



SAN FRANCISCO PLANNING DEPARTMENT

Staff Initiated Discretionary Review Full Analysis

HEARING DATE MAY 3, 2018

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Date: April 26, 2018
Case No.: **2017-006654DRM**
Project Address: **2071 47TH AVENUE**
Permit Application: 2017.05.03.5591
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 2167/015
Project Sponsor: Roman Rettner
Edit Architecture
120 Manor Drive
San Francisco, CA 94127
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Take DR and approve the project with modifications.**

PROJECT DESCRIPTION

The project proposes horizontal and vertical additions to an existing two-story single family residence. The proposal includes interior renovations and new decks at the front and rear. Additionally, the proposal will construct one new Accessory Dwelling Unit to the ground floor per Ordinance 95-17.

- Staff-Initiated Discretionary Review: The Project is before the Planning Commission as a Staff-Initiated Discretionary Review Request as a result of the Project Sponsor's challenge to the Residential Design Advisory Team's (RDAT) required design modifications.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of 47th Avenue, at the intersection of Quintara Street, Block 2167, Lot 015. The subject property is located within the RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. The depth of the lot is 120 feet, and the overall width of the property is 25 feet. The property is developed with a two-story single-family residence constructed circa 1948. The subject property has a front setback of 9 feet 6 inches and a rear yard of 59 feet 4 inches.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located near the intersection of 47th Avenue and Quintara Street. The site is located in the western section of the Outer Sunset neighborhood on a block of primarily single family residences. The majority of the residences on the block are two stories, with the exception of a few residences with third-floor additions set back more than 20 feet from the front structural wall.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 23, 2018	April 23, 2018	10 days
Mailed Notice	10 days	April 23, 2018	April 23, 2018	10 days

PUBLIC COMMENT

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

As of the publication date of this packet, the Planning Department has not received any correspondence regarding the project.

STAFF-INITIATED DISCRETIONARY REVIEW CONCERNS

As proposed, the Department determined that the project does not comply with the Residential Design Guidelines (RDGs) as reviewed by the Residential Design Advisory Team (RDAT). While the Project Sponsor responded to some of the RDAT comments, the following required modifications have not been addressed:

- Limit the horizontal rear addition to two floors extending only 15 feet from the rear structural wall with five foot side setbacks.
- Extend the vertical addition only to the existing rear structural wall as a maximum.
- Decrease the vertical addition's floor-to-ceiling height from 10 feet to 9 feet to reduce to the overall massing of the new floor.

On December 2, 2017, Senior Planning Staff reviewed the proposal at a Project Coordination Lite (PCL) meeting to review the Project Sponsor's challenges to the RDAT comments. PCL concurred with RDAT and provided additional comments. The Project Sponsor decided to proceed with the project as proposed aside from eliminating the overhang from the third floor front setback. As a result, the project requires a staff-initiated DR. As part of the workflow to the DR hearing, on May 3, 2018, the project was reviewed again by RDAT. RDAT supported previous Department comments from RDAT and Project Lite.

The Department supports a garage at street level with removal of the currently proposed two lower levels. See also the project analysis below.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor made minor revisions in response to Department comments including introducing side setbacks on the 2nd and 3rd floors for the proposed rear addition and setting back the deck railing for the proposed front deck. Additionally, the Project Sponsor retained the overall height of the structure with the vertical addition proposed to have a 10' floor-to-ceiling height.

Reference the *DR Application* for additional information.

PROJECT ANALYSIS

The proposed project and design does not respond to surrounding buildings. Specifically, the proposed depth and height of the horizontal rear addition does not respect the adjacent properties that currently align with the existing structure's rear wall. The directly adjacent neighbors generally align with the subject property, and the proposed rear addition extends approximately 29 feet 4 inches beyond the existing rear wall. The proposed rear addition does not provide ample setbacks to respect the adjacent properties and also disrupts the mid-block open space.

Additionally, the vertical addition is proposed on a block with limited third stories; thus the overall height of the building should be reduced in order to better match the surrounding context that is comprised of primarily two-story structures on the block. The proposed vertical addition is setback 15 feet from the front structural wall. The nearest properties with a third story addition include two structures located three properties to the north, both of which are setback approximately 40 feet from the front structural wall. The project should be redesigned so that the overall massing of the vertical and horizontal additions compliment the neighborhood context.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

BASIS FOR RECOMMENDATION

The Department requests the Planning Commission take Discretionary Review and Approve the Project with Modifications. Specifically, the Project should be revised to conform to the Residential Design Guidelines as delineated in the RDAT comments.

The Planning Department recommends the project be modified for the following reasons:

- The modifications as recommended by staff will meet all applicable requirements of the Planning Code and conform to the Residential Design Guidelines.
- As proposed, the project does create exceptional and extraordinary circumstances because it proposes a design that is not sensitive to the surrounding buildings.

RECOMMENDATION: Take DR and approve the project with modifications.
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Attachments:

Exhibit A – Design Review Checklist
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – DR Application and Project Sponsor Submittal

EXHIBIT A

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The immediate neighborhood is of mixed architectural character, with building scale and massing ranging comprised of primarily two-story structures on the block.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
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		
Front Setback (pages 12 - 15)			
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		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
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	
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
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 overall project scale needs further modifications to be more consistent with the neighborhood character. The Department recommends reducing the overall height of the vertical addition by one foot to make it better match the neighborhood context.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
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	
Building Form (pages 28 - 30)			
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 project depth is not compatible with the existing building scale at the mid-block open space. The Department recommends reducing the depth of the building at the rear to 15 feet beyond the existing rear structural wall.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
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
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
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		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other			X

building elements?			
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

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
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		
Exterior Materials (pages 47 - 48)			
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		

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GENERAL NOTES:

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF EDIT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE EDIT.

!(4M) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE EDIT. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS EDITX.

THESE DRAWINGS ARE INTENDED FOR USE IN CLIENT/CONTRACTOR SPECULATIVE CONSTRUCTION AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/OR MANUFACTURERS. THE CONTRACTOR SHALL DETERMINE ALL SAMPLES AND/OR CUTS AS REQUIRED TO MAKING MATERIAL SELECTIONS. OR IN ABSENCE OF IT, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATES.

NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE BUILDINGS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL PARTS BY THE VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENT OF THESE CONSTRUCTION DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT THE OWNER WILL PROVIDE CONSTRUCTION REVIEW SERVICES.

ALL INFORMATION PERTAINING TO THE SITE SHALL BE AND SHALL REMAIN THE OWNER'S RESPONSIBILITY. THIS INFORMATION SHALL INCLUDE, BUT IS NOT LIMITED TO, LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEY, TOPOGRAPHIC SURVEY, POSITION OF EXISTING IMPROVEMENTS, SOILS REPORT AND ALL RELATED DATA. THESE DOCUMENTS HAVE BEEN PREPARED ON THE INFORMATION AVAILABLE BY THE OWNER.

THE WORK DEFINED HEREIN SHALL BE GOVERNED BY AMERICAN INSTITUTE OF ARCHITECTS (A.I.A.) GENERAL CONDITIONS A201. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GENERAL CONDITION SCOPE OF SERVICES PROVIDED AND TO BE PROVIDED, AND OTHER CONDITIONS INDICATED IN THE DOCUMENTS.

THESE CONSTRUCTION DRAWINGS DESCRIBE THE REQUIREMENTS OF THE PROJECT FOR THE OWNER TO SUBMIT FOR A BUILDING PERMIT AND THE CONTRACTOR TO PREPARE ESTIMATES OF QUANTITY AND COSTS OF MATERIALS REQUIRED TO CONSTRUCT THE PROJECT. THIS CONTRACT IS BASED ON PROVIDING DOCUMENTS FOR A "CONTRACTOR'S" OR "BUILDER'S" SET OF CONSTRUCTION DOCUMENTS. BASIC SPECIFICATIONS DESCRIBING CONDITIONS AND QUALITIES SHALL BE LIMITED TO REQUIRED, OR SPECIFIC, EQUIPMENT OR MATERIALS AND SHALL BE PART OF THE DRAWINGS. THESE DRAWINGS PROVIDE FOR ONLY SCHEMATIC PLUMBING/MECHANICAL EQUIPMENT LAYOUT AND SCHEMATIC ELECTRICAL POWER AND LIGHTING LAYOUT WITHOUT ENGINEERING DESIGNS, DETAILS, CALCULATIONS OR SPECIFICATIONS.

WHERE THERE IS NO FAULT BY THE EDIT LLC, THE EDIT LLC SHALL BE GIVEN THE OPPORTUNITY TO PROVIDE ALTERNATE DESIGN SOLUTIONS FOR SPECIFIC CAUSE.

IT IS STRONGLY RECOMMENDED THE OWNER OBTAIN A SITE SPECIFIC SOILS REPORT AND SURVEY BY THE APPROPRIATE HIGH QUALITY CONSULTANTS AND SHALL RETAIN RESPONSIBILITY FOR THE CONTENT OF THE REPORT. THESE REPORTS SHALL BE USED BY THE STRUCTURAL ENGINEER FOR DESIGN PARAMETERS.

THE CONTRACTOR, HIS CONSTRUCTION MANAGER, AND/OR SUBCONTRACTORS SHALL SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND/OR SPECIFICATIONS BY MEANS OF SHOP DRAWINGS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE OWNER FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS BROUGHT TO THE ATTENTION OF THE EDIT LLC IN WRITING THAT SPECIFIC CHANGES ARE BEING SUGGESTED. IN ANY EVENT CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES.

ALL GENERAL NOTES, SHEET NOTES AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY, TYPICALLY, THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE OWNER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THE OWNER SHALL PAY FOR THE COST OF THE BUILDING PERMITS AND OTHER AGENCY FEES. THE CONTRACTOR SHALL PICK UP THE BUILDING PERMIT FROM THE CITY AND BE RESPONSIBLE FOR ALL INSPECTIONS AND SIGN OFF.

CODE COMPLIANCE:

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK; INCLUDING, BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA ELECTRICAL CODE; UNIFORM FIRE CODE; AMERICAN CONCRETE INSTITUTE (ACI); CALIFORNIA PLUMBING CODE, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

SITE EXAMINATION:

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF IT. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS WORK.

DIMENSION CONTROL:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE BEGINS HIS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EDIT LLC BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

MOISTURE PROTECTION:

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE DETAILS FOR CONSTRUCTION WHICH WILL RESULT IN A MOISTURE PROOF BUILDING ENVELOPE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY EXCEPTION HE MAY TAKE TO ANY OF THE DETAILS OR METHODS DESCRIBED HEREIN.

THE CONTRACTOR MAY SUBSTITUTE ALTERNATE METHODS OF WATERPROOFING PROVIDED THE WATERPROOFING IS OF RECOGNIZED USE, WELL REGARDED, WILL BETTER SATISFY THIS INTENT AND COMMON FOR THIS REGION. HE SHALL SO NOTIFY THE OWNER WITH COPY TO THE ARCHITECT, IN WRITING, ALLOWING THE EDIT LLC TO MODIFY HIS DOCUMENTS ACCORDINGLY.

SHOULD ANY SPECIAL SITUATIONS OCCUR DURING CONSTRUCTION, INCLUDING VARIOUS CLIMATIC CONDITIONS, SUGGEST APPLICATIONS OR METHODS TO INSURE THE PROTECTION OF MATERIALS AND ASSEMBLIES, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL SO NOTICE AND IMPLEMENT ANY OR ALL PROTECTIVE MEASURES.

ALL DOWNSPOUTS, SCUPPERS AND LEADERHEADS SHALL BE SIZED TO ACCOMMODATE TRIBUTARY ROOF AREAS SERVED. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO PROVIDE ANY AND ALL DESIGN, CALCULATIONS AND DATA THAT MAY BE REQUIRED IN SUPPORT OF THIS SYSTEM. ALL RESPONSIBILITY FOR THE SYSTEM AND ITS FUNCTION SHALL BE BORNE BY THE SYSTEM DESIGNER AND/OR INSTALLER. ROOFS OF LESS THAN 3:12 SLOPE SHALL HAVE PROPER ROOF DRAINAGE SYSTEM PROVIDED BY THE CONTRACTOR. EXACT LOCATIONS OF ROOF DRAINS SHALL BE DETERMINED BY CONTRACTOR TO ALLOW FOR BEST PLACEMENT FOR THE SPECIFIC SITE. ROOF DRAINAGE OF ALL TYPES SHALL PROVIDE RUNOFF TO BE CARRIED AWAY FROM THE HOUSE SWIFTLY. DOWNSPOUTS SHALL BE CONNECTED TO SUBSURFACE DRAINAGE, IN TURN CONNECTED TO CITY SEWER SYSTEM. DOWNSPOUTS AND RAIN WATER LEADERS SHALL NOT TERMINATE AT SPLASH BLOCKS AS THESE MAY CONTRIBUTE TO EROSION.

EXCAVATION:

THE CONTRACTOR SHALL CAREFULLY INSPECT ALL EXCAVATION WORK FOR COMPLIANCE TO REQUIREMENTS OF THE PREVAILING BUILDING CODE. SHOULD ANY CONDITIONS APPEAR QUESTIONABLE DUE TO EXCESSIVE DAMPNESS, GRANULAR COMPOSITION, BLUFFING, SOFTNESS OR OTHER DEFECT, THE CONTRACTOR SHALL CONTACT THE OWNER. THE OWNER SHALL THEN DETERMINE THE NEED FOR FURTHER INVESTIGATION AND TESTING BY A QUALIFIED SOILS ENGINEER. SUCH SERVICES AND WORK REQUIRED BY THE ABOVE SHALL BE ADDITIONAL SERVICES OVER AND ABOVE ALL PREVAILING CONTRACTS.

CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING EXCAVATIONS. SHORING WILL NEED TO BE DESIGNED FOR THE RETAINING WALL CUTS.

THE CONTRACTOR SHALL REDUCE DUST BY APPROVED MEANS AND MINIMIZE NOISE AS MUCH AS PRACTICAL. IN NO CASE SHALL THE WORK INTERFERE WITH EXISTING STREETS, DRIVES, WALKS, PASSAGEWAYS, PEDESTRIAN TRAFFIC, ADJACENT PROPERTIES AND THE LIKE WITHOUT PRIOR NOTIFICATION TO THE APPROPRIATE AGENCIES.

DEMOLITION NOTES:

ENTIRELY DEMOLISH. ON THE SITE, ANY STRUCTURE OR PORTION THEREOF INDICATED TO BE REMOVED. DO NOT REMOVE, EITHER AS A WHOLE OR SUBSTANTIALLY AS A WHOLE, UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THEIR REMOVAL TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SHORING REQUIRED IN CONNECTION WITH THE DEMOLITION OPERATIONS, AND THE SUPPORTS SHALL HOLD THE EXISTING WORK THAT IS TO REMAIN IN PROPER POSITION UNTIL NEW SUPPORTING MEMBERS AND ADJACENT WORK IS INSTALLED.

THE GENERAL CONTRACTOR SHALL INFORM HIMSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS WORK WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

AFTER WORK HAS STARTED IT SHALL BE CARRIED TO COMPLETION, PROMPTLY, EXPEDITIOUSLY, AND IN AN ORDERLY MANNER, USING METHODS COMMONLY EMPLOYED, AND AS PROVIDED UNDER THE CITY OR COUNTY CODE FOR DEMOLITION WORK AS APPLICABLE.

GENERALLY, DO ANY CUTTING FOR AND REMOVE ANY OR ALL ITEMS, WHETHER SPECIFICALLY MENTIONED OR INDICATED, WHICH OBVIOUSLY WOULD INTERFERE WITH OR BECOME INCONGRUOUS TO PROPOSED CONSTRUCTION FINISHES. WHEN ITEM (S) IS QUESTIONABLE NOTIFY OWNER OR THE ARCHITECT.

