of incorporating musical acts into the show. The Beach Boys made cameo appearances in the original series, and you've got New Kids On The Block in Season Two of *Fuller House*.

**Franklin:** Well the best part of [The Beach Boys storylines] is that Mike Love and I have become great friends. To this day he stays at my house whenever he's in L.A. and it's really been a fun friendship. So now we've got New Kids On The Block appearing on *Fuller House*, which I think people are going to love. It's great because just like John Stamos grew up loving The Beach Boys, Candace [Cameron Bure] and Andrea [Barber] have been crazy Blockheads since they were little kids. It's kind of like it's a dream come true for them to be able to have their favorite band appear on their show.

**Hodak:** *Fuller House* won a Teen Choice Award and is nominated for a People's Choice Award. *Full House* never won any major awards. Does that validation feel good after all these years?

**Franklin:** It really does. The cast was nice enough to invite me to come onstage with them during the Teen Choice Awards and that was really a thrill for me. The ceremony was held at The Forum, which is about five blocks from where I grew up. I used to sneak in there every single night and watch concerts and Lakers games and Kings games. That was my home when I was kid, so to be able to go back there as a, at this stage of my life and pick up an award for *Fuller House* was really a thrill for me.

**Hodak:** *Full House* was nominated for a People's Choice Award once, right?

**Franklin:** Yes, we got nominated for best new comedy back in 1987 when we first went on the air. We were up against the other dad show, *My Two Dads*, and *A Different World*. Back then, nobody knew who was going to win so we all went down there. The winner was a tie. The winner was everyone except *Full House*. That was the only time we were even nominated for anything, so it would be exciting for us to win.

**Hodak:** It must have been fun to see all of the celebrity love for the reboot.

**Franklin:** Yes. Kobe Bryant. I'm such a Lakers nut and I've seen almost every game Kobe's played. For him to say that he was a *Full House* fan was pretty awesome. And Jimmy Fallon has been a great supporter of ours. Somehow he managed to get Jesse and The Rippers to reunite and go on his show. We hadn't even sold the show yet. I had tears in my eyes just like, 'Oh my god. Uncle Jesse's back and he put on a mullet wig and he's out there singing those songs.' It was the coolest thing for me.

**Hodak:** Holly Robinson Peete is on the record saying the entire original cast of *Hangin' With Mr. Cooper* is game for a reboot. She said they've been bugging you now that *Fuller House* has taken off. Any word on that?

**Franklin:** Ha, she said that? I don't know. We'll have to go see who wants that one. It would be fun.



**Hodak:** I have it on good authority that you've got some connections at Netflix and a great track record with them. I bet you could make it happen.

**Franklin:** Well, I'll ask. We'll see what they say. There's nothing in the works, but it's a fun idea, so you never know.

December 09, 2016 9:45am PT by Chris Gardner

## 'Full House' Creator Buys Original Tanner Home, Throws Apology Party for Neighbors



*Courtesy of Subject; Daniel Zuchnik/WireImage  
Jeff Franklin at the Tanner house.*

This article deserves comment. It wasn't a party, an intimate soiree, or a bash. It was billed as an "Open House," where Mr. Franklin told neighbors of his plans to shoot, have publicity events, and possibly open a B&B. He was met with an almost 100% negative response, and several neighbors asked him not to use the house for promotional purposes.

"It can't be fun to live next to a tourist attraction," says Jeff Franklin, who recently bought the San Francisco property from the TV show after the Netflix reboot 'Fuller House.'

*Full House* creator Jeff Franklin revealed exclusively to *The Hollywood Reporter* that he [purchased the original Tanner home in San Francisco](#) in a deal that closed a few months after the property hit the market for \$4.15 million in May. One of his first orders of business — aside from painting the front door red again (previous owners had switched it to seafoam green) — was hosting an intimate soiree for neighbors of the property at 1709 Broderick St. in the Lower Pacific Heights area.

But aside from spreading holiday cheer, the Nov. 30 bash had a more specific purpose: Franklin wanted to apologize to the residents who had been inconvenienced in the decades since the show's original premiere in 1987 by the daily onslaught of fans (in the hundreds) who stop by for photo ops." It can't be fun to live next to a tourist attraction," Franklin explained of the situation. The house has only increased in popularity following the breakout success of the *Fuller House* reboot on Netflix. "I wanted them to see that I don't have horns."

Approximately 30 residents attended the event, and most of them "were lovely people," signaling that there might have been a few who weren't as nice. "Of course, they have been inconvenienced and frankly annoyed by all the *Full House* and *Fuller House* fans coming by for pictures all day, all these years. I don't blame them for feeling frustrated," Franklin explains, adding that discussions took place over how they can improve the situation. "We talked about ways to help, such as posting no double parking signs, painting curbs red by driveways so [visitors] don't block people's driveways, "No loitering" signs, etc. which I am going to try my best to accomplish for them. I want to be a good neighbor and make things better for them."

Franklin also encourages fans to be "courteous, respectful and considerate" when stopping by. "This is their home, and our fans are their guests," he concluded. "We don't want our neighbors saying, 'How rude!' "

## The *Fuller House* Cast Has Big Plans for the Original Tanner Family Home: 'We Expect a Lot of Slumber Parties in There'

By [Megan Stein](#)

Posted on January 19, 2017 at 2:30pm EDT

Now this is good Tanner family fun. After scooping up the real San Francisco home that served as the façade of the *Full House* and *Fuller House* house, the shows' producer Jeff Franklin is fully prepared to make everyone's nostalgic '90s dreams come true — including playing host to a celebratory sleepover with Steph and D.J. “*Full House* turns 30 years old this September,” [Andrea Barber](#), who plays Kimmy Gibbler on the original sitcom and the reboot, tells *Entertainment Tonight*. “So Jeff Franklin is hoping to host a slumber party at the original *Full House* house in San Francisco with all of the cast members in sleeping bags.” [Candace Cameron Bure](#), aka big sister D.J., adds, “We expect a lot of slumber parties in there.” Stephanie Tanner's real-life counterpoint [Jodie Sweetin](#) isn't so sure about the plan, though. “Just so you all know, the house looks nothing like the set,” she says of the real home's interiors. “There's no way that, like, 12 of us could live in this house — but we're going to try!”

Franklin, who picked up the iconic property for a reported \$4 million, doesn't seem to mind the possibility of the tight squeeze, and even recently had the cast make concrete molds of their handprints for the backyard. “It's pretty cool,” he says. However, Franklin did take to Instagram recently to post a few house rules that suggest fans are maybe a little *too* enthusiastic about his recent real estate deal.



Visiting the full house house? Please respect our neighbors, keep the noise down, no double parking, don't make anyone say how rude! Thank you :) While the usual codes of conduct like “no double-parking” and “no loitering” apply, the last note on his list is sure to delight and disappoint *Full House* fans hoping to visit: “Don't make anyone say 'how rude.'” And while the cast is happy to have the home back in the family, Franklin suggests to *ET* that that may not be the case “everywhere you look” (if you will).

“The neighbors are thrilled,” he jokes.

<http://people.com/home/full-house-cast-has-big-plans-for-the-original-tanner-family-home-we-expect-a-lot-of-slumber-parties-in-there/>

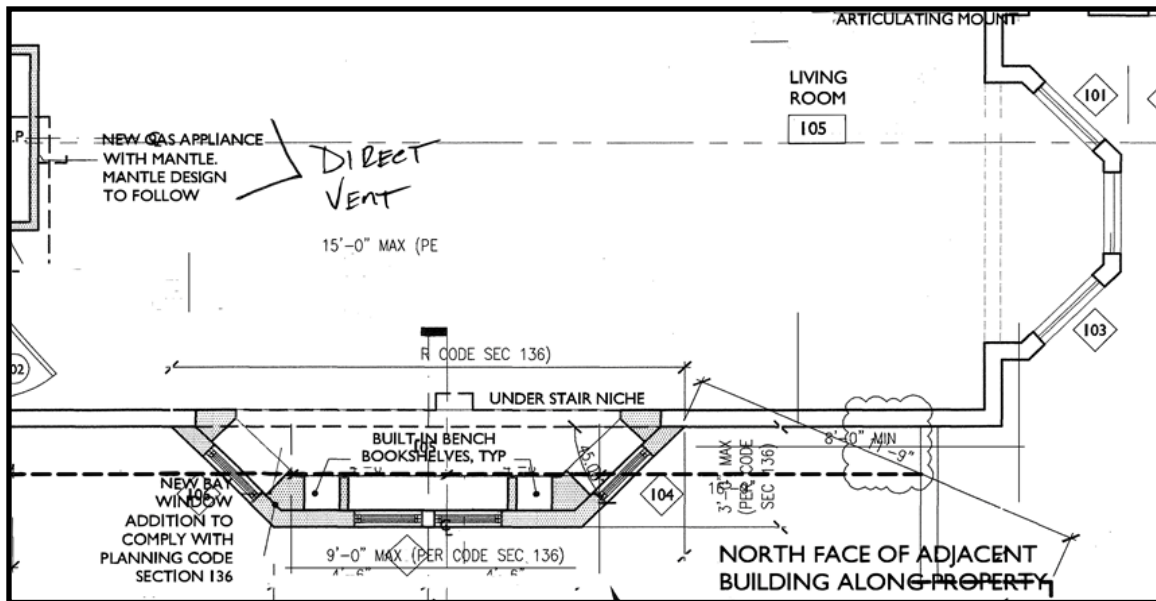


San Francisco Planning Commission  
DR Case No. 2017-005634DRP

### **SIMILARITY OF PLANS TO TELEVISION SETS, Living Room**

#### **Proposed Design Changes for Living Room**

To create an under stair niche (where there are no stairs) to replicate the television show Living Room



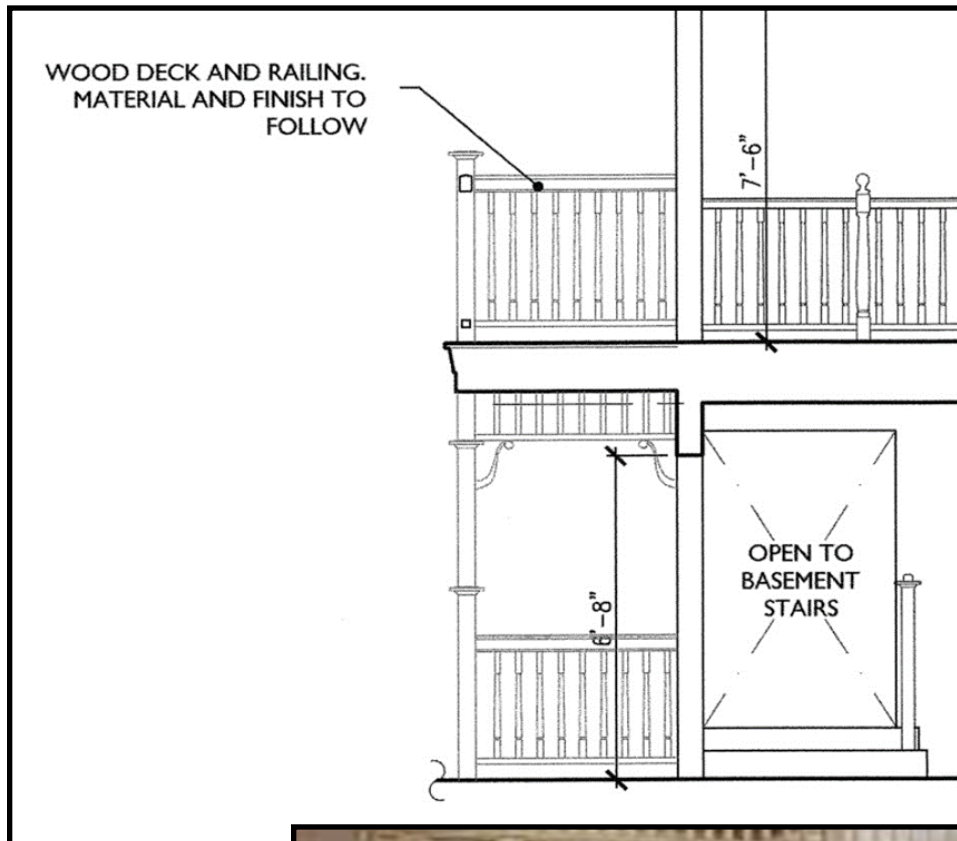
#### **Full House & Fuller House Living Room Set**



**SIMILARITY OF PLANS TO TELEVISION SETS, Back yard and deck**

**Proposed Design Changes for Back yard and deck**

To recreate layout of counter top, sink, fridge, stove, and cabinets to replicate the television show Kitchen



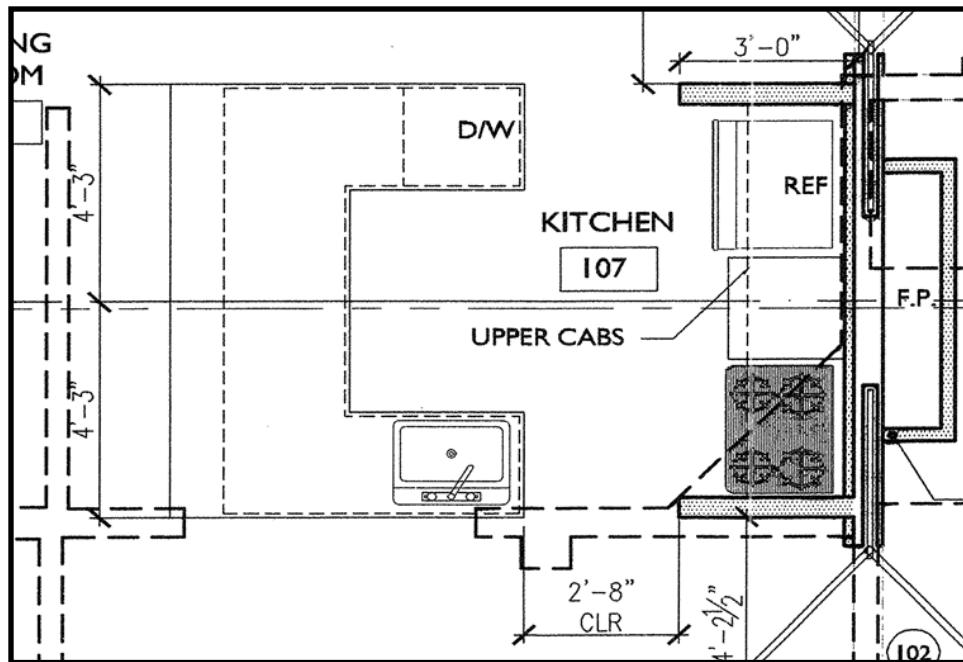
**Full House & Fuller  
House Back Yard Set**



**SIMILARITY OF PLANS TO TELEVISION SETS, Kitchen**

**Proposed Design Changes for Kitchen**

To recreate layout of counter top, sink, fridge, stove, and cabinets  
to replicate the television show Kitchen



**Full House & Fuller House Kitchen Set**



**SUMMARY OF MEDIATION & SETTLEMENT EFFORTS**

Thru: November 14, 2017  
DR Requesters: Carla Hashagen & Rudolph Muller  
Project Sponsor: Jeff Franklin through 1709 Broderick St. LLC (JF)

The following mediation & settlement efforts have been undertaken by the DR Requesters with the Project Sponsor:

1. May 3, Carla Hashagen phone call with JF.
2. May 4, Rudolph Muller meets with JF and discusses meeting to reach a settlement.
3. May 16, Rudolph Muller sends email to JF regarding settlement.
4. May 17, Evette Davis (JF's lobbyist) sends compromise proposal by email from JF to 25 neighborhood residents.
5. May 24, Rudolph Muller sends email to JF proposing formal mediation with the 2 DR Requestors and the 2 Permit Appellants (the "Immediate Neighbors") and JF.
6. May 24–Jul 3, Numerous emails and phone calls among the parties to confirm willingness to mediate, to agree on a mediator, and find a date workable for 10 different participants. Mediation scheduled for July 7<sup>th</sup>.
7. Jul 5, JF cancels and postpones mediation due to personal injury.
8. Jul 21, The Immediate Neighbors submit a written offer to JF proposing solutions to settle the dispute.
9. Aug 2, JF proposes a counter offer to the Immediate Neighbors to settle the dispute.
10. Sep 19-Nov 14, Negotiations are ongoing. Disclosure of these discussions is limited by a confidentiality agreement.





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |   |  |   |
|--|---|--|---|
| Project Address  |   | Block/Lot(s)                                 |   |
| 1709 Broderick Street  |   | 1048/007                                     |   |
| Case No.   | Permit No.  | DBI Stamp Date on Plans                      |   |
|  | 201612235878  | 02/23/2017                                   |   |
| <input checked="" type="checkbox"/> Addition/<br>Alteration  | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Interior alterations (under 75%). Seismic at all levels. 2 (N) bays at side (set back min. 8 feet). Roof deck (no expansion of building envelope; set back 29 feet). Rear deck (within buildable area). |   |  |   |

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

|  |   |
|--|---|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |   |
| <input checked="" type="checkbox"/>  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.   |
| <input type="checkbox"/>   | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU. |

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

|   |   |
|---|---|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |   |
| <input type="checkbox"/>  | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>             |
| <input type="checkbox"/>  | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|  |   |
|--|---|
|  | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>   |
| <input type="checkbox"/>   | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?  |
| <input type="checkbox"/>   | <b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>  |
| <input type="checkbox"/>   | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>   |
| <input type="checkbox"/>   | <b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>                              |
| <input type="checkbox"/>   | <b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>                |
| <input type="checkbox"/>   | <b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b> |
| <b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b> |   |
| <input checked="" type="checkbox"/>  | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>  |
| <b>Comments and Planner Signature (optional):</b>  |   |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|   |   |
|---|---|
| <b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i> |   |
| <input checked="" type="checkbox"/>   | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>   |
| <input type="checkbox"/>  | <b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>  | <b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

|  |  |
|--|--|
| <b>Check all that apply to the project.</b>                          |  |
| <input type="checkbox"/>   | 1. <b>Change of use and new construction.</b> Tenant improvements not included.  |
| <input type="checkbox"/>   | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.  |
| <input type="checkbox"/>   | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.   |
| <input type="checkbox"/>   | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.  |
| <input checked="" type="checkbox"/>                                  | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.   |
| <input type="checkbox"/>   | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .  |
| <input type="checkbox"/>   | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |  |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>  |
| <input type="checkbox"/>   | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>   | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>   |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

|   |   |
|---|---|
| <b>Check all that apply to the project.</b> |   |
| <input checked="" type="checkbox"/>         | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.  |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>   |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.   |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.   |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.  |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .   |
| <input checked="" type="checkbox"/>         | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):<br>rear deck; roof deck (setback 29 feet); new bay windows (set back from front minimum 8 feet) |

|   |   |
|---|---|
| <input type="checkbox"/>  | <p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p><br><p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>   |
| <input type="checkbox"/>  | <p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p> |
| <p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p> |   |
| <input type="checkbox"/>  | <p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>   |
| <input checked="" type="checkbox"/>   | <p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>  |
| <p><b>Comments (optional):</b></p> <p>S. Cisneros</p>   |   |
| <p><b>Preservation Planner Signature:</b></p>   |   |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                     |  |  |
|-------------------------------------|--|--|
| <input type="checkbox"/>            | <p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p> |  |
| <input checked="" type="checkbox"/> | <p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>   |  |
|                                     | <p><b>Planner Name:</b> Stephanie A Cisneros</p> <hr/> <p><b>Project Approval Action:</b></p> <p>Building Permit Issuance*</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>   | <p>Stamp:</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 10px auto; width: fit-content;"> <p><b>CATEGORICALLY EXEMPT</b><br/>             from Environmental Review<br/> <b>11:13 am, Feb 23,</b><br/> <b>2017</b><br/> <b>SFPLANNING</b></p> </div> |
|                                     | <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>    |  |



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |                              |   |
|--|------------------------------|---|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|  |                              |   |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|  |                              |   |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|  |                              |   |
| Modified Project Description:                  |                              |   |
|  |                              |   |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|   |  |
|---|--|
| Compared to the approved project, would the modified project:   |  |
| <input type="checkbox"/>  | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/>  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/>  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/>  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b> |  |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|  |   |
|--|---|
| <input type="checkbox"/>   | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |   |
| Planner Name:  | Signature or Stamp:   |
|  |   |

# **David and Pamela Natcher**

**1715 Broderick Street  
San Francisco, California 94115**

November 17, 2017

San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

We are writing to state our opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. We live at 1715 Broderick Street and have lived there since 1971, a period of 46 years.

Since we purchased our home in 1971, we have never seen anything like the damage Mr. Franklin, the Project Sponsor, has wrought upon this block. From the time he purchased this property in late 2016, he made it very clear that he would not live there as one would expect for a residential property. Instead his publicity releases characterized his purchase as a gift to his fans and encouraged fans to visit which they did and have done in the hundreds and even thousands daily. The publicity across all forms of media including the internet served as a powerful promotion for his sitcoms, "Full House" and especially "Fuller House" which was up for a season renewal when Mr. Franklin purchase the house.

To facilitate all these needs, Mr. Franklin immediately returned the exterior of the house to the look it had in 1987 when "Full House" first aired. To continue his plan to use the house to promote his shows, the project in question includes several features whose only purpose is to make the inside of the house look much more like the sets used in the shows. A good example is the new bay window on the south side of the house. The interior of this bay is identified on the plans as an "Under Stairs Niche". There are no stairs on this side of the house but there are such stairs on the set in Hollywood. This and the layout of the kitchen appear to be attempts to more fully evoke Full(er) House. Mr. Franklin's stated aim to rent the house out short term, have cast "sleepovers" as well as using it for filming and publicity events clearly violate residential character and usage as it is commonly understood. These are commercial uses.

We respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for the change in use.

Sincerely,

November 19, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. I live at 1730 Broderick Street #10, own my property and I have lived in the neighborhood since 2001.

Mr. Franklin, the Project Sponsor, has made it clear from the time he purchased this property that he bought it, not to live there and use it as a residential property, but to (i) replicate the exterior and interior of the home so that it matched the house on his television shows “Full House” and “Fuller House”, (ii) promote it as a destination for fan visits and (iii) use it for filming & publicity events.

Mr. Franklin’s actions have wreaked havoc on our neighborhood. Visitors to the House have grown from an occasional inconvenience to an intolerable number. Visitors come in cars, tour vans and buses and double-park, block driveways, stand in the street to take pictures, yell back and forth across the street, leave their vehicles idling while they visit the house, and create situations where the street or a driveway is blocked and horns are honked.

There are very serious safety hazards and we are afraid that a resident or visitor will be gravely hurt or killed. I have a private garage across the street and one day while I was slowly and carefully backing out, a woman screamed, “STOP!!!”. I put my car in park and jumped out (feeling like I was going to have a heart attack from the stress). When I stood up I called over to the woman to say that I am doing my best to back out carefully and she apologized to me stating that she was not yelling at me, she was yelling at her 9-year-old daughter who was running behind my moving car. This is only the first of many incidents where, as I back out slowly, people run behind my car. There have been accidents and numerous arguments, once to the point that two visitor almost got in to a fist fight and the wife of one had to pull her husband back to the car.

Mr. Franklin’s actions have harmed the health and well being of the Neighbors, are destroying the residential character of the neighborhood, and depriving the Neighbors of their basic rights to privacy, clean air, and convenient access to property, and safety from dangers. Moreover, we have several residents who are required to work from home and they cannot work due to all the disturbances created by the visiting fans. I have been on conference calls where people have asked who is by the honking horns at which time I need to admit my noise pollution and put my phone on mute. I even had the Chief Technology Officer (Leo Ballette) from SFMOMA on a call to try to explain software problems he was having and I had to interrupt him and tell him that I am putting my phone on mute because the constant honking of horns were causing him to pause his sentences.

This block contains a very unusual historic row of nine identical 1883 Charles Hinckel Victorian homes. The historic row should be preserved and Mr. Franklin should not be allowed to construct a two-story bay window at the side of the house that is inconsistent with the rest of the historic row.

The permit allows construction of two decks—a rear deck and a roof deck. Neighbors closer to the property have lost much of the reasonable enjoyment of the front rooms of their homes whenever there are large numbers of visitors to the House. A rear deck and a roof deck will deprive these neighbors of any privacy in the rear of their homes.

The facts show that Mr. Franklin bought the property for commercial purposes in contravention of the applicable residential zoning laws and filed permits with the Planning Department that did not disclose his intentions for non-residential use. Had such disclosure been made, neighborhood notification should have been triggered.

We respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

We are not opposed to the Project Sponsor completing normal interior alterations that are appropriate for a single-family home for residential use, but he should not be permitted to create a fan site, draw thousands of visitors to our street which is not set-up to handle the crowd, perform filming or event location, or create a stage set replica.

Sincerely,



Lisa M. DePaolis



November\_17\_, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. We have owned 2700-2706 Bush Street since 2004 and also own a business in the neighborhood since 1985.

Mr. Franklin, the Project Sponsor, has made it clear from the time he purchased this property that he bought it, not to live there and use it as a residential property, but to (i) replicate the exterior and interior of the home so that it matched the house on his television shows “Full House” and “Fuller House”, (ii) promote it as a destination for fan visits and (iii) use it for filming & publicity events.

We have the longest driveway facing south on the 1700 block of Broderick at the corner of Bush Street, that is constantly being used by the fans to park their cars, to visit 1709 Broderick. This is an active driveway for us and company vehicles of our business located one block away. It has been a nuisance when we have to honk to make the visitors move. Ever since Mr. Franklin announced he purchased the home, it has been an every hour annoyance. We also installed cameras and see late evening tourists parking in our driveway going to see the Fuller House. We have noticed increase of garbage consisting of fast food wrappers, cups, and napkins in our driveway.

Since the announcement of Mr. Franklin being the new owner of the Full House, there has been an increase of cars and tour vans that double park on the street, causing drivers passing through to think Broderick is a one way street. We have witnessed cars going down the wrong way over 25 mph. There are no lines to designate the lanes on this street. The higher traffic flow has caused the street to need repaving. Tourists are constantly turning onto the wrong way of traffic from Broderick to one way streets Pine or Bush. This beautiful street has become an orphan with its damaged roads, illegal parking, excess garbage, out of control drivers, lack of proper signs and noise pollution.

We have called 311 and filed 3 reports to address the issue of the street. The report numbers are 748-6602, 749-0056, and 803-9395. So far nothing has been done.

The facts show that Mr. Franklin bought the property for commercial purposes in contravention of the applicable residential zoning laws and filed permits with the Planning Department that did not disclose his intentions for non-residential use. Had such disclosure been made, neighborhood notification should have been triggered. The Project Sponsor should be required to seek a permit for this change in use.

We are not opposed to the Project Sponsor completing normal interior alterations that are appropriate for a single-family home for residential use, but he should not be permitted to create a fan site, filming or event location, or stage set replica.

Sincerely,  
Tabar Family Trust  
Morteza and Sharon Tabar

November 20, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. I live at 1730 Broderick St #4 and have lived in the neighborhood since 2014.

Mr. Franklin, the Project Sponsor, has made it clear from the time he purchased this property that he bought it, not to live there and use it as a residential property, but to (i) replicate the exterior and interior of the home so that it matched the house on his television shows “Full House” and “Fuller House”, (ii) promote it as a destination for fan visits and (iii) use it for filming & publicity events.

Mr. Franklin’s actions in promoting his investment property have ruined the quaintness of our block and neighborhood. Tour busses and visitor numbers have multiplied many times since his purchase and subsequent self-promotion. Visitors often park in residents’ driveways or double-park, which is the most common practice of large tour busses. Noise pollution is intolerable and visitors leave an incredible amount of litter along both sides of the entirety of our block and surrounding blocks. Children often cross the street outside of the crosswalks and frustrated drivers speed through out of frustration. Mr. Franklin’s actions have been in bad faith for the permanent residents of the neighborhood.

The facts show that Mr. Franklin bought the property for commercial purposes in contravention of the applicable residential zoning laws and filed permits with the Planning Department that did not disclose his intentions for non-residential use. Had such disclosure been made, neighborhood notification should have been triggered. The Project Sponsor should be required to seek a permit for this change in use.

We are not opposed to the Project Sponsor completing normal interior alterations that are appropriate for a single-family home for residential use, but he should not be permitted to create a fan site, filming or event location, or stage set replica.

Sincerely,

Henri Proutt

November 20, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. I live at 1707 Broderick and have lived in the neighborhood since 1996.

Mr. Franklin, the Project Sponsor, has made it clear from the time he purchased this property that he bought it, not to live there and use it as a residential property, but to (i) replicate the exterior and interior of the home so that it matched the house on his television shows "Full House" and "Fuller House", (ii) promote it as a destination for fan visits and (iii) use it for filming & publicity events.

Due to Mr. Franklin's promotion of the Fullhouse at 1709 Broderick Street, the character of our block has changed from:

1. **A family oriented community** where we babysat each other's children and pets and kids played outside and learned to ride their trikes on the sidewalk, to current day: **1700 block of Broderick as a tourist destination.**
2. A place to make friends to a place where you need to be on guard. When I turn onto the 1700 block of Broderick Street, my guts gets wrenched because I know that I will have to work my way into my driveway. Nine times out of ten, the driveway is blocked and I have to make an exchange with the visitor who is blocking our driveway and **I am treated with distain and disgust.** Rather than looking forward to driving on my block, I dread it.
3. A quiet neighborhood, where we once played music and entertained in the front parlor of our home. Now due to so much noise, our daughter is deterred from playing piano in the front parlor and we retreat to the rear of the home. **The front of our home is shut down. If the roof and rear decks are permitted at 1709, then we will lose our privacy on both the front and rear of our property.**
4. **A safe place to one where we face serious abnormal risks.** With the increased volume of people, cars, tour buses, jaywalking and biking, this has put all of us neighbors in a very precarious position with public safety. I back out of my driveway and tourists walk with not a care in the world. They treat our block as an urban park and meeting place. I have elderly parents that come stay with us on a regular basis and go to doctors at UCSF. I am concerned for their safety and someone will eventually get hurt or even a fatality.

This block contains a very unusual historic row of nine identical 1883 Charles Hinckel Victorian homes. The historic row should be preserved and Mr. Franklin should not be allowed to construct a two-story bay window at the side of the house that is inconsistent with the rest of the historic row.




The facts show that Mr. Franklin bought the property for commercial purposes in contravention of the applicable residential zoning laws and filed permits with the Planning Department that did not disclose his intentions for non-residential use. Had such disclosure been made, neighborhood notification should have been triggered.

We respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

We are not opposed to the Project Sponsor completing normal interior alterations that are appropriate for a single-family home for residential use, but he should not be permitted to create a fan site, filming or event location, or stage set replica.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Webster Kocks". The signature is fluid and cursive, with the first name "Kate" being the most prominent.

Kate Webster Kocks  
Neighbor at 1707 Broderick

November 20, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. I live at 1711 Broderick Street and have lived next door to the House since 2016.

Mr. Franklin, the Project Sponsor, has made it clear from the time he purchased this property that he bought it, not to live there and use it as a residential property, but to (i) replicate the exterior and interior of the home so that it matched the house on his television shows “Full House” and “Fuller House”, (ii) promote it as a destination for fan visits and (iii) use it for filming & publicity events.

Mr. Franklin’s actions have severely destroyed the quiet neighborhood my husband and I were originally thrilled to join. Since moving in, visitors to the House are too numerous to count and have deprived us of basic rights of homeownership. Rarely do I have convenient access to my property. More often than not, I am unable to enter or exit my driveway without waiting for a visitor to the House to move their car, bicycle, or belongings so I can safely drive in and out of our garage. Visitors to the House are in no rush to move their property and will first procure a photo at the House, while I wait idling in my car, contributing to the traffic that often builds on our street. Moreover, there are very serious safety hazards as cars pass vehicles idling while they visit the house, and multiple accidents have occurred due to the traffic congestion on our block. My fear is a resident or visitor will be severely injured or killed due to the bottleneck of cars on our street.

Mr. Franklin’s actions have also harmed the residential character and cleanliness of the neighborhood. Trash litters our street, as well as the exterior of our home, left by visitors to the House. It is not unusual to return home to find coffee cups and take-out food left on our front steps or sidewalk in front of our home. Trash left by visitors drifts down our driveway and gets caught in the metal grate of our drain.

Additionally, the permit allows construction of two decks—a rear deck and a roof deck. As a Neighbor living right next door to Mr. Franklin’s property, we have already lost much of the reasonable enjoyment in the front rooms of our home due to the loud conversations, yelling, and honking that permeate our walls when large crowds of visitors congregate outside of the House. A rear deck and a roof deck will deprive us of any privacy in the rear of our home where we spend a majority of our time avoiding the insanity that occurs outside on the street.

The facts show that Mr. Franklin bought the property for commercial purposes in contravention of the applicable residential zoning laws and filed permits with the Planning Department that did not

disclose his intentions for non-residential use. Had such disclosure been made, neighborhood notification should have been triggered.

We respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

We are not opposed to the Project Sponsor completing normal interior alterations that are appropriate for a single-family home for residential use, but he should not be permitted to create a fan site, filming or event location, or stage set replica.

Sincerely,

Sarah Baum

November 14, 2017

To: Members of the San Francisco Planning Department  
1650 Mission St. Suite 400  
San Francisco, CA 94103  
c/o Sara Vellve, Planner  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)

Re: DR Case # 2017-005643DRP  
Letter Supporting Discretionary Review Request  
Project Address: 1709 Broderick St.  
Project Sponsor: Jeff Franklin

Dear Members of the Planning Commission,

I'm writing to add my voice to those of my neighbors, in opposition to Jeff Franklin's project on our block of Broderick Street. My husband and I have lived in our house at 1717 Broderick since 1991.