SITE PROTECTION:

ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR WITH NO RESPONSIBILITY TO THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT PROPERTIES.

AS NECESSARY OR REQUIRED, THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL A TEMPORARY CONSTRUCTION FENCE, MEETING CITY STANDARDS, DURING CONSTRUCTION AND TAKE ALL MEASURES TO PROTECT THE PUBLIC FROM INJURY CAUSED ON SITE.

THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AND RUNOFF PROTECTION THROUGHOUT CONSTRUCTION PER REQUIREMENTS OF THE LOCAL AGENCIES. THIS INCLUDES PROVIDING THAT THERE BE NO MUD, SILT, SOIL, SAND OR OTHER EARTH OR DEBRIS LADEN RUNOFF INTO PUBLIC RIGHTS OF WAY OR NEIGHBORING PROPERTIES. ONLY CLEAR WATER SHALL DRAIN OFF THE SITE. SILT FENCES, SAND BAGS, HAY BALES, ETC. MAY BE USED FOR THIS PURPOSE.

SITE NOTES:

ROOF DRAINAGE OF ALL TYPES SHALL PROVIDE RUNOFF TO BE CARRIED AWAY FROM THE HOUSE SWIFTLY. DOWNSPOUTS SHALL BE CONNECTED TO SUBSURFACE DRAINAGE, IN TURN CONNECTED TO CITY OR COUNTY STORM DRAINAGE. DOWNSPOUTS AND RAIN WATER LEADERS SHALL NOT TERMINATE AT SPLASH BLOCKS AS THESE MAY CONTRIBUTE TO EROSION. ALL DOWNSPOUTS SHALL CONNECT WITH A SUBDRAIN IN TURN CONNECTING TO EXISTING SEWER IN CITY RIGHT OF WAY.

PROVIDE ADEQUATE MEANS FOR COLLECTING AND DIRECTING SURFACE AND SUBSURFACE WATERS TO THE STREET GUTTER, STORM DRAIN, OR OTHER APPROVED DRAIN SYSTEM PER LOCAL ORDINANCE.

SERVICE COMPANIES PROVIDING GAS, ELECTRIC AND TELEPHONE SERVICE SHALL BE CONSULTED FOR THE LOCATION AND SCHEDULING OF THIS WORK. LOCATION FOR SERVICE ENTRANCE AND METER LOCATION SHALL BE APPROVED BY THE OWNER PRIOR TO THEIR INSTALLATION.

PRODUCE POSITIVE DRAINAGE AWAY FROM EXTERIOR WALLS.

SECURITY REQUIREMENTS:

CONTRACTOR TO OBTAIN AND CONFORM TO THE APPROPRIATE CITY, TOWN OR COUNTY, BUILDING SECURITY RULES AND REGULATIONS AND/OR REQUIREMENTS. REFER TO THE APPROPRIATE LOCAL AGENCIES REGARDING INTERPRETATIONS OF SECURITY REQUIREMENTS AS APPLICABLE TO THIS PROJECT.

INSULATION REQUIREMENTS:

PER STATE OF CALIFORNIA "ENERGY INSULATION STANDARDS" (HEATING ONLY); THESE STANDARDS DESCRIBE MINIMUM INSULATION ONLY, AND ADDITIONAL REQUIREMENTS MAY BE IMPOSED IN THE DRAWINGS AND/OR IN THE CALCULATIONS AND/OR BY LOCAL LEGISLATION.

GLAZING REQUIREMENTS: SEE WINDOW AND SLIDING GLASS DOOR DESIGNATIONS ON PLANS AND ELEVATIONS FOR GLASS TYPES. SEE CALCULATIONS FOR REQUIRED U-VALUES.

AIR INFILTRATION OF WINDOWS/SLIDING GLASS DOORS: ALL WINDOWS AND SLIDING GLASS DOORS MUST MEET THE AIR AND INFILTRATION STANDARDS OF THE CURRENT A.N.S.I. AND SHALL BE CERTIFIED AND LABELED.

WEATHER STRIPPING:

ALL EXTERIOR DOORS TO CONDITIONED AREAS SHALL BE WEATHER-STRIPPED. SEE DOOR SCHEDULE. DOORS TO MECHANICAL CLOSETS WITH COMBUSTION AIR VENTS SHALL BE WEATHER-STRIPPED.

COMPLIANCE:

UPON COMPLETION OF THE INSTALLATION OF INSULATION, A CARD CERTIFYING THAT THE INSULATION HAS BEEN INSTALLED AND SHALL BE COMPLETED AND EXECUTED BY THE INSULATION APPLICATOR AND BY THE BUILDER. THIS INSULATION COMPLIANCE SHALL BE POSTED AT A CONSPICUOUS LOCATION WITHIN THE DWELLING.

FLOOR PLAN NOTES:

ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE, (THIS APPLIES TO ALL DRAWINGS).

DIMENSIONS GIVEN ARE TO FACE OF STUD (F.O.S.), UNLESS OTHERWISE NOTED (U.O.N.) DIMENSIONAL ADJUSTMENTS MAY INCLUDE: CENTERLINE L AND FACE OF CONCRETE (F.O.C.).

STAIRS (U.O.N.) SHALL BE JOB CONSTRUCTED WITH 2 X 12 STRINGERS, MINIMUM 3 STRINGERS.

ALL TILE INSTALLATIONS SHALL CONFORM TO THE APPLICABLE INSTALLATION REQUIREMENTS LISTED IN BY THE TILE COUNCIL OF AMERICA, CURRENT ADDITION.

ALL SHOWERS AND TUB AREAS SHALL HAVE CEMENT, FIBER-CEMENT OR GLASS MAT GYP. BACKERS(CBC 2509.2) OVER STUDS.

WINDOWS AND SLIDING GLASS DOORS WITH JAMBS SHOWN FLUSH WITH ADJACENT WALL SURFACES SHALL BE FRAMED WITH FLUSH TRIMMER STUD.

EXTERIOR MATERIAL NOTES:

ALL EXPOSED WOOD SHALL BE REDWOOD OR CEDAR OR PRESSURE TREATED. ALL CUT ENDS SHALL BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.

A CEMENT PLASTER WEEP OR DRIP SCREED SHALL BE PROVIDED ALONG THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS COVERED WITH CEMENT PLASTER. THE SCREED SHALL BE OF A KIND THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

PROVIDE CEMENT PLASTER CONTROL JOINTS IN PATTERN, INDICATED ON THE EXTERIOR ELEVATIONS, AND WHERE NOT SHOWN, AS REQUIRED BY PLASTER INSTITUTE STANDARDS.

REVIEW LAYOUT OF CONTROL JOINTS WITH OWNER PRIOR TO INSTALLATION.

ALL WOOD GROUNDS TO BE COMPLETELY COVERED WITH PRIMER. ALL OTHER EXPOSED WOOD TRIM SHALL BE FULLY BACK SEALED PRIOR TO ASSEMBLY.

ALL BLEMISHES, PITCH AND OTHER UNSIGHTLY MARKINGS SHALL BE PROPERLY REMOVED PRIOR TO STAINING WOODS.

ALUMINUM REVEALS SHALL HAVE TIGHT FITTING MITERED CORNERS. WHERE CORNERS CANNOT BE TIGHT FITTING, THEY SHALL BE CAULKED.

ALL PENETRATIONS THROUGH CEMENT PLASTER FINISH SHALL BE CAULKED TO PREVENT WATER INFILTRATION INTO ASSEMBLY.

PAINT ENTIRE EXISTING, AND NEW, CONSTRUCTION, UNLESS OTHERWISE INSTRUCTED BY THE OWNER.

EXISTING EXTERIOR CEMENT PLASTER SHALL BE PROPERLY PATCHED AND REPAIRED AT ALL EXISTING CONDITIONS DAMAGED DURING THE ALTERATIONS, OR AS INDICATED IN FIELD BY THE OWNER.

IT IS RECOMMENDED THAT ALL PLASTER SURFACES SHALL BE REDUCED TO APPROXIMATELY 10' X 10' AREAS BY USE OF EXPANSION JOINTS. THE INTENT OF EXPANSION JOINTS IS TO REDUCE THE AREAS OF PLASTER TO ALLOW FOR MINIMAL CRACKING DURING CURING. PER SECTION 4708 OF THE CALIFORNIA BUILDING CODE, AND CHAPTER 2, LATHING AND PLASTERING, REFERENCE SPECIFICATION OF PLASTER AND LATHING SYSTEMS MANUAL, LATEST EDITION. THE CONTRACTOR SHALL REVIEW LOCATIONS OF THESE APPLICATION WITH THE OWNER IN THE FIELD. SHOULD THE CONTRACTOR DETERMINE THAT ADDITIONAL OR ALTERNATIVE LOCATIONS MIGHT BE REQUIRED TO FACILITATE THIS INTENT, HE SHALL SO ACKNOWLEDGE AND REVIEW WITH THE OWNER PRIOR TO INSTALLATION.

ELECTRICAL NOTES:

ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE (C.E.C.). THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:

A MINIMUM OF TWO 20 AMPERE SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOMS/AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS.

THE LAUNDRY FACILITIES, WASHER AND DRYER, SHALL HAVE A SEPARATE 20 AMPERE CIRCUIT. PROVIDE GROUND FAULT CIRCUIT INTERRUPT R (G.F.I.) PROJECTION ON ALL OUTDOOR AND BATHROOM RECEPTACLES, AT ALL RECEPTACLES LOCATED IN KITCHEN, AND AS OTHERWISE REQUIRED.

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 2 FEET IN LENGTH SHALL HAVE AN ELECTRICAL OUTLET. IN KITCHEN AND DINING AREAS A RECEPTACLE SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES.

SWITCHES, VENTILATION CONTROLS, APPLIANCE CONTROLS SHALL BE INSTALLED NOT LESS THAN 30", NOR MORE THAN 4 FEET ABOVE FINISH FLOOR.

PROVIDE GASKETS AT ALL EXTERIOR WALL ELECTRICAL OUTLETS, PER SUBMITTED ENERGY COMPLIANCE DOCUMENTS. THERMOSTATS SHOULD BE INSTALLED AT 5-0" ABOVE FLOOR.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER INSTRUCTIONS ON THE EFFICIENT USE OF ALL SPACE HEATING, COOLING, WATER HEATING AND LIGHTS SYSTEMS AND DEVICES.

ALL LIGHT FIXTURES TO BE SELECTED BY CONTRACTOR, UNLESS SPECIFIED.

DUPLEX OUTLETS SHALL BE INSTALLED MINIMUM 12 INCHES ABOVE FINISH FLOOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION FOLLOWING THE INTENT OF THE DRAWINGS AND THE ADEQUACY OF IT. SUBCONTRACTOR SHALL SUBMIT CUT SHEETS AND/OR SHOP DRAWINGS FOR REVIEW BY THE OWNER.

MECHANICAL NOTES:

ALL LAUNDRY, BATHROOM, OR OTHER HABITABLE ROOMS NOT PROVIDED WITH A VENTIBLE WINDOW, PER CODE, SHALL HAVE ADEQUATE MECHANICAL VENTILATION PER ALL APPLICABLE CODES AND ORDINANCES. ONLY LOW SONE EXHAUST FANS ARE TO BE USED.

ALL INSTALLATIONS AND MAINTENANCE OF HEATING, VENTILATING, COOLING AND REFRIGERATION SYSTEMS AND/OR EQUIPMENT SHALL CONFORM TO THE CURRENT CALIFORNIA MECHANICAL CODE.

HEATING SYSTEM AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ADEQUACY OF IT. FURNACE DUCTS SHALL BE A MINIMUM 26 GAUGE GALVANIZED IRON WHERE THEY PIERCE THE ONEHOOR WALLS BETWEEN THE GARAGE AND HOUSE. SUBCONTRACTOR SHALL SUBMIT DESIGN, LAYOUT AND/OR SHOP DRAWINGS TO OWNER AS REQUIRED.

THE MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK, INCLUDING SIZE, SHAPE AND LOCATION OF DUCTS WITH THE LIMITS OF THE SPACE PROVIDED AND THE LOCATION OF THE STRUCTURAL SYSTEM MEMBERS. THIS MAY REQUIRE SPECIAL DUCT SIZE, SHAPES, TRANSITIONS AND/OR OTHER METHODS OF PERFORMANCE TO MEET THE LOCAL INTERPRETATION OF THE APPLICABLE CODES.

PLUMBING NOTES:

ALL INSTALLATION OF PLUMBING SYSTEMS AND EQUIPMENT SHALL CONFORM TO ALL LOCAL AUTHORITIES AND/OR CODES HAVING JURISDICTION OR CONTROL OVER ITS INSTALLATION.

PLUMBING FIXTURE LAYOUT SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION FOLLOWING THE INTENT OF THE DRAWINGS AND THE ADEQUACY OF IT. SUBCONTRACTOR SHALL SUBMIT CUTS AND/OR SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT.

IMPORTANT NOTE:

REFER STRUCTURAL NOTES LOCATED ON STRUCTURAL PLAN SHEETS.

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
<u>A</u>	NOPDR No 1	8/07/17
<u>A</u>	NOPDR No 1	11/07/17

RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

GENERAL NOTES

LICENSED ARCHITECT
JAMES W
SKELTON
C-33327
RENEW
11/30/2017
STATE OF CALIFORNIA

Seal

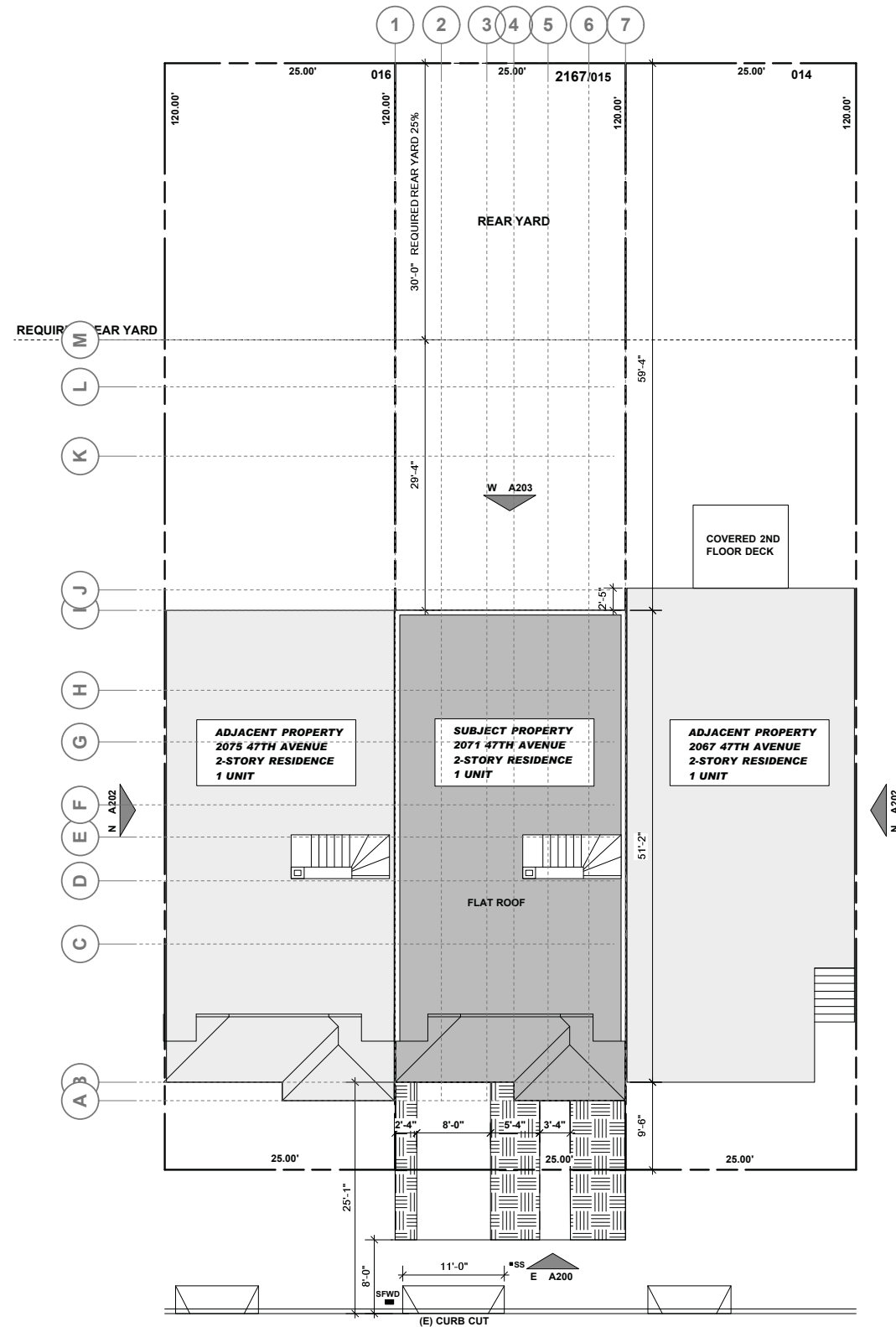
Project number170201-260

DateMAY 2, 2017

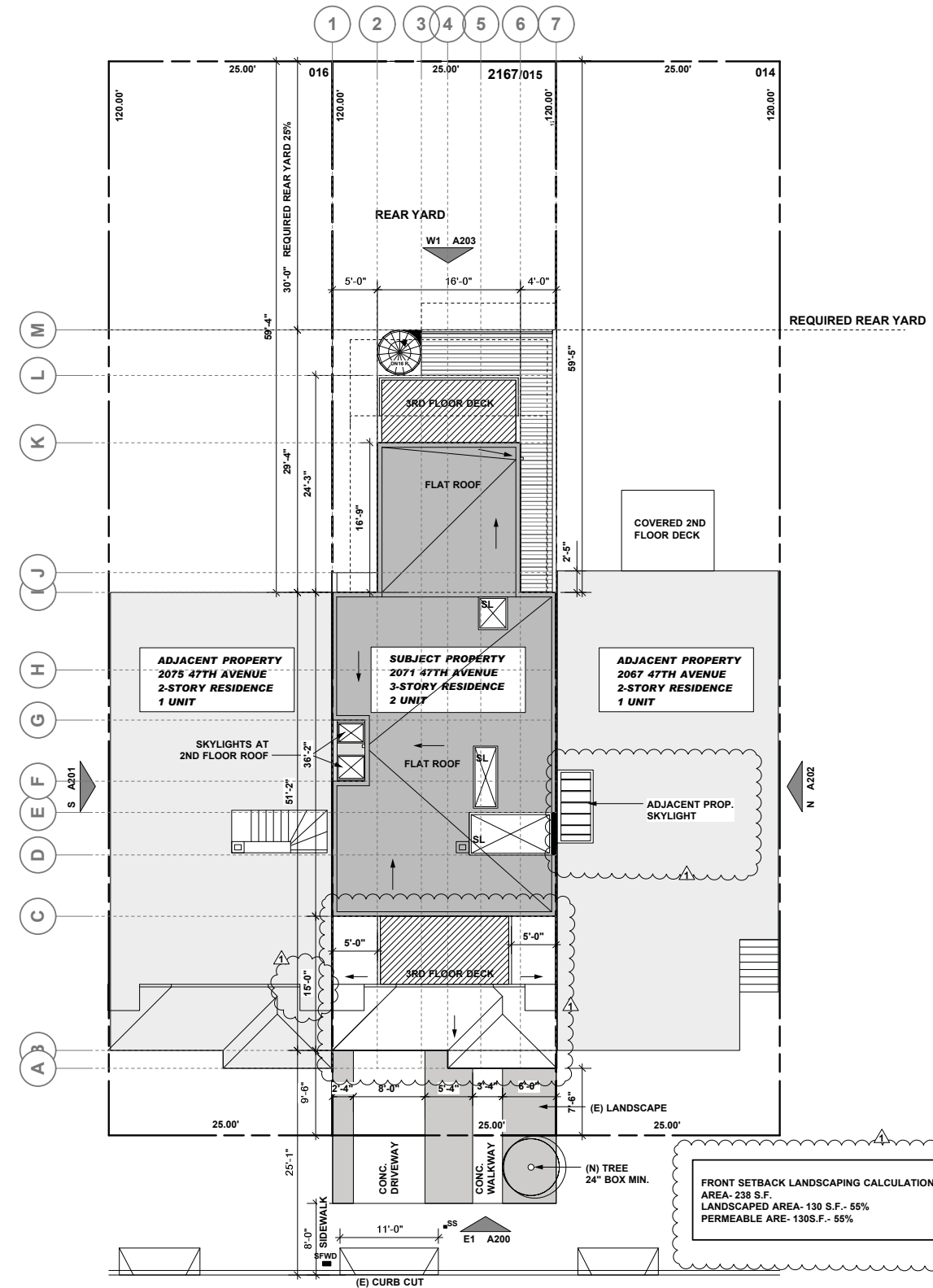
Drawn byRR

A020

ScaleSEE DRAWING



SITE/ROOF PLAN-EXISTING
SCALE 1/8" = 1'-0"



SITE/ROOF PLAN-PROPOSED
SCALE 1/8" = 1'-0"

2017 0503 5591

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17



RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

SITE ROOF PLAN-E/N

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	JS
Seal	Scale	SEE DRAWING

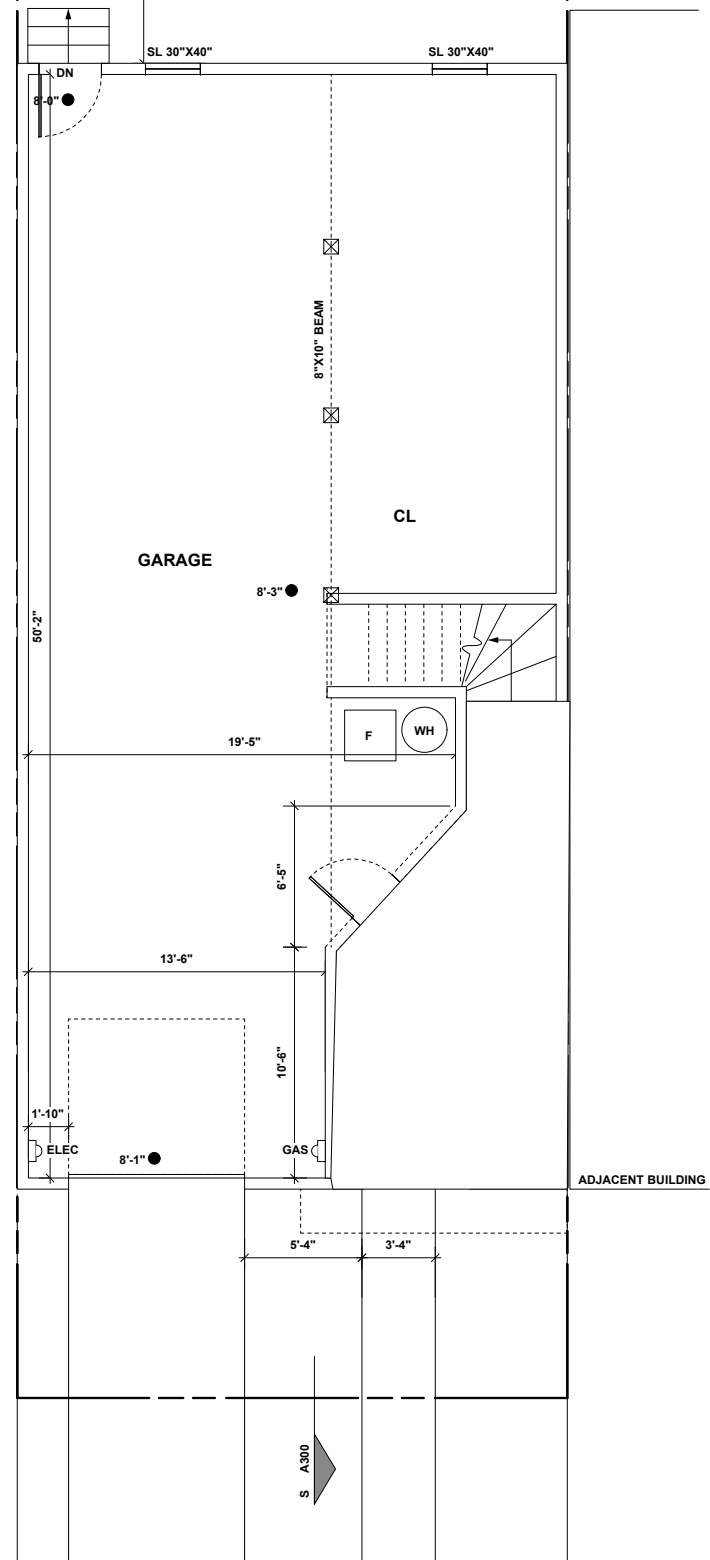
A100

WALL LEGEND

	(E) WALLS
	DEMO WALLS

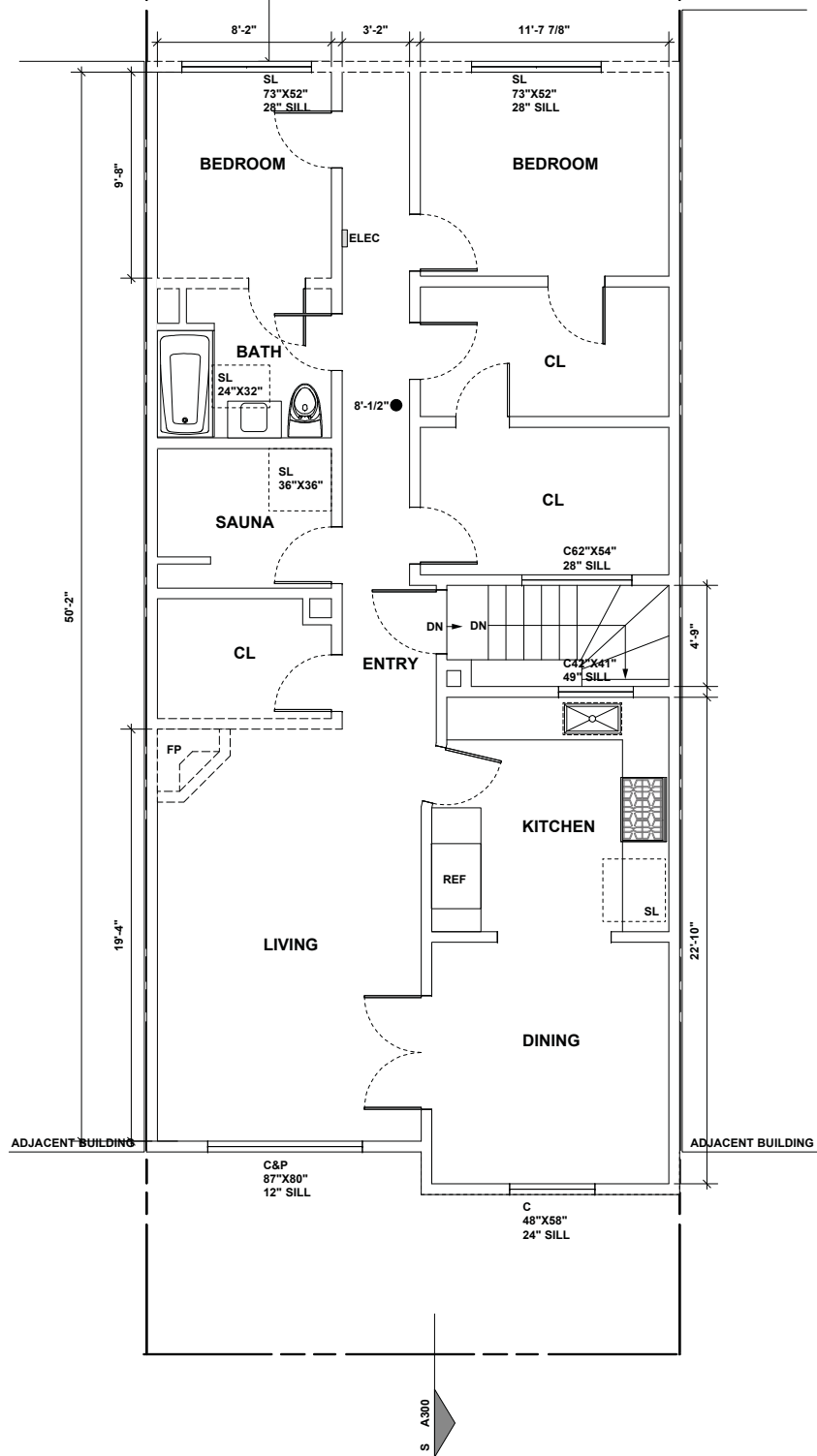
DEMO NOTES

1. DEMOLISH AND/OR REMOVE ALL DASHED ITEMS AS SHOWN ON PLAN
2. DISCONNECT AND REMOVE EXISTING ELECTRICAL FIXTURES AND LINES ATTACHED TO PARTITIONS, CAP OR RELOCATE LINES AS REQUIRED.
3. PROTECT FROM DAMAGE ALL FIXTURES, UTILITIES AND CONSTRUCTION THAT ARE TO REMAIN.
4. CAP ALL PLUMBING LINES AS REQUIRED, MAINTAIN ANY EXISTING SUPPLY, WASTE AND VENT LINES FOR FUTURE CONNECTIONS.
5. REMOVE AND/OR RECYCLE (E) FINISHES IN AREA OF WORK AS DIRECTED BY THE OWNER.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SIZES OF DOORS AND WINDOWS.



1ST FLOOR PLAN - EXISTING

AREA: 187 S.F., GARAGE 1026 S.F.



2ND FLOOR PLAN - EXISTING


AREA: 1,260 S.F.



No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
Δ	NOPDR No 1	8/07/17
Δ	NOPDR No 1	11/07/17

RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

FLR PLANS -E

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	JS RR
Seal	Scale	SEE DRAWING

A101

EDIT

san francisco

www.editarch.com

WALL LEGEND

(N) INTERIOR WALL

(E) WALLS

DEMO WALLS

1-HR SEPARATION

NEW WORK NOTES

1. ALL NEW WALLS TO HAVE A LEVEL 5 FINISH.

2. OWNER TO PROVIDE TYPES OF FINISHES AND MATERIALS.

3. MECHANICAL, ELECTRICAL AND ELECTRICAL WIRING, AND PLUMBING TO BE UPGRADED OR REPAIRED AS NEEDED.

4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SIZES OF DOORS AND WINDOWS.

WINDOW AND DOOR NOTES

CONTRACTOR TO FIELD VERIFY ALL WINDOW SIZES AND ROUGH OPENINGS BEFORE ORDERING.

SKYLIGHTS TO BE VELUX OR APPROVED EQUAL.

ALL GLASS TO BE TEMPERED, TYP. AT ALL CONDITIONS.

PROVIDE SAFETY GLAZING AT ANY WINDOW WITHIN 24" FROM DOORS AND ANY DOOR WITH GLAZING, AT BATHROOMS, AND AT ADJACENT TO STAIRS.

CONTRACTOR TO FIELD VERIFY ALL DOOR SIZES AND ROUGH OPENINGS BEFORE ORDERING.

ALL GLASS TO BE TEMPERED AS NEEDED PER CALIFORNIA BUILDING CODE.

ALL HARDWARE SHALL BE INSTALLED ACCORDING TO THE STANDARDS OF THE SPECIFIC MANUFACTURERS USED.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE GLAZED WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS. GLAZING BELOW AND/OR EXTENDING BELOW 18" A.F.F. SHALL BE TEMPERED, TYP. AT ALL CONDITIONS.

PROVIDE SAFETY GLAZING AT ANY WINDOW WITHIN 24" FROM DOORS AND ANY DOOR WITH GLAZING. CONTRACTOR TO MATCH DIMENSIONS OF ALL REPLACEMENT DOORS.

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

RESIDENCE

2071 47TH AVENUE

SAN FRANCISCO

FLR PLANS -NEW

Seal

LICENSED ARCHITECT

JAMES W. SKELTON

C-33327

RENEW 11/30/2017

STATE OF CALIFORNIA

Project number

170201-260

Date

MAY 2, 2017

Drawn by

JS RR

A102

Scale

SEE DRAWING

3RD FLOOR PLAN - PROPOSED

AREA: 1,247 S.F.

2ND FLOOR PLAN - PROPOSED


AREA: 1,702 S.F.

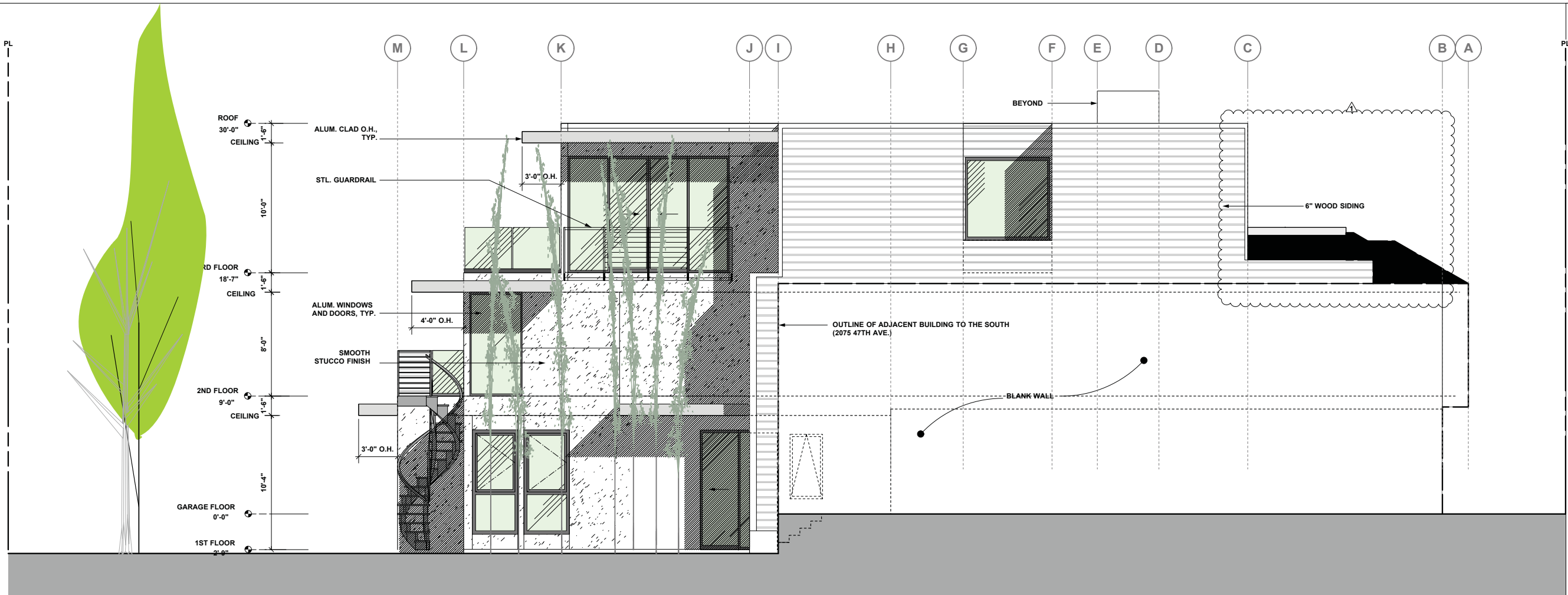
1ST FLOOR PLAN - PROPOSED

AREA: 1,339 S.F.

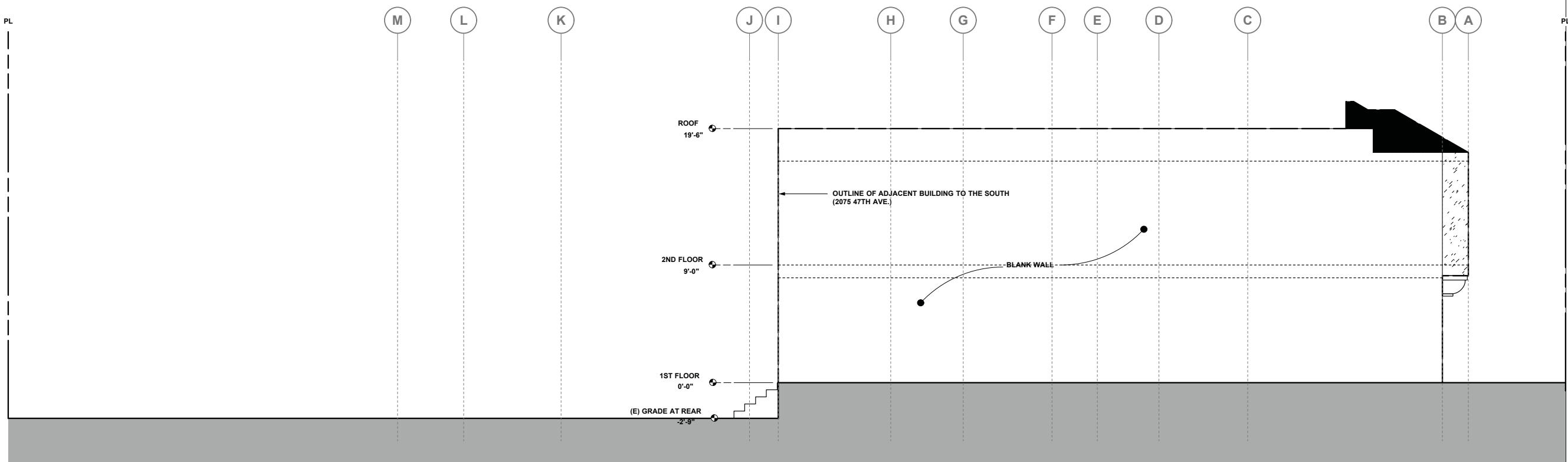
No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
1/1	NOPDR No 1	8/07/17
1/1	NOPDR No 1	11/07/17

RESIDENCE 2071 47TH AVENUE SAN FRANCISCO	
ELEVATIONS-EAST	

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	RR
	<h1 style="margin: 0;">A200</h1>	
	Seal	Scale



S1 SOUTH ELEVATION - PROPOSED
SCALE - 1/4" = 1'-0"



S SOUTH ELEVATION - EXISTING
SCALE - 1/4" = 1'-0"

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

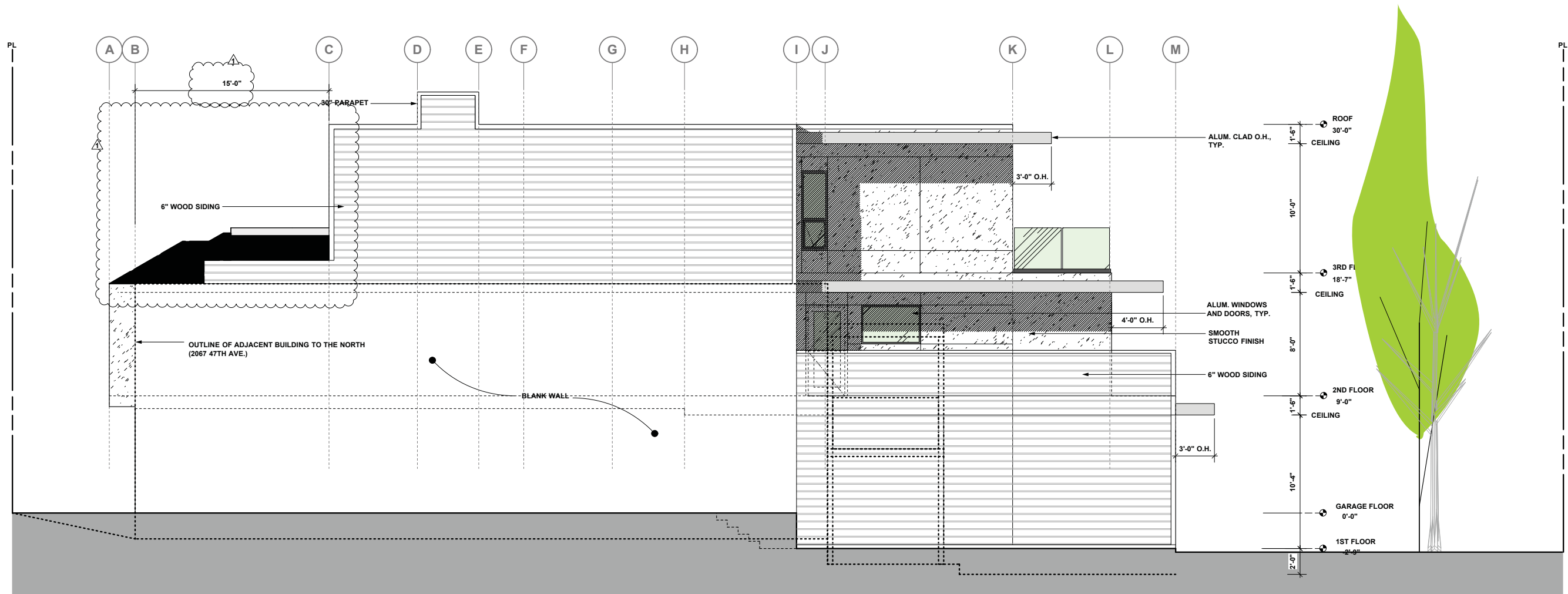
ELEVATIONS-SOUTH



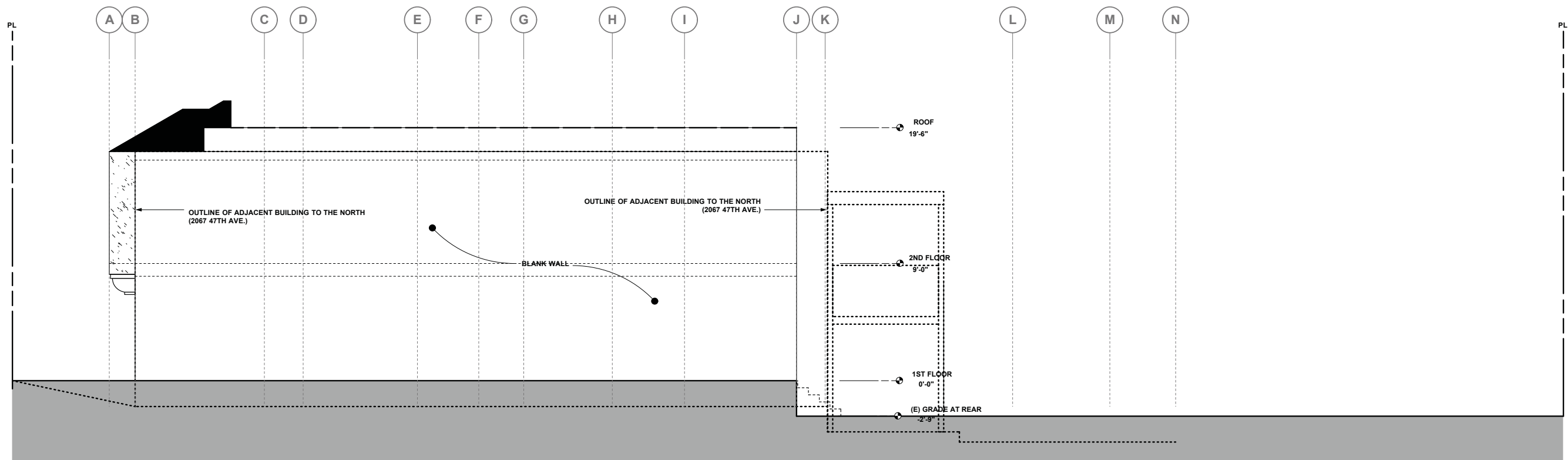
Project number 170201-260
Date MAY 2, 2017
Drawn by RR

A201

Seal Scale SEE DRAWING



N1 NORTH ELEVATION - PROPOSED
SCALE - 1/4" = 1'-0"



N NORTH ELEVATION - EXISTING
SCALE - 1/4" = 1'-0"

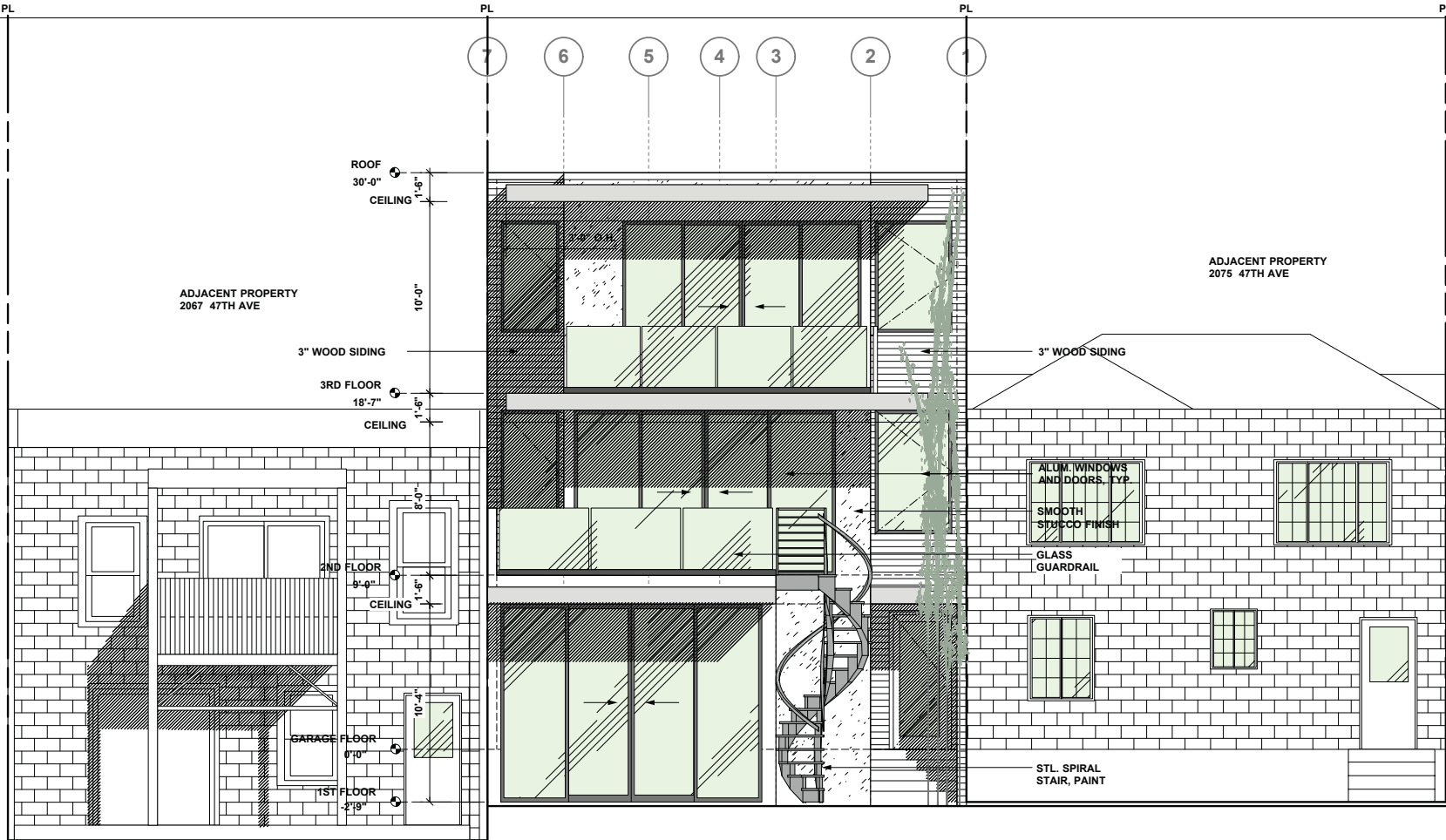
No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