Since the family who previously lived at 1709 sold the house to Jeff Franklin, the block has become a circus, especially on weekends, holidays, and every single day during the summer. It is a frequent occurrence that when I arrive home, I have to find whoever's blocking our driveway so I can pull in. Because this causes a traffic pile-up behind me, I often drive around the block in hopes that the offending car will have been moved. It has always been tricky to pull out of our driveway because drivers turning onto the block from Pine and Bush are moving at a fast clip. Now, when I pull out of the driveway, I'm dodging groups of tourists who are not only on the sidewalk but also those who've double-parked across the street and are crossing the road mid-block to get to the house. Fans, many of whom are young kids, stand in the middle of the street taking photos.

The worst are the sometimes 3-4 cars double-parked on our side of the street, (the side 1709 is on) that totally block the visibility of cars coming down the block as I'm trying to back out of our driveway several times a day. Drivers just trying to get through on our block are impatient and often aggressive, which adds to the danger of this situation. I'm not exaggerating when I say I live in fear of getting hit or hitting someone.

Jeff Franklin has said that this house is a nostalgic treasure for him, and has been clear that he likes the idea of it being a welcoming place for his show's fans and a replica (as much as possible) of the house in his show, Full House, so that it can be used for shoots and publicity purposes. How are these commercial purposes compatible with residential zoning laws?

More important, perhaps, is just this: we are trying to live our lives here, quietly and without unnecessary hassle and risk. How can it be fair for one absentee owner to wreak this daily havoc on what could be the rest of our lives here on Broderick Street?

Respectfully, I request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for a change in use for 1709 Broderick Street.

Thank you.

Best,



Catherine Armsden



REV. PAUL FROMBERG & GRANT MARTIN

November 18, 2017

Members of the San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

c/o: Sara Vellve, Planner, sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP: Letter of Opposition to Project  
Project Address: 1709 Broderick Street; Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

We are opposed to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017 **and respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.**

We live across the street at 1708 Broderick. We purchased our home in 2004. At that time, we would see a tourist standing on the sidewalk at 1709 Broderick perhaps once every couple of weeks. Now, and especially after the wide promotion of the property by Mr. Franklin as a tourist destination, we see more than 1,000 visitors per day on the weekends, with hundreds standing in the street.

We could elaborate on all the problems this causes for us and our neighbors for pages – but there is one exceptional and extraordinary issue we feel needs to be addressed first: public safety.

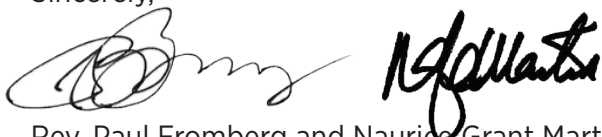
We frequently witness near misses in which drivers, frustrated with double-parkers, hit the accelerator to get around a double-parked car and nearly hit tourists who are standing in the middle of the street taking photographs. The tourists are focused on their cameras, not on cars in the street.

**We understand that discretionary review is reserved for exceptional and extraordinary cases. The daily threat of severe injury or death of pedestrians is surely such a case,** especially since it is in direct conflict with San Francisco's Vision Zero policy to reduce pedestrian deaths.

The owner of 1709 Broderick has admitted to us that his intention is to use the property as a tool to promote his television shows, including filming and publicity events and as a destination for fan visits. That's not what we signed up for when we chose to live on a street zoned for residential use.

Please accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature on the left is fluid and cursive, appearing to read 'Paul Fromberg'. The second signature on the right is also cursive but more stylized, appearing to read 'Naurice Grant Martin'.

Rev. Paul Fromberg and Naurice Grant Martin  
Owners and occupants of 1708 Broderick Street

November 20, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. I live at 1707 Broderick and have lived in the neighborhood since 1996.

Specifically, the proposed addition of a two-story bay window on the south side of the property is (a) not in keeping with the very consistent pattern of houses on the block and (b) changes the appearance of a historically significant home. 1709 Broderick was recognized in the book on San Francisco's Architectural Heritage by Olmsted Watkins (ISBN: 0877011257) as being one of the few remaining untouched Victorians from the 1883 era. In fact, the proposed plans, unfortunately, include gutting the front parlors that also remain true to the designs of that historic period. Once destroyed, the unique character and charm of this San Francisco Street will be lost forever.

If the permit is granted, we are asking that the **entire two story bay window** on the south side of the property and the roof deck be denied. Further, that the Project Sponsor be required to change the look of the rear deck, kitchen, and living room so it does not replicate the Full House and Fuller House television sets.

In addition, item 7 on the permit states indicates the proposed use of the property is a "Single Family Residence". This is simply a false statement on the application. Mr. Franklin has repeatedly stated publicly and privately that he has no intention of either living in the house or renting as a home for use by a single family. On the contrary, he has hired a law firm and

lobbyist to assist him in converting the property as a B&B and tourist destination for fans of the Full House television program. He's communicated these intentions to the San Francisco film commission and sought their support. The Planning Commission should know that the Project Sponsor is lobbying one city agency in support of his commercial use of the property while claiming in the permit application that it is a Single Family Residence.

The proposed plans are a cynical attempt to circumvent the normal process of obtaining a permit to change the use of the property and then remodeling. Instead, Mr. Franklin intends to remodel the home to be an exact Full House replica using a residential permit application and then apply for a change of use to a hotel once the neighborhood has already been transformed. Or worse, simply claim that the house can be operated as a B&B under the AirBnB code if he has a full-time tenant in the home. In any case, his activities since purchasing the house have been to promote it as a tourist destination and denied us the quiet enjoyment of our home.

By inverting the process, the neighbors are being **denied due process**. It is our understanding that the Planning Commission is required to review through the Conditional Use (CU) permit process if a project's proposed use is necessary or desirable to the neighborhood. **The mere assertion by the Project Sponsor that the proposed use of the property is as a Single Family Residence** should not deny the neighbors their right to due process under the building code.

We respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Kocks".

Peter Kocks

Neighbor at 1707 Broderick Street.

1730 Broderick Street, Apt 6  
San Francisco, CA 94115

Ms. Sara Vellve  
San Francisco Planning Dept.

[Sara.vellve@sfgov.org](mailto:Sara.vellve@sfgov.org)

Re: Property at 1709 Broderick Street


I live directly across the street from 1709 Broderick Street. The situation has become intolerable. Often the block has double parked cars on both sides of the street, people standing in the street taking photographs. About a year ago I was driving down my block attempting to parallel park in front of my apartment building when I hit a parked car. This was my fault, but I was distracted by a couple with three small children running out into the street to take a photo. At some point there is going to be a serious injury.

There is also the problem of trash and noise. I cannot sit in my sunny living room on holiday weekends especially because of the noise of visitors to full house. They leave trash in the planter in front of my building, plastic cups and bottles.

The block has become a circus of tourists thinking they are at a theme park.

This note is to request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

Sincerely,

A handwritten signature in cursive script that reads "Mary Cantini".

Mary Cantini



To: Members of the San Francisco Planning Commission (Transmitted by email on 11-19-2017)  
c/o Sara Vellve, Planner; email: [sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)

Re: DR Case Number- 2017-005643DRP at 1709 Broderick Street

Dear Planning Commission Members:

I am a 76 year-old longtime member of the UCSF clinical faculty, now conducting research on Alzheimer's disease as a component of the diagnostics program of the National Institute on Aging. My wife is a 75 year-old retired public elementary school librarian and teacher, who now volunteers at the William Cobb School. We have lived at 1719 Broderick Street for 7 years.

The proposed project of Mr. Jeff Franklin at 1709 Broderick Street has had a strikingly negative effect on our lives and far worse may be coming soon if the full project is approved in its current form.

- Is the neighborhood noise level much greater day and night? YES
- Is there much more street trash? YES
- Is there much more double/triple parking and road-rage? YES
- **Have all these changes degraded our neighborhood for more than a dozen families relative to its quality-of-life when they moved here? YES**

**The major issue about this commercial project in a residential neighborhood that concerns us most, however, is the greatly increased danger of vehicular injury-crashes.** I have very nearly been hit twice in the past year by vehicles attracted to our neighborhood by the "Fuller House" of Mr. Jeff Franklin. On the first occasion, a van going at the high speed typical of Pine Street traffic abruptly turned left into Broderick Street as I was walking with the right-of-way in the cross-walk on an OK-to-cross pedestrian signal. Only because I saw the left front wheel of the van begin to turn (no signaling) and consequently sprinted the rest of the way across did I avoid being hit. The van driver continued to the "Fuller House", discharged 9 passengers who began taking "selfies", and somehow neglected to determine if I was okay!! On the second occasion, I was similarly in a Broderick Street cross-walk, moving on an OK-to-cross pedestrian signal across Pine Street back to my house from the corner mail-box, when a very large tour bus left the "Fuller House" site and barreled down Broderick Street to turn left onto Pine Street. The driver began signaling his left-hand turn after he entered the intersection of Pine Street, which gave me just enough time to dive onto the curb (a few scrapes)!! Of course he never stopped or even looked back to see if I was still alive!! I count myself very lucky as a still agile health club exercising member. However, it is inevitable that sooner rather than later, some poor soul will be injured or worse.

**Although quality-of-life will be diminished if Mr. Jeff Franklin's project is approved and moves ahead, the far worse consequences for local residents and those many patients and medical workers moving across the neighborhood to the Divisadero Street medical complex daily will be a greater risk of vehicular injuries.**

Thank you for your consideration.

Sincerely,

  
Edward J. Goetzl, MD

  
Judith H. Goetzl

Edward A. Dickson Professor of Medicine, UCSF

November 19th, 2017

To: Members of the San Francisco Planning Commission  
1650 Mission Street – Suite 400  
San Francisco, CA 94103  
c/o: Sara Vellve, Planner  
Email: sara.vellve@sfgov.org

Re: DR Case Number: 2017-005643DRP  
Letter of Opposition to Project  
Project Address: 1709 Broderick Street  
Project Sponsor: Mr. Jeff Franklin

Dear Members of the Planning Commission,

I am writing this letter in opposition to the project at 1709 Broderick Street that is up for a Discretionary Review Hearing on December 7, 2017. I live at 1730 Broderick Street, directly across from Jeff Franklin's house and have lived at this address since January 2005. My condo is located at the top of a three story building with both my kitchen and living room windows facing the Full House (FH) and as such I have been able to witness firsthand (since Mr. Franklin purchased the FH) the deterioration of our neighborhood which is resembling more and more to an amusement park without its safety guards.

If today, we, neighbors are coming together it is because the situation in this street has become both intolerable, unmanageable and poses a risk to the safety of the residents, fans and drivers in general. Because of the privileged (albeit now unfortunate) vintage point offered by my residence's location, there is no doubt in my mind that it's only a matter of time before someone gets injured or killed on our street or sidewalk due to the havoc caused by the commercialization of the Full House by Mr. Franklin and by extension of our street and neighborhood. When that happens, the city of San Francisco will not be able plead ignorance because both the city authorities and police department have been alerted multiple times of this hazardous and illegal situation.

In fact, I recently witnessed an accident between a commercial truck and a car that were simply driving through our street but collided with one another when attempting to pass a car of Full House fans that was doing the typical "stop and go" in search of the Full House. This is a common occurrence that I have experienced multiple times myself as a driver when coming home.

Here is a list of grievances directly related to the Full House which would only get worse if the City of San Francisco/Planning Commission elected to let Jeff Franklin proceed with his construction project which would lead to further commercialization of his property (and hence our neighborhood) which is not permitted in a residential zoning area:

- 1) The heavy marketing campaign undertaken by Mr. Franklin immediately after the purchase of the Full House inviting its fans to come for a visit, the subsequent publicity shoots and the celebrities it brought along, contributed to a dramatic increase of the number of visitors over the past 12 months. These days I routinely count an average of 20 to 30 visitors at once and those numbers increase drastically during a weekend or holiday reaching at times 500/hour.
- 2) The increased pedestrian traffic has led the sidewalk on both sides of the street of the FH to be littered with trash, leaving it up to the neighbors to clean up.
- 3) Fans stand in front of my building entry door to take photos, find shelter when it rains or converge to exchange impressions on the full house.
- 4) Fans occupy the sidewalk but also the street, taking photos from the middle of the street, sometimes blocking incoming traffic. This represents a significant hazard for them but also for the drivers.
- 5) Fans park and/or stand in front of my garage, routinely blocking my driveway. When asked to move, they can be belligerent, rude and at times simply ignore my request stating that they'll only stay for a couple of minutes. These types of behaviors and comments happen time and time again and my stress level goes up one more notch when backing in and out of my driveway for fear of hitting someone standing in the middle of street, driving into a double-parked car, being on the receiving end of an irritated driver etc.

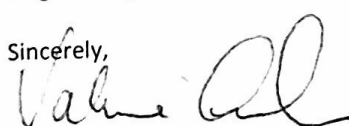
- 7) Despite the no-doubling parking signs, fans don't hesitate doubling parking on each side of the street creating a seemingly ever present double lane, lining up one car after the other to the point that on occasion, I have witnessed the double lane going all the way up to the Pine/Broderick street light.
- 8) Some fans are quick and discreet but many are not and when they come in groups of 4 or more, the noise level goes up drastically. They either scream at each other from across the street when taking a photo, they come to the FH already under the influence of alcohol and behaving in an obnoxious manner, they take group photos on the doorsteps of the FH being uncharacteristically loud in a residential neighborhood.
- 9) When fans double park, a concert of horns starts from the part of frustrated drivers coming through which often lead to an aggressive response from the part of the fans. I have in fact witnessed on two occasions (I was walking out of my garage) a violent verbal altercation between double-parked fans and by-standers driving through. In both cases, the female passengers had to intervene to prevent a physical confrontation between the frustrated drivers and the illegally parked fans.
- 10) Fans don't stop coming at night, they just use their flash to take a photo without any regards for the disturbance it causes when I'm having dinner or watching TV or simply resting.
- 11) On that last point, I used to enjoy taking naps by my window seat in the living room, during the weekend. I can no longer do that because I'm guaranteed to be woken up by loud fans, horns or a verbal confrontation.
- 11) I also work from home and both kitchen and living rooms are impossible for me to conduct any business in (despite the dual pane windows) due to the FH's related street noise. I own a small one bedroom condo so I'm now confined to the back of my apartment!

Ms. Vellve, this "FH circus" has frankly become unbearable and it is no longer possible to block it out and pretend it's not there. I'm reminded of it every single time I walk out of my door but what is equally distressing, when I'm in my kitchen or my living room. Mr. Franklin's actions have created a monster which seeps into our everyday lives, causing undeniable distress and putting a toll on our emotional well-being. Even my friends can't stand the FH or their fans because they also experience firsthand the street mania every time they come for a visit. The city of San Francisco has the responsibility to ensure that all its residents, not just the affluent or well-connected ones, get to experience their basic rights to privacy, to live with a reasonable and standard level of noise pollution for a residential neighborhood, to access their garage at all times, to come and go without having to worry about their own safety and the ones of pedestrians.

We respectfully request that the Planning Commission accept the request for Discretionary Review and require the Project Sponsor to seek a permit for this change in use.

We are not opposed to the Project Sponsor completing normal interior alterations that are appropriate for a single-family home for residential use, but he should not be permitted to create a fan site, filming or event location, or stage set replica.

Sincerely,



Valerie Avril





| Revision... |      |
|-------------|------|
| No.         | Date |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

2016-12-23-5878  
TITLE SHEET



|           |         |
|-----------|---------|
| DATE      | 3/7/17  |
| SCALE     |         |
| DRAWN     | Author  |
| JOB #     | 1611.00 |
| SHEET NO. |         |

A-0.0  
Title Sheet

### SHEET INDEX:

#### ARCHITECTURAL

- A-0.0 TITLE SHEET
- A-0.1 EXISTING PHOTOS
- A-1.0.1 GENERAL NOTES
- A-1.0.2 GENERAL NOTES CONT.
- A-1.1.0 ENERGY COMPLIANCE
- A-1.1.1 ENERGY COMPLIANCE
- A-1.2 SF CITY FORMS
- A-1.2.2 SF CITY FORMS - GREEN BLDG
- A-2.0 BASEMENT DEMO PLAN
- A-2.1 FIRST FLOOR DEMO PLAN
- A-2.2 SECOND FLOOR DEMO PLAN
- A-2.3 ROOF DEMO PLAN
- A-4.0 BASEMENT FLOOR PLAN
- A-4.1 FIRST FLOOR PLAN
- A-4.2 SECOND FLOOR PLAN
- A-4.3 ROOF DECK PLAN
- A-5.0 DOOR & WINDOW SCHEDULE
- A-6.0 EXTERIOR ELEVATIONS
- A-6.1 EXTERIOR ELEVATIONS
- A-6.2 EXTERIOR ELEVATIONS
- A-7.0 BUILDING SECTIONS
- A-8.0 WALL SECTIONS

#### STRUCTURAL

- S-0.1 GENERAL NOTES
- S-1.1 FOUNDATION PLAN & 2ND FLOOR FRAMING PLAN
- S-1.2 3RD FLOOR & ROOF FRAMING PLANS
- S-2.1 SECTIONS & DETAILS
- S-2.2 SECTIONS & DETAILS
- S-2.3 SECTIONS & DETAILS
- S-2.4 SECTIONS & DETAILS
- S-3.1 STEEL FRAME DETAILS

APPROVED  
MAR 22 2017  
FOR C. H. H. S. E.  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

#### PROJECT INFORMATION:

ADDRESS: 1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

PROJECT DESCRIPTION: IMPROVEMENT WITH NEW INTERIOR PARTITIONS AND UPGRADE OF ELECTRICAL AND MECHANICAL SYSTEMS.

LEGAL DESCRIPTION: ASSESSOR'S BLOCK #: 1048 LOT: 007

OCCUPANCY: SINGLE FAMILY R-3

TYPE OF CONSTRUCTION: 3-STORY TYPE V-B

EXTERIOR IMPROVEMENTS TO INCLUDE NEW BAY WINDOWS (PER PLANNING CODE SECTION 136), REAR 4'-0" TERRACE AND ROOF DECK (TO FALL WITHIN EXISTING BUILDING ENVELOPE).

#### CONSULTANTS:

STRUCTURAL ENGINEER  
HARRELL KANE  
237 KEARNY STREET, #180  
SAN FRANCISCO, CA 94108  
PHONE: (415) 501-9000

RECEIVED  
MAR 17 2017  
DEPT. OF BUILDING INSPECTION  
ACCEPTED

#### OWNER:

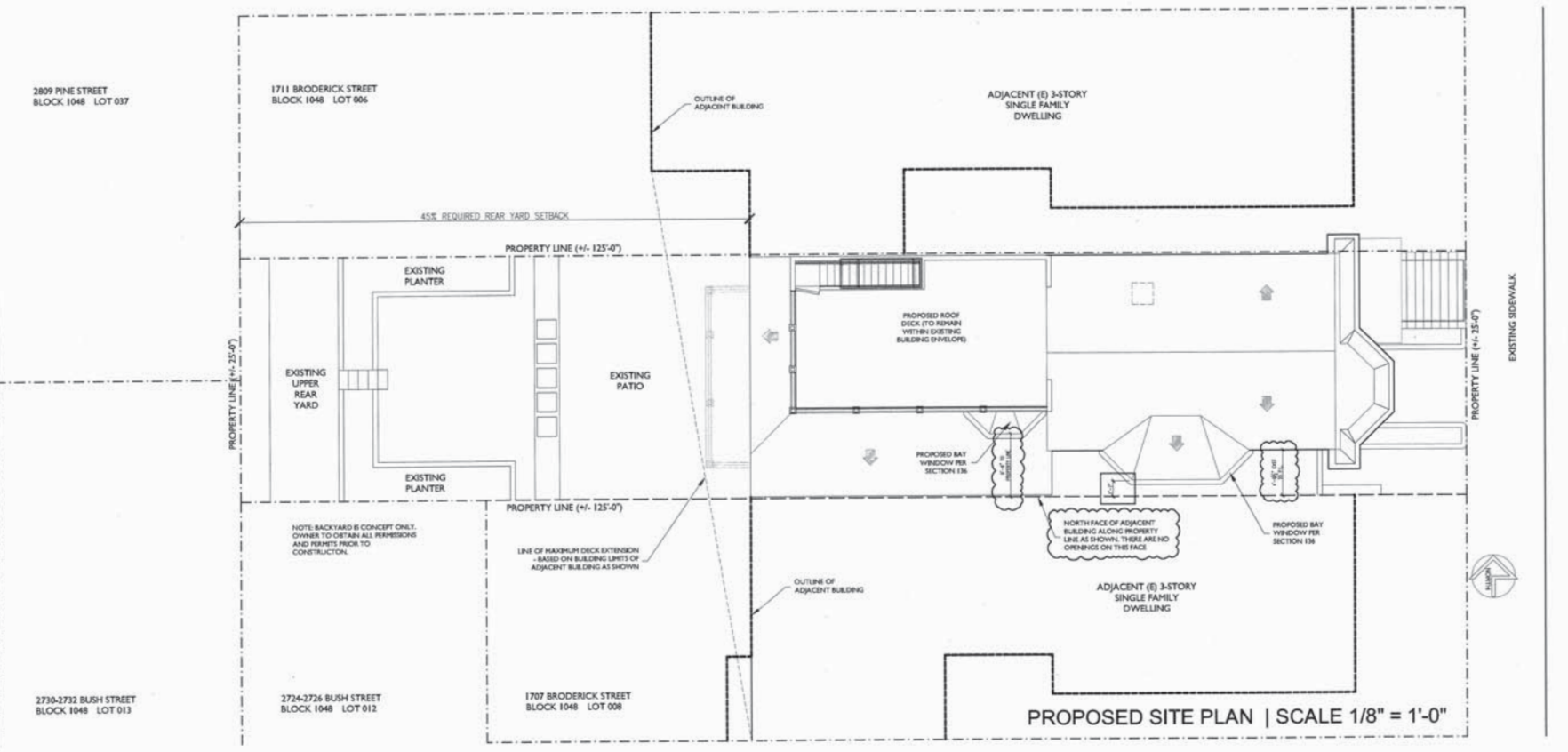
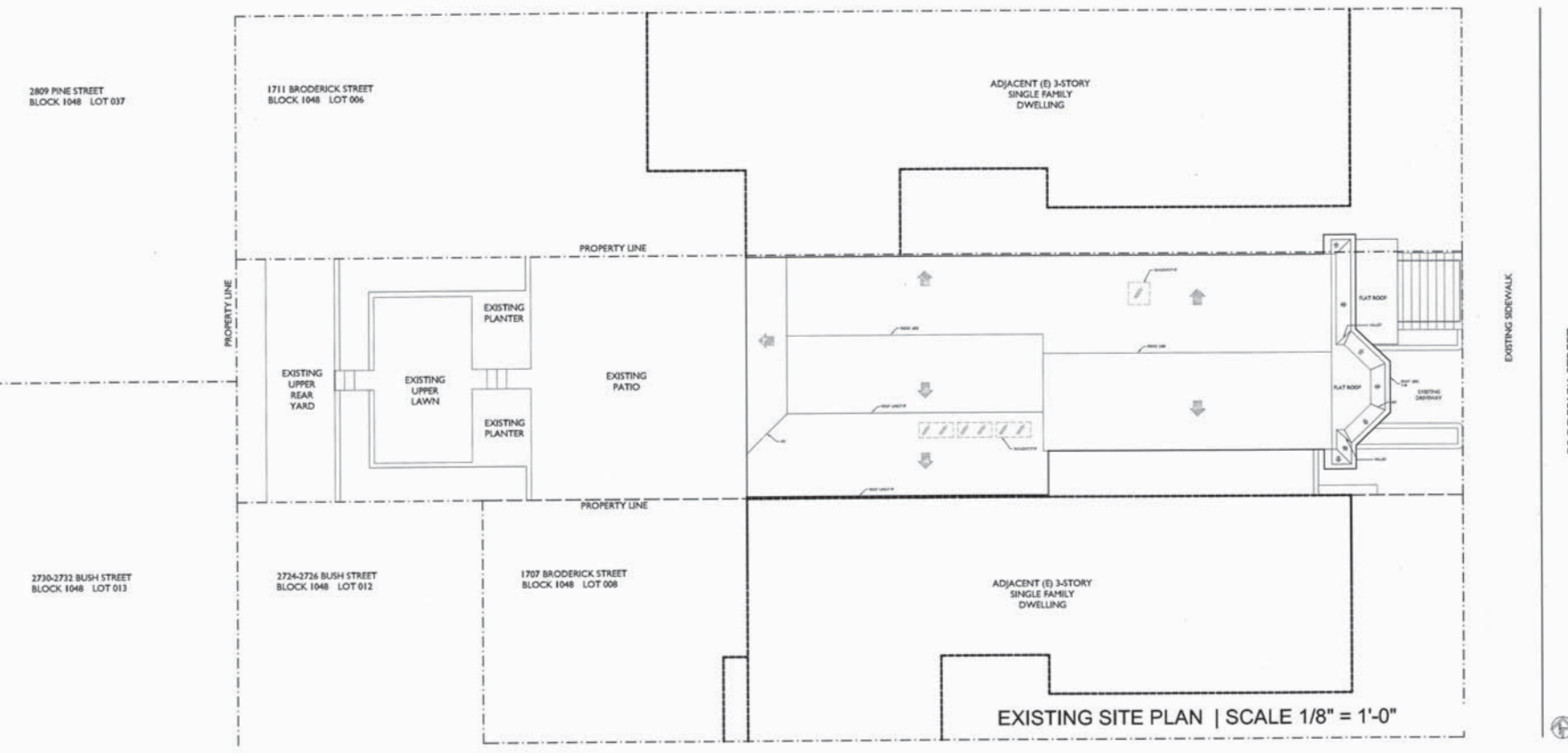
1709 BRODERICK ST. LLC  
1709 BRODERICK STREET  
S.F., CA 94115

#### ARCHITECT:

LANDRY DESIGN GROUP  
RICHARD LANDRY  
1818 S. SEPULVEDA BLVD  
LOS ANGELES, CA 90025  
PHONE: (310) 444-1404  
FAX: (310) 444-1405

#### DISCLAIMER

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APPROVED  
MAR 22 2017  
FOR C. H. H. S. E.  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

David R. DBI  
MAR 17 2017



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**PRIVATE RESIDENCE**  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115



APPR  
Dept. of Building Inspection  
MAR 22 2017  
Tom C. Hsu  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

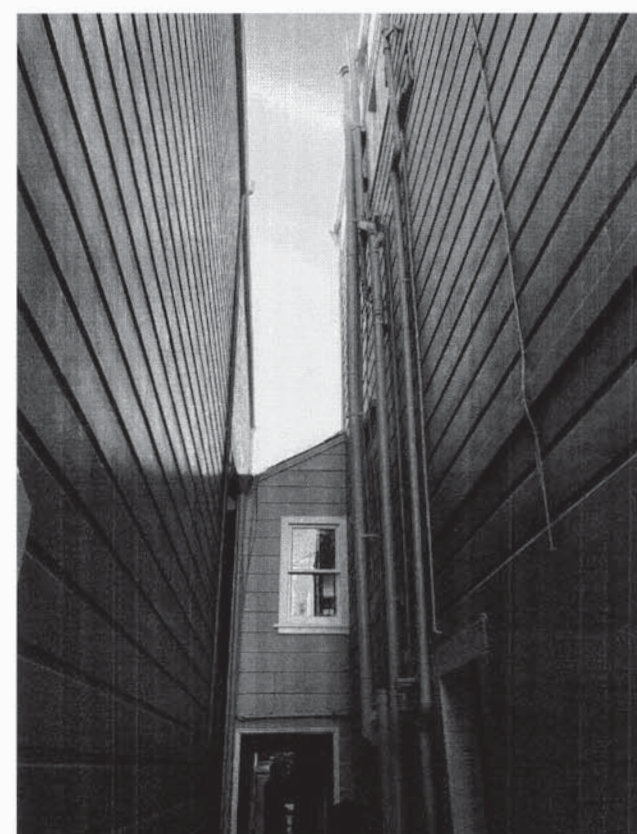
ON EXISTING ROOF LOOKING TOWARD STREET

SCALE: NTS 4



REAR ELEVATION

SCALE: NTS 3



SIDE ALLEY LOOKING TOWARDS REAR

SCALE: NTS 2



FRONT ELEVATION

SCALE: NTS 1

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MAR 17 2017  
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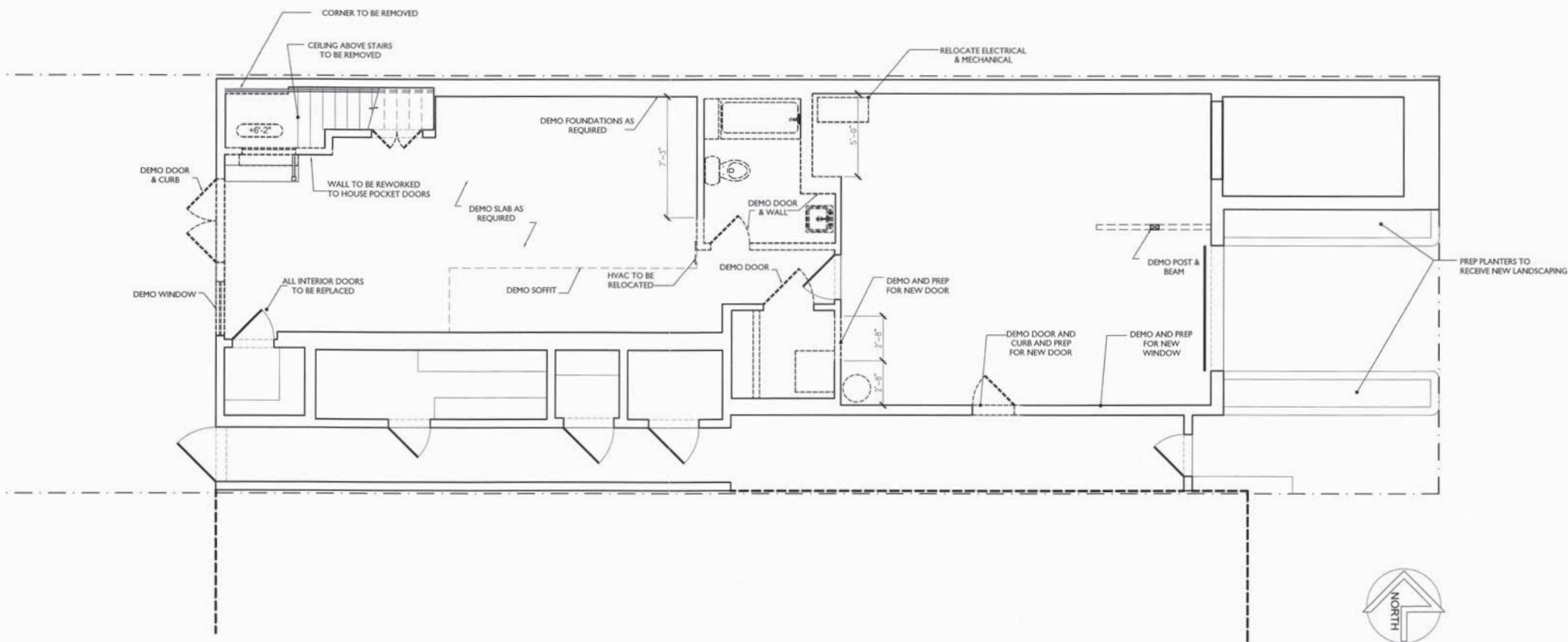
David Pang, DBI  
MAR 17 2017

EXISTING PHOTOS

|           |              |
|-----------|--------------|
| DATE      | 3/7/17       |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

**A-0.1**  
PHOTOS





| INTERIOR PARTITIONS - DEMO CALCULATIONS (LINEAR FEET) |          |         |       |
|---|----------|---------|-------|
|   | TOTAL    | DEMO    | %     |
| BASEMENT  | 108'-2"  | 24'-9"  | 22.9% |
| FIRST FLOOR   | 109'-1"  | 80'-0"  | 73.3% |
| SECOND FLOOR  | 124'-11" | 29'-0"  | 23.2% |
| TOTAL   | 342'-2"  | 133'-9" | 39.1% |

#### LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

#### BASEMENT DEMO PLAN

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

#### DEMOLITION SITE PLAN NOTES

- REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND / OR LOCAL LAWS AND ORDINANCES.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
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- PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING BUILDINGS, PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMER, DITCHES, DRAINAGE PIPES, FENCES, LAWNS, TREES, BUSHES, POWER POLES, ETC. TO REMAIN. ANY DAMAGE DURING DEMOLITION AND / OR CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDINGS TO REMAIN SHALL BE PROTECTED.
- SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT WILL OCCUR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIAL TRACKED, DUMPED, SPILLED, OR WIND BLOWN FROM THE SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES 72 HOURS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY COMPANY MAY BE PRESENT TO INSTRUCT AND OBSERVE DURING THE EXCAVATION. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTALS AS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.
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- ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITIES. THE CONTRACTOR'S RESPONSIBILITY AND MUST BE CREATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF DEMOLITION ACTIVITIES.
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- PERFORM CLEARING, GRUBBING, STUMP REMOVAL, AND / OR TOPSOIL STOCKPILE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, INCLUDING REMOVAL OF TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH TO ERADICATE FROM SUB-GRADE, A MINIMUM OF 42".
- THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
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- THE CONTRACTOR SHALL PROVIDE ASBESTOS INSPECTION AND ABATEMENT AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE RODENT ABATEMENT REPORTS AS REQUIRED.