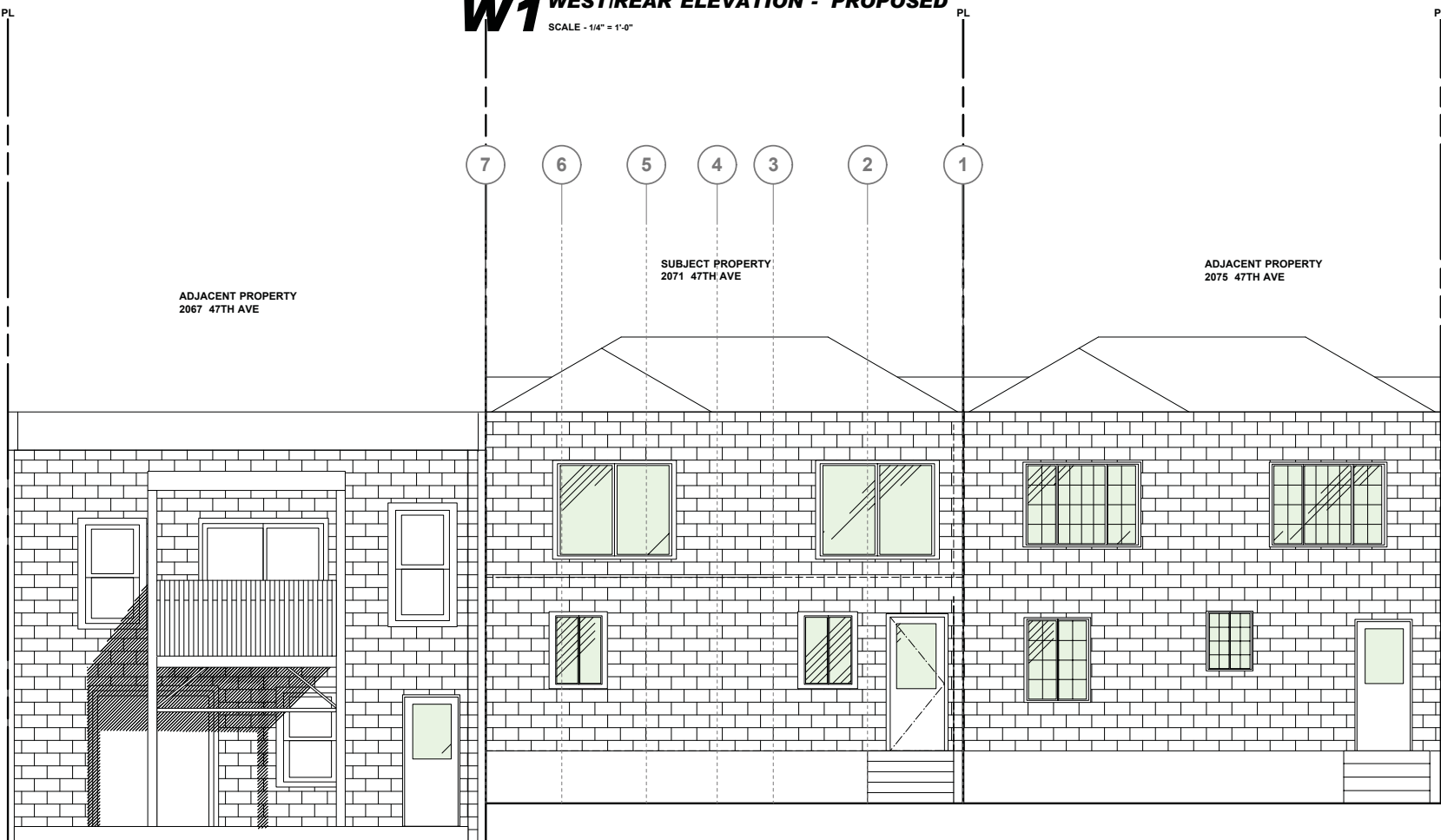
ELEVATIONS-NORTH

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	RR
	Scale	SEE DRAWING

A202



W1 WEST/REAR ELEVATION - PROPOSED
SCALE - 1/4" = 1'-0"



W WEST/REAR ELEVATION - EXISTING
SCALE - 1/4" = 1'-0"

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
2	NOPDR No 1	8/07/17
2	NOPDR No 1	11/07/17

RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

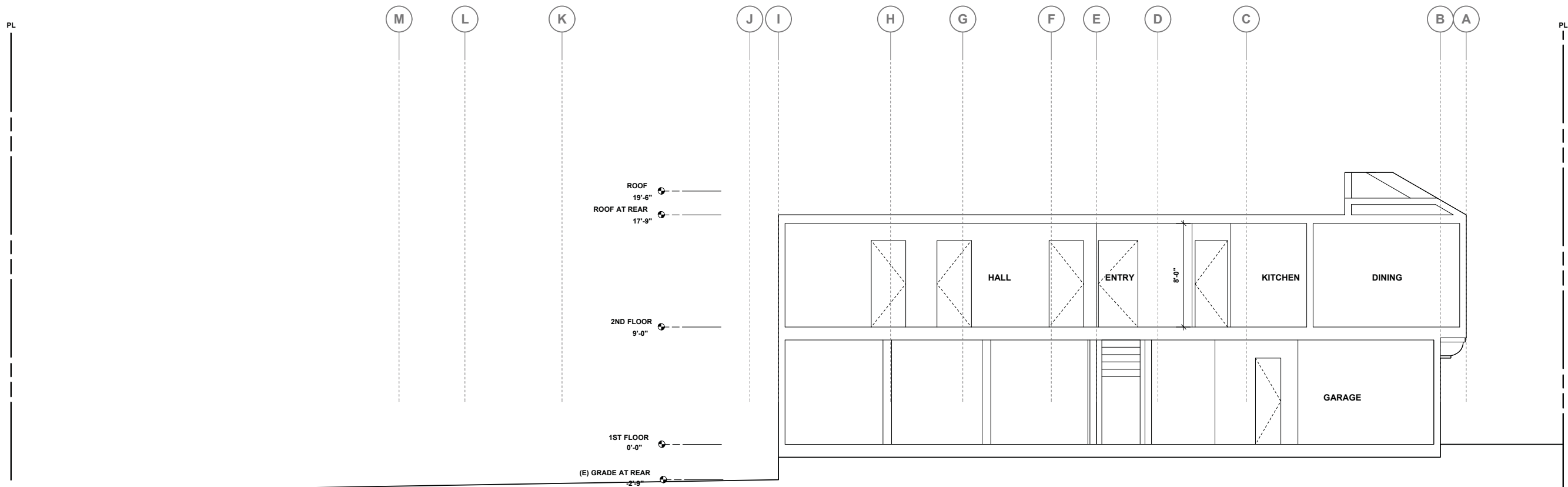
ELEVATIONS-WEST

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	RR
Seal	Scale	SEE DRAWING

A203



S1 SECTION - PROPOSED
SCALE - 1/4" = 1'-0"



S SECTION - EXISTING
SCALE - 1/4" = 1'-0"