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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

#### BASEMENT DEMO PLAN



|           |              |
|-----------|--------------|
| DATE      | 2/22/2017    |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

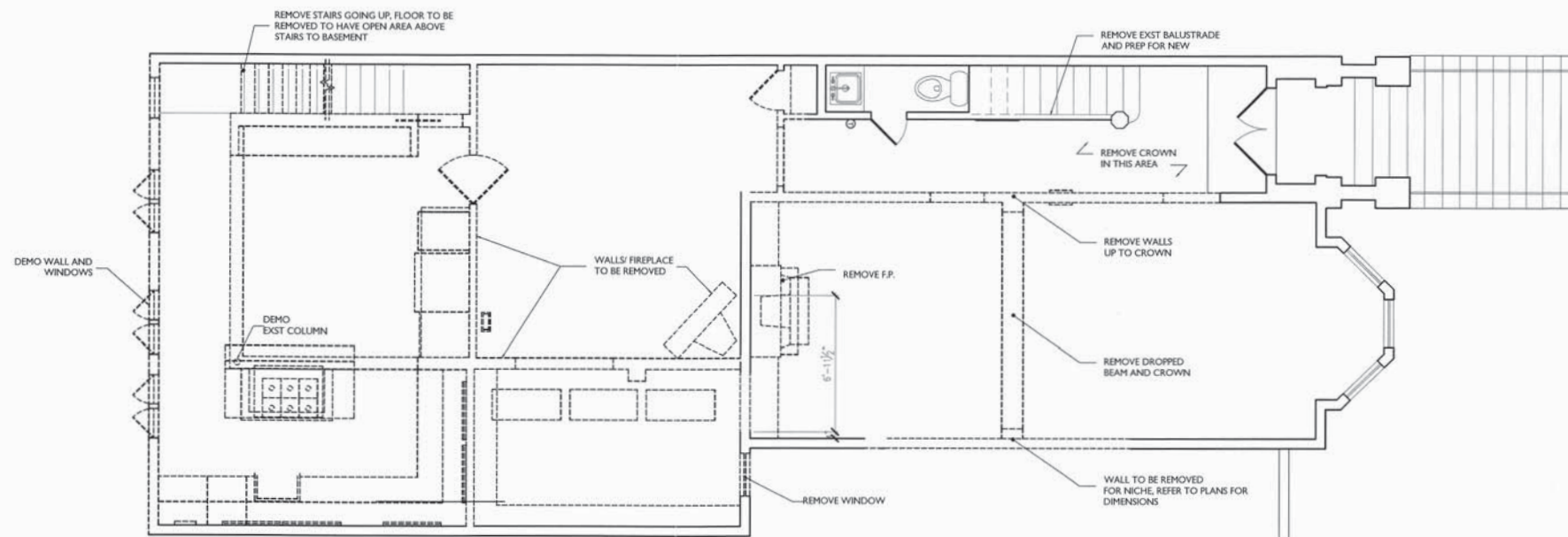
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DEMO  
PLAN



Approved Planning Dept. Stephanie Cisneros

MAR 17 2017





| INTERIOR PARTITIONS - DEMO CALCULATIONS (LINEAR FEET) |          |         |       |
|---|----------|---------|-------|
|   | TOTAL    | DEMO    | %     |
| BASEMENT  | 108'-2"  | 24'-9"  | 22.9% |
| FIRST FLOOR   | 109'-1"  | 80'-0"  | 73.3% |
| SECOND FLOOR  | 124'-11" | 29'-0"  | 23.2% |
| TOTAL   | 342'-2"  | 133'-9" | 39.1% |

LEGEND

- EXISTING WALL TO REMAIN  
EXISTING WALL TO BE REMOVED

FIRST FLOOR DEMO PLAN

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

DEMOLITION SITE PLAN NOTES

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**LANDRY DESIGN GROUP**  
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F: 310.444.1404  
www.landrydesigngroup.com  
info@landrydesign.net

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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

FIRST FLOOR DEMO PLAN  
DATE OF SETTING: 2/22/2017  
DATE OF SETTING: 2/22/2017

LICENSED ARCHITECT  
EDWARD LANDRY  
No. C21848  
Res. 3-31-17  
STATE OF CALIFORNIA

DATE 2/22/2017  
SCALE As indicated  
DRAWN LDG  
JOB # 1611.00  
SHEET NO.

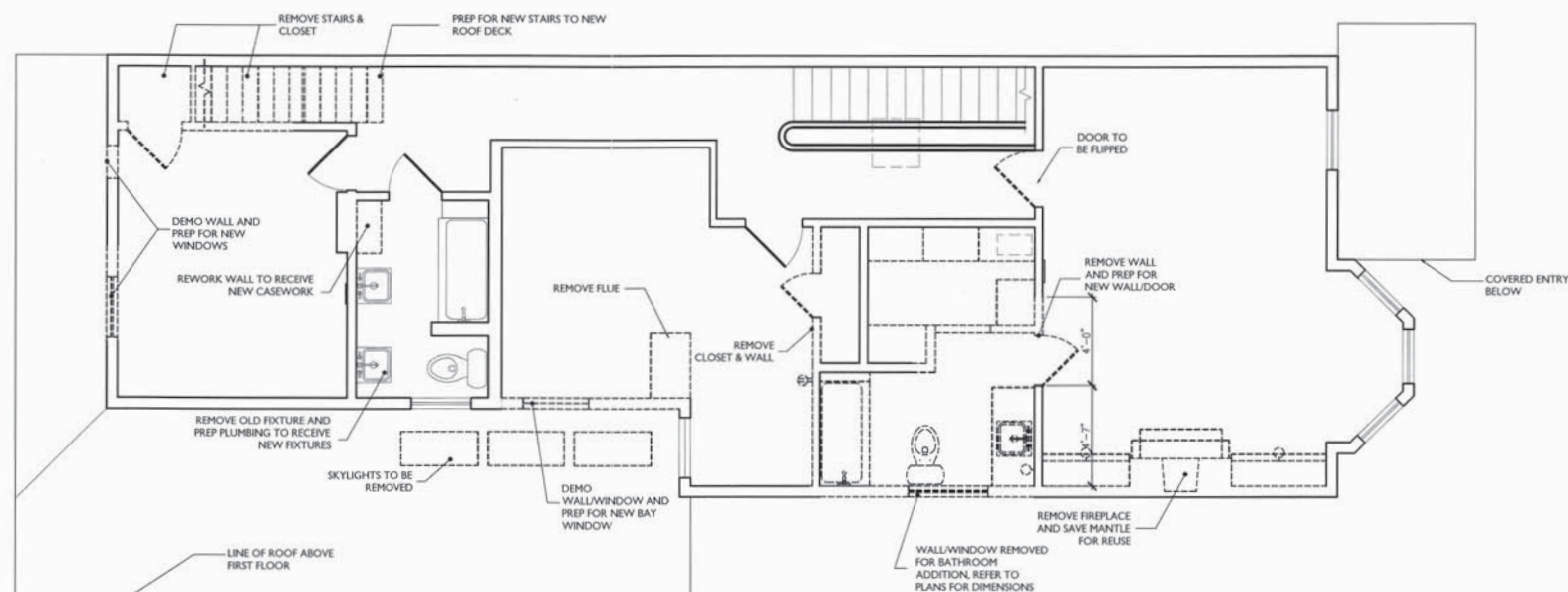
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DEMO  
PLAN

RECEIVED  
FEB 23 2017  
DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCTPTD.

David Pang, DSI  
MAR 17 2017

2/23/17  
Approved Planning Dept. Stephanie Cisneros





| INTERIOR PARTITIONS - DEMO CALCULATIONS (LINEAR FEET) |          |         |       |
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| SECOND FLOOR  | 124'-11" | 29'-0"  | 23.2% |
| TOTAL   | 342'-2"  | 133'-9" | 39.1% |

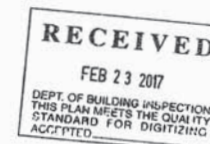


#### LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

#### DEMOLITION SITE PLAN NOTES

- REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND / OR LOCAL LAWS AND ORDINANCES.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.  
IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
- PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING BUILDINGS, PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMER, DITCHES, DRAINAGE PIPES, FENCES, LAWNS, TREES, BUSHES, POWER POLES, ETC. TO REMAIN. ANY DAMAGE DURING DEMOLITION AND / OR CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDINGS TO REMAIN SHALL BE PROTECTED.
- SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT WILL OCCUR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIAL TRACKED, DUMPED, SPILLED, OR WIND BLOWN FROM THE SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER.
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES 72 HOURS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY COMPANY MAY BE PRESENT TO INSTRUCT AND OBSERVE DURING THE EXCAVATION. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTALS AS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EXISTING UTILITY. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.
- ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL EXISTING UTILITIES ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF DEMOLITION ACTIVITIES.
- REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS. AREAS TO BE REMOVED SHALL BE SAW CUT TO A CLEAN, NEAT AND TRUE TO LINE. REMOVE ALL NONORGANIC MATTER THAT WOULD INTERFERE WITH THE GROWTH OF TURF OR PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY, OR LOCAL AGENCIES.
- EXISTING BUILDING TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING BASEMENT WALLS, SLABS, AND FOUNDATIONS.
- RECYCLED, CRUSHED, OR PULVERIZED CONCRETE OR MASONRY MAY BE USED AS BACKFILL OR IN NEW CONSTRUCTION ONLY IF APPROVED BY THE STRUCTURAL AND GEOTECHNICAL ENGINEER.
- PERFORM CLEARING, GRUBBING, STUMP REMOVAL, AND / OR TOPSOIL STOCKPILE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, INCLUDING REMOVAL OF TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH TO ERADICATE FROM SUB-GRADE, A MINIMUM OF 42".
- THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS REQUIRED PRIOR TO AND DURING DEMOLITION.
- THE CONTRACTOR SHALL PROVIDE SECURITY CHAIN LINK FENCE AROUND UNSECURED SITE AREAS.
- ADJACENT STREET, CURB & GUTTER, ALLEY, AND SIDEWALK SHALL BE PROTECTED FROM DAMAGE, SUCH AS INDENTATION FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
- CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PUBLIC WORKS SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE ASBESTOS INSPECTION AND ABATEMENT AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE RODENT ABATEMENT REPORTS AS REQUIRED.



Approved Planning Dept. Stephanie Cisneros

David Pang, DBI  
MAR 17 2017



| REVISION LOG |      |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

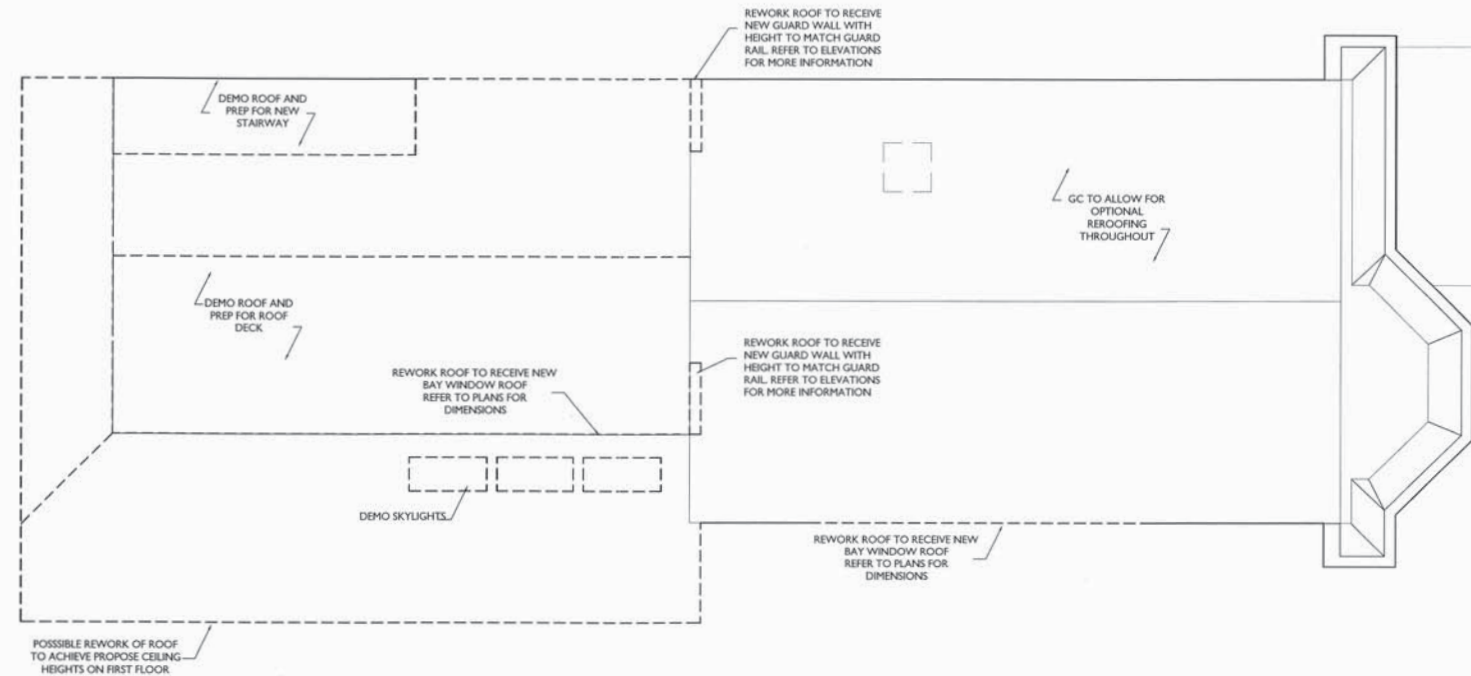
#### SECOND FLOOR DEMO PLAN



|           |              |
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| DATE      | 2/22/2017    |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-2.2  
DEMO  
PLAN





#### LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

#### ROOF DEMO PLAN

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

#### DEMOLITION SITE PLAN NOTES

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- THE CONTRACTOR SHALL PROVIDE RODENT ABATEMENT REPORTS AS REQUIRED.

RECEIVED

FEB 23 2017

DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCURACY

Approved Planning Dept. Stephanie Cisneros

David Panga, DGI  
MAR 17 2017

**LANDRY**  
DESIGN GROUP  
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LOS ANGELES, CA 90025  
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**PRIVATE RESIDENCE**  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

TO: C. HUI  
FROM: LANDRY DESIGN GROUP  
DEPT. OF BUILDING INSPECTION  
MAR 22 2017

**ROOF DEMO PLAN**

REGISTERED ARCHITECT  
RICHARD LANDRY  
No. C21848  
Res. 3-31-17  
STATE OF CALIFORNIA

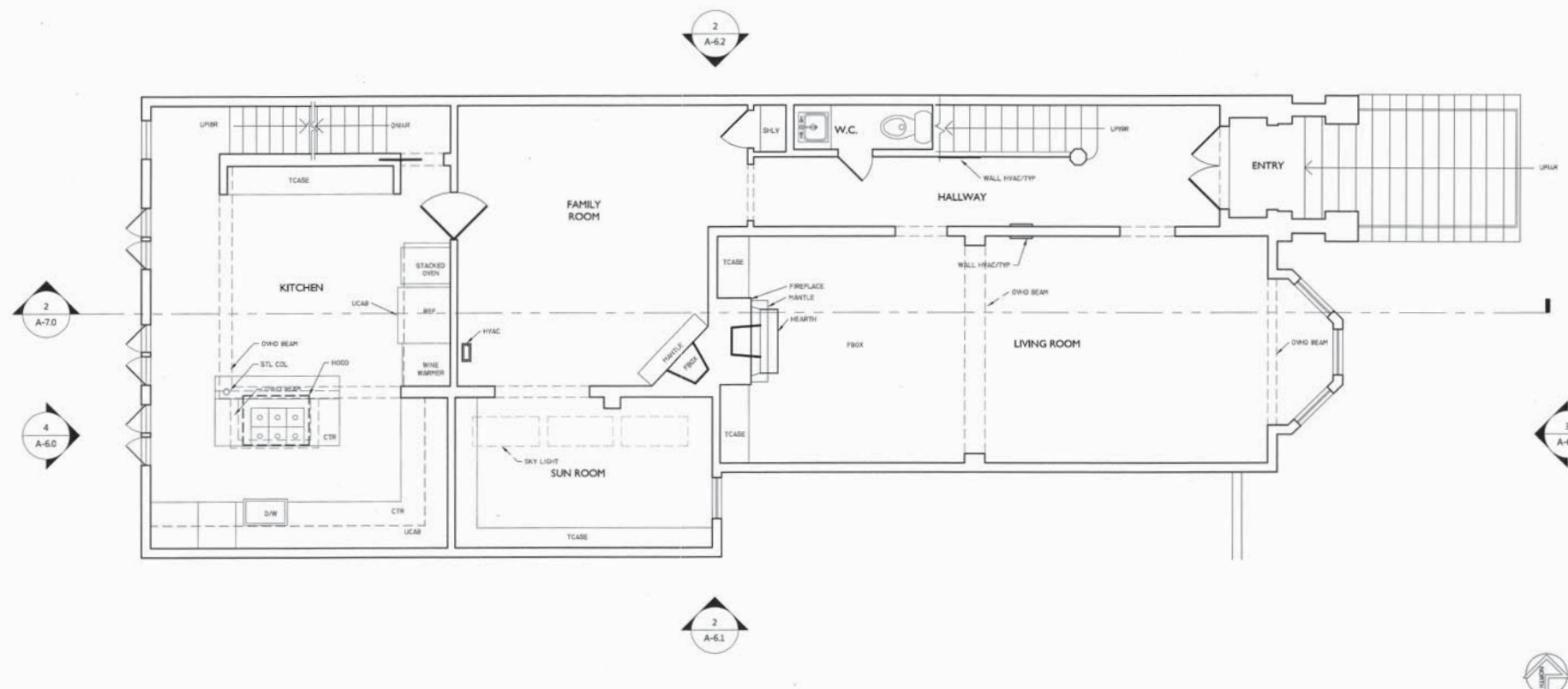
DATE 2/22/2017  
SCALE As indicated  
DRAWN LDG  
JOB # 1611.00  
SHEET NO.

**A-2.3**  
DEMO  
PLAN



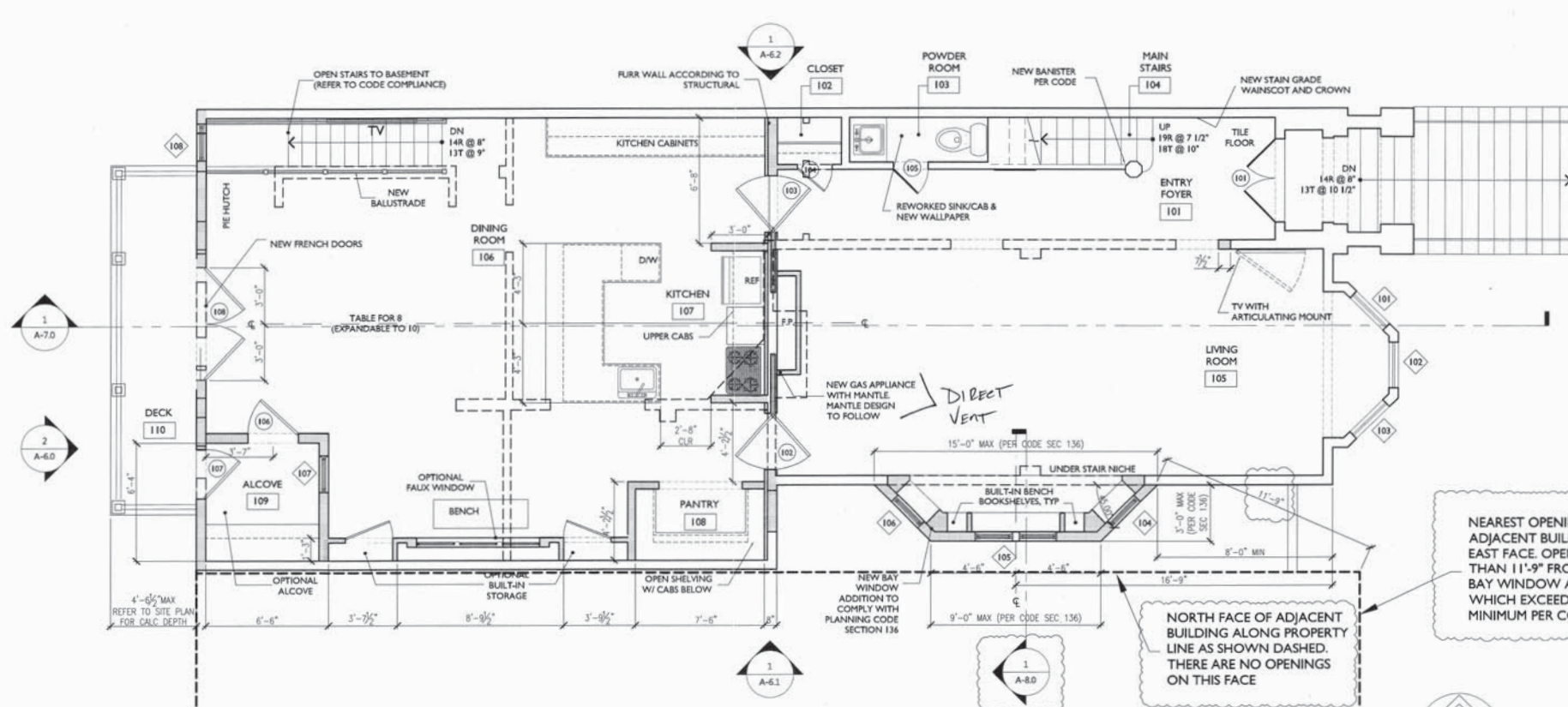






EXISTING FIRST FLOOR PLAN

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



FIRST FLOOR PLAN

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

# FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN
- VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES
- CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD
- INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS
- ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING & MECH PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID
- REFER TO RCPS, BLDG SECTS, & INTERIOR ELEV FOR VOLUME CEILINGS
- ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X8 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X8 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL
- PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2011 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR ROUGH OPENING W/ MANUFACT.
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2011 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH: 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL
- FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

## KEYNOTES

- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS, CEILINGS, POSTS, AND SUPPORTING BEAMS, AND SHALL EXTEND FROM GARAGE CONCRETE SLAB TO CEILING
- OMITTED
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS IN ENCLOSED USEABLE SPACE UNDER STAIRS
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS OF SHAFT ENCLOSURES
- PROVIDE SELF-CLOSING, SELF-LATCHING DEVICE ON 20 MINUTE FIRE RATED DOOR. SEE DOOR SCHEDULE
- PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN ON THE PLANS AND ACCORDING TO SECTION R314 OF THE 2011 CRC. ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUITS WITH BATTERY BACK-UP. ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED CORRIDORS GIVING DIRECT ACCESS TO SLEEPING ROOMS. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO STAIRWAYS. ALARMS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING WHICH THEY SERVE. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- PROVIDE STATE MARSHALL APPROVED CARBON MONOXIDE ALARMS AS SHOWN ON PLANS AND ACCORDING TO SECTION R315 OF THE 2011 CRC. ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, INCLUDING FIRE PLACES, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH SLEEPING AREA, IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING
- 30" X 30" ROOF ACCESS, SEE DETAILS
- 30" X 30" ATTIC ACCESS, SEE DETAILS
- 30" X 54" ACCESS WITH PULL-DOWN LADDER, SEE DETAILS
- OMITTED
- 6" X 14" UNDERFLOOR SCREENED VENT, SEE EXTERIOR ELEVATIONS AND DETAILS
- BUILT-IN CABINETRY, SEE DETAILS FOR LEVELS A, B, C, D, AND E
- CLOSET MILLWORK, SEE DETAILS FOR LEVELS A, B, C, AND D
- BATHROOM EXHAUST FAN CAPABLE OF PROVIDING THE MINIMUM RATE OF 25 CUBIC FEET PER MINUTE (12 L/h) CONTINUOUS VENTILATION PER SECTION R303.3 OF THE 2011 CRC. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT
- PRE-FABRICATED F.P. UNIT: FMI MODEL DVF42NH, DIRECT VENT SEALED COMBUSTION (PFS REPORT #09-95: ANSI STANDARD Z21.50B-2009 VENTED GAS FIREPLACES CSA 2.22b-2009), WITH HERRINGBONE BRICK PATTERNS. PROVIDE UNIT CONTROLS AND VENTING SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS. SEE SPECS FOR ADDITIONAL INFORMATION
- WASHER: PROVIDE RECESSED HOT AND COLD WATER DRAIN STAND PIPE, AND FLOOR DRAIN UNDER WASHER
- DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR AT ROOF. VENT DUCT SHALL BE MIN. 4" DIA. SMOOTH GALVANIZED METAL, LIMITED TO TWO (2) 14'-0" LENGTH WITH TWO (2) ELBOWS, SEE MECHANICAL PLANS
- DRIP-DRY CABINET WITH FLOOR DRAIN
- F.A.U. W/ NIGHT SETBACK THERMOSTAT AND SUMMER FANS SWITCH: PROVIDE COMBUSTION AIR VENT & CONDENSATION LINE TO OUTSIDE AIR. PROVIDE 20" HIGH PLYWOOD PLATFORM FOR UNIT AS REQUIRED, VERIFY WITH MECHANICAL PLANS. SEE TITLE 24 FOR SIZE & MODEL
- ELECTRICAL SUB-PANEL, SEE ELECTRICAL PLANS
- PHONE PANEL: ALL LINES TO BE HOME RUNS, SEE ELECTRICAL AND ANY PLAN
- GAS FIRES, HIGH RECOVERY WATER HEATER / STORAGE TANK WITH CIRCULATION PUMP AND R-5 INSULATION. VERIFY WITH TITLE 24. SET ON AN 18" WOOD PLATFORM AND SECURE TO WALL FRAMING WITH METAL LATERAL SUPPORT IN THE EVENT OF AN EARTHQUAKE. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. AT THE LOWER POINT, THE STRAPPING SHALL BE A MINIMUM DISTANCE OF FOUR (4) INCHES ABOVE THE CONTROLS PER 2011 CPC SECTION 508.2. PROVIDE PLUMBING LOOPS FOR WATER SOFTENER
- TUB / SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- FRAMELESS 3/8" THICK TEMPERED GLASS ENCLOSURE WITH SET-IN GLAZING CHANNEL, SEE SPECS AND INTERIOR ELEVATIONS
- SOAP / SHAMPOO NICHE, SEE DETAILS AND INTERIOR ELEVATIONS FOR SIZE
- BUILT-IN WHIRLPOOL TUB: PROVIDE DECK, SKIRT, BACK SPLASH, AND WOOD FRAMED PLATFORM WITH ACCESS TO EQUIPMENT AS REQUIRED BY MANUFACTURER. ELECTRICAL SUB CONTRACTOR SHALL PROVIDE ELECTRICAL SUPPLY AND CONNECTIONS AS REQUIRED
- OMITTED
- "INSTA-HOT" DISPENSER AND WATER FILTRATION SYSTEM, VERIFY WITH OWNER
- PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE-MAKER WITH RECESSED SHUT-OFF VALVE, VERIFY WITH MANUFACTURER
- LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR WITH REMOTE EXHAUST FANS. VERIFY VENTING REQS WITH MECH PLANS AND MANUFACTURER'S RECOMMENDATIONS.
- HOSE BIB IN RECESSED ENCLOSURE, FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT

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LOS ANGELES, CA 90025  
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REVISION LOG

| REVISION NO. | DATE |
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**PRIVATE RESIDENCE**  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

**FIRST FLOOR PLAN**

**APPROVED**  
MAR 22 2017  
TOM C. HILL, E.E.  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

**RECEIVED**  
MAR 17 2017  
DEPT. OF BUILDING INSPECTION  
ACCEPTED

Approved Planning Dept. Stephanie Cisneros  
3/21/17

David Pang, DGI  
MAR 17 2017

Jeff Lai, DBI  
MAR 17 2017

**LICENSED ARCHITECT**  
THOMAS LANDRY  
No. C21848  
Res. 3-31-17  
STATE OF CALIFORNIA

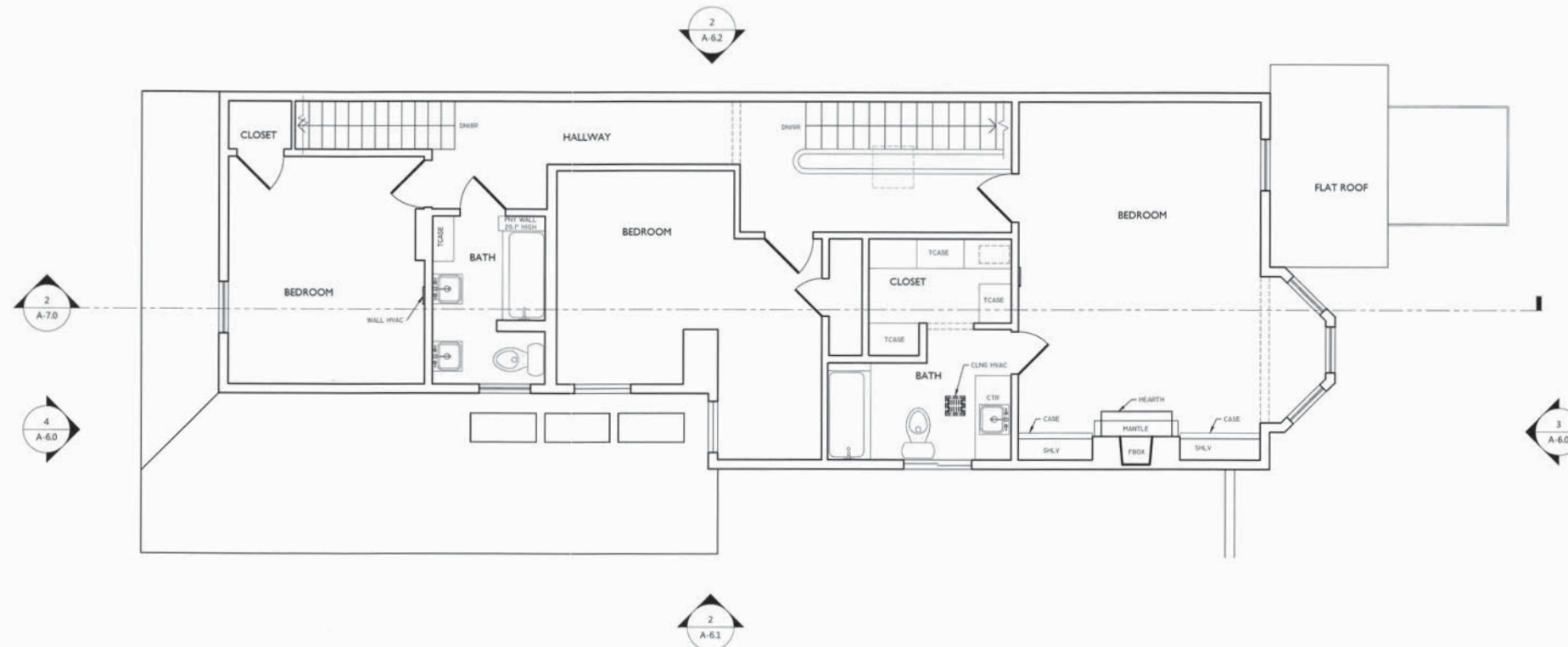
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DRAWN LDG  
JOB # 1611.00  
SHEET NO.