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

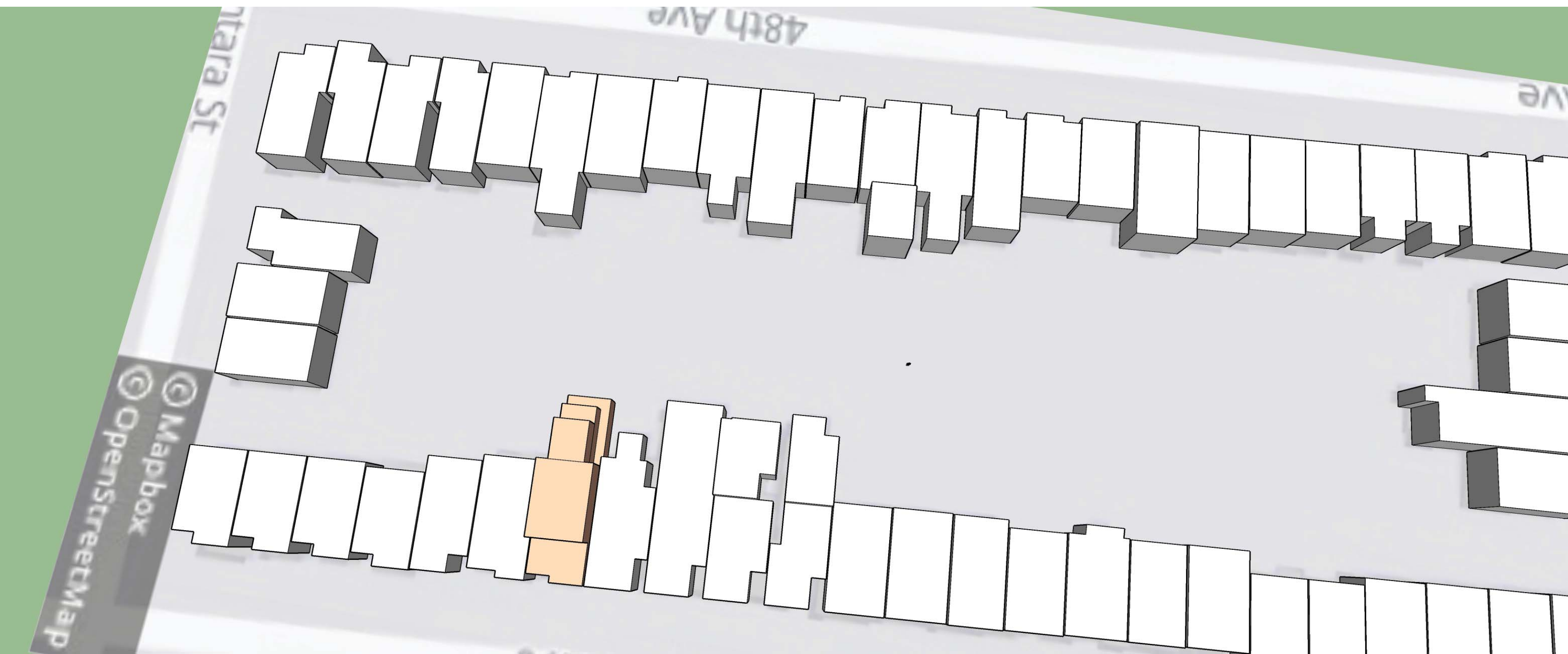
SECTION E/N

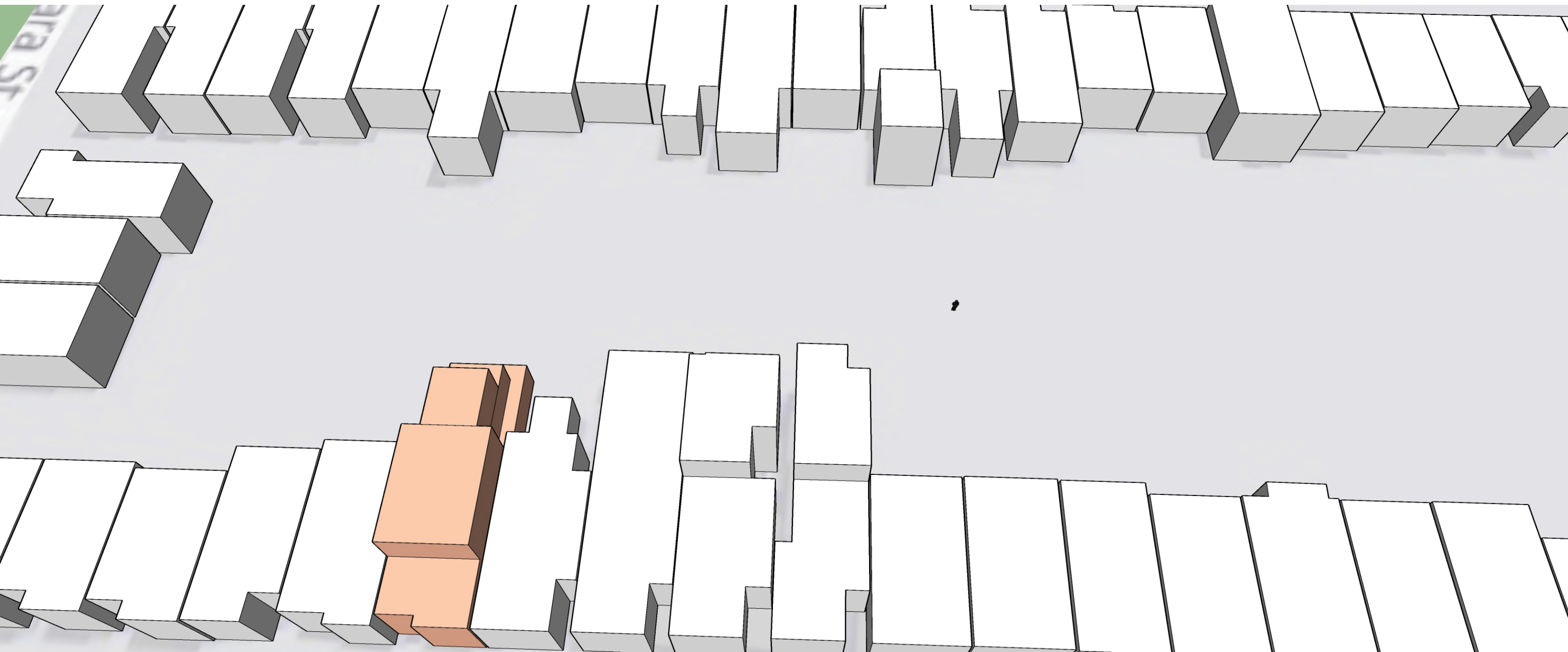


Project number 170201-260
Date MAY 2, 2017
Drawn by JS

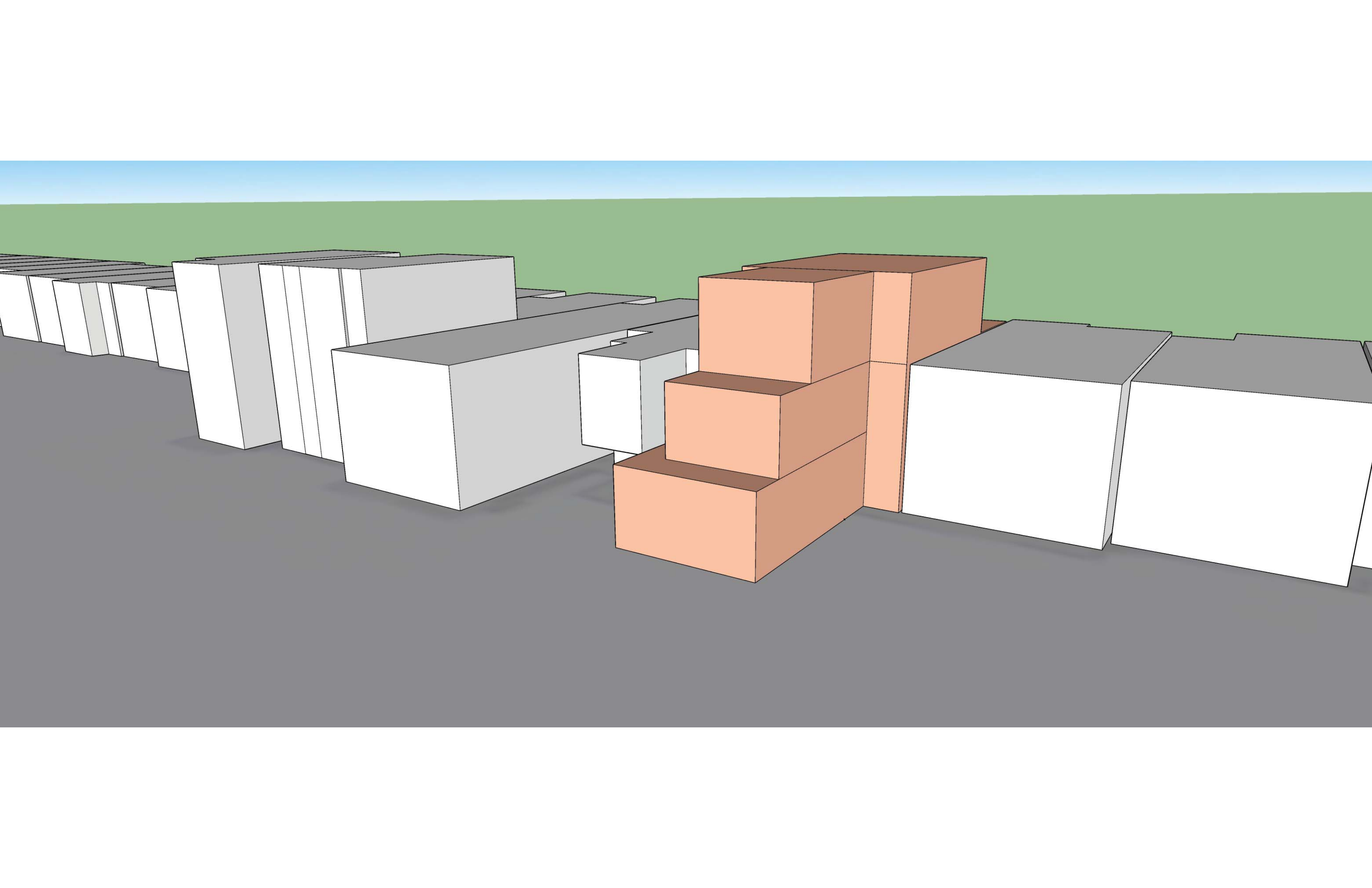
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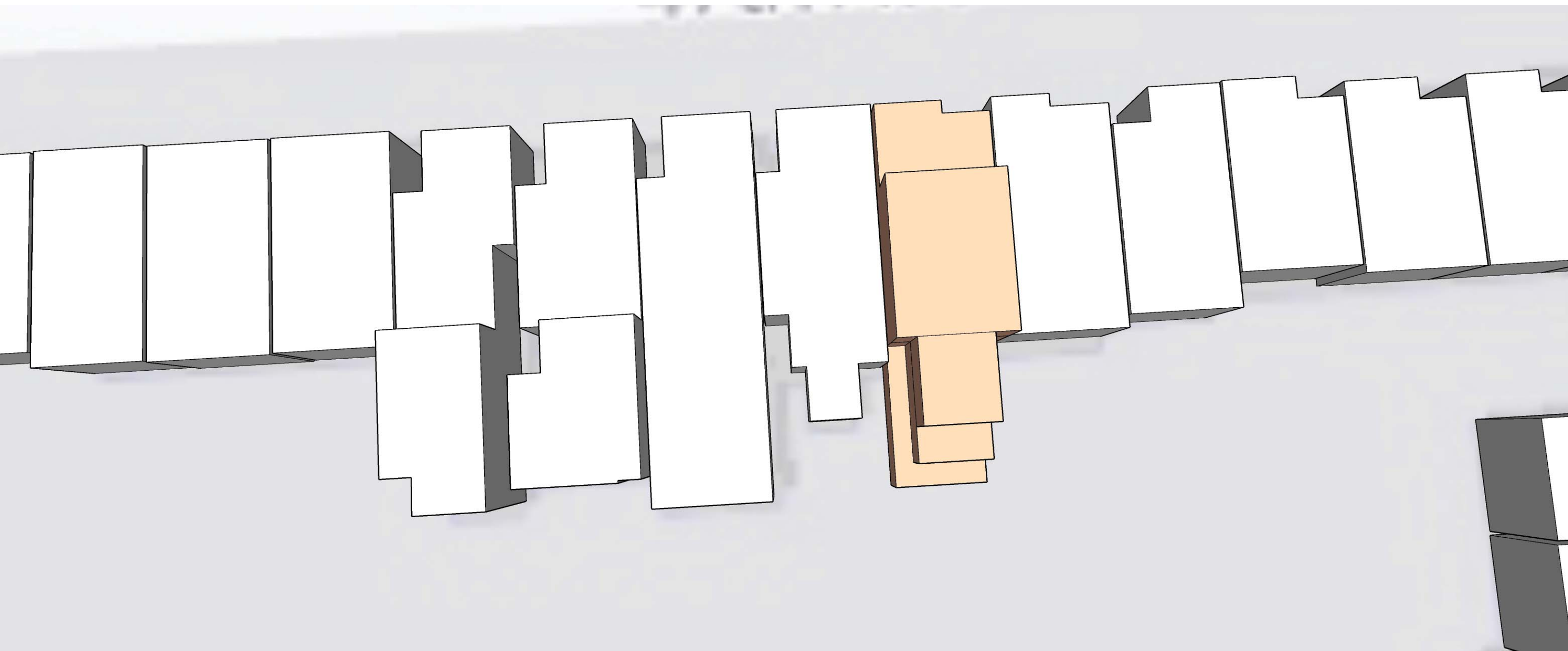
Seal Scale SEE DRAWING

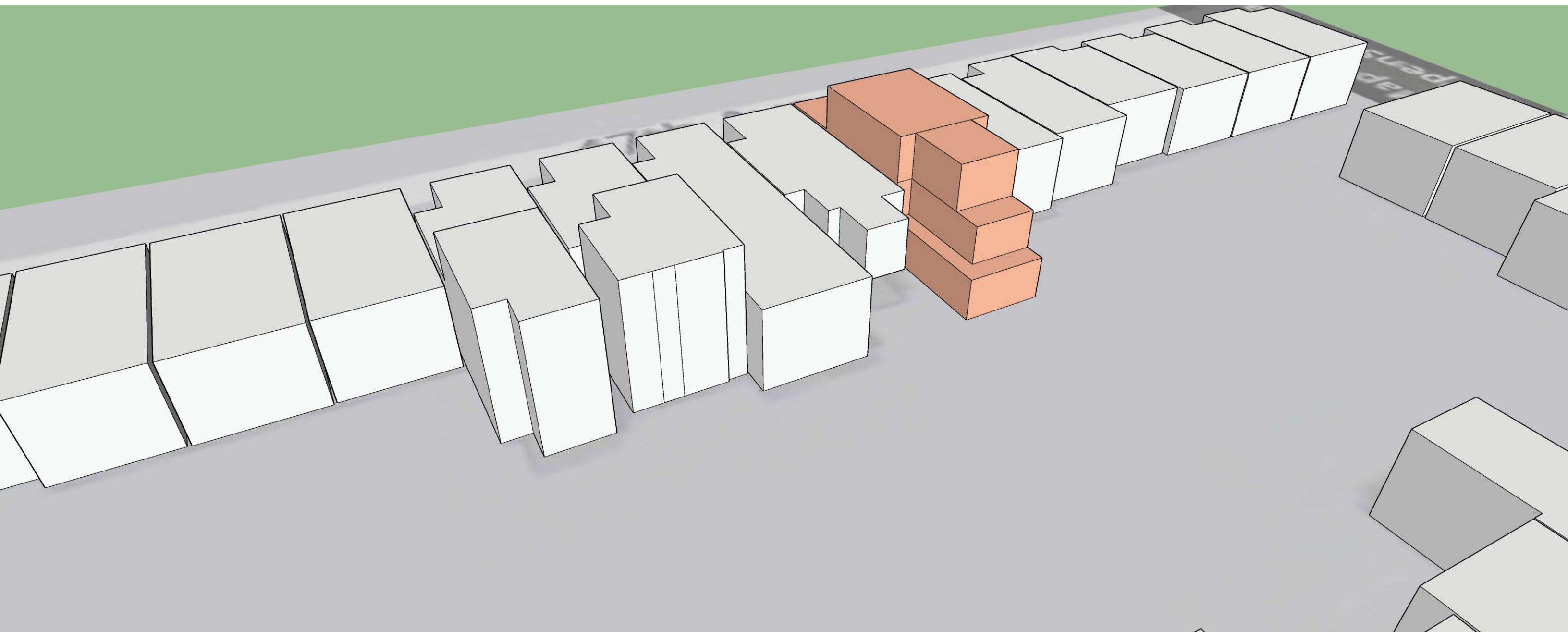


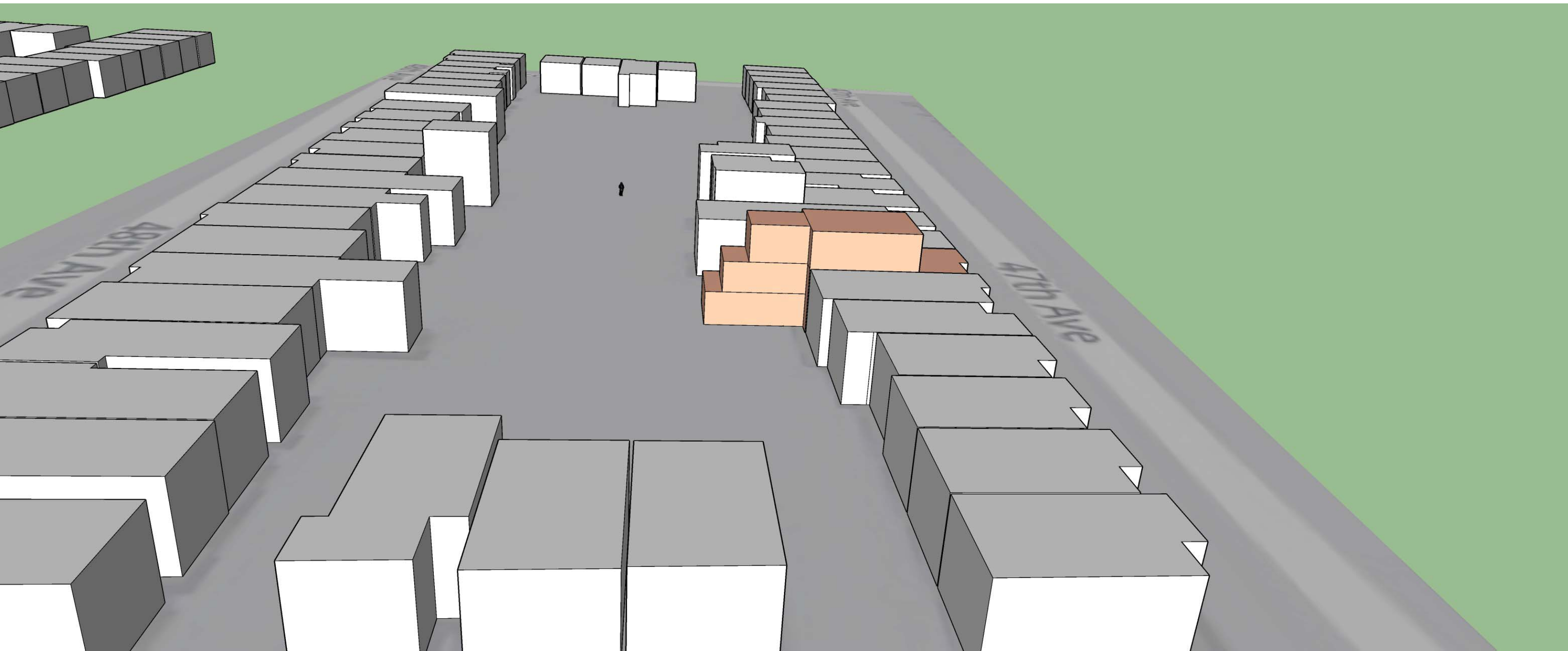












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SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT C

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2071 47TH AVE		2167/015
Case No.		Permit No.
2017-006654PRJ		201705035591
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The proposal includes horizontal and vertical additions to an existing two-story single family residence. The proposal includes interior renovations and new front/rear decks. Additionally, the proposal will add one new Accessory Dwelling Unit to the ground floor per Ordinance No. 95-17.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: 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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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"/>	Archeological Resources: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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.

Comments and Planner Signature (optional):

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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 type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. Addition(s) , 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 type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): vertical addition setback per Department Standards (RDG)	
Preservation Planner Signature: Marcelle Boudreaux	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Veronica Flores 04/18/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
2071 47TH AVE		2167/015
Case No.	Previous Building Permit No.	New Building Permit No.
2017-006654PRJ	201705035591	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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.	

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:

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SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2071 47TH AVE
RECORD NO.: 2017-006654DRM

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

Reception:
415.558.6378

Fax:
415.558.6409

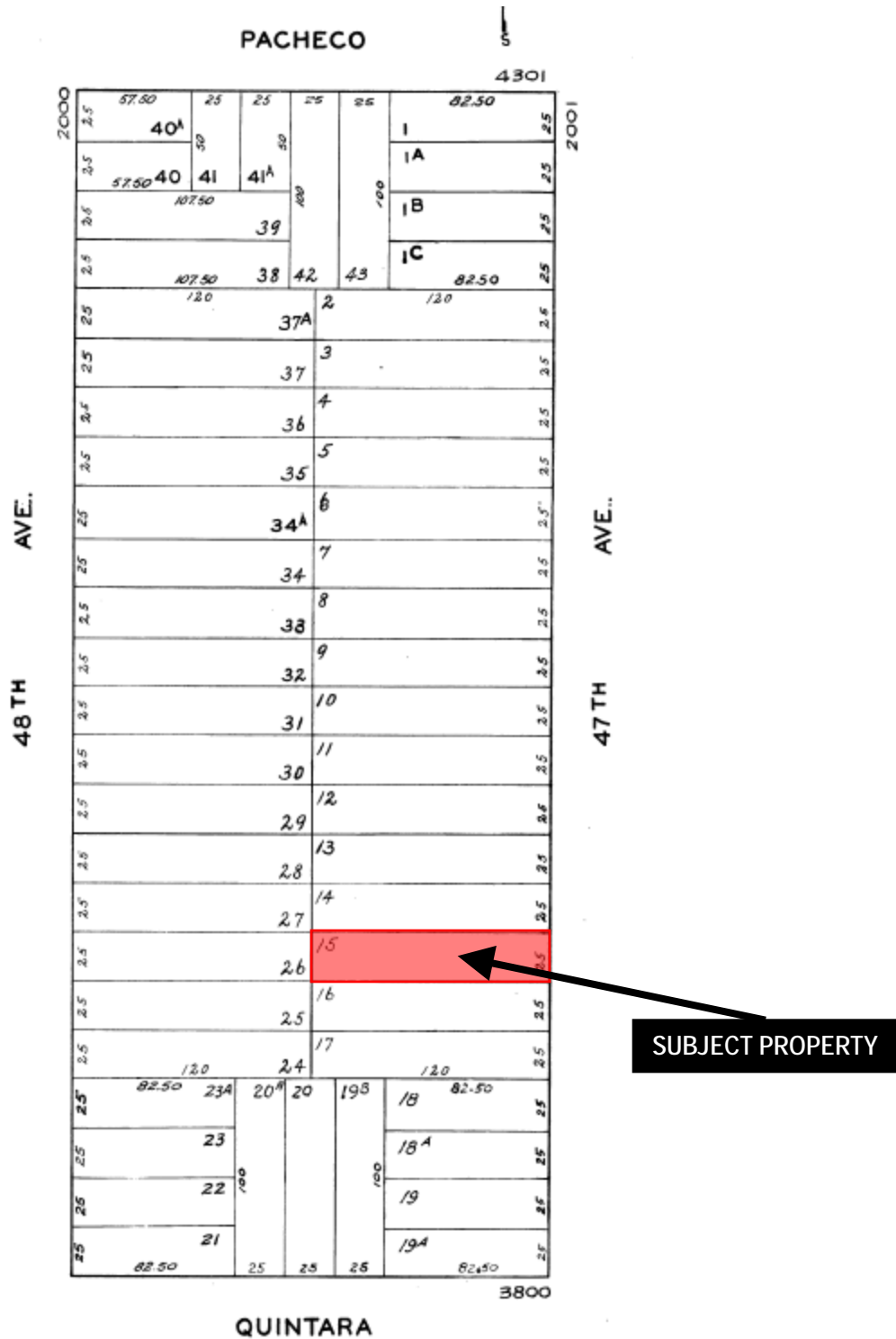
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	3,000	3,000	3,000
Residential	2,582	4,189	1,607
Commercial/Retail	N/A	N/A	N/A
Office	N/A	N/A	N/A
Industrial/PDR <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Parking	650	557	-93
Usable Open Space	1,483	940	-543
Public Open Space	N/A	N/A	N/A
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Affordable	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Parking Spaces	2	0	2
Loading Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Bicycle Spaces	0	2	2
Number of Buildings	1	0	1
Number of Stories	1	2	1
Height of Building(s)	19 feet 6 inches	10 feet 6 inches	30 feet
Other ()			

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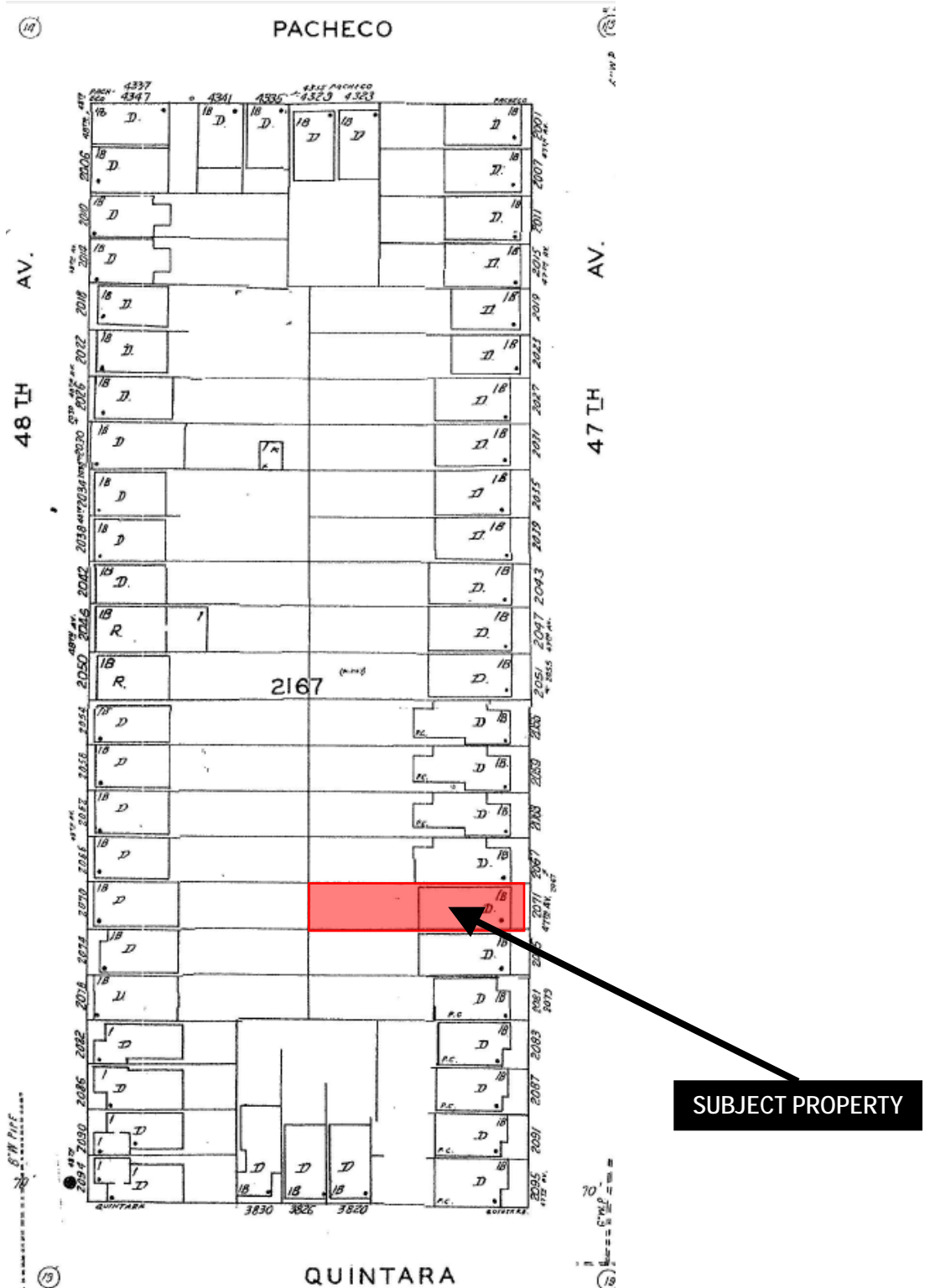
EXHIBIT E