**A-4.1**  
**PLAN**

**LEGEND**

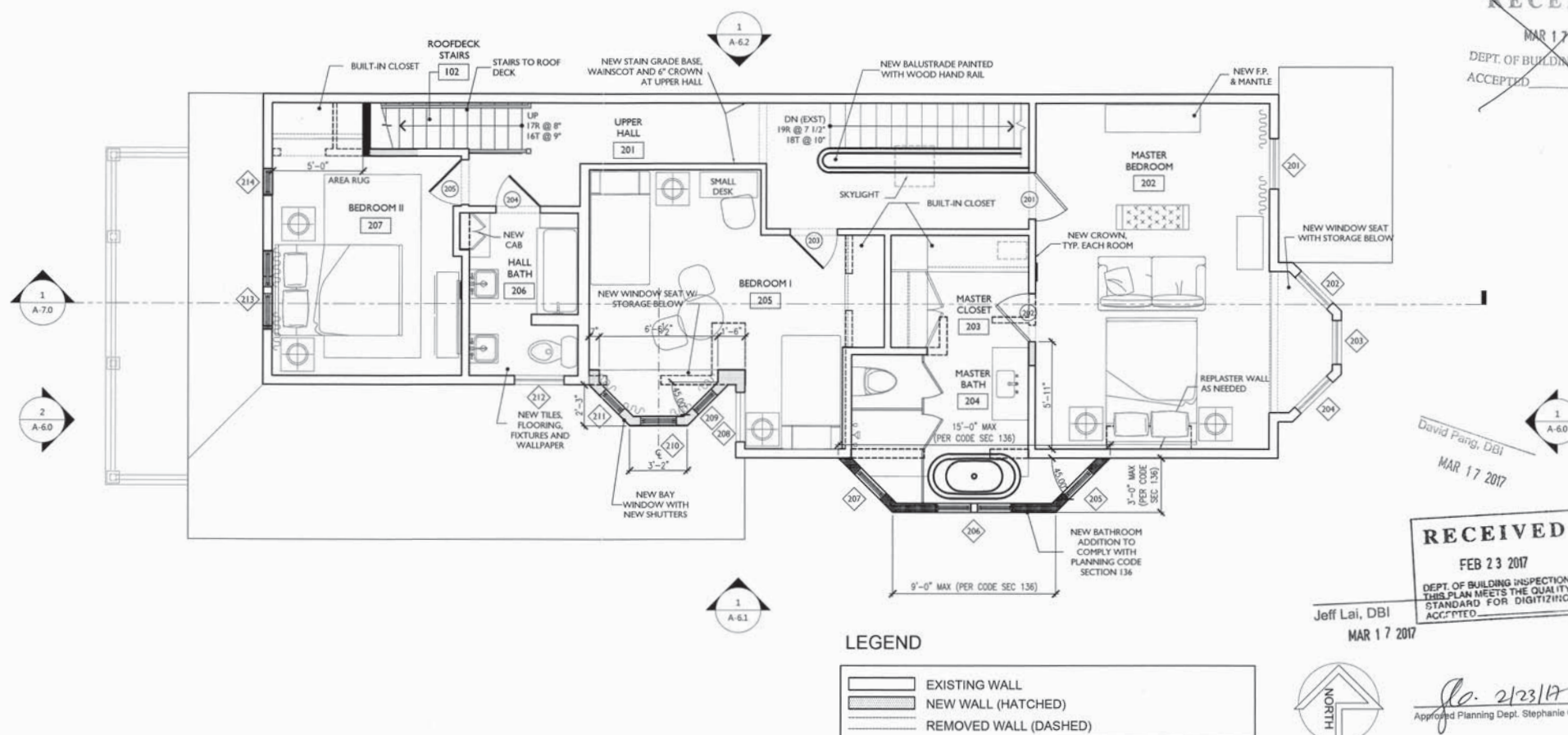
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|--|-----------------------|
|  | EXISTING WALL         |
|  | NEW WALL (HATCHED)    |
|  | REMOVED WALL (DASHED) |





EXISTING SECOND FLOOR PLAN

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



LEGEND

- EXISTING WALL
- NEW WALL (HATCHED)
- REMOVED WALL (DASHED)

SECOND FLOOR PLAN

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

# FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN
- VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES
- CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD
- INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS
- ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING & MECH PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID
- REFER TO RCPS, BLDG SECTS, & INTERIOR ELEVS FOR VOLUME CEILINGS
- ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL
- PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2011 CRC OR CURRENT BUILDING CODE. ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR ROUGH OPENING W/ MANUFACT.
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2011 CRC. MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH, 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL
- FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

## KEYNOTES

- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS, CEILINGS, POSTS, AND SUPPORTING BEAMS, AND SHALL EXTEND FROM GARAGE CONCRETE SLAB TO CEILING
- OMITTED
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS IN ENCLOSED USEABLE SPACE UNDER STAIRS
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS OF SHAFT ENCLOSURES
- PROVIDE SELF-CLOSING, SELF-LATCHING DEVICE ON 20 MINUTE FIRE RATED DOOR, SEE DOOR SCHEDULE
- PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN ON THE PLANS AND ACCORDING TO SECTION R314 OF THE 2011 CRC. ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUITS WITH BATTERY BACK UP. ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED CORRIDORS GIVING DIRECT ACCESS TO SLEEPING ROOMS. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO STAIRWAYS. ALARMS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING WHICH THEY SERVE. ALARMS SHALL BE INTER-CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- PROVIDE STATE MARSHALL APPROVED CARBON MONOXIDE ALARMS AS SHOWN ON PLANS AND ACCORDING TO SECTION R315 OF THE 2011 CRC. ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, INCLUDING FIRE PLACES, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH SLEEPING AREA, IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING
- 30" X 30" ROOF ACCESS, SEE DETAILS
- 30" X 30" ATTIC ACCESS, SEE DETAILS
- 30" X 54" ACCESS WITH PULL-DOWN LADDER, SEE DETAILS
- OMITTED
- 6" X 14" UNDERFLOOR SCREENED VENT, SEE EXTERIOR ELEVATION AND DETAILS
- BUILT-IN CABINETRY, SEE DETAILS FOR LEVELS A, B, C, D, AND E
- CLOSET MILLWORK, SEE DETAILS FOR LEVELS A, B, C, AND D
- BATHROOM EXHAUST FAN CAPABLE OF PROVIDING THE MINIMUM RATE OF 25 CUBIC FEET PER MINUTE (12 L / s) CONTINUOUS VENTILATION PER SECTION R303.3 OF THE 2011 CRC. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT
- PRE-FABRICATED F.P. UNIT: FMI MODEL DV42NH, DIRECT VENT SEALED COMBUSTION (PFS REPORT #09-05, ANSI STANDARD Z21.50b-2009 VENTED GAS FIREPLACES CSA 2.22b-2009), WITH HERRINGBONE PANEL PATTERNS. PROVIDE UNIT CONTROLS AND VENTING SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS, SEE SPECS FOR ADDITIONAL INFORMATION
- WASHER: PROVIDE RECESSED HOT AND COLD WATER DRAIN STAND PIPE, AND FLOOR DRAIN UNDER WASHER
- DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR AT ROOF. VENT DUCT SHALL BE MIN. 4" DIA., SMOOTH GALVANIZED METAL, LIMITED TO TWO (2) 14'-0" LENGTH WITH TWO (2) ELBOWS, SEE MECHANICAL PLANS
- DRIP-DRY CABINET WITH FLOOR DRAIN
- F.A.U. W/ NIGHT SETBACK THERMOSTAT AND SUMMER FANS SWITCH: PROVIDE COMBUSTION AIR VENT & CONDENSATION LINE TO OUTSIDE AIR. PROVIDE 20" HIGH PLYWOOD PLATFORM FOR UNIT AS REQUIRED, VERIFY WITH MECHANICAL PLANS. SEE TITLE 24 FOR SIZE & MODEL
- ELECTRICAL SUB-PANEL, SEE ELECTRICAL PLANS
- PHONE PANEL: ALL LINES TO BE HOME RUNS, SEE ELECTRICAL AND AV PLAN
- GAS FIRES, HIGH RECOVERY WATER HEATER / STORAGE TANK WITH CIRCULATION PUMP AND R-5 INSULATION. VERIFY WITH TITLE 24. SET ON AN 18" WOOD PLATFORM AND SECURE TO WALL FRAMING WITH METAL STRAPS FOR LATERAL SUPPORT IN THE EVENT OF AN EARTHQUAKE. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. AT THE LOWER POINT, THE STRAPPING SHALL BE A MINIMUM DISTANCE OF FOUR (4) INCHES ABOVE THE CONTROLS PER 2011 CPC SECTION 508.2. PROVIDE PLUMBING LOOPS FOR WATER SOFTENER.
- TUB / SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- FRAMELESS 3/8" THICK TEMPERED GLASS ENCLOSURE WITH SET-IN GLAZING CHANNEL, SEE SPECS AND INTERIOR ELEVATIONS
- SOAP / SHAMPOO NICHE, SEE DETAILS AND INTERIOR ELEVATIONS FOR SIZE
- BUILT-IN WHIRLPOOL TUB: PROVIDE DECK, SKIRT, BACK SPLASH, AND WOOD FRAMED PLATFORM WITH ACCESS TO EQUIPMENT AS REQUIRED BY MANUFACTURER. ELECTRICAL SUB CONTRACTOR SHALL PROVIDE ELECTRICAL SUPPLY AND CONNECTIONS AS REQUIRED
- OMITTED
- "INSTA-HOT" DISPENSER AND WATER FILTRATION SYSTEM, VERIFY WITH OWNER
- PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE-MAKER WITH RECESSED SHUT-OFF VALVE, VERIFY WITH MANUFACTURER
- LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR WITH REMOTE EXHAUST FANS. VERIFY VENTING REQ'S WITH MECH PLANS AND MANUFACTURER'S RECOMMENDATIONS.
- HOSE BIB IN RECESSED ENCLOSURE. FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT



| REVISION LOG |      |
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| 1            |      |
| 2            |      |
| 3            |      |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

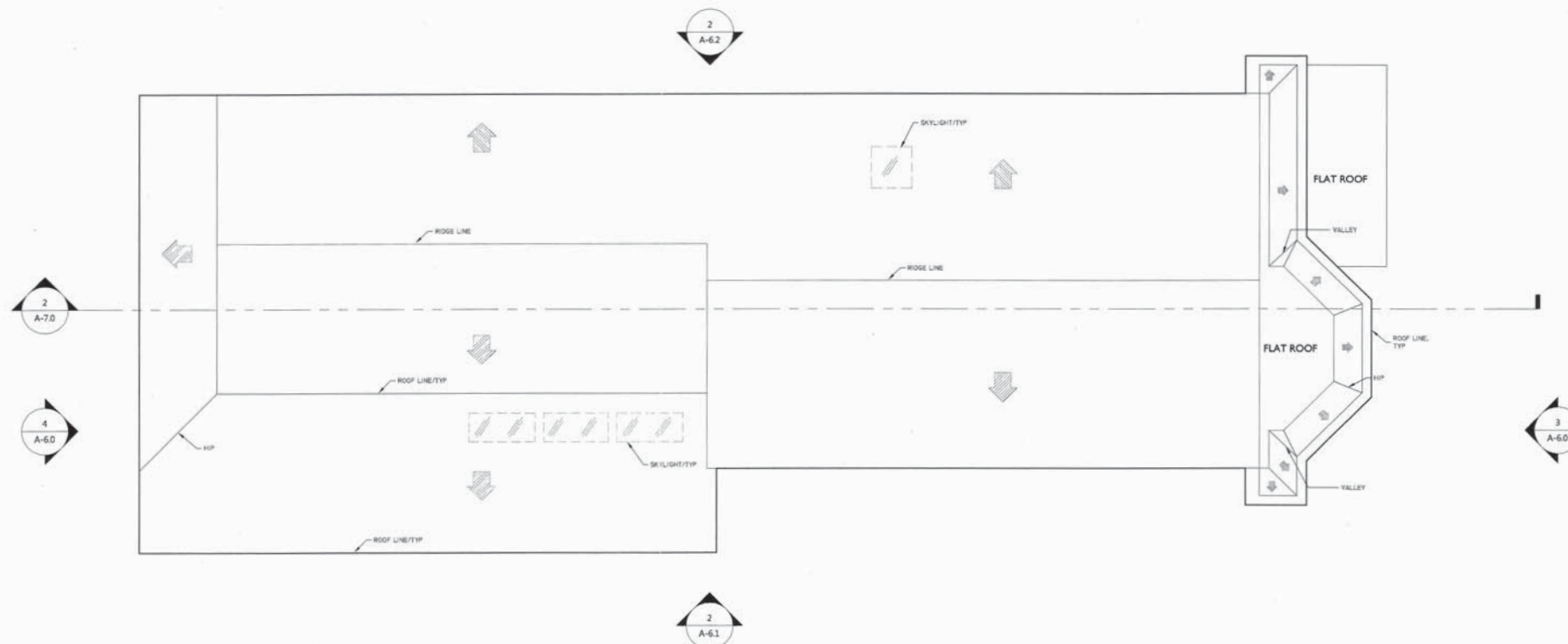
## SECOND FLOOR PLAN



|           |              |
|-----------|--------------|
| DATE      | 2/22/2017    |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-4.2  
PLAN

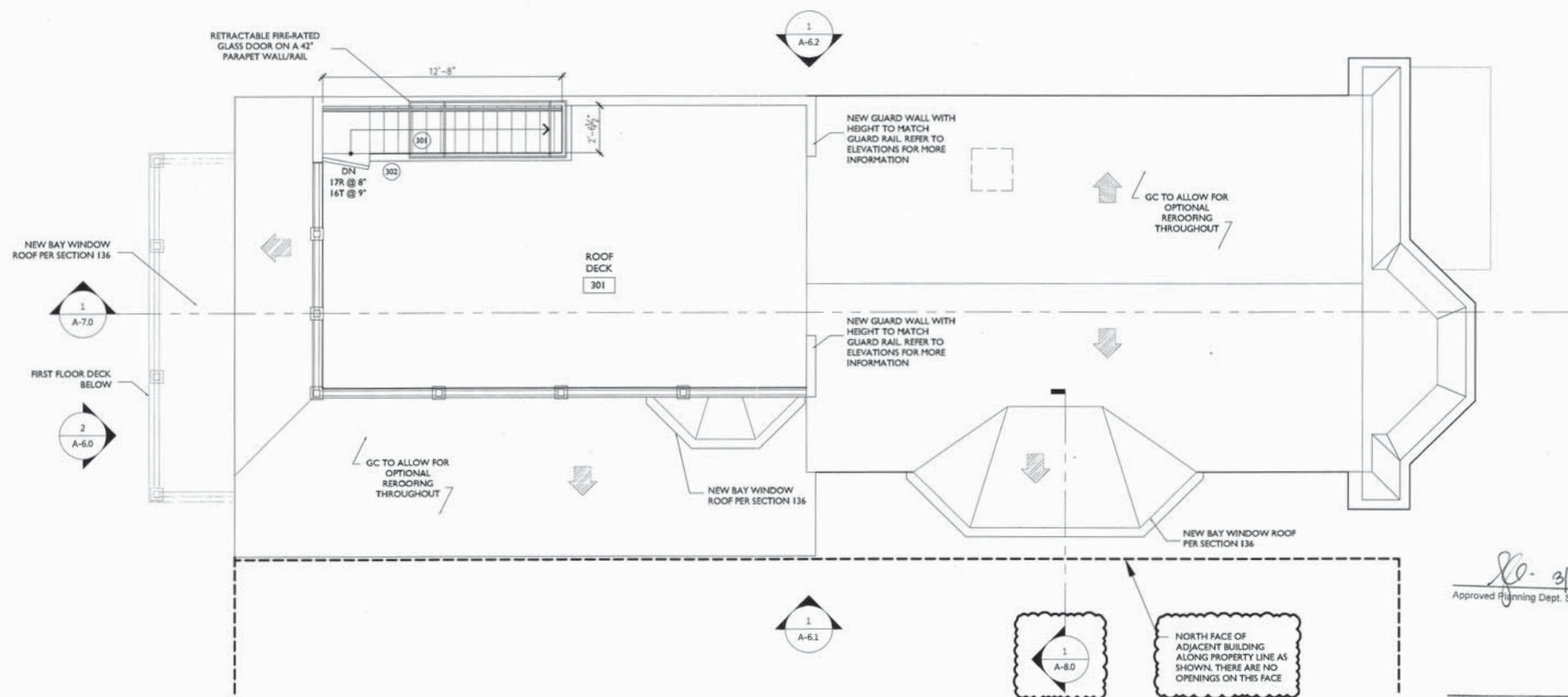




EXISTING ROOF DECK PLAN

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

2



ROOF DECK PLAN

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

1

## FLOOR PLAN NOTES

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## KEYNOTES

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- TUB / SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
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- HOSE BIB IN RECESSED ENCLOSURE. FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT



| REVISION LOG |     |
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| DATE         | NO. |
|              | 1   |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

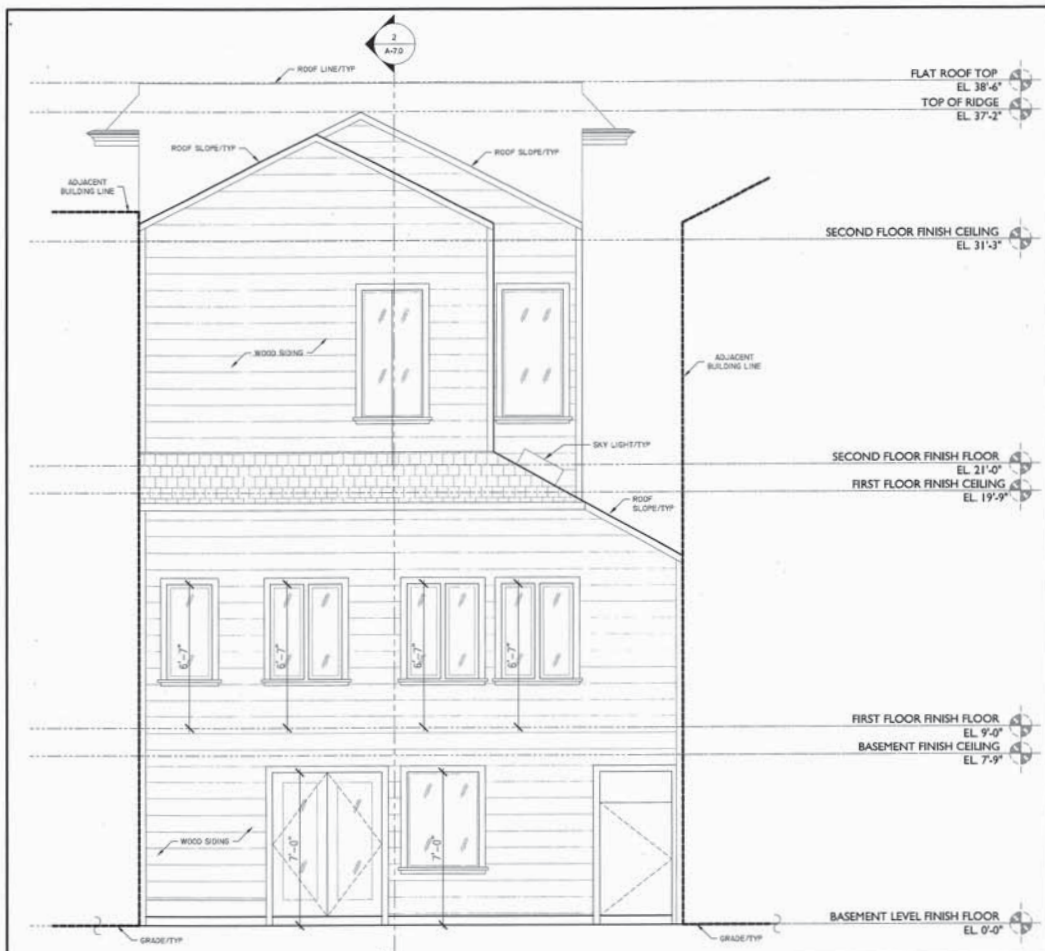
ROOF DECK PLAN



|           |              |
|-----------|--------------|
| DATE      | 3/7/17       |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-4.3  
PLAN

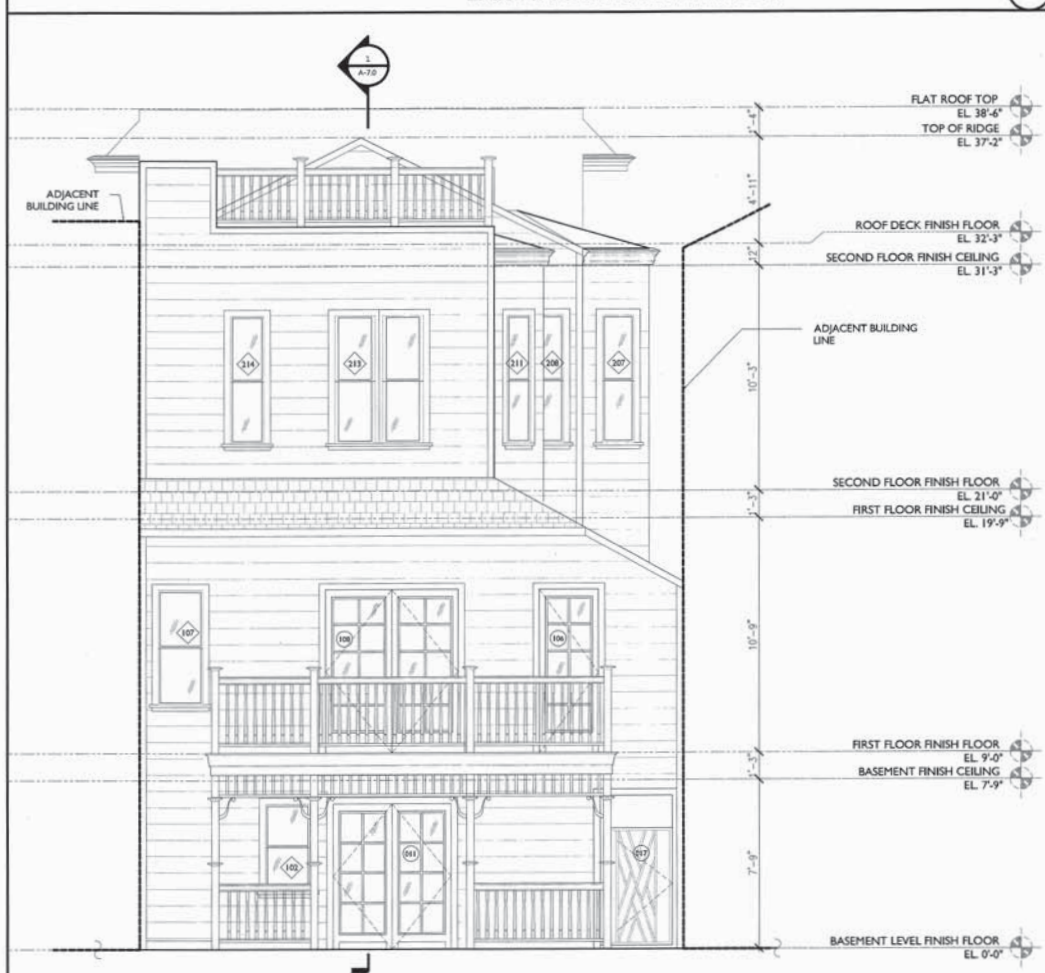




EXISTING REAR ELEVATION

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

4



REAR ELEVATION

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

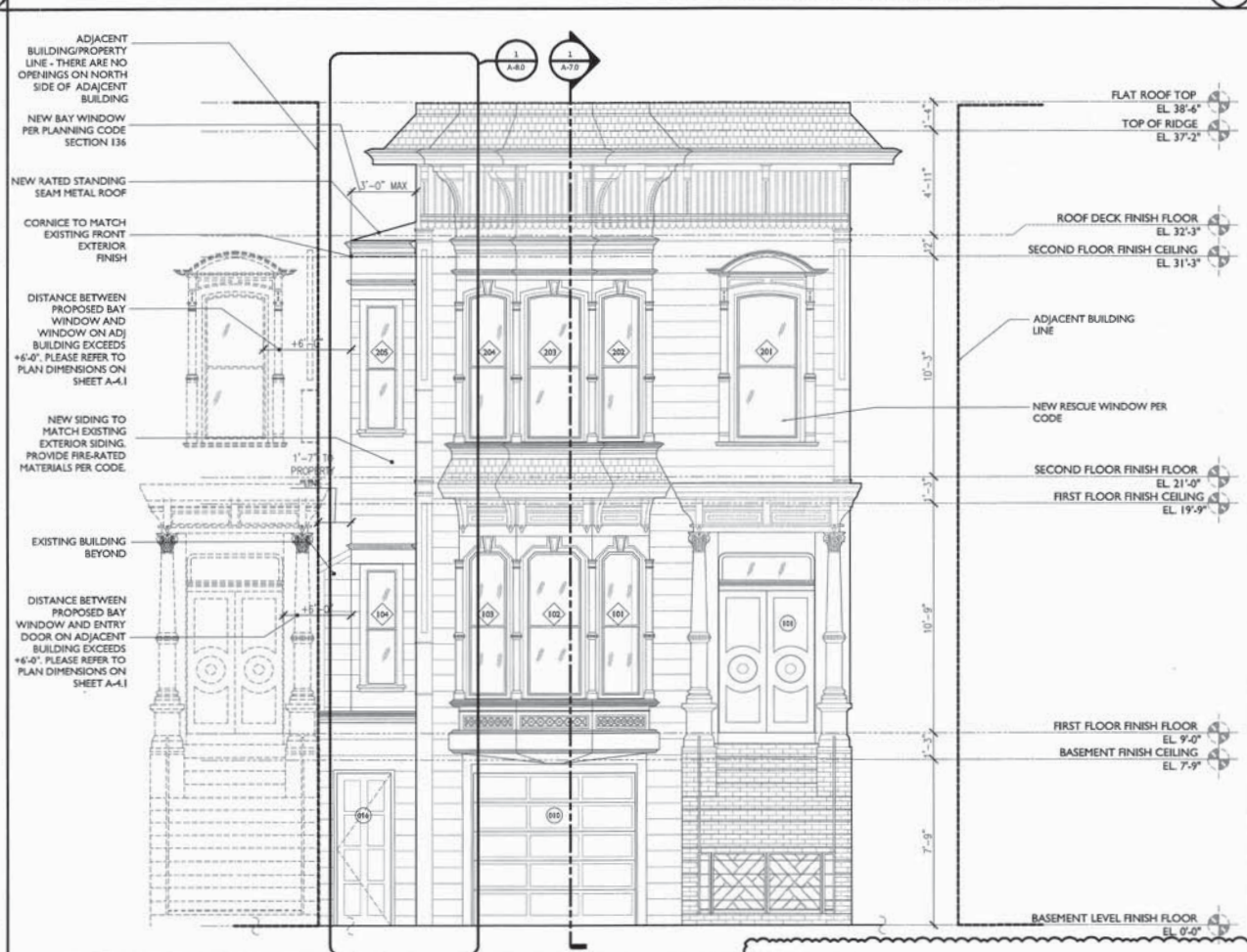
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EXISTING FRONT ELEVATION

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

3



FRONT ELEVATION

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

1

## EXTERIOR ELEVATION NOTES

### EXTERIOR FINISH MATERIALS:

STUCCO  
2-COAT CEMENT PLASTER (STUCCO), SEE SPECS  
3-COAT CEMENT PLASTER (STUCCO), SEE SPECS

PRE-CAST  
G.F.R.C. (GLASS FIBER REINFORCED CONCRETE), SEE SPECS  
A. SMOOTH FINISH  
B. SANDED FINISH  
C. TRAVERTINE FINISH  
D. STANDARD COLOR  
E. CUSTOM COLOR

STONE VENEER  
THIN STONE VENEER (ADHERED)  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

THICK STONE VENEER  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

DIMENSIONAL STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

RUBBLE STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

STONE COLUMNS, PANELS, BANDING, AND TRIM  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

WOOD/EXTERIOR MILLWORK  
TRIM  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

SIDING  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

BEAMS  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

RAFTER TAILS  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

- CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES
- CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE, SEC R703.6.2.1. SEE DETAILS
- AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
- ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNER'S AND ARCHITECT'S REVIEW AND APPROVAL
- STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED

80-312117  
Approved Planning Dept. Stephanie Cisneros

Jeff Lai, DBI  
MAR 17 2017

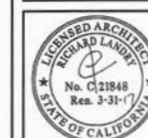
David Pang, DBI  
MAR 17 2017



| REVISION LOG |      |
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| DATE         | DATE |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

EXTERIOR ELEVATIONS



|           |              |
|-----------|--------------|
| DATE      | 3/7/17       |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-6.0  
ELEV





EXISTING SIDE ELEVATION

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

2



SIDE ELEVATION

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

1

## EXTERIOR ELEVATION NOTES

### EXTERIOR FINISH MATERIALS:

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2-COAT CEMENT PLASTER (STUCCO), SEE SPECS  
3-COAT CEMENT PLASTER (STUCCO), SEE SPECS

PRE-CAST  
G.F.R.C. (GLASS FIBER REINFORCED CONCRETE), SEE SPECS  
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B. SANDED FINISH  
C. TRAVERTINE FINISH  
D. STANDARD COLOR  
E. CUSTOM COLOR

STONE VENEER  
THIN STONE VENEER (ADHERED)  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

THICK STONE VENEER  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

DIMENSIONAL STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

RUBBLE STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

STONE COLUMNS, PANELS, BANDING, AND TRIM  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

WOOD/EXTERIOR MILLWORK  
TRIM  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

SIDING  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

BEAMS  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

RAFTER TAILS  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

- CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES
- CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE, SEC R703.6.2.1, SEE DETAILS
- AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
- ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNER'S AND ARCHITECT'S REVIEW AND APPROVAL
- STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED



Approved Planning Dept. Stephanie Cisneros

David Pang, DBI  
MAR 17 2017

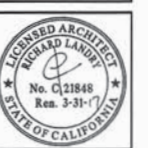
Jeff Lai, DBI  
MAR 17 2017



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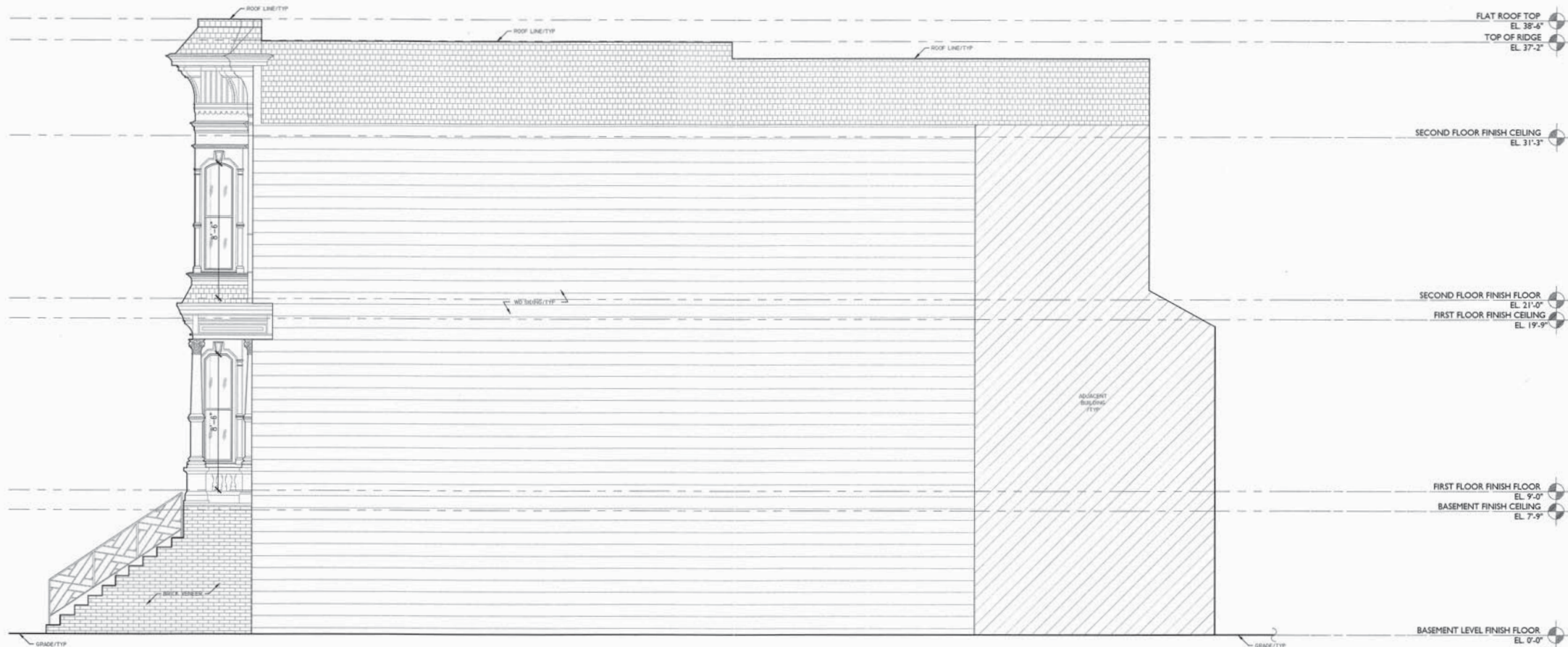
EXTERIOR ELEVATIONS



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| DRAWN     | LDG          |
| JOB #     | 1611.00      |
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A-6.1  
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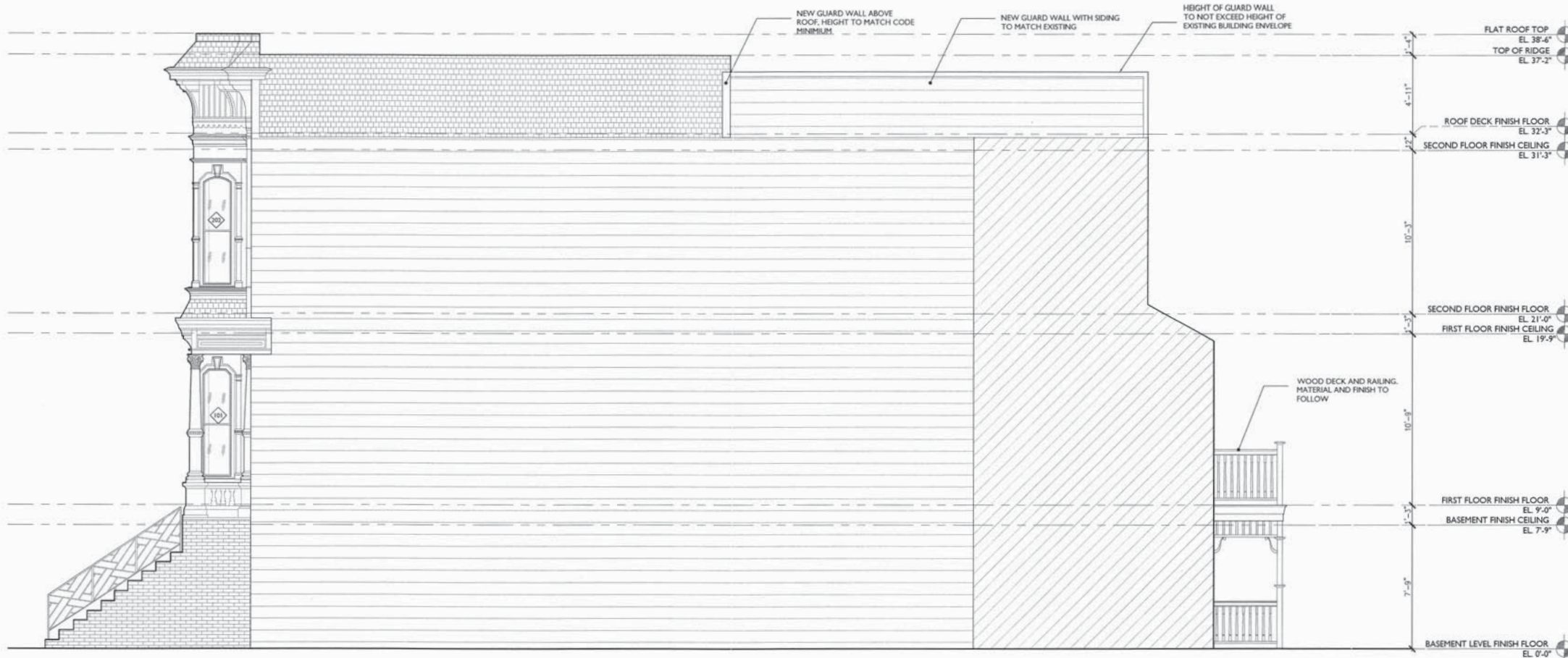




EXISTING SIDE ELEVATION

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

2



SIDE ELEVATION

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

1

## EXTERIOR ELEVATION NOTES

### EXTERIOR FINISH MATERIALS:

STUCCO  
2-COAT CEMENT PLASTER (STUCCO), SEE SPECS  
3-COAT CEMENT PLASTER (STUCCO), SEE SPECS

PRE-CAST  
G.F.R.C. (GLASS FIBER REINFORCED CONCRETE), SEE SPECS  
A. SMOOTH FINISH  
B. SANDED FINISH  
C. TRAVERTINE FINISH  
D. STANDARD COLOR  
E. CUSTOM COLOR

STONE VENEER  
THIN STONE VENEER (ADHERED)  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

THICK STONE VENEER  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

DIMENSIONAL STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

RUBBLE STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

STONE COLUMNS, PANELS, BANDING, AND TRIM  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

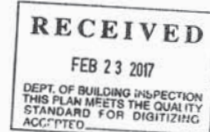
WOOD/EXTERIOR MILLWORK  
TRIM  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

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Approved Planning Dept. Stephanie Cisneros

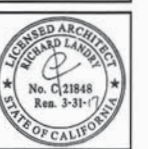
David Pang, DBI  
J. Lai, DBI  
MAR 17 2017



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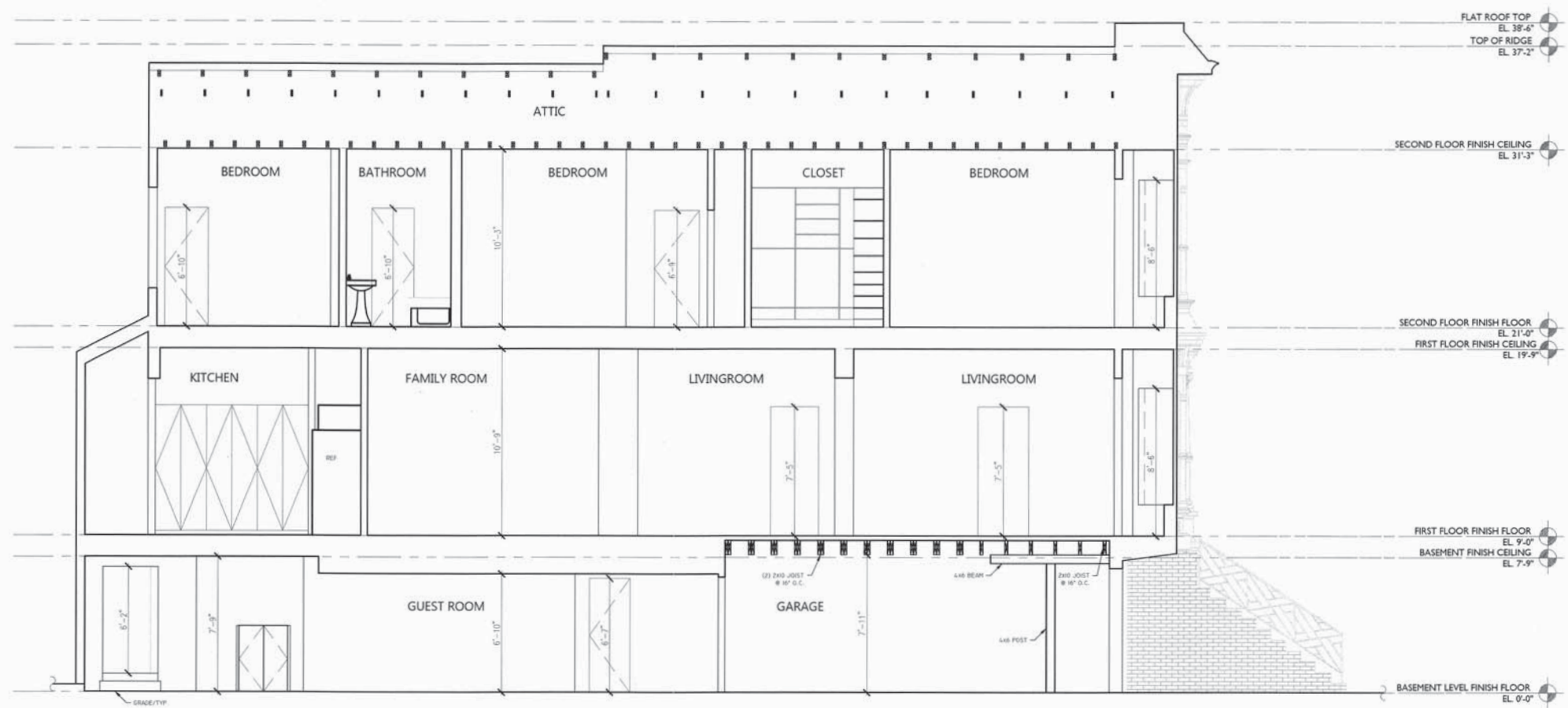
EXTERIOR ELEVATIONS



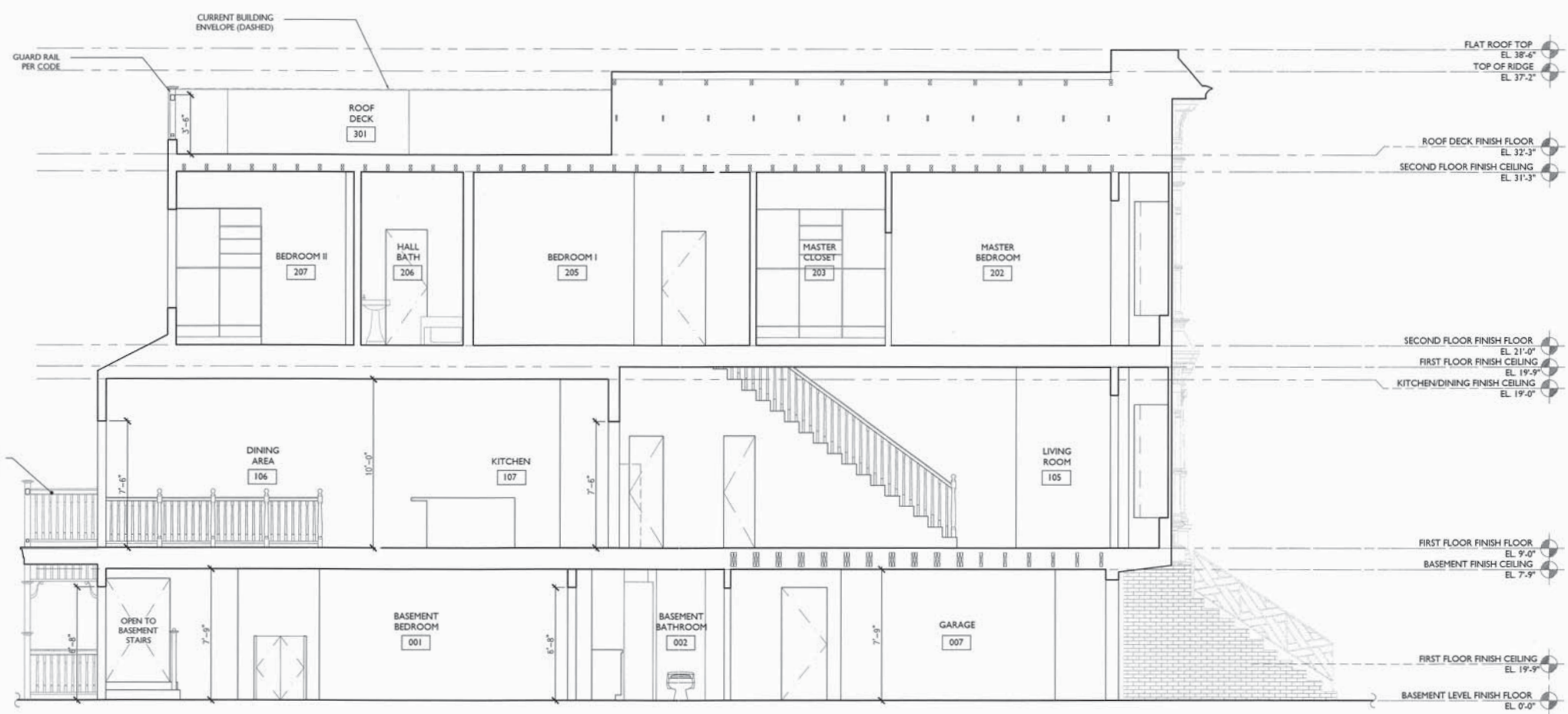
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| DRAWN     | LDG          |
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A-6.2  
ELEV





EXISTING BUILDING SECTION SCALE: 1/4" = 1'-0" 3



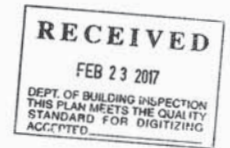
BUILDING SECTION SCALE: 1/4" = 1'-0" 1

# BUILDING SECTION NOTES

- A. CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES
- B. CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- C. PROVIDE A CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE SECTION R703.6.2.1, SEE DETAILS
- D. AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- E. STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
- F. CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNER'S AND ARCHITECT'S REVIEW AND APPROVAL
- G. ALL EXTERIOR STUD WALLS TO BE FRAMED WITH 2X8 STUDS. THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2X8 STUDS. ALL INTERIOR SINGLE STUD WALLS TO BE 2X8 STUDS UNLESS NOTED OTHERWISE
- H. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS, CEILING, POSTS, AND SUPPORTING BEAMS AND SHALL EXTEND FROM TOP OF CONCRETE TO AND INCLUDING THE CEILING
- I. STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED
- J. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS IN ENCLOSED USEABLE SPACE UNDER STAIRS
- K. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:  
 K.a IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET  
 K.b AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS  
 K.c IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN  
 K.d AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL
- L. PROVIDE R-19 MINIMUM INSULATION AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 MINIMUM INSULATION IN ATTIC SPACES. PROVIDE R-19 MINIMUM INSULATION AT ALL INTERIOR WALLS, AND R-38 MINIMUM INSULATION BETWEEN FLOORS AND AROUND PLUMBING PIPES FOR SOUND CONTROL. REFER TO TITLW 24 FOR ADDITIONAL REQUIREMENTS
- M. ATTIC INSULATION SHALL HAVE A VAPOR BARRIER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E96 INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION
- N. AN APPROVED WEATHERPROOFING CONSULTANT MUST CERTIFY THE WEATHERPROOFING ELEMENTS OF THE BUILDING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS REQUIRED BY LOCAL CODES AND PER MANUFACTURER'S RECOMMENDATIONS
- O. CONTRACTOR SHALL VERIFY WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ALL LOCATIONS OF MECHANICAL UNITS, DUCTS, REGISTERS, ELECTRICAL PANELS, ACCESS TO PLUMBING FIXTURES, ETC.

# KEYNOTES

1. FOUNDATION, SEE STRUCTURAL
1. FOUNDATION, SEE STRUCTURAL
2. 3" CONCRETE DUST SLAB
3. FLOOR JOIST, SEE STRUCTURAL
4. PLYWOOD SUB-FLOOR, SEE STRUCTURAL
5. 3" FINISH FLOOR ASSEMBLY, SEE ARCHITECTURAL DETAILS
6. BATT INSULATION, SEE TITLE 24
7. SOUND INSULATION
8. 5/8" TYPE "X" GYPSUM BOARD WITH VENEER PLASTER, SEE SPECIFICATIONS
9. PLASTER FINISH, SEE SPECIFICATIONS
10. EXTERIOR CEMENT PLASTER (STUCCO), SEE SPECIFICATIONS
11. STONE VENEER, SEE SPECIFICATIONS AND STRUCTURAL PLANS FOR ATTACHMENT
12. GUARDRAIL AT 42" ABOVE FINISH FLOOR
13. HANDRAIL AT 34" - 38" ABOVE FINISH FLOOR
14. CEILING JOISTS, SEE STRUCTURAL PLANS
15. ROOF RAFTERS, SEE STRUCTURAL PLANS
16. ROOF SHEATHING, SEE STRUCTURAL PLANS
17. CLASS "A" TORCH DOWN MODIFIED ROOFING, SEE ROOF PLAN FOR SPECIFICATIONS
18. CLASS "A" ROOFING ASSEMBLY, SEE ROOF PLAN FOR SPECIFICATIONS
19. BELOW GRADE WATERPROOFING, SEE DETAILS AND SPECIFICATIONS



2/23/17  
Approved Planning Dept. Stephanie Cisneros

**LANDRY DESIGN GROUP**  
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 LOS ANGELES, CA 90025  
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 www.landrydesigngroup.com  
 info@landrydesigngroup.com

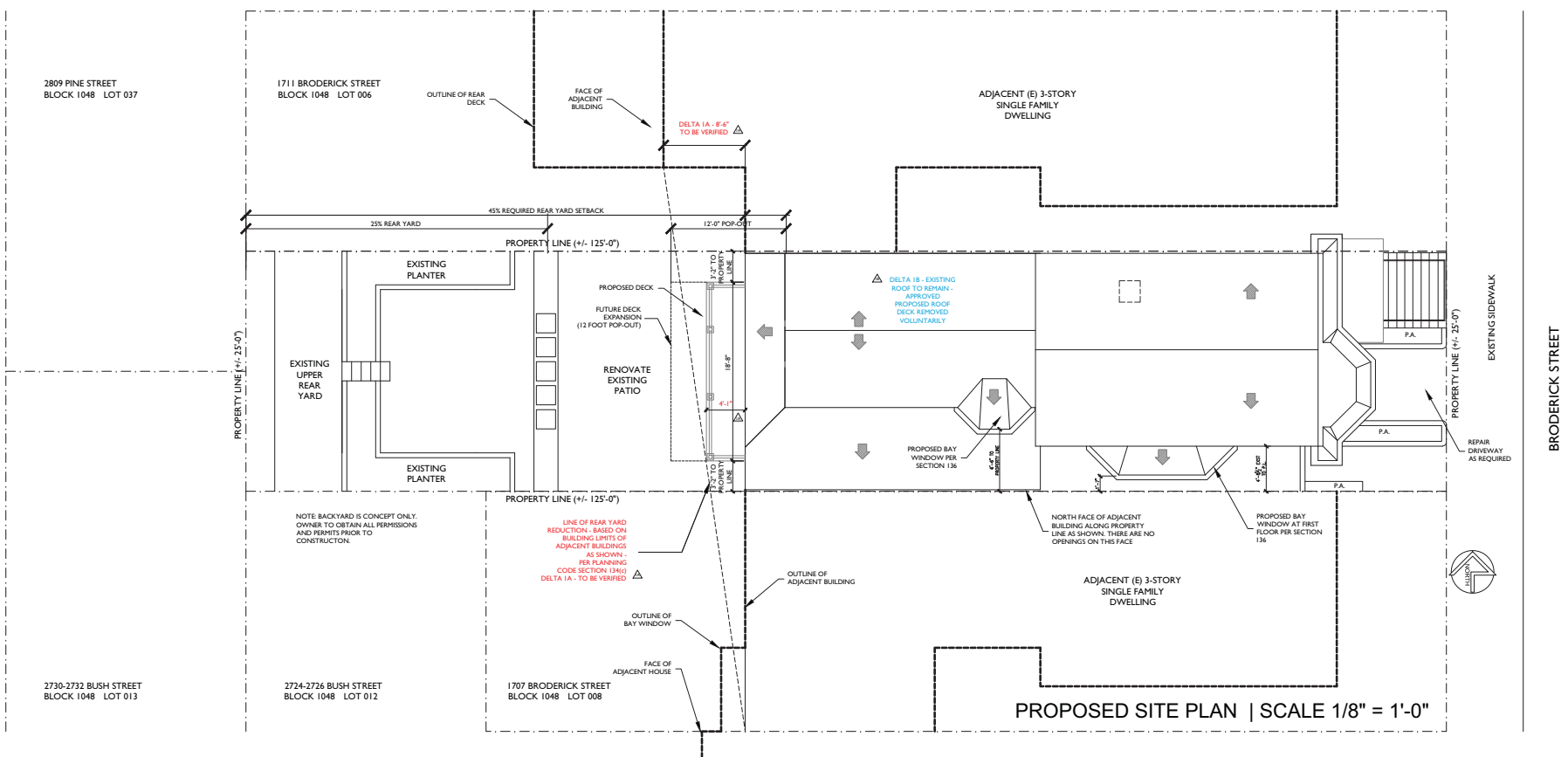
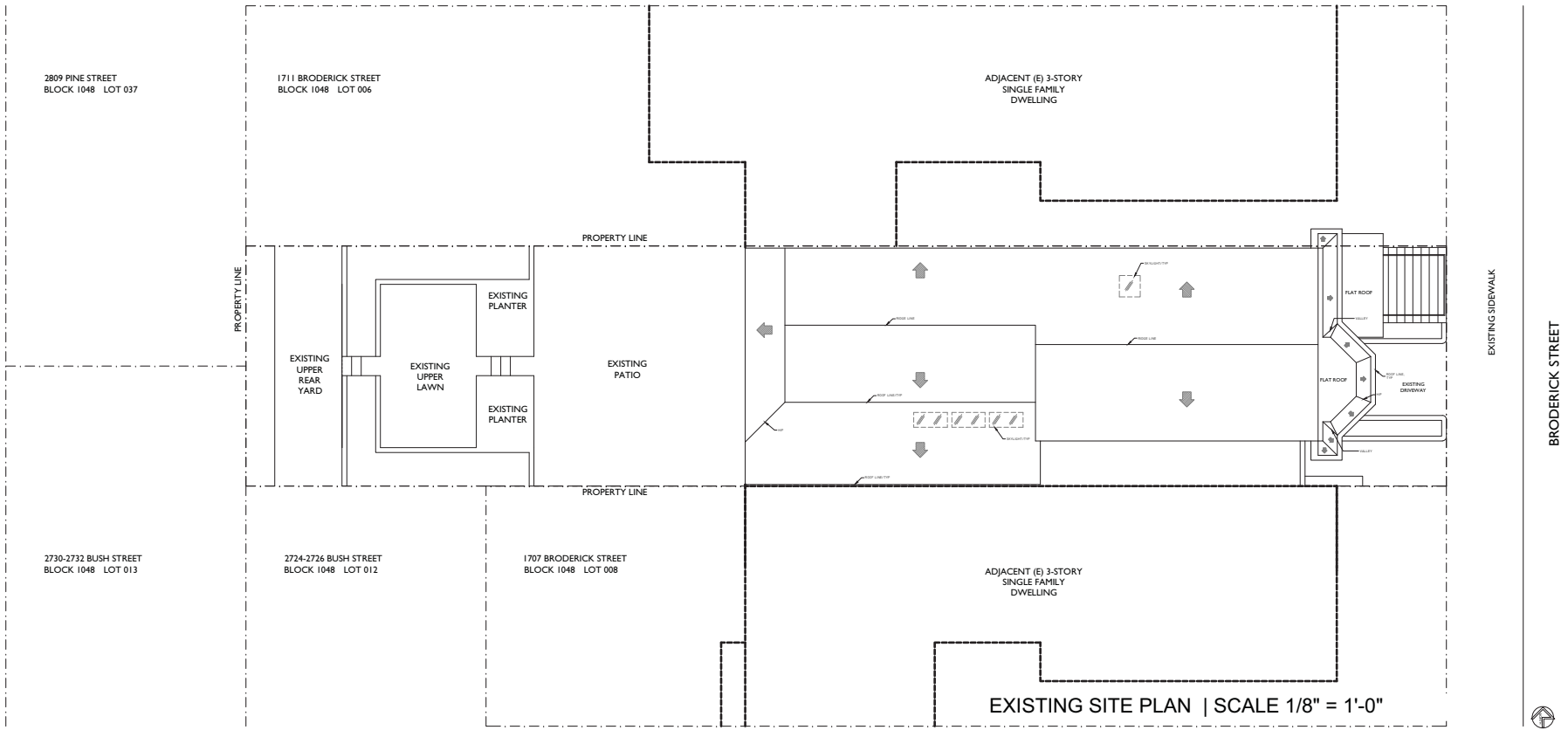
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**BUILDING SECTIONS**



|                |              |
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| <b>A-7.0</b>   |              |
| <b>SECTION</b> |              |



LANDRY DESIGN GROUP

SHEET INDEX:

ARCHITECTURAL

- A-0.0 TITLE SHEET
- A-1.0.1 GENERAL NOTES
- A-1.0.2 GENERAL NOTES CONT.
- A-2.0 BASEMENT DEMO PLAN
- A-2.1 FIRST FLOOR DEMO PLAN
- A-2.2 SECOND FLOOR DEMO PLAN
- A-2.3 ROOF DEMO PLAN
- A-4.0 BASEMENT FLOOR PLAN
- A-4.1 FIRST FLOOR PLAN
- A-4.2 SECOND FLOOR PLAN
- A-4.3 ROOF PLAN
- A-5.0 DOOR & WINDOW SCHEDULE
- A-6.0 EXTERIOR ELEVATIONS
- A-6.1 EXTERIOR ELEVATIONS
- A-6.2 EXTERIOR ELEVATIONS
- A-7.0 BUILDING SECTIONS

VOLUNTARY CHANGES - DELTA LEGEND

- 1A DELTA 1A - RECOMMENDATIONS PROVIDED BY THE PLANNING DEPARTMENT'S RESIDENTIAL DESIGN TEAM
- 1B DELTA 1B - REQUESTED BY DISCRETIONARY REVIEW REQUESTORS

PROJECT INFORMATION:

ADDRESS: 1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

PROJECT DESCRIPTION: IMPROVEMENT WITH NEW INTERIOR PARTITIONS AND UPGRADE OF ELECTRICAL AND MECHANICAL SYSTEMS.

LEGAL DESCRIPTION: ASSESSOR'S BLOCK #: 1048  
LOT: 007

OCCUPANCY: SINGLE FAMILY R-3

TYPE OF CONSTRUCTION: 3-STORY TYPE V-B

EXTERIOR IMPROVEMENTS TO INCLUDE NEW BAY WINDOWS (PER PLANNING CODE SECTION 136), REAR 4'-1" TERRACE, ROOF DECK OMITTED

CONSULTANTS:

STRUCTURAL ENGINEER  
HARRELL KANE  
237 KEARNY STREET, #180  
SAN FRANCISCO, CA 94108  
PHONE (415) 501-9000

OWNER:

1709 BRODERICK ST. LLC  
1709 BRODERICK STREET  
S.F., CA 94115

ARCHITECT:

LANDRY DESIGN GROUP  
RICHARD LANDRY  
1818 S. SEPULVEDA BLVD  
LOS ANGELES, CA 90025  
PHONE: (310) 444-1404  
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TITLE SHEET



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| SCALE |          |
| DRAWN | Author   |
| JOB # | 1611.00  |

SHEET NO.  
A-0.0  
Title Sheet





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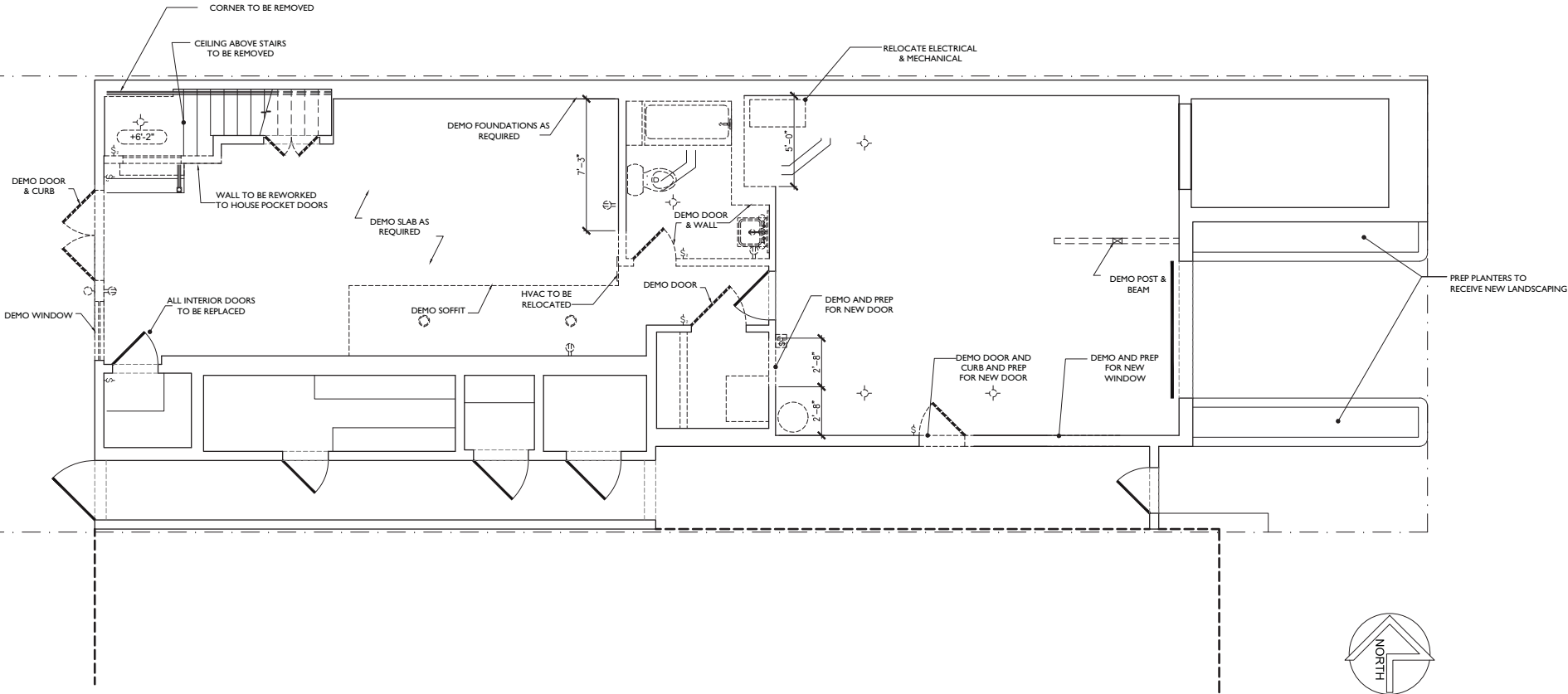
BASEMENT DEMO PLAN

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| SCALE     | As indicated |
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| JOB #     | 1611.00      |
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PLAN



DEMOLITION SITE PLAN NOTES

- REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND / OR LOCAL LAWS AND ORDINANCES
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL  
  
IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL
- PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING BUILDINGS, PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMER, DITCHES, DRAINAGE PIPES, FENCES, LAWNS, TREES, BUSHES, POWER POLES, ETC. TO REMAIN. ANY DAMAGE DURING DEMOLITION AND / OR CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDINGS TO REMAIN SHALL BE PROTECTED
- SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT WILL OCCUR
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIAL TRACKED, DUMPED, SPILLED, OR WIND BLOWN FROM THE SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER
- THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION AND CONSTRUCTION
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES 72 HOURS OR AS REQUIRED BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY COMPANY MAY BE PRESENT TO INSTRUCT AND OBSERVE DURING THE EXCAVATION. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTALS AS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY
- ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL THE EXISTING UTILITIES ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF DEMOLITION ACTIVITIES
- REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS. AREAS TO BE REMOVED SHALL BE SAW CUT CLEAN, NEAT AND TRUE TO LINE. REMOVE ALL NONORGANIC MATTER THAT WOULD INTERFERE WITH THE GROWTH OF TURF OR PLANT MATERIAL
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY, OR LOCAL AGENCIES
- EXISTING BUILDING TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING BASEMENT WALLS, SLABS, AND FOUNDATIONS
- RECYCLED, CRUSHED, OR PULVERIZED CONCRETE OR MASONRY MAY BE USED AS BACKFILL OR IN NEW CONSTRUCTION ONLY IF APPROVED BY THE STRUCTURAL AND GEOTECHNICAL ENGINEER
- PERFORM CLEARING, GRUBBING, STUMP REMOVAL, AND / OR TOPSOIL STOCKPILE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, INCLUDING REMOVAL OF TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH TO ERADICATE FROM SUB-GRADE, A MINIMUM OF 42"
- THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS
- CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS REQUIRED PRIOR TO AND DURING DEMOLITION
- THE CONTRACTOR SHALL PROVIDE SECURITY CHAIN LINK FENCE AROUND UNSECURED SITE AREAS
- ADJACENT STREET, CURB & GUTTER, ALLEY, AND SIDEWALK SHALL BE PROTECTED FROM DAMAGE, SUCH AS INDENTATION FROM TRASH CONTAINER OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT
- CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR OFFSITE IMPROVEMENTS. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PUBLIC WORKS SPECIFICATIONS
- THE CONTRACTOR SHALL PROVIDE ASBESTOS INSPECTION AND ABATEMENT AS REQUIRED
- THE CONTRACTOR SHALL PROVIDE RODENT ABATEMNET REPORTS AS REQUIRED

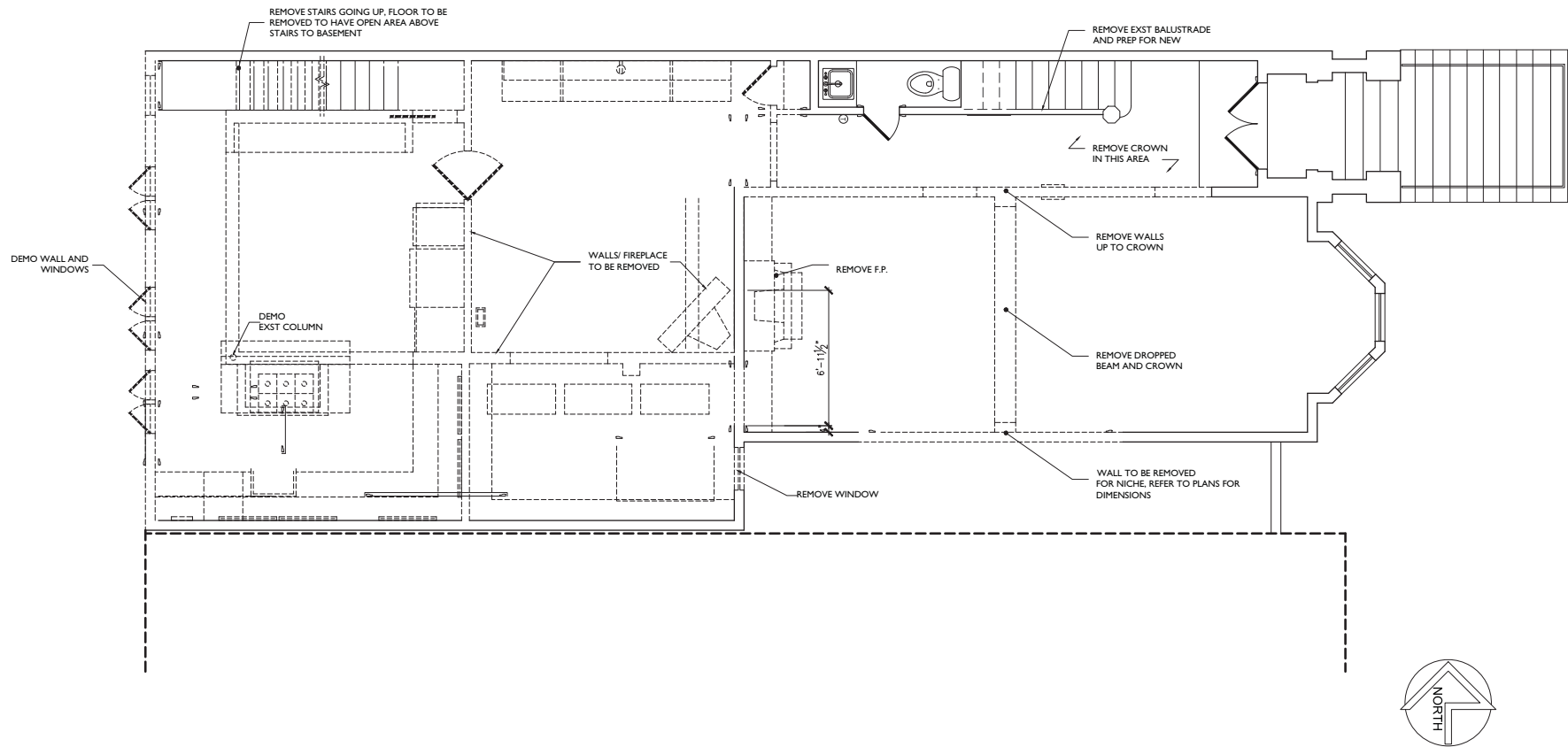


| INTERIOR PARTITIONS - DEMO CALCULATIONS (LINEAR FEET) |          |         |       |
|---|----------|---------|-------|
|   | TOTAL    | DEMO    | %     |
| BASEMENT  | 108'-2"  | 24'-9"  | 22.9% |
| FIRST FLOOR   | 109'-1"  | 80'-0"  | 73.3% |
| SECOND FLOOR  | 124'-11" | 19'-6"  | 15.6% |
| TOTAL   | 342'-2"  | 124'-3" | 36.3% |

LEGEND

|   |                             |
|---|-----------------------------|
|  | EXISTING WALL TO REMAIN     |
|  | EXISTING WALL TO BE REMOVED |





| INTERIOR PARTITIONS - DEMO CALCULATIONS (LINEAR FEET) |          |         |       |
|---|----------|---------|-------|
|   | TOTAL    | DEMO    | %     |
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DEMOLITION SITE PLAN NOTES

- REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND / OR LOCAL LAWS AND ORDINANCES
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL  
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- PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING BUILDINGS, PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, ELECTRICAL TRANSFORMER, DITCHES, DRAINAGE PIPES, FENCES, LAWNS, TREES, BUSHES, POWER POLES, ETC. TO REMAIN. ANY DAMAGE DURING DEMOLITION AND / OR CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDINGS TO REMAIN SHALL BE PROTECTED
- SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT WILL OCCUR
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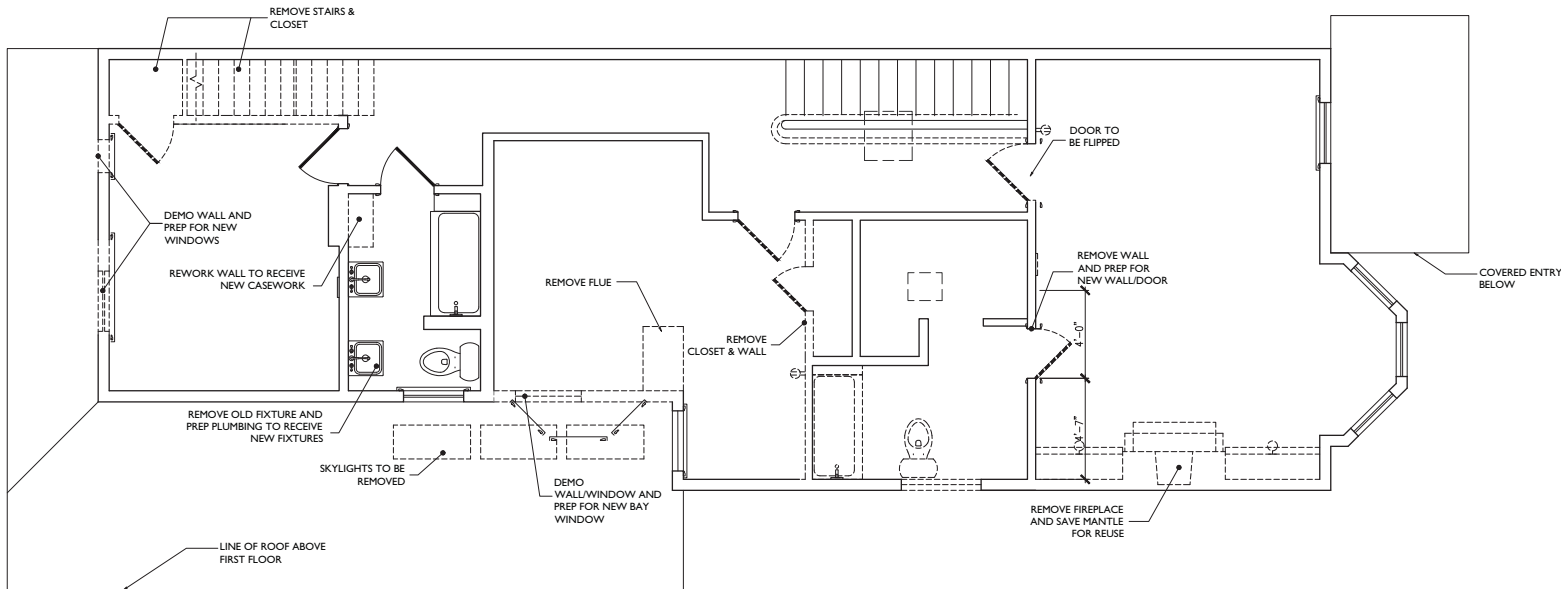
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

FIRST FLOOR DEMO PLAN

|           |              |
|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-2.1  
DEMO  
PLAN



| INTERIOR PARTITIONS - DEMO CALCULATIONS (LINEAR FEET) |          |         |       |
|---|----------|---------|-------|
|   | TOTAL    | DEMO    | %     |
| BASEMENT  | 108'-2"  | 24'-9"  | 22.9% |
| FIRST FLOOR   | 109'-1"  | 80'-0"  | 73.3% |
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| TOTAL   | 342'-2"  | 124'-3" | 36.3% |



LEGEND

|  |                             |
|--|-----------------------------|
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DEMOLITION SITE PLAN NOTES

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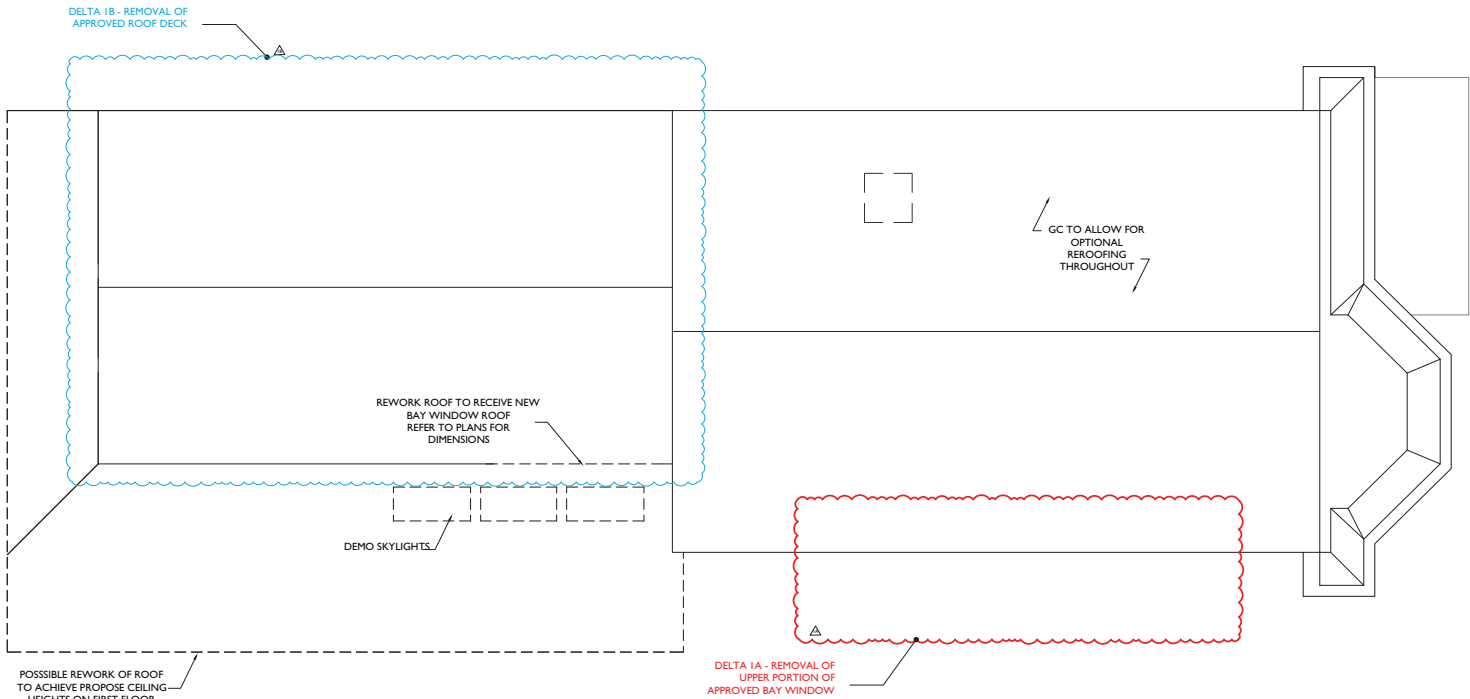
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

SECOND FLOOR DEMO PLAN

|           |              |
|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-2.2  
DEMO  
PLAN



LEGEND

|  |                             |
|--|-----------------------------|
|  | EXISTING WALL TO REMAIN     |
|  | EXISTING WALL TO BE REMOVED |

ROOF DEMO PLAN

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

1

DEMOLITION SITE PLAN NOTES

- REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND / OR LOCAL LAWS AND ORDINANCES
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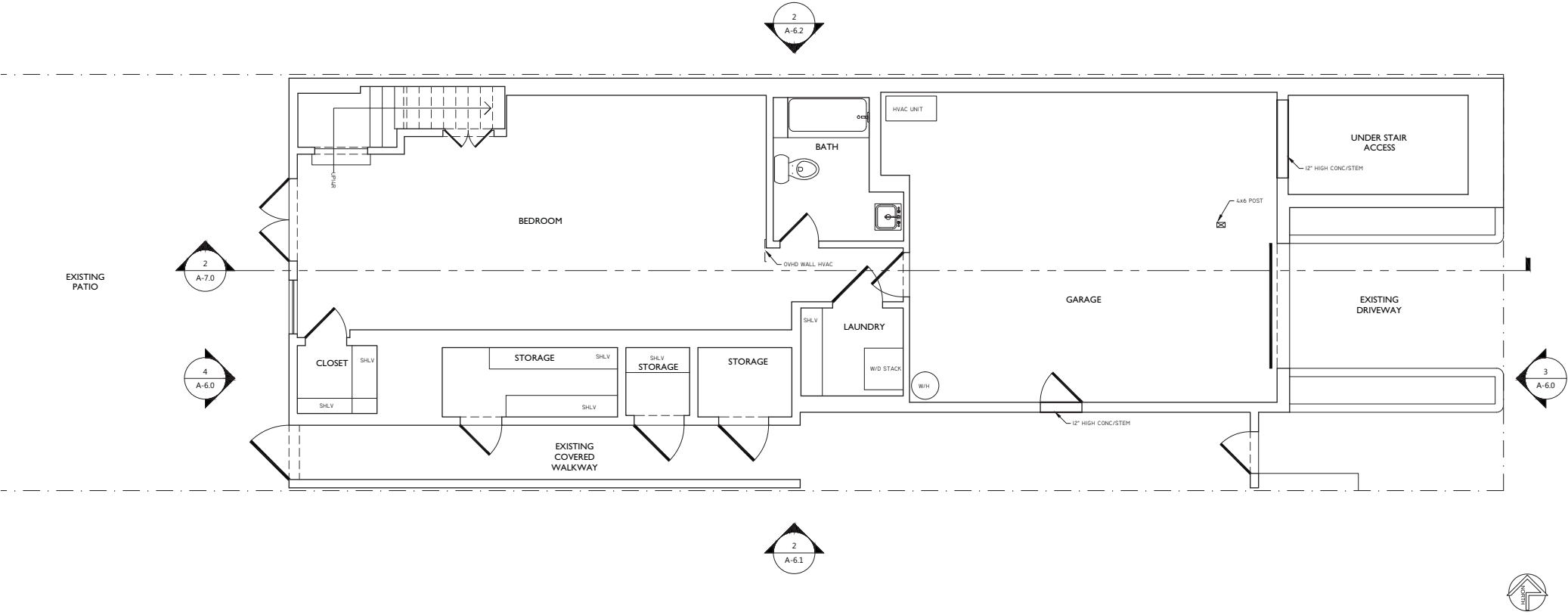
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

ROOF DEMO PLAN

|                       |              |
|-----------------------|--------------|
| DATE                  | 11.14.2017   |
| SCALE                 | As indicated |
| DRAWN                 | LDG          |
| JOB #                 | 1611.00      |
| SHEET NO.             |              |
| A-2.3<br>DEMO<br>PLAN |              |

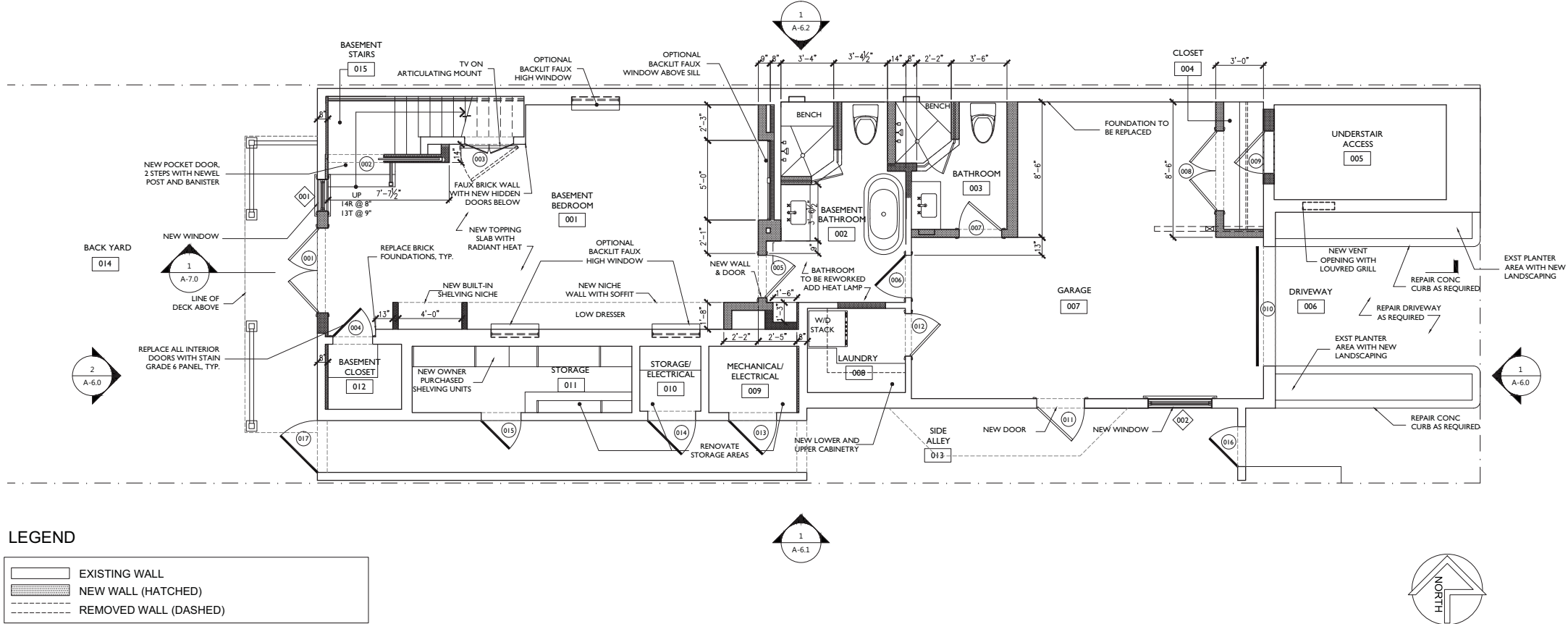




EXISTING BASEMENT PLAN

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

2



LEGEND

|  |                       |
|--|-----------------------|
|  | EXISTING WALL         |
|  | NEW WALL (HATCHED)    |
|  | REMOVED WALL (DASHED) |

BASEMENT FLOOR PLAN

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

1

FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN
- VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES
- CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD
- INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS
- ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING & MECH PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID
- REFER TO RCPS, BLDG SECTS, & INTERIOR ELEVS FOR VOLUME CEILINGS
- ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL
- PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2011 CRC OR CURRENT BUILDING CODE. ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR ROUGH OPENING W/ MANUFACT.
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2011 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL
- FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

KEYNOTES

- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS, CEILINGS, POSTS, AND SUPPORTING BEAMS, AND SHALL EXTEND FROM GARAGE CONCRETE SLAB TO CEILING
- OMITTED
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS IN ENCLOSED USEABLE SPACE UNDER STAIRS
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS OF SHAFT ENCLOSURES
- PROVIDE SELF-CLOSING, SELF-LATCHING DEVICE ON 20 MINUTE FIRE RATED DOOR, SEE DOOR SCHEDULE
- PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN ON THE PLANS AND ACCORDING TO SECTION R314 OF THE 2011 CRC. ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUITS WITH BATTERY BACK UP. ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED CORRIDORS GIVING DIRECT ACCESS TO SLEEPING ROOMS. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO STAIRWAYS. ALARMS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING WHICH THEY SERVE. ALARMS SHALL BE INTER-CONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- PROVIDE STATE MARSHALL APPROVED CARBON MONOXIDE ALARMS AS SHOWN ON PLANS AND ACCORDING TO SECTION R315 OF THE 2011 CRC. ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, INCLUDING FIRE PLACES, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH SLEEPING AREA, IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING
- 30" X 30" ROOF ACCESS, SEE DETAILS
- 30" X 30" ATTIC ACCESS, SEE DETAILS
- 30" X 54" ACCESS WITH PULL-DOWN LADDER, SEE DETAILS
- OMITTED
- 6" X 14" UNDERFLOOR SCREENED VENT, SEE EXTERIOR ELEVATIONS AND DETAILS
- BUILT-IN CABINETRY, SEE DETAILS FOR LEVELS A, B, C, D, AND E
- CLOSET MILLWORK, SEE DETAILS FOR LEVELS A, B, C, AND D
- BATHROOM EXHAUST FAN CAPABLE OF PROVIDING THE MINIMUM RATE OF 25 CUBIC FEET PER MINUTE PER SECTION R303.3 OF THE 2011 CRC. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT
- PRE-FABRICATED F.P. UNIT: FMI MODEL DVF42NH, DIRECT VENT SEALED COMBUSTION (PFS REPORT #09-95; ANSI STANDARD Z21.50b-2009 VENTED GAS FIREPLACES CSA 2.22b-2009), WITH HERRINGBONE BRICK PATTERNS. PROVIDE UNIT CONTROLS AND VENTING SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS. SEE SPECS FOR ADDITIONAL INFORMATION
- WASHER: PROVIDE RECESSED HOT AND COLD WATER DRAIN STAND PIPE, AND FLOOR DRAIN UNDER WASHER
- DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR AT ROOF. VENT DUCT SHALL BE MIN. 4" DIA., SMOOTH GALVANIZED METAL, LIMITED TO TWO (2) 14'-0" LENGTH WITH TWO (2) ELBOWS, SEE MECHANICAL PLANS
- DRIP-DRY CABINET WITH FLOOR DRAIN
- F.A.U. W/ NIGHT SETBACK THERMOSTAT AND SUMMER FANS SWITCH: PROVIDE COMBUSTION AIR VENT & CONDENSATION LINE TO OUTSIDE AIR, PROVIDE 20" HIGH PLYWOOD PLATFORM FOR UNIT AS REQUIRED, VERIFY WITH MECHANICAL PLANS. SEE TITLE 24 FOR SIZE & MODEL
- ELECTRICAL SUB-PANEL, SEE ELECTRICAL PLANS
- PHONE PANEL: ALL LINES TO BE HOME RUNS, SEE ELECTRICAL AND A/V PLAN
- GAS FIRES, HIGH RECOVERY WATER HEATER / STORAGE TANK WITH CIRCULATION PUMP AND R-5 INSULATION, VERIFY WITH TITLE 24. SET ON AN 18" WOOD PLATFORM AND SECURE TO WALL FRAMING WITH METAL STRAPS FOR LATERAL SUPPORT IN THE EVENT OF AN EARTHQUAKE. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. AT THE LOWER POINT, THE STRAPPING SHALL BE A MINIMUM DISTANCE OF FOUR (4) INCHES ABOVE THE CONTROLS PER 2011 CPC SECTION 508.2. PROVIDE PLUMBING LOOPS FOR WATER SOFTENER.
- TUB / SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
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- OMITTED
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- PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE-MAKER WITH RECESSED SHUT-OFF VALVE, VERIFY WITH MANUFACTURER
- LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR WITH REMOTE EXHAUST FANS. VERIFY VENTING RECESSED WITH MECH PLANS AND MANUFACTURER'S RECOMMENDATIONS.
- HOSE BIB IN RECESSED ENCLOSURE. FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT



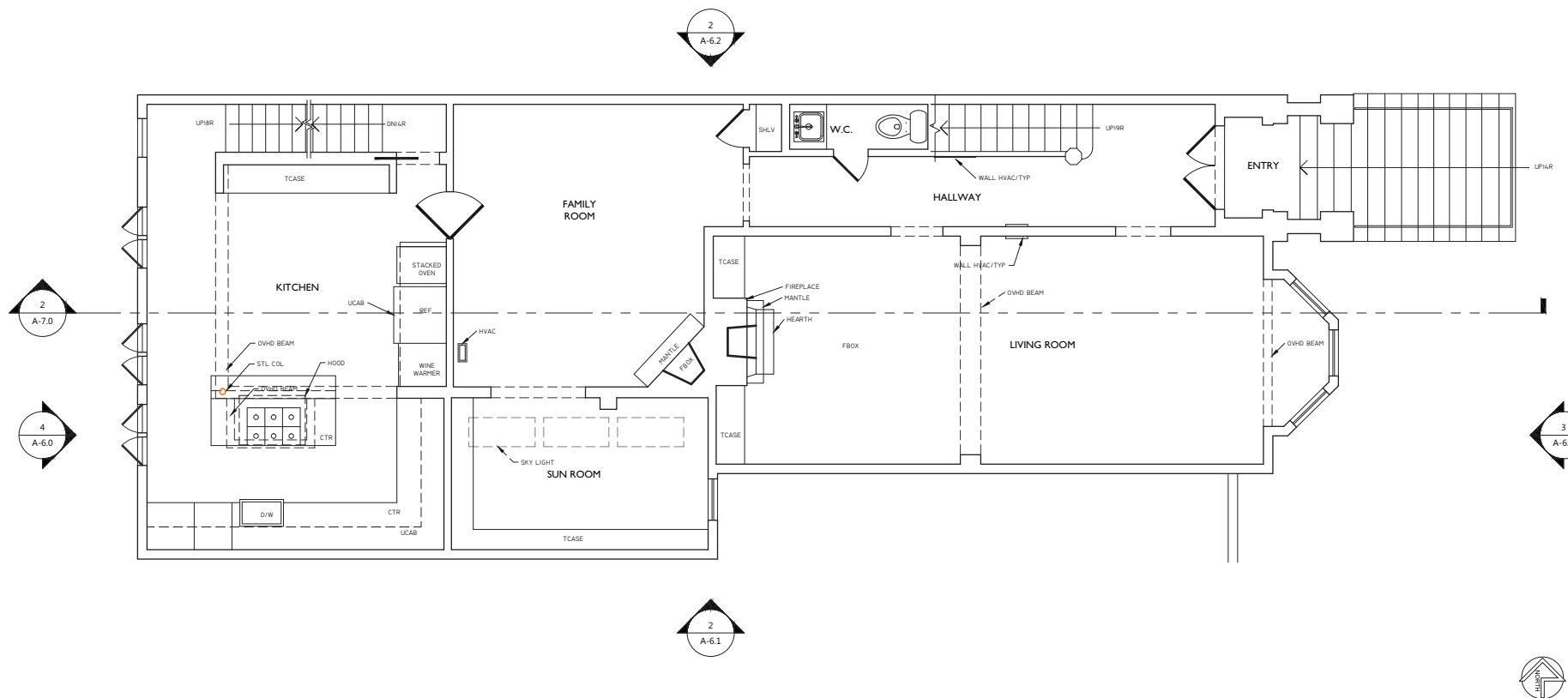
| REVISION LOG |      |
|--------------|------|
| DELTA NO.    | DATE |
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| 2            |      |
| 3            |      |
| 4            |      |

PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

BASEMENT FLOOR PLAN

|           |              |
|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

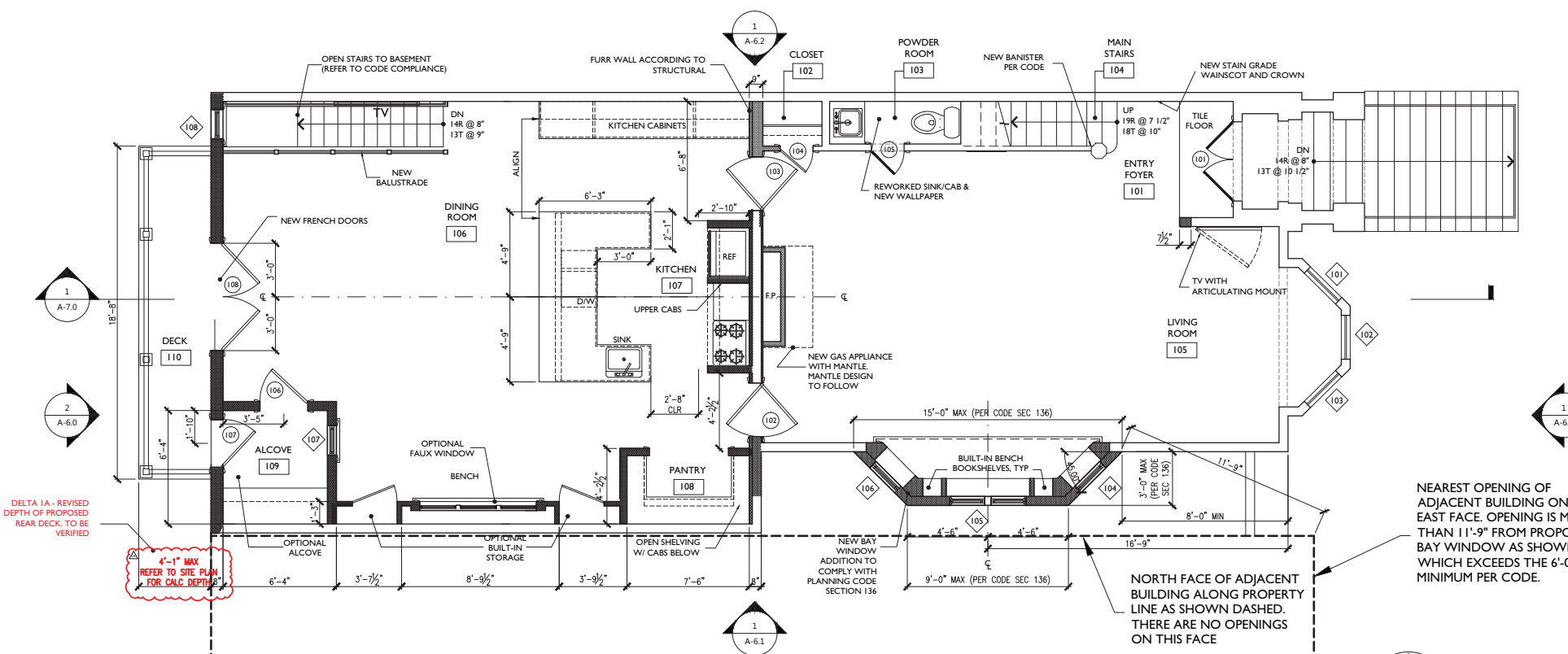
A-4.0  
PLAN



EXISTING FIRST FLOOR PLAN

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

2



LEGEND

|  |                       |
|--|-----------------------|
|  | EXISTING WALL         |
|  | NEW WALL (HATCHED)    |
|  | REMOVED WALL (DASHED) |

FIRST FLOOR PLAN

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

1

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- HOSE BIB IN RECESSED ENCLOSURE. FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT

LANDRY DESIGN GROUP  
1810 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90048  
T: 310.444.1404  
F: 310.444.1403  
www.landrydesigngroup.com  
info@landrydesign.net

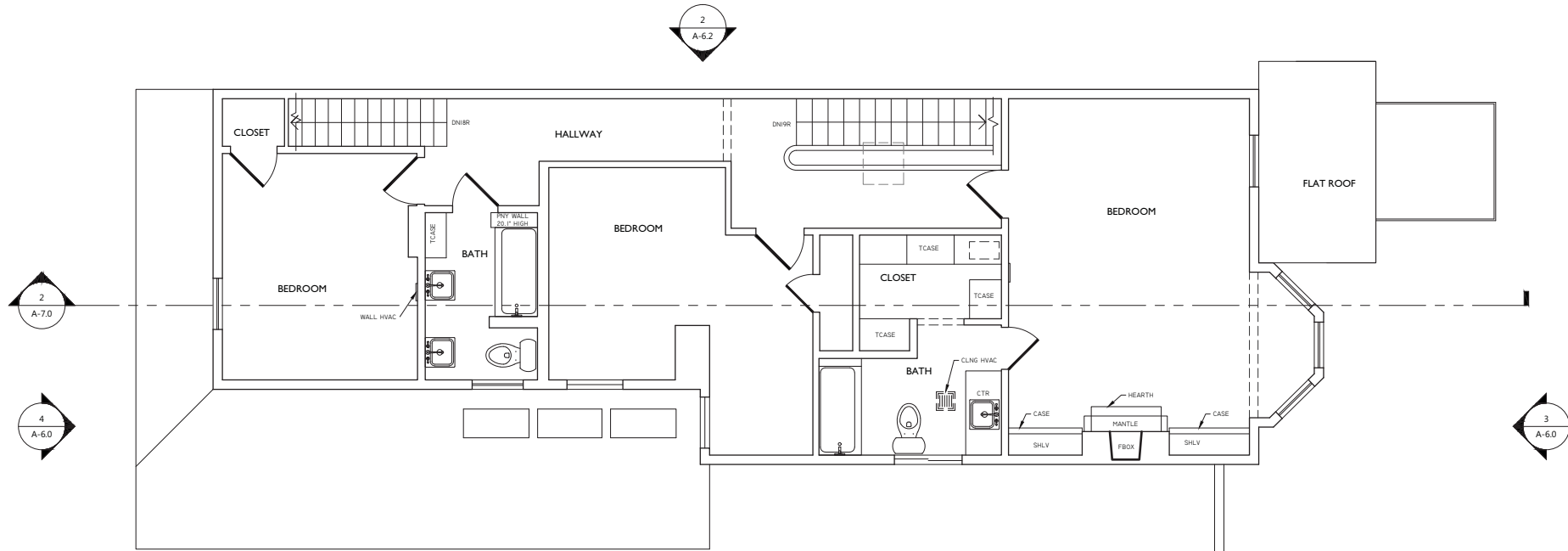
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| DELTA NO.    | DATE |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

FIRST FLOOR PLAN

|           |              |
|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

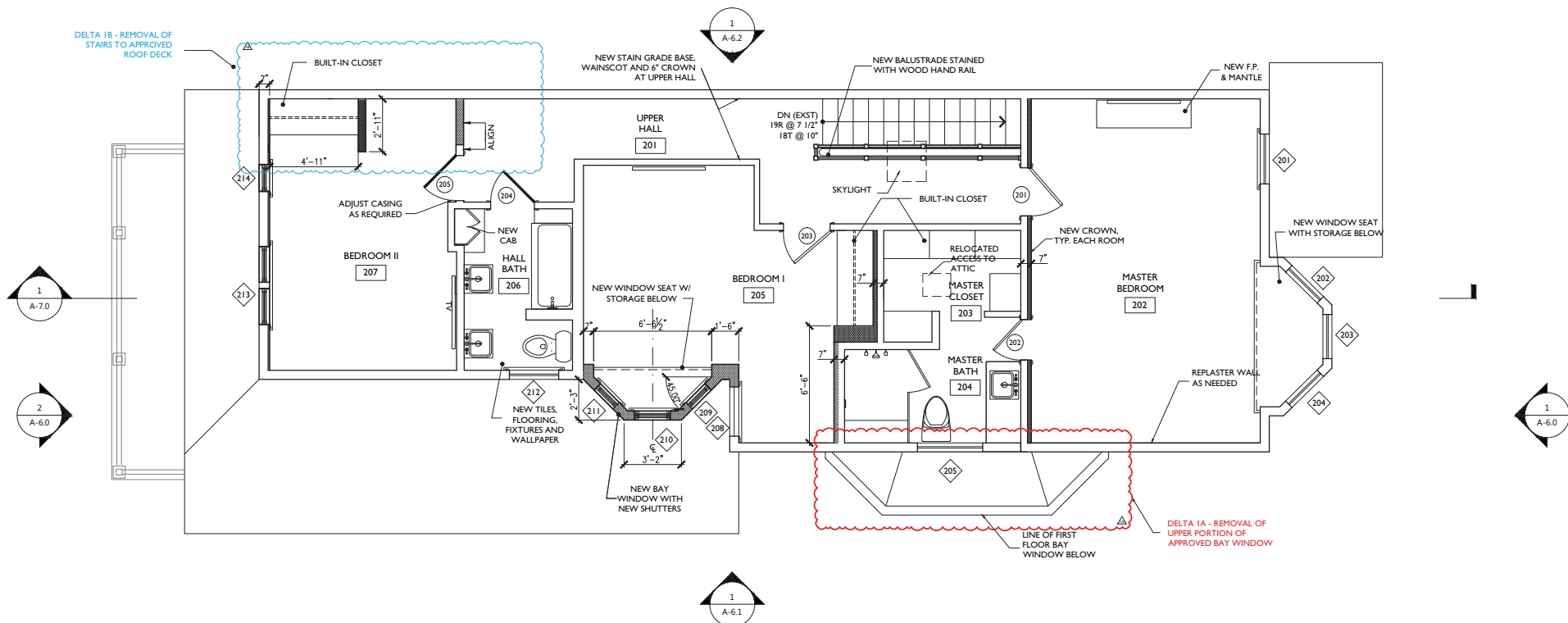
A-4.1  
PLAN



EXISTING SECOND FLOOR PLAN

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

2



LEGEND

|  |                       |
|--|-----------------------|
|  | EXISTING WALL         |
|  | NEW WALL (HATCHED)    |
|  | REMOVED WALL (DASHED) |

SECOND FLOOR PLAN

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

1

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- F.A.U. W/ NIGHT SETBACK THERMOSTAT AND SUMMER FANS SWITCH: PROVIDE COMBUSTION AIR VENT & CONDENSATION LINE TO OUTSIDE AIR. PROVIDE 20" HIGH PLYWOOD PLATFORM FOR UNIT AS REQUIRED, VERIFY WITH MECHANICAL PLANS. SEE TITLE 24 FOR SIZE & MODEL
- ELECTRICAL SUB-PANEL, SEE ELECTRICAL PLANS
- PHONE PANEL: ALL LINES TO BE HOME RUNS, SEE ELECTRICAL AND A/V PLAN
- GAS FIRES, HIGH RECOVERY WATER HEATER / STORAGE TANK WITH CIRCULATION PUMP AND R-5 INSULATION, VERIFY WITH TITLE 24. SET ON AN 18" WOOD PLATFORM AND SECURE TO WALL FRAMING WITH METAL STRAPS FOR LATERAL SUPPORT IN THE EVENT OF AN EARTHQUAKE. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. AT THE LOWER POINT, THE STRAPPING SHALL BE A MINIMUM DISTANCE OF FOUR (4) INCHES ABOVE THE CONTROLS PER 2011 CPC SECTION 508.2. PROVIDE PLUMBING LOOPS FOR WATER SOFTENER.
- TUB / SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- SHOWER WITH TILE / STONE FINISH ON WALLS, FLOOR TO CEILING, SEE INTERIOR ELEVATIONS
- FRAMELESS 3/8" THICK TEMPERED GLASS ENCLOSURE WITH SET-IN GLAZING CHANNEL, SEE SPECS AND INTERIOR ELEVATIONS
- SOAP / SHAMPOO NICHE, SEE DETAILS AND INTERIOR ELEVATIONS FOR SIZE
- BUILT-IN WHIRLPOOL TUB: PROVIDE DECK, SKIRT, BACK SPLASH, AND WOOD FRAMED PLATFORM WITH ACCESS TO EQUIPMENT AS REQUIRED BY MANUFACTURER. ELECTRICAL SUB CONTRACTOR SHALL PROVIDE ELECTRICAL SUPPLY AND CONNECTIONS AS REQUIRED
- OMITTED
- "INSTA-HOT" DISPENSER AND WATER FILTRATION SYSTEM, VERIFY WITH OWNER
- PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE-MAKER WITH RECESSED SHUT-OFF VALVE, VERIFY WITH MANUFACTURER
- LINE OF EXHAUST HOOD ABOVE. VENT TO OUTSIDE AIR WITH REMOTE EXHAUST FANS. VERIFY VENTING REQS WITH MECH PLANS AND MANUFACTURER'S RECOMMENDATIONS.
- HOSE BIB IN RECESSED ENCLOSURE. FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT



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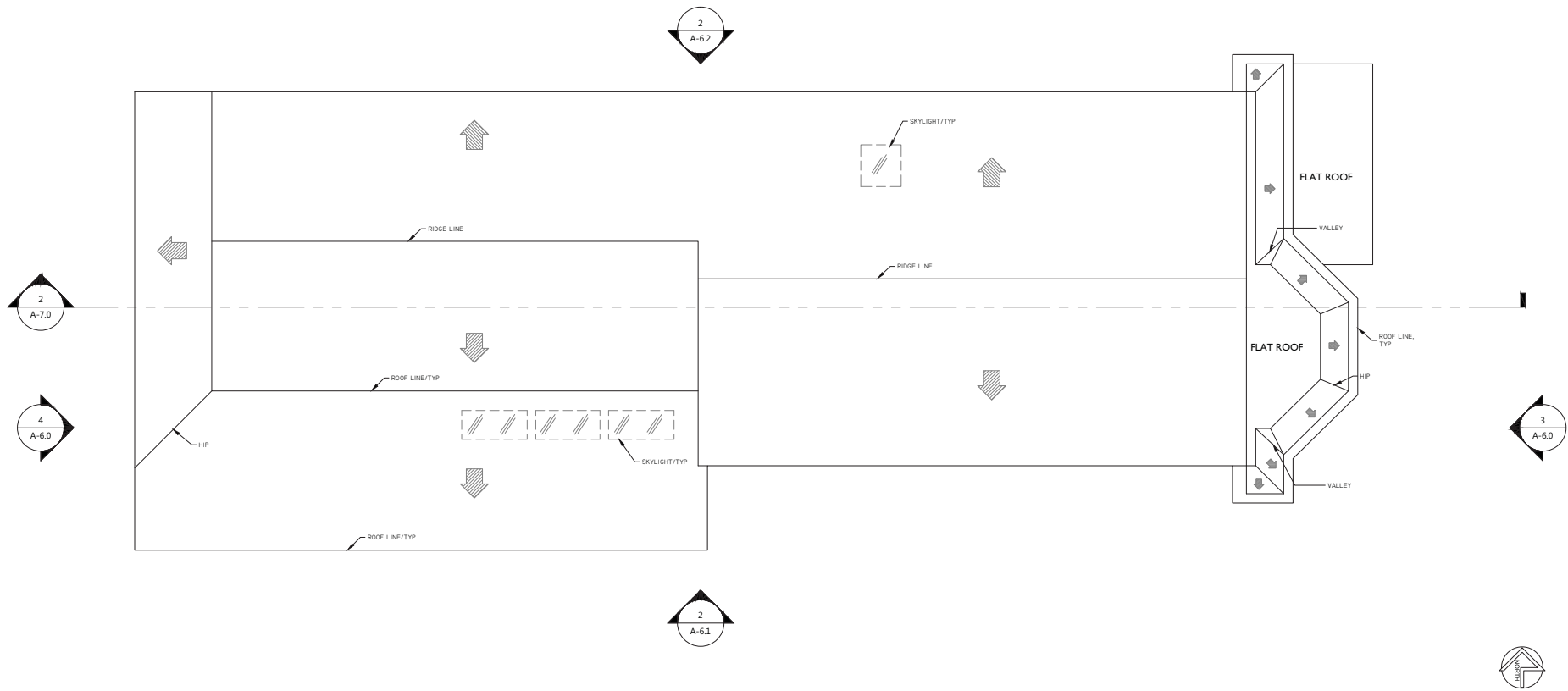
PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

SECOND FLOOR PLAN

|           |              |
|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-4.2  
PLAN

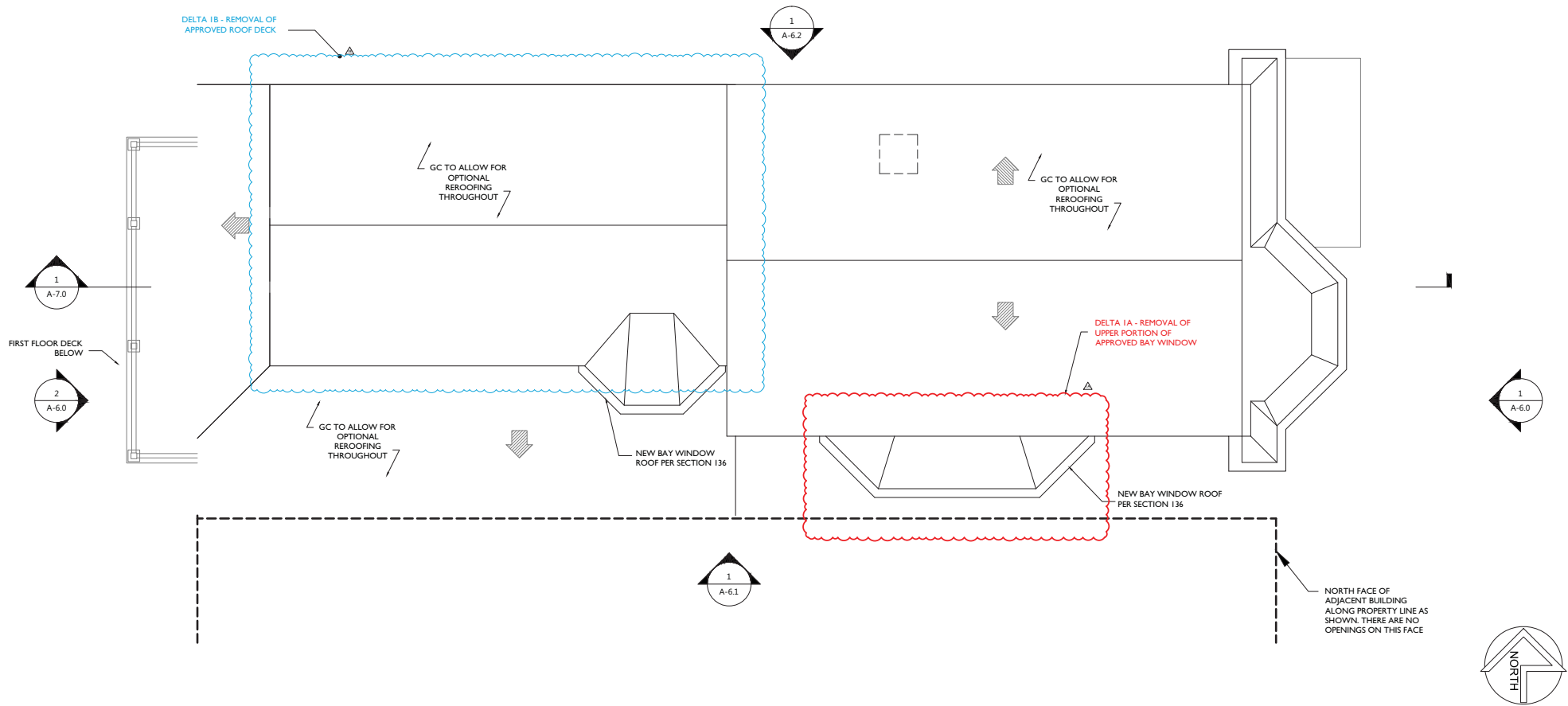




EXISTING ROOF DECK PLAN

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

2



ROOF DECK PLAN

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

1

FLOOR PLAN NOTES

- DO NOT SCALE DRAWINGS, REFER TO DIMENSIONS AS SHOWN
- VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES
- CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD
- INSULATION: PROVIDE R-19 MIN. AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 INSULATION IN ATTIC SPACES. PROVIDE R-19 INSULATION AT ALL INTERIOR WALLS. PROVIDE R-30 INSULATION AT ALL FLOOR FRAMING. SEE TITLE 24 FOR ADDITIONAL REQUIREMENTS. PROVIDE INSULATION AROUND PLUMBING PIPES AND HVAC DUCTS, SEE MECHANICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIREMENTS
- ROUGH CARPENTER TO COORDINATE FRAMING LAYOUT WITH LIGHTING, PLUMBING & MECH PLANS AND INFORM ARCHITECT OF ANY DISCREPANCIES. ALL REQUIRED FURRING, SOFFITS, VOLUME CEILINGS AND NON-STRUCTURAL FRAMING SHALL BE INCLUDED IN BID
- REFER TO RCPS, BLDG SECTS, & INTERIOR ELEVS FOR VOLUME CEILINGS
- ALL EXTERIOR STUDS SHALL BE 2X8 FRAMING OR MULTIPLE ROWS OF 2X6 FRAMING UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS SHALL BE 2X6 FRAMING UNLESS OTHERWISE NOTED. SPACING AND SPECIFICATION ARE PER STRUCTURAL
- PROVIDE DRAFT STOPS AS REQUIRED IN SECTION R302.11 OF THE 2011 CRC OR CURRENT BUILDING CODE: ENCLOSED SPACES IN STUD WALLS, PARTITIONS, AND FURRED WALLS SHALL HAVE FIRE STOPS AT TOP AND BOTTOM AND AT MID POINT IN WALLS MORE THAN 10 FEET HIGH
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SHIMMING SO THAT FINISH FLOOR MATERIALS ALIGN AT THE SAME ELEVATION, UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL COORDINATE ALL WINDOW & DOOR ROUGH OPENING W/ MANUFACT.
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS ACCORDING TO SECTION R310 OF THE 2011 CRC: MINIMUM 24 INCHES CLEAR HEIGHT, 20 INCHES CLEAR WIDTH; 5.7 SQ. FT. MINIMUM AREA (5.0 SQ. FT. AT GRADE), AND 44 INCHES MAXIMUM TO WINDOW SILL
- FOR ALL PLUMBING FIXTURES AND APPLIANCES VERIFY WITH INTERIOR DESIGNER

KEYNOTES

- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS, CEILINGS, POSTS, AND SUPPORTING BEAMS, AND SHALL EXTEND FROM GARAGE CONCRETE SLAB TO CEILING
- OMITTED
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS IN ENCLOSED USEABLE SPACE UNDER STAIRS
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS OF SHAFT ENCLOSURES
- PROVIDE SELF-CLOSING, SELF-LATCHING DEVICE ON 20 MINUTE FIRE RATED DOOR, SEE DOOR SCHEDULE
- PROVIDE STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) AS SHOWN ON THE PLANS AND ACCORDING TO SECTION R314 OF THE 2011 CRC: ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUITS WITH BATTERY BACK-UP. ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED CORRIDORS GIVING DIRECT ACCESS TO SLEEPING ROOMS. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO STAIRWAYS. ALARMS SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING WHICH THEY SERVE. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- PROVIDE STATE MARSHALL APPROVED CARBON MONOXIDE ALARMS AS SHOWN ON PLANS AND ACCORDING TO SECTION R315 OF THE 2011 CRC. ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED, INCLUDING FIRE PLACES, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH SLEEPING AREA, IMMEDIATELY OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING
- 30" X 30" ROOF ACCESS, SEE DETAILS
- 30" X 30" ATTIC ACCESS, SEE DETAILS
- 30" X 54" ACCESS WITH PULL-DOWN LADDER, SEE DETAILS
- OMITTED
- 6" X 14" UNDERFLOOR SCREENED VENT, SEE EXTERIOR ELEVATIONS AND DETAILS
- BUILT-IN CABINETS, SEE DETAILS FOR LEVELS A, B, C, D, AND E
- CLOSET MILLWORK, SEE DETAILS FOR LEVELS A, B, C, AND D
- BATHROOM EXHAUST FAN CAPABLE OF PROVIDING THE MINIMUM RATE OF 25 CUBIC FEET PER MINUTE (12 f/s) CONTINUOUS VENTILATION PER SECTION R903.3 OF THE 2011 CRC. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT
- PRE-FABRICATED F.P. UNIT: FMI MODEL DV42NH, DIRECT VENT SEALED COMBUSTION (PFS REPORT #09-95; ANSI STANDARD Z21.50b-2009 VENTED GAS FIREPLACES CSA 2.22b-2009), WITH HERRINGBONE BRICK PATTERNS. PROVIDE UNIT CONTROLS AND VENTING SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS. SEE SPECS FOR ADDITIONAL INFORMATION
- WASHER: PROVIDE RECESSED HOT AND COLD WATER DRAIN STAND PIPE, AND FLOOR DRAIN UNDER WASHER
- DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR AT ROOF. VENT DUCT SHALL BE MIN. 4" DIA. SMOOTH GALVANIZED METAL, LIMITED TO TWO (2) 14'-0" LENGTH WITH TWO (2) ELBOWS, SEE MECHANICAL PLANS
- DRIP-DRY CABINET WITH FLOOR DRAIN
- F.A.U. W/ NIGHT SETBACK THERMOSTAT AND SUMMER FANS SWITCH; PROVIDE COMBUSTION AIR VENT & CONDENSATION LINE TO OUTSIDE AIR. PROVIDE 20" HIGH PLYWOOD PLATFORM FOR UNIT AS REQUIRED, VERIFY WITH MECHANICAL PLANS. SEE TITLE 24 FOR SIZE & MODEL
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- HOSE BIB IN RECESSED ENCLOSURE. FIXTURE TO MATCH WINDOW / DOOR FRAME FINISH, COORDINATE LOCATIONS WITH ARCHITECT



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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

ROOF DECK PLAN

|           |              |
|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-4.3  
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| DOOR SCHEDULE |     |                            |             |            |           |        |      |       |           |             |                    |         |      |      |   |
|---------------|-----|----------------------------|-------------|------------|-----------|--------|------|-------|-----------|-------------|--------------------|---------|------|------|---|
|               | ID  | LOCATION                   | (N) VS. (E) | SIZE       |           |        | TYPE | MAT'L | FIN       | HARDWARE    | GLAZING            | DETAILS |      |      | REMARKS   |
|               |     |                            |             | LOCATION   | W         | H      |      |       |           |             |                    | THK     | HEAD | JAMB |   |
| BASEMENT      | 001 | BASEMENT BEDROOM           | NEW         | 5'-4" PAIR | 6'-8"     | 1 3/4" | J    | CLAD  | SPLIT     | KEYED       | TEMPERED DUAL PANE | ---     | ---  | ---  | NEW FRENCH DOORS TO BACK YARD STAINED ON THE INTERIOR AND PAINTED ON THE EXTERIOR                       |
|               | 002 | BASEMENT STAIRS            | NEW         | 3'-6"      | 6'-8"     | 1 3/4" | C    | WD    | STAIN     | PRIV POCKET |                    |         |      |      | POCKET SLIDING DOOR LEADING TO BASEMENT STAIRS  |
|               | 003 | BASEMENT BEDROOM           | NEW         | 3'-0" PAIR | VFY       |        | D    | WD    | PTD       | DUMMY       |                    |         |      |      | UNDER STAIRS ACCESS - HIDDEN DOORS TO MATCH FINISH  |
|               | 004 | BASEMENT CLOSET            | EXISTING    | 2'-6" VFY  | 6'-8"     | 1 3/4" | A    | WD    | STAIN     | PASSAGE     |                    |         |      |      | NEW DOOR AT EXISTING LOCATION   |
|               | 005 | BASEMENT BATHROOM          | NEW         | 2'-8"      | 6'-8"     | 1 3/4" | A    | WD    | STAIN     | PRIVACY     |                    |         |      |      | NEW DOOR  |
|               | 006 | GARAGE                     | EXISTING    | 2'-8"      | 6'-8"     | 1 3/4" | A    | WD    | SPLIT     | DUAL        |                    |         |      |      | NEW AT EXST LOCATION - STN ON BATH SIDE & PTD ON GARAGE PRIVACY FROM BATH AND KEYED DEADBOLT BOTH SIDES |
|               | 007 | BATHROOM                   | NEW         | 2'-8"      | 6'-8"     | 1 3/4" | A    | WD    | PTD       | PRIVACY     |                    |         |      |      | NEW DOOR  |
|               | 008 | GARAGE CLOSET              | NEW         | 5'-0" PAIR | 6'-8"     | 1 3/4" | F    | WD    | PTD       | DUMMY       |                    |         |      |      | NEW DOORS   |
|               | 009 | UNDER STAIRS ACCESS        | NEW         | 2'-8"      | 5'-0"     | 1 3/4" | A    | MTL   | PTD       | LATCH       |                    |         |      |      | NEW ACCESS PANEL ON EXISTING 12" CONC CURB PROVIDE WEATHER SEAL   |
|               | 010 | GARAGE                     | EXISTING    | 7'-6" VFY  | 7'-6"     | -      |      | MTL   | PTD       | ---         |                    |         |      |      | EXST GARAGE DOOR - REPAIR AS NEEDED   |
|               | 011 | GARAGE                     | EXISTING    | 3'-0"      | 6'-8"     | 1 3/4" | I    | WD    | PTD       | DBOLT KEY   |                    |         |      |      | EXST LOCATION WITH NEW EXTERIOR DOOR TO SIDE ALLEY DOOR WITH GLASS SIDELIGHTS                           |
|               | 012 | LAUNDRY ROOM               | NEW         | 2'-8"      | 6'-8"     | 1 3/4" | A    | WD    | PTD       | PASSAGE     |                    |         |      |      | NEW DOOR  |
|               | 013 | MECHANICAL/ELECTRICAL ROOM | EXISTING    | 3'-0"      | VFY       | 1 3/4" | A    | MTL   | PTD       | DBOLT KEY   |                    |         |      |      | EXISTING DOOR - REPAIR AS NEEDED  |
|               | 014 | STORAGE/MECHANICAL         | EXISTING    | 3'-0"      | VFY       | 1 3/4" | A    | MTL   | PTD       | DBOLT KEY   |                    |         |      |      | EXISTING DOOR - REPAIR AS NEEDED  |
|               | 015 | STORAGE                    | EXISTING    | 2'-6"      | VFY       | 1 3/4" | A    | MTL   | PTD       | DBOLT KEY   |                    |         |      |      | EXISTING DOOR - REPAIR AS NEEDED  |
|               | 016 | SIDE ALLEY FRONT YARD      | EXISTING    | 2'-6"      | 7'-6"     | 1 3/4" | WD   | PTD   | DBOLT KEY |             |                    |         |      |      | EXISTING DOOR - REPAIR AS NEEDED  |
|               | 017 | SIDE ALLEY BACK YARD       | EXISTING    | 3'-3"      | VFY       | -      | ---  | MTL   | PTD       | ---         |                    |         |      |      | EXST W.I. FENCE - REPAIR AS NEEDED  |
| FIRST FLOOR   |     |                            |             |            |           |        |      |       |           |             |                    |         |      |      |   |
|               | 101 | ENTRY                      | EXISTING    | 4'-6" PAIR | 7'-2"     | 1 3/4" | E    | WD    | PTD       | EXST        |                    |         |      |      | EXST ENTRY DOORS W/ GLASS TRANSOM TO BE PAINTED/REPAIR AS NECESSARY                                     |
|               | 102 | LIVING ROOM                | NEW         | 3'-0"      | 7'-6"     | 1 3/4" | B    | WD    | STAIN     | ---         |                    |         |      |      | NEW DOUBLE ACTING DOOR  |
|               | 103 | LIVING ROOM                | NEW         | 3'-0"      | 7'-6"     | 1 3/4" | B    | WD    | STAIN     | ---         |                    |         |      |      | NEW DOUBLE ACTING DOOR  |
|               | 104 | CLOSET                     | NEW         | VFY        | VFY       | 1 3/4" | A    | WD    | STAIN     | PASSAGE     |                    |         |      |      | NEW DOOR - HEIGHT AND WIDTH TO MATCH POWDER ROOM  |
|               | 105 | POWDER ROOM                | EXISTING    | VFY        | VFY       | 1 3/4" | A    | WD    | STAIN     | PRIVACY     |                    |         |      |      | NEW DOOR AT EXISTING LOCATION   |
|               | 106 | ALCOVE                     | NEW         | 2'-8"      | 7'-6"     | 1 3/4" | G    | CLAD  | STAIN     | DEAD        | TEMPERED DUAL PANE |         |      |      | DOOR WITH GLASS SIDELIGHTS  |
|               | 107 | DECK                       | NEW         | 2'-8"      | 7'-6"     | 1 3/4" | H    | CLAD  | SPLIT     | DEAD        | TEMPERED DUAL PANE |         |      |      | DOOR WITH GLASS SIDELIGHTS STAINED INTERIOR AND PAINTED EXTERIOR  |
|               | 108 | DECK                       | NEW         | 6'-0" PAIR | 7'-6"     | 1 3/4" | J    | CLAD  | SPLIT     | DEAD        | TEMPERED DUAL PANE |         |      |      | FRENCH DOORS WITH GLASS SIDELIGHTS STAINED INTERIOR AND PAINTED EXTERIOR                                |
| SECOND FLOOR  |     |                            |             |            |           |        |      |       |           |             |                    |         |      |      |   |
|               | 201 | MASTER BEDROOM             | EXISTING    | 2'-8" VFY  | 6'-8" VFY | 1 3/4" | A    | WD    | SPLIT     | PRIVACY     |                    |         |      |      | REPLACE DOOR WITH STAINED FINISH ON BEDROOM SIDE AND STAINED FINISH ON HALLWAY SIDE                     |
|               | 202 | MASTER CLOSET/BATHROOM     | EXISTING    | 2'-3"      | 6'-8"     | 1 3/4" | A    | WD    | PTD       | PRIVACY     |                    |         |      |      | FLIP DOOR SWING   |
|               | 203 | BEDROOM I                  | EXISTING    | 2'-7" VFY  | 6'-8" VFY | 1 3/4" | A    | WD    | STAIN     | PRIVACY     |                    |         |      |      | REPLACE DOOR WITH STAINED FINISH 6-PANEL  |
|               | 204 | HALL BATH                  | EXISTING    | 2'-6" VFY  | 6'-8" VFY | 1 3/4" | A    | WD    | SPLIT     | PRIVACY     |                    |         |      |      | REPLACE DOOR WITH STAINED FINISH ON BEDROOM SIDE AND STAINED FINISH ON HALLWAY SIDE                     |
|               | 205 | BEDROOM II                 | EXISTING    | 2'-6" VFY  | 6'-8" VFY | 1 3/4" | A    | WD    | SPLIT     | PRIVACY     |                    |         |      |      | REPLACE DOOR WITH STAINED FINISH ON BEDROOM SIDE AND STAINED FINISH ON HALLWAY SIDE                     |
| ROOF          |     |                            |             |            |           |        |      |       |           |             |                    |         |      |      |   |
|               | 301 | ROOF STAIR HATCH           | NEW         | VFY        | VFY       |        |      | CLAD  | PTD       |             |                    |         |      |      | RETRACTABLE ROOF HATCH - ROLLAMATIC OR SIMILAR  |
|               | 302 | ROOF STAIR DOOR            | NEW         | 2'-6"      | 3'-6"     | VFY    |      | VFY   |           |             |                    |         |      |      | LOW WALL PARAPET DOOR - IF REQUIRED   |

| WINDOW SCHEDULE |     |           |       |                  |                     |      |       |       |        |         |         |      |      |   |
|-----------------|-----|-----------|-------|------------------|---------------------|------|-------|-------|--------|---------|---------|------|------|---|
|                 | ID  | SASH SIZE |       | LOCATION         | (N) VS (E) LOCATION | TYPE | MAT'L | FIN   | SCREEN | GLAZING | DETAILS |      |      | REMARKS   |
|                 |     | W         | H     |                  |                     |      |       |       |        |         | HEAD    | JAMB | SILL |   |
| BASEMENT        | 001 | 2'-0"     | 4'-0" | BASEMENT BEDROOM | NEW                 | A    | WD    | STAIN | YES    |         |         |      |      | NEW OPER WINDOW   |
|                 | 002 | 4'-0"     | 4'-0" | GARAGE           | NEW                 | B    | WD    | PTD   | YES    |         |         |      |      | NEW OPER WINDOW   |
| FIRST FLOOR     | 101 | 2'-6"     | 6'-8" | LIVING ROOM      | EXISTING            | 1E   | WD    | STAIN | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 102 | 2'-6"     | 6'-8" | LIVING ROOM      | EXISTING            | 1E   | WD    | STAIN | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 103 | 2'-6"     | 6'-8" | LIVING ROOM      | EXISTING            | 1E   | WD    | STAIN | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 104 | 2'-0"     | 5'-3" | LIVING ROOM      | NEW                 | A    | WD    | STAIN | YES    |         |         |      |      | NEW BAYWINDOW - 1 HR RATED; SHUTTERS BY OWNER           |
|                 | 105 | 4'-0"     | 5'-3" | LIVING ROOM      | NEW                 | B    | WD    | STAIN | YES    |         |         |      |      | NEW BAYWINDOW - 1 HR RATED; SHUTTERS BY OWNER           |
|                 | 106 | 2'-0"     | 5'-3" | LIVING ROOM      | NEW                 | A    | WD    | STAIN | YES    |         |         |      |      | NEW BAYWINDOW - 1 HR RATED; SHUTTERS BY OWNER           |
|                 | 107 | 1'-8"     | 5'-3" | ALCOVE           | NEW                 | A    | WD    | STAIN |        |         |         |      |      |   |
|                 | 108 | 1'-8"     | 5'-3" | DINING ROOM      | NEW                 | A    | WD    | STAIN | YES    |         |         |      |      |   |
|                 |     |           |       |                  |                     |      |       |       |        |         |         |      |      |   |
|                 |     |           |       |                  |                     |      |       |       |        |         |         |      |      |   |
| SECOND FLOOR    | 201 | 2'-9"     | VFY   | MASTER BEDROOM   | NEW                 | C    | WD    | PTD   | YES    |         |         |      |      | GC TO PROVIDE RESCUE RATED WINDOW TO MATCH              |
|                 | 202 | 2'-6"     | VFY   | MASTER BEDROOM   | EXISTING            | 2E   | WD    | PTD   | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 203 | 2'-6"     | VFY   | MASTER BEDROOM   | EXISTING            | 2E   | WD    | PTD   | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 204 | 2'-6"     | VFY   | MASTER BEDROOM   | EXISTING            | 2E   | WD    | PTD   | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 205 | 3'-7"     | 5'-9" | MASTER BATH ROOM | NEW                 | A    | WD    | PTD   | YES    |         |         |      |      | REPAIR AS NECESSARY - SHUTTERS BY OWNER                 |
|                 | 206 |           |       | OMIT             | OMIT                |      |       |       |        |         |         |      |      |   |
|                 | 207 |           |       | OMIT             | OMIT                |      |       |       |        |         |         |      |      |   |
|                 | 208 | 2'-8"     | VFY   | BEDROOM I        | EXISTING            | A    | WD    | STAIN | YES    |         |         |      |      | REPAIR AS NECESSARY                                     |
|                 | 209 | 2'-0"     | VFY   | BEDROOM I        | NEW                 | A    | WD    | STAIN | YES    |         |         |      |      | NEW BAYWINDOW RATED AS REQUIRED BY CODE                 |
|                 | 210 | 2'-0"     | VFY   | BEDROOM I        | NEW                 | B    | WD    | STAIN | YES    |         |         |      |      | NEW BAYWINDOW RATED AS REQUIRED BY CODE                 |
|                 | 211 | 2'-0"     | VFY   | BEDROOM I        | NEW                 | A    | WD    | STAIN | YES    |         |         |      |      | NEW BAYWINDOW RATED AS REQUIRED BY CODE                 |
|                 | 212 | 2'-8"     | 5'-9" | HALL BATH        | NEW                 | A    | WD    | PTD   | YES    |         |         |      |      | EXISTING LOCATION TO RECEIVE TALLER WINDOW TO MATCH NEW |
|                 | 212 | 4'-0"     | 5'-9" | BEDROOM II       | NEW                 | B    | WD    | PTD   | YES    |         |         |      |      | NEW OPER WINDOW   |
|                 | 213 | 1'-6"     | 5'-9" | BEDROOM II       | NEW                 | A    | WD    | PTD   | YES    |         |         |      |      | NEW OPER WINDOW   |

INTERIOR SWING

A

INTERIOR DOUBLE-ACTING

B

INTERIOR POCKET

C

INTERIOR HIDDEN DOUBLE SWING

D

EXISTING FRONT ENTRY

E

INTERIOR DOUBLE SWING

F

INTERIOR CLAD SWING

G

EXTERIOR CLAD SWING

H

EXTERIOR CLAD SWING

I

EXTERIOR DOUBLE CLAD SWING

J

DOUBLE HUNG, U.O.N.

A

DOUBLE HUNG SIDE-BY-SIDE, U.O.N.

B

EXISTING FIRST FLOOR BAY

E

EXISTING SECOND FLOOR BAY

2E

SWING, RESCUE

C

DOOR TYPES

WINDOW TYPES

DOOR AND WINDOW NOTES

A. ALL GLAZING SHALL BE SPECIFIED PER TITLE 24 UNLESS OTHERWISE NOTED. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER

B. WHERE REQUIRED BY CODE, ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED UNLESS OTHERWISE NOTED. SEE GLAZING REQUIREMENTS ON SHEET A-1.0

C. ALIGN TOPS OF WINDOWS WITH TOPS OF DOORS IN A LEVEL PLANE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED

D. CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING

E. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DOOR AND WINDOW UNITS, SYSTEMS, AND ASSEMBLIES WITH FIELD VERIFIED DIMENSIONS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT AND OWNER

F. SEE SHEET A-1.0 FOR SECURITY REQUIREMENTS

G. ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH SECURITY DEVICES

H. ALL FRAMES TO MATCH CORRESPONDING WINDOW AND DOOR FINISH UNLESS OTHERWISE NOTED

I. SEE FLOOR PLANS AND ELEVATIONS FOR WINDOW AND DOOR SWING DIRECTION

J. ALL DOORS TO INTERIOR ACCESSIBLE ROOMS SHALL BE A MINIMUM 32" IN CLEAR WIDTH

K. ALL REQUIRED EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR

L. ALL OPERABLE WINDOWS SHALL BE EQUIPPED WITH INTEGRAL ROLL DOWN INSECT SCREENS UNLESS OTHERWISE NOTED

M. INTERIOR DOORS SHALL HAVE A CLEARANCE NOT MORE THAN 3/8" ABOVE FINISH FLOOR

N. ALL EXTERIOR METAL THRESHOLD FINISHES SHALL MATCH HARDWARE UNLESS OTHERWISE NOTED

O. ALL WOOD DOORS SHALL BE SOLID WOOD UNLESS OTHERWISE NOTED

P. ALL DOORS SHALL HAVE A MINIMUM OF 3 HINGES PER LEAF UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE TEMPORARY HINGES AS REQUIRED. VERIFY FINISH AND HARDWARE SPECIFICATIONS WITH INTERIOR DESIGNER

Q. PROVIDE WINDOW, DOOR, AND HARDWARE SAMPLE MOCK-UPS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER PRIOR TO PURCHASE OR FABRICATION

R. ALL WINDOWS AND DOORS SHALL MEET OR EXCEED MILLWORKS, ETC. WINDOW AND DOORS OR APPROVED EQUAL. PROVIDE MOCK-UP SAMPLES FOR ARCHITECT AND OWNER REVIEW AND APPROVAL

S. ALL WINDOW AND DOOR FINISHES SHALL BE APPROVED BY ARCHITECT AND OWNER

REVISION LOG

DELTA NO. DATE

PRIVATE RESIDENCE

1709 BRODERICK STREET

SAN FRANCISCO, CA 94115

DOOR AND WINDOW SCHEDULE

DATE 11.14.2017

SCALE As indicated

DRAWN LDG

JOB # 1611.00

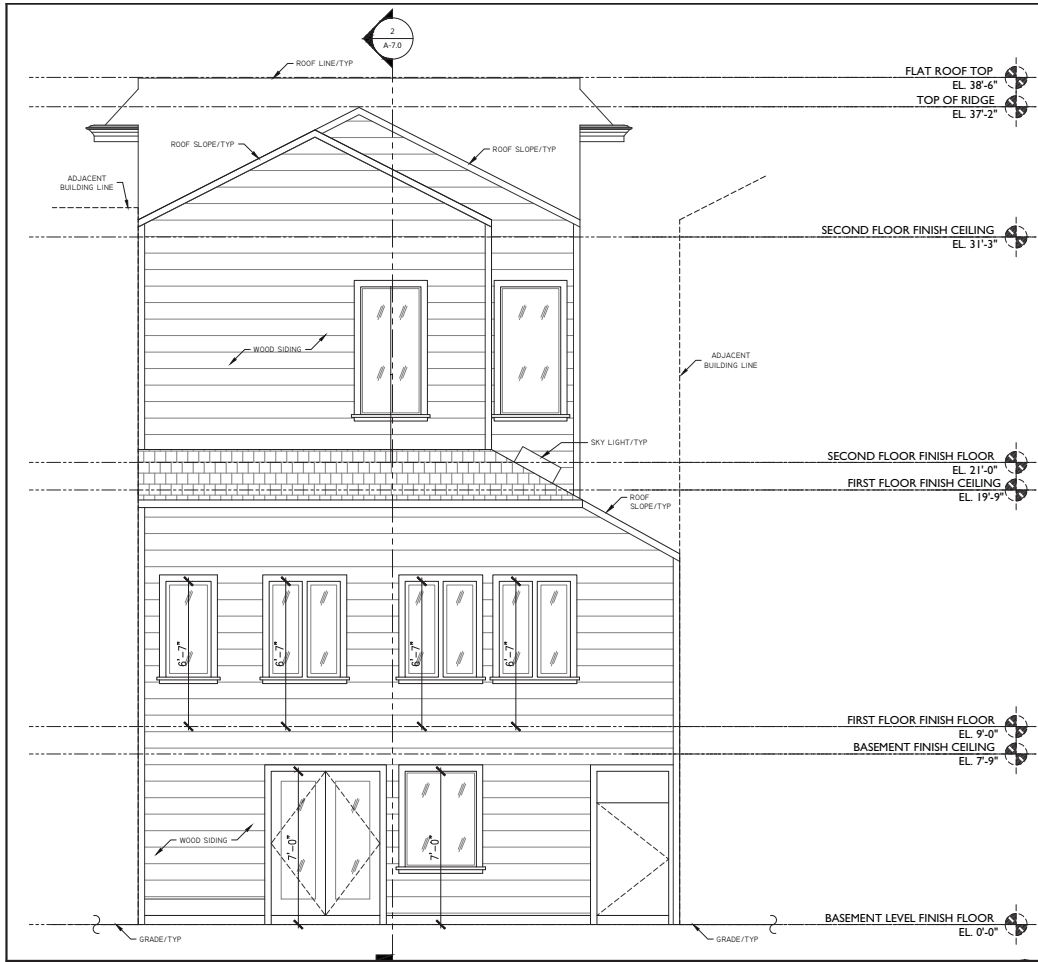
SHEET NO.

A-5.0

SCHEDULE

LANDRY DESIGN GROUP

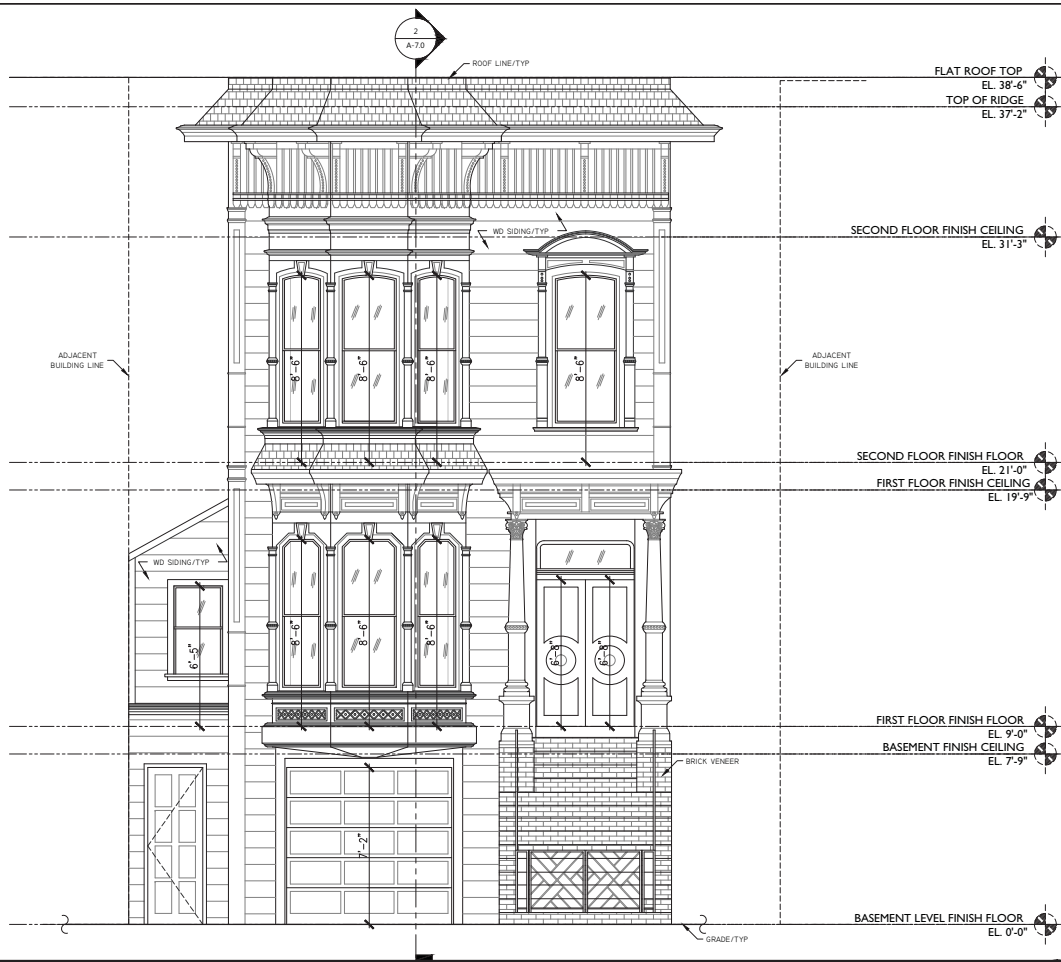
1810 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90006  
T: 310.444.1404  
F: 310.444.1405  
www.landrydesigngroup.com  
info@landrydesign.net



EXISTING REAR ELEVATION

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

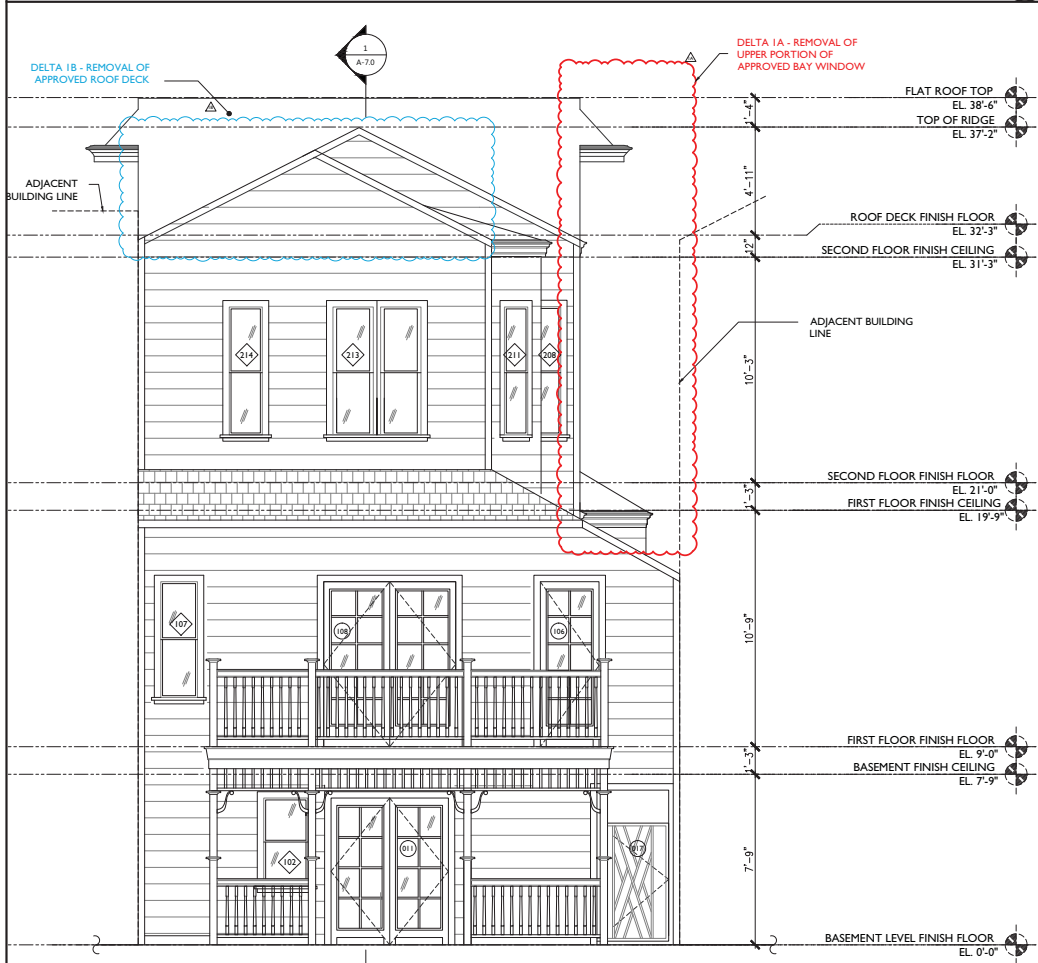
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EXISTING FRONT ELEVATION

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

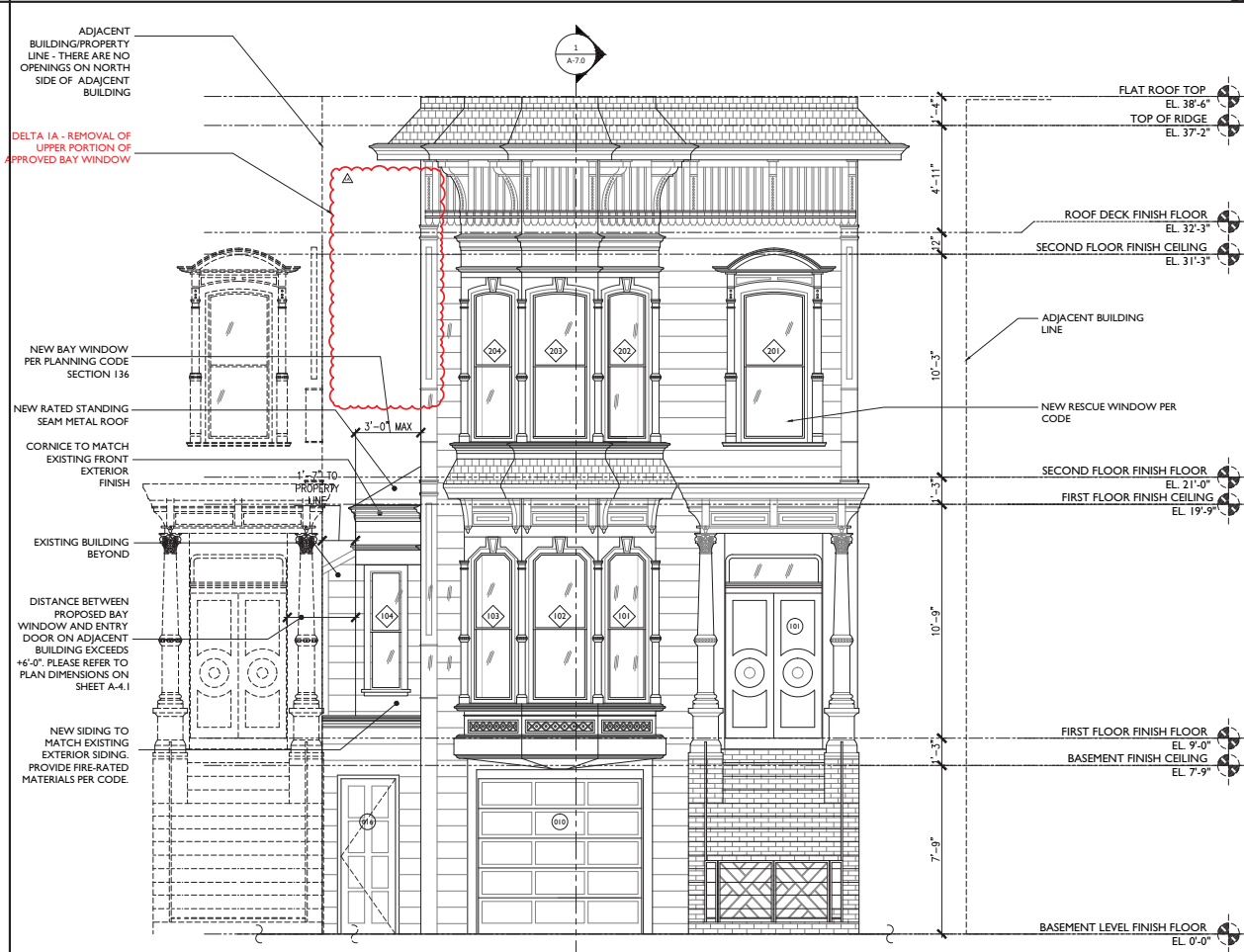
3



REAR ELEVATION

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

2



FRONT ELEVATION

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

1

EXTERIOR ELEVATION NOTES

EXTERIOR FINISH MATERIALS:

- STUCCO
- 2-COAT CEMENT PLASTER (STUCCO), SEE SPECS
- 3-COAT CEMENT PLASTER (STUCCO), SEE SPECS

PRE-CAST

- G.F.R.C. (GLASS FIBER REINFORCED CONCRETE), SEE SPECS

- A. SMOOTH FINISH
- B. SANDED FINISH
- C. TRAVERTINE FINISH
- D. STANDARD COLOR
- E. CUSTOM COLOR

STONE VENEER

- THIN STONE VENEER (ADHERED)

- A. SPECIFY MATERIAL
- B. SPECIFY FINISH (HONED, ROUGH HONED, SLPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
- C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

THICK STONE VENEER

- A. SPECIFY MATERIAL
- B. SPECIFY FINISH (HONED, ROUGH HONED, SLPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
- C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

DIMENTIONAL STONE CLADDING

- A. SPECIFY MATERIAL
- B. SPECIFY FINISH (HONED, ROUGH HONED, SLPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
- C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

RUBBLE STONE CLADDING

- A. SPECIFY MATERIAL
- B. SPECIFY FINISH (HONED, ROUGH HONED, SLPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
- C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

STONE COLUMNS, PANELS, BANDING, AND TRIM

- A. SPECIFY MATERIAL
- B. SPECIFY FINISH (HONED, ROUGH HONED, SLPLIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)
- C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

WOOD/EXTERIOR MILLWORK

TRIM

- A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
- B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

SIDING

- A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
- B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

BEAMS

- A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
- B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

RAFTER TAILS

- A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)
- B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

- A. CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES
- B. CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- C. AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE, SEC R703.6.2.1, SEE DETAILS
- D. AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- E. STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
- F. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED
- G. CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNER'S AND ARCHITECT'S REVIEW AND APPROVAL
- H. STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED



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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

EXTERIOR ELEVATIONS

|           |              |
|-----------|--------------|
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| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-6.0  
ELEV





EXISTING SIDE ELEVATION

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

2



SIDE ELEVATION

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

1

## EXTERIOR ELEVATION NOTES

### EXTERIOR FINISH MATERIALS:

STUCCO  
2-COAT CEMENT PLASTER (STUCCO), SEE SPECS  
3-COAT CEMENT PLASTER (STUCCO), SEE SPECS

PRE-CAST  
G.F.R.C. (GLASS FIBER REINFORCED CONCRETE), SEE SPECS  
A. SMOOTH FINISH  
B. SANDED FINISH  
C. TRAVERTINE FINISH  
D. STANDARD COLOR  
E. CUSTOM COLOR

STONE VENEER  
THIN STONE VENEER (ADHERED)  
A. SPECIFY MATERIAL  
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C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

THICK STONE VENEER  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
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DIMENSIONAL STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

RUBBLE STONE CLADDING  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

STONE COLUMNS, PANELS, BANDING, AND TRIM  
A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

WOOD/EXTERIOR MILLWORK  
TRIM  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
B. SPECIFY FINISH (STAIN, PAINT, ANTIQUE, CUSTOM, ROUGHSAWN, SMOOTH, DISTRESSED)

SIDING  
A. SPECIFY MATERIAL (CEDAR, REDWOOD, DOUGLAS FIR, HARDWOOD, RECLAIMED)  
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- D. AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- E. STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
- F. ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED
- G. CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNER'S AND ARCHITECT'S REVIEW AND APPROVAL
- H. STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED



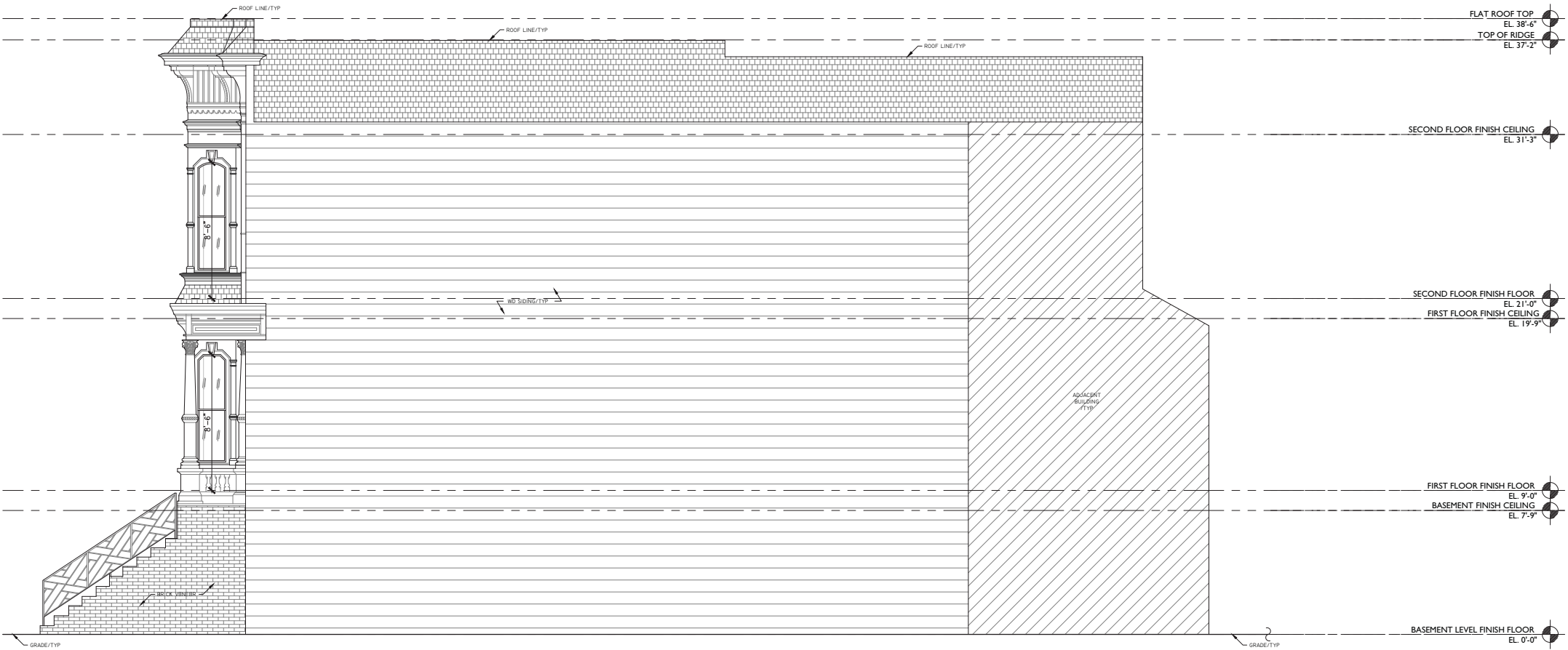
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

EXTERIOR ELEVATIONS

|           |              |
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| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

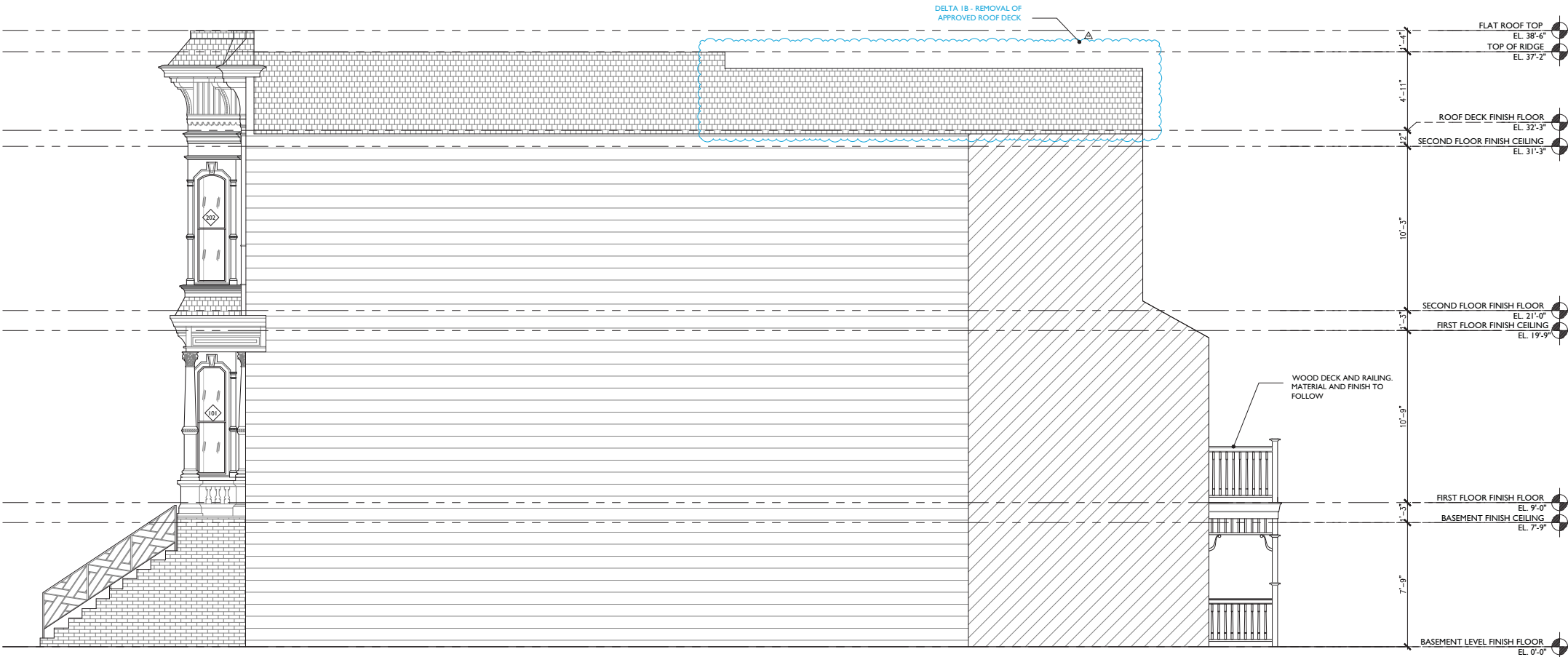
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EXISTING SIDE ELEVATION

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

2



SIDE ELEVATION

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

1

EXTERIOR ELEVATION NOTES

EXTERIOR FINISH MATERIALS:

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A. SPECIFY MATERIAL  
B. SPECIFY FINISH (HONED, ROUGH HONED, SLPIT, BUSH HAMMERED, CHISELED, TOOLED, BRUSHED)  
C. SPECIFY GROUT JOINT (DRY, STACK, RAKED)

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- D. AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- E. STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
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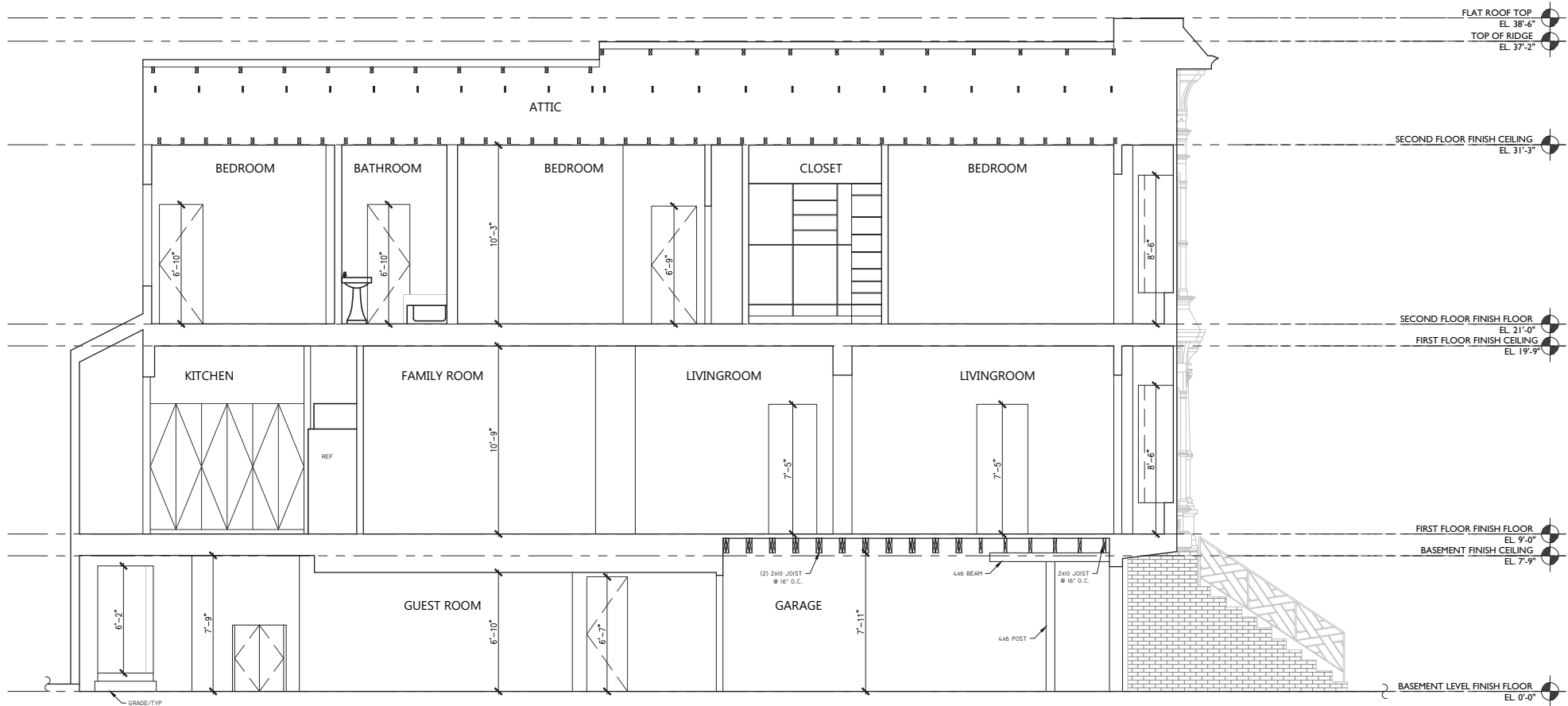
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EXTERIOR ELEVATIONS

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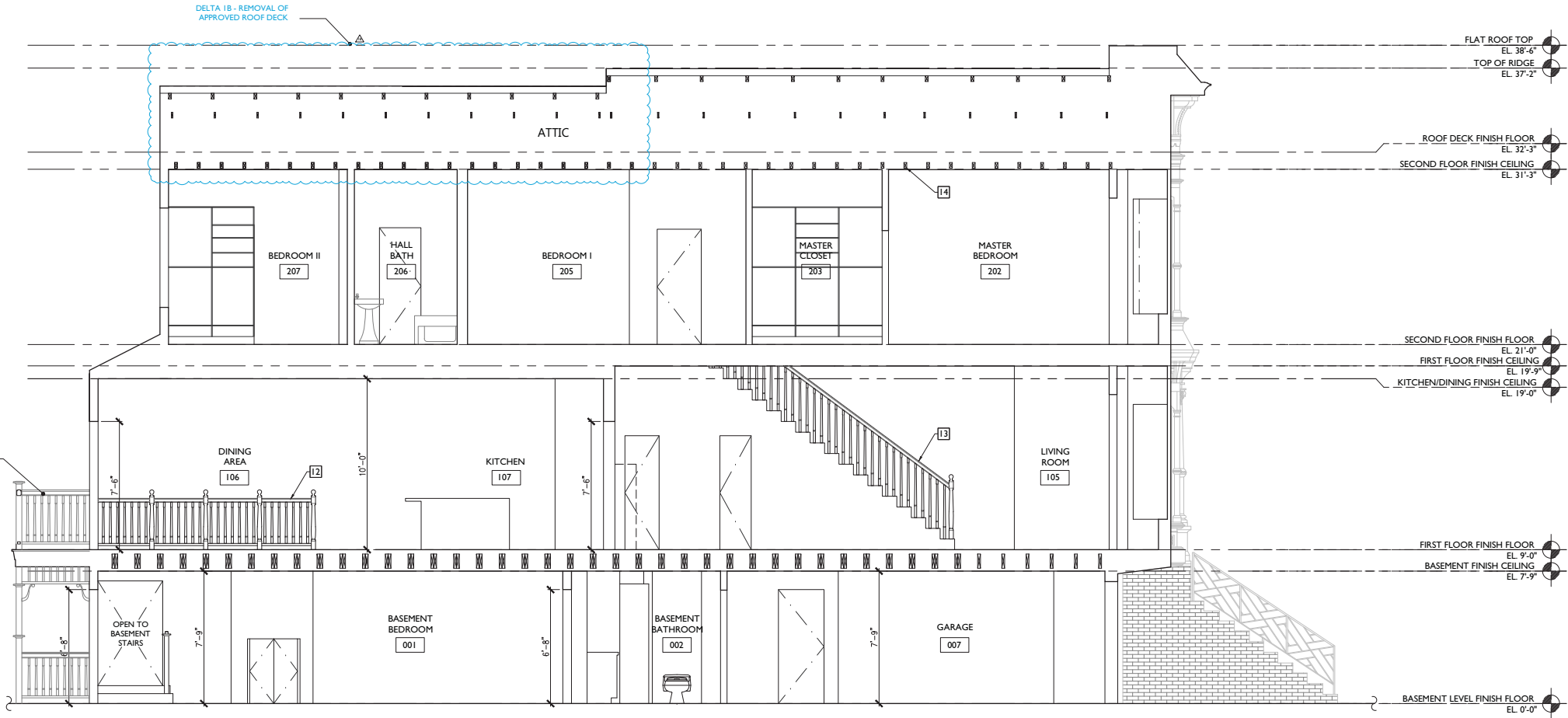
A-6.2  
ELEV



EXISTING BUILDING SECTION

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

2



BUILDING SECTION

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

1

BUILDING SECTION NOTES

- A. CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES
- B. CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES
- C. PROVIDE A CONTINUOUS METAL WEEP SCREED AS REQUIRED BY CODE SECTION R703.6.2.1, SEE DETAILS
- D. AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC R703.7.2
- E. STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION
- F. CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR OWNER'S AND ARCHITECT'S REVIEW AND APPROVAL
- G. ALL EXTERIOR STUD WALLS TO BE FRAMED WITH 2X8 STUDS. THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2X6 STUDS. ALL INTERIOR SINGLE STUD WALLS TO BE 2X6 STUDS UNLESS NOTED OTHERWISE
- H. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS, CEILING, POSTS, AND SUPPORTING BEAMS AND SHALL EXTEND FROM TOP OF CONCRETE TO AND INCLUDING THE CEILING
- I. STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED
- J. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILINGS IN ENCLOSED USEABLE SPACE UNDER STAIRS
- K. FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
- K.a IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
- K.b AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
- K.c IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
- K.d AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL
- L. PROVIDE R-19 MINIMUM INSULATION AT ALL EXTERIOR WALLS, INCLUDING GARAGE. PROVIDE R-30 MINIMUM INSULATION IN ATTIC SPACES. PROVIDE R-19 MINIMUM INSULATION AT ALL INTERIOR WALLS, AND R-30 MINIMUM INSULATION BETWEEN FLOORS AND AROUND PLUMBING PIPES FOR SOUND CONTROL. REFER TO TITLW 24 FOR ADDITIONAL REQUIREMENTS
- M. ATTIC INSULATION SHALL HAVE A VAPOR BARRIER WITH A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E96 INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION
- N. AN APPROVED WEATHERPROOFING CONSULTANT MUST CERTIFY THE WEATHERPROOFING ELEMENTS OF THE BUILDING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS REQUIRED BY LOCAL CODES AND PER MANUFACTURER'S RECOMMENDATIONS
- O. CONTRACTOR SHALL VERIFY WITH MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ALL LOCATIONS OF MECHANICAL UNITS, DUCTS, REGISTERS, ELECTRICAL PANELS, ACCESS TO PLUMBING FIXTURES, ETC.

KEYNOTES

1. FOUNDATION, SEE STRUCTURAL
2. 3" CONCRETE DUST SLAB
3. FLOOR JOIST, SEE STRUCTURAL
4. PLYWOOD SUB-FLOOR, SEE STRUCTURAL
5. 3" FINISH FLOOR ASSEMBLY, SEE ARCHITECTURAL DETAILS
6. BATT INSULATION, SEE TITLE 24
7. SOUND INSULATION
8. 5/8" TYPE "X" GYPSUM BOARD WITH VENEER PLASTER, SEE SPECIFICATIONS
9. PLASTER FINISH, SEE SPECIFICATIONS
10. EXTERIOR CEMENT PLASTER (STUCCO), SEE SPECIFICATIONS
11. STONE VENEER, SEE SPECIFICATIONS AND STRUCTURAL PLANS FOR ATTACHMENT
12. GUARDRAIL AT 42" ABOVE FINISH FLOOR
13. HANDRAIL AT 34" - 38" ABOVE FINISH FLOOR
14. CEILING JOISTS, SEE STRUCTURAL PLANS
15. ROOF RAFTERS, SEE STRUCTURAL PLANS
16. ROOF SHEATHING, SEE STRUCTURAL PLANS
17. CLASS "A" TORCH DOWN MODIFIED ROOFING, SEE ROOF PLAN FOR SPECIFICATIONS
18. CLASS "A" ROOFING ASSEMBLY, SEE ROOF PLAN FOR SPECIFICATIONS
19. BELOW GRADE WATERPROOFING, SEE DETAILS AND SPECIFICATIONS



| REVISION LOG |      |
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| DELTA NO.    | DATE |
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PRIVATE RESIDENCE  
1709 BRODERICK STREET  
SAN FRANCISCO, CA 94115

BUILDING SECTIONS

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|-----------|--------------|
| DATE      | 11.14.2017   |
| SCALE     | As indicated |
| DRAWN     | LDG          |
| JOB #     | 1611.00      |
| SHEET NO. |              |

A-7.0  
SECTION