Parcel Map



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Sanborn Map*



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



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Zoning Map



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Aerial Photo

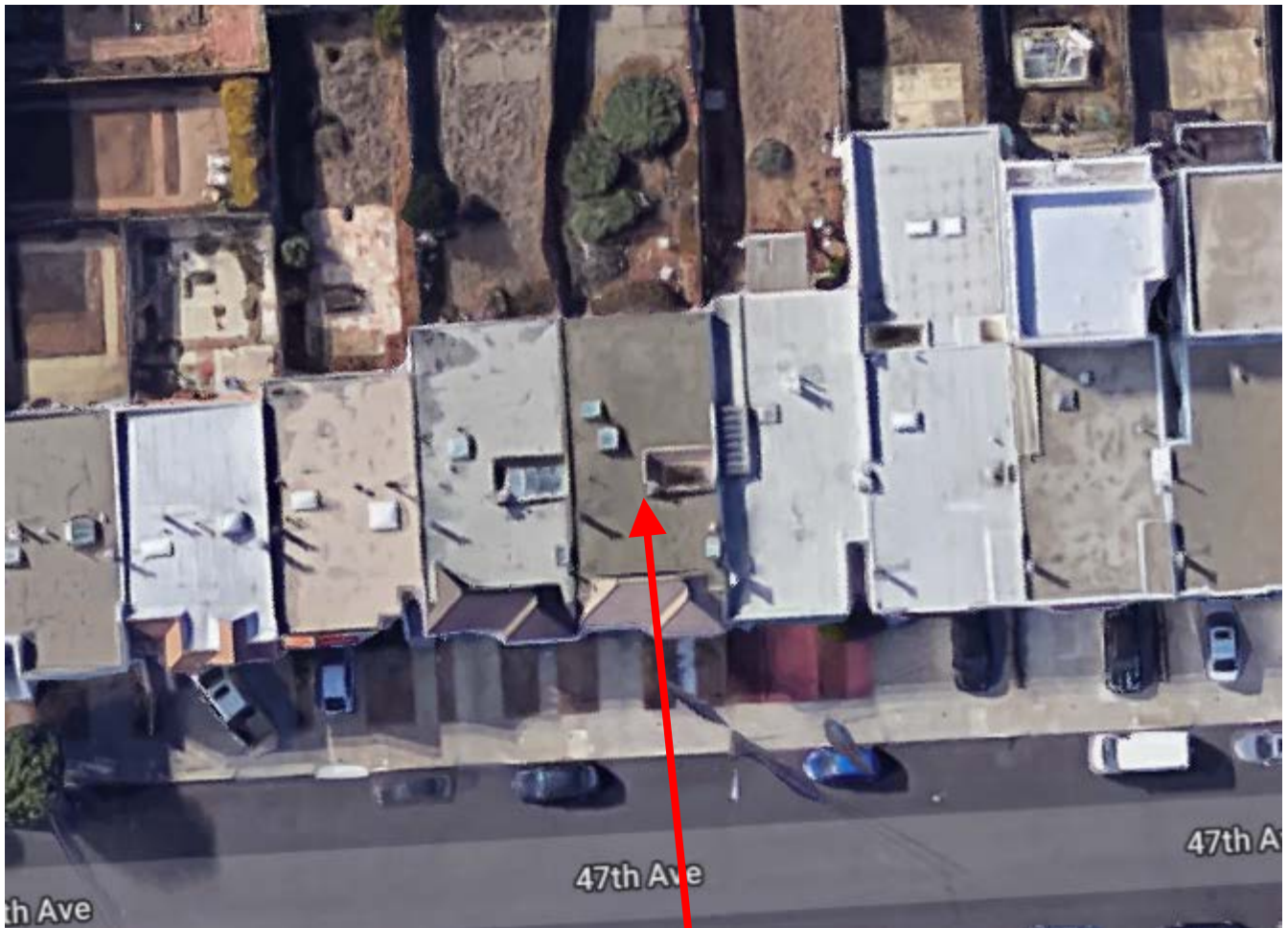


SUBJECT PROPERTY



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Aerial Photo

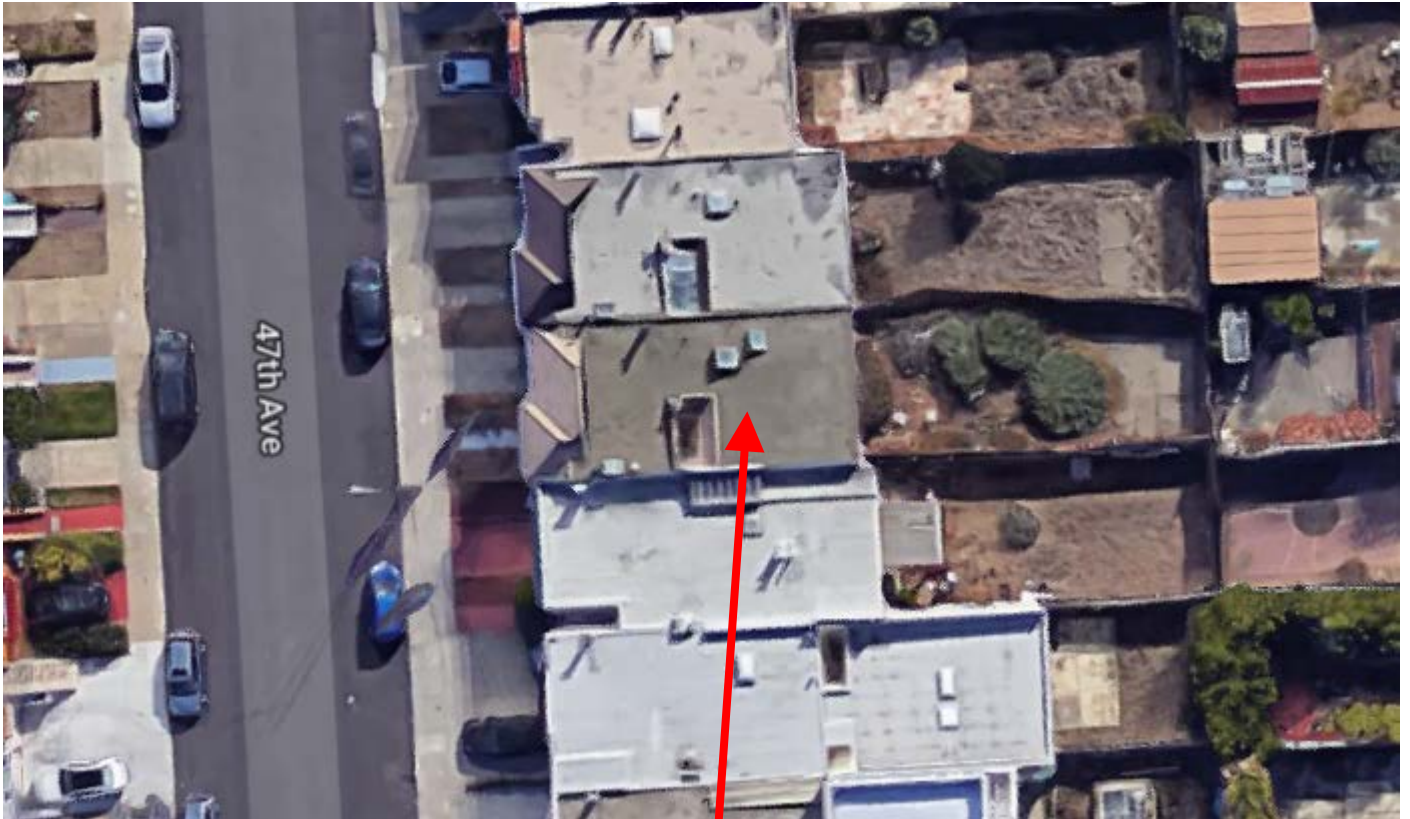


SUBJECT PROPERTY



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Aerial Photo

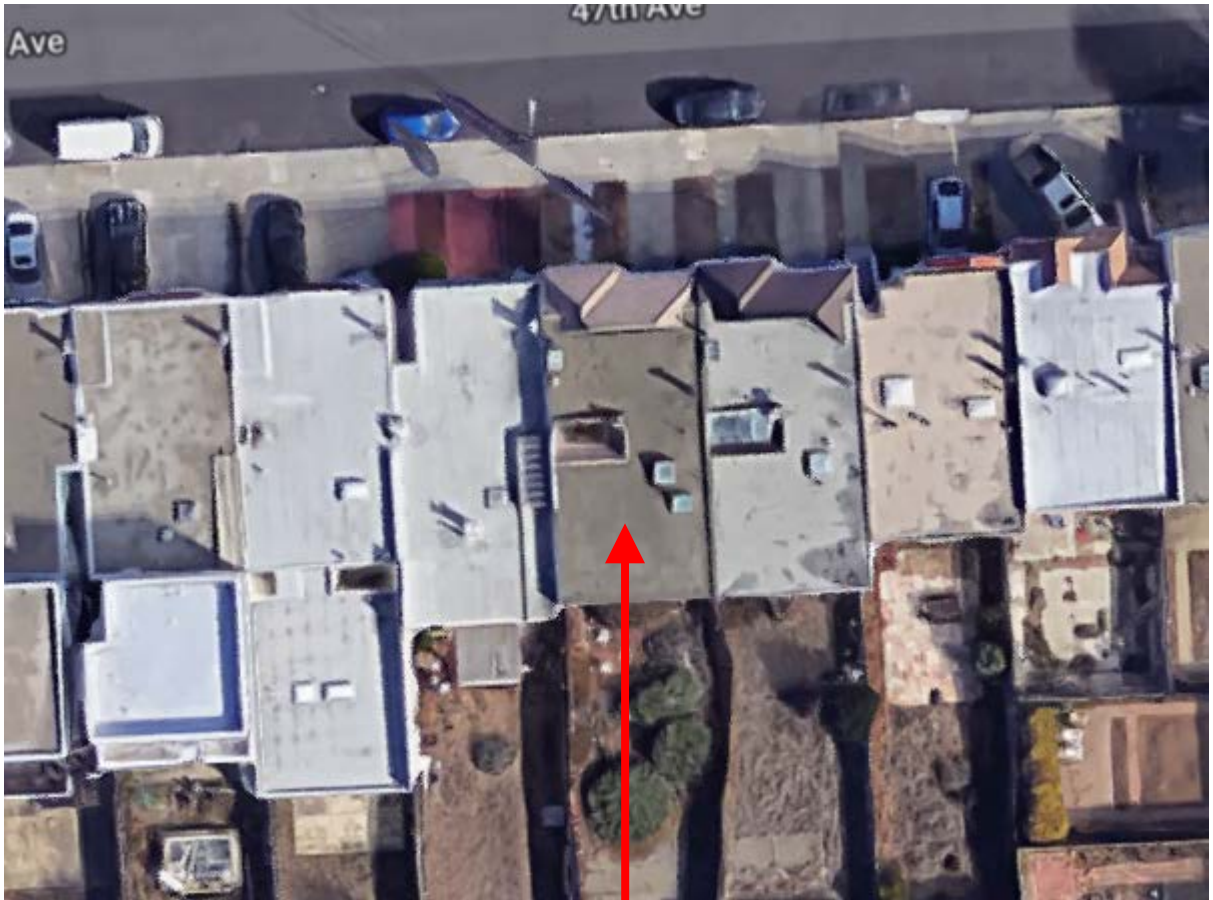


SUBJECT PROPERTY



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Aerial Photo

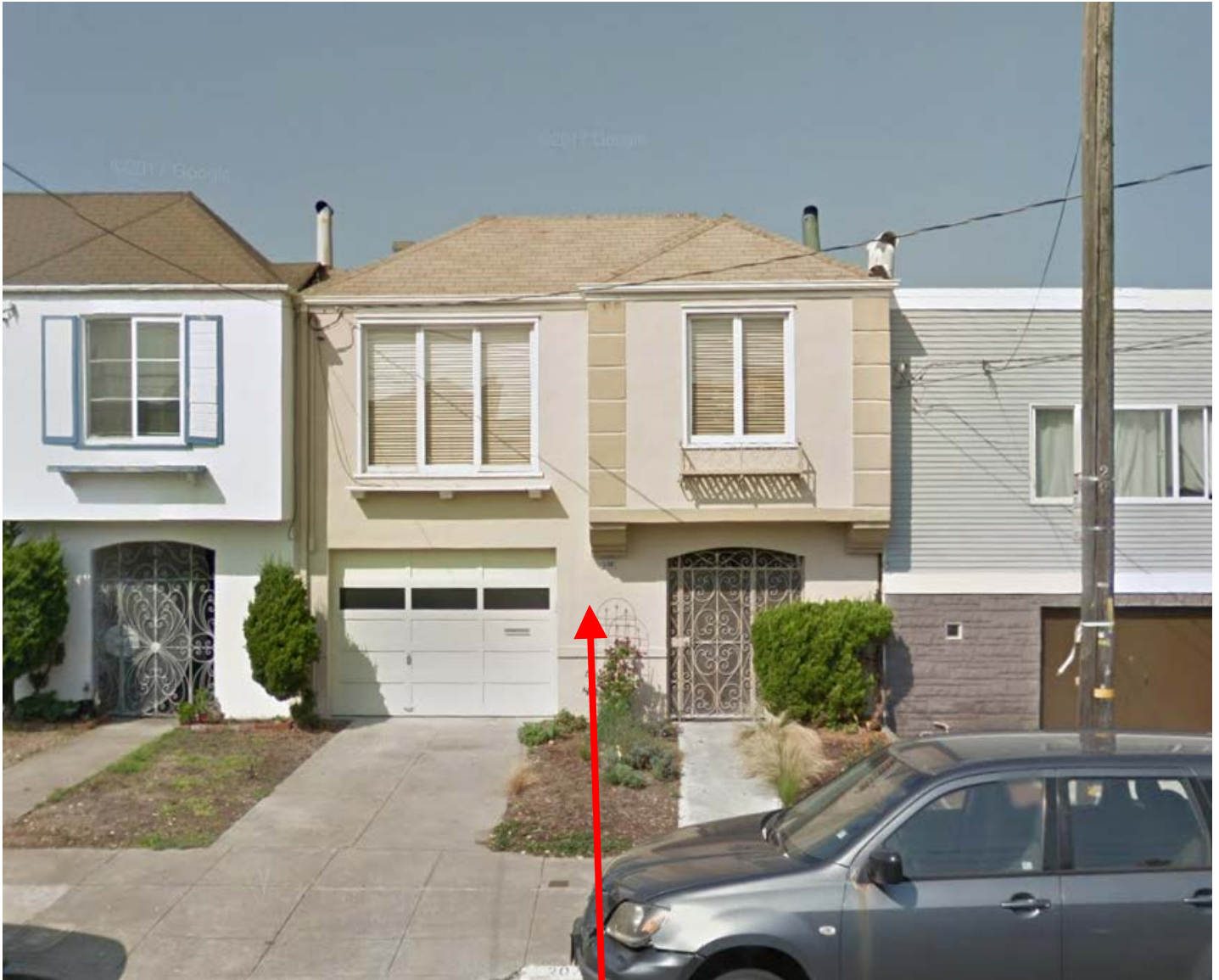


SUBJECT PROPERTY



Staff-Initiated Discretionary Review Hearing
Case Number 2017-006654DRM
2071 47th Avenue

Site Photo



SUBJECT PROPERTY

EXHIBIT F

First, neither the “concerned parties” nor their concerns have ever been disclosed to us. How can we possibly respond to “concerns” that have never been conveyed to us?

Second, we are surrounded by homes with horizontal and vertical additions within the same building. Going out the door from my backyard, I can see a house with a horizontal and vertical addition just to the right of ours and two others across from us that have both horizontal and vertical additions, not to mention the many other houses throughout the neighborhood that have all manner of additions. Just walk down any street in this neighborhood and you can’t fail to see all of the houses that have added vertical and horizontal space.

Third, making the horizontal addition without the vertical addition doesn’t make any sense. Esthetically, just looking a 90° angle, empty space created by not continuing with a vertical addition would be an eyesore. In addition, the empty space would become a dumping ground for birds, raccoons, etc. without any access for cleaning.

Fourth, why not improve the quality of the building and therefore the quality of life of the inhabitants by increasing the height of the addition by one foot?

Finally, it seems that there is a disconnect from the DR requester on what the Outer Sunset district really looks like. The neighborhood is an eclectic one, with a large variety of different types of building structures. What we are proposing is based on what we see in our surroundings, nothing more, nothing less. Our proposed horizontal and vertical addition will only improve the neighborhood that now houses young families with children and their pets, walking to the beach daily.

A. Introduction

The Roman-Murray family (the “Murrays”), owners of the property located at 2071 47th Avenue (the “Project Site”), propose to construct an addition to their single-family home. The proposed project is the addition of a third floor and the rear extension of the first and second floors (the “Project”). The Project is located within an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The proposed addition is entirely code-compliant. A copy of the Project plans is attached as **Exhibit A**.

This submittal is filed in response to a Staff Initiated Discretionary Review Application (“DR”) of building permit application No. 2017.05.03.5591, filed on December 12, 2017, by the Murrays.

B. Site Information

Street Address:	2071 47 th Avenue
Cross Streets:	Quintara and Pacheco
Assessor’s Block/Lot:	2167/015
Zoning District:	RH-1 (Residential, House, Single-Family)
Height and Bulk District:	40-X
Site Area:	2996 square feet

C. Project Summary

Present Use:	Single family residence
Proposed Use:	Single Family + Additional Dwelling Unit (ADU)
Existing Building Depth:	60’-9”
Proposed Building Depth:	90’-0”
Existing Height:	approximately 19’-6”
Proposed Height:	approximately 30’-0”
Proposed Parking:	Two off-street parking space

D. There Are No Exceptional or Extraordinary Circumstances That Justify Discretionary Review

The Planning Commission's authority to review permits on a case-by-case basis under "Discretionary Review" (Municipal Code of the City and County of San Francisco, Part III, Section 26(a))¹ must be carefully exercised. In 1943, the California Supreme Court held that the San Francisco Board of Permit Appeals, pursuant to the above-referenced Section 26(a), had the authority to exercise its "sound discretion" in granting or denying building permits (See Lindell Co. v. Board of Permit Appeals (1943) 23 Cal.2d 303). In 1954, then San Francisco City Attorney Dion R. Holm issued Opinion No. 845, in which he opined that the Planning Commission has similar discretion to grant or deny building permits. However, the City Attorney cautioned the Planning Commission with respect to the judicious exercise of this discretion. In his opinion, the City Attorney stated as follows:

"I think it is entirely plain, on the authority of the above-enunciated general principles, that the reservation of authority in the present ordinances to deal in a special manner with exceptional cases is unassailable upon constitutional grounds . . . this is, however, a sensitive discretion and one which must be exercised with the utmost restraint." (City Attorney Opinion No. 845, p. 8, emphasis in original).

The discretionary review handout provided to the public by the Planning Department reiterates this underlying foundation of the discretionary review power. That publication provides that "discretionary review is a special power of the Commission, outside the normal building permit application approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with a proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with utmost constraint."

In this case, the Planning Commission should exercise such constraint by approving the Project. The Project would add a much needed addition for a growing family and add additional housing for the City, without any significant detrimental impacts.

There are no exceptional and extraordinary circumstances in this case that would justify the Planning Commission's exercise of its discretionary review powers. The Murrays are adding additional housing for the City by adding a 1,240 s.f. ADU while adding a modest amount of additional square footage for their main living area that results in a 2,949 s.f.

¹ Section 26(a) provides that "[I]n the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling upon surrounding property and upon its residents and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked."

E. Project Highlights

1. Project History

The Murrays purchased the 47th Avenue residence and after living in their home for 8 years the Murrays decided to add an addition to their home in order to increase its usefulness as a family home and to create an additional dwelling unit. By letter dated April 18, 2017, the Murrays contacted other neighbors surrounding their home to discuss his proposed Project. On May 2, 2017, the Murrays held a community outreach meeting where they provided neighbors with plans for the Project. Comments were made by the adjacent neighbor to the north and addressed by the Murrays at the meeting. The adjacent neighbor to the north gave verbal approval of the project. A copy of the Community Outreach Meeting Sign-in Sheet is attached as **Exhibit B**.

On May 3, 2017, the Murrays filed building permit application 2017.0503.5591 (the "Permit Application"). On June 29, 2017, the Murrays received Notice of Planning Department Requirements No. 1 (NOPDR1). Shortly thereafter, the Murrays made changes to the Project to attempt to comply with all of the NOPDR1 but decided that some of the comments would reduce the size of their main living space, which was already being reduced by the ADU.

2. The Proposed Project Complies with the Planning Code

The Project is in full compliance with all Planning Code requirements. The Murrays have designed an addition that increases utility, provides a comfortable family environment, and creates much needed second dwelling unit, under the ADU program. The Murrays have used their efforts to meet all of the NOPDR1 comments.

3. The Project is Consistent with the Size and Character of the Neighborhood

The Project is consistent with other homes in the surrounding block and neighborhood. The Murrays' home is located on the west side of 47th Avenue, just south of the center of the mid-block. The Project follows the pattern of three of the existing houses at the center of the mid-block, immediately adjacent to the northern neighbor of the Murrays. The Project goes further to reduce its massing from these homes by stepping back from the side property lines and providing a tiered vertical step back. **Exhibits D and E**.

4. The Project is Designed to Minimize Impacts to Neighboring Properties

The Project extends to the required rear yard only along the 1st floor, which provides for the ADU and a 2-car parking garage. The second floor steps 4' from the West side property line, 5' from the East side property line and 5' from the required rear yard. The third floor addition

matches the 2nd floor side setbacks and steps back 15' from the front wall and 12'-7" from the required rear yard.

F. Response to the NOPDR1 Comments

1. Horizontal Rear Addition Should be Limited to Two Floors Extending 15 Feet from the Rear Structural Wall with Five Foot Side Setbacks.

Side setbacks of 4' and 5' have been provided on the upper 2nd and third floors, but no side setbacks have been provided for the 1st floor. This has allowed for the ADU on the ground floor and provided the main living unit with a comfortable addition to their property while reducing the mass of the building from the mid-block open space and stepping it away from the adjacent properties rear yards.

2. The Vertical Addition Should Only Extend to Where the Existing Rear Structural Wall Is.

The Murrays reduced the vertical addition from the front wall from 10' to 15' and have kept the rear addition 12'-7" from the required rear yard. Reducing the square footage more would result in a significant loss of square footage from the main unit.

3. The Vertical Addition's Floor –to-Ceiling height Should be Reduced from 10 Feet to 9 Feet to Reduce the Overall Massing of the New Floor

The Project has been designed to be a low profile building. The 3rd story addition is setback 15' from the front wall. It will have a flat roof and will be 10' below zonings maximum building height of 40'. The Murrays feel the difference between a 10' and 9' interior ceiling height makes less of a difference than the overall building height. The low profile roof reflects their concerns for meeting this reduction in mass. A 9' internal ceiling height could easily surpass their external building height with a 2' thick roof line and parapet.

G. The Project Sponsor Has Made Modifications To The Project In Response To the NOPDR1

The Murrays have made modifications to their original design to comply with some of the NOPDR1 comments. These revisions include:

- Increase the vertical additions front setback from 10' to 15'.
- Reduced the front roof deck 50% and kept the existing roof line.

I. Conclusion

The Staff Initiated DR has not demonstrated any evidence of exceptional or extraordinary circumstances that would justify discretionary review. The horizontal expansion matches the depth of similar properties on the block and goes further to reduce its mass by stepping it back from the property lines.

The Murrays have made compromises to the Project in an effort to address potential neighbors' concerns and NOPDR1 comments, including increasing the front setback, and stepping back the rear extension from the property lines.

For all of the reasons stated above, the Murrays respectfully request that the Planning Commission deny the request for discretionary review.

Respectfully,

EDIT
Project Applicant

Dated: April ____, 2018

By: _____

List of Exhibits

Exhibit A – Plans and Elevations

Exhibit B – Community Outreach for Plan Review Sign-In Sheet and Section 311 Notice, July 11, 2008

Exhibit C – Photograph of the Front Street View

Exhibit D – Photograph of the Rear of the Subject and Adjacent Properties

Exhibit E – Massing of the Project

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GENERAL NOTES:

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF EDIT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE EDIT. (4M) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE EDIT. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS EDIT. THESE DRAWINGS ARE INTENDED FOR USE IN CLIENT/CONTRACTOR SPECULATIVE CONSTRUCTION AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIALS AND/OR MANUFACTURERS. THE CONTRACTOR SHALL DETERMINE ALL SAMPLES AND/OR CUTS AS REQUIRED TO MAKING MATERIAL SELECTIONS, OR IN ASSISNE OF IT, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATES. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES. CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE BUILDINGS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL PARTS BY THE VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENT OF THESE CONSTRUCTION DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT THE OWNER WILL PROVIDE CONSTRUCTION REVIEW SERVICES.

ALL INFORMATION PERTAINING TO THE SITE SHALL BE AND SHALL REMAIN THE OWNER'S RESPONSIBILITY. THIS INFORMATION SHALL INCLUDE, BUT IS NOT LIMITED TO, LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE SURVEY, TOPOGRAPHIC SURVEY, POSITION OF EXISTING IMPROVEMENTS, SOILS REPORT AND ALL RELATED DATA. THESE DOCUMENTS HAVE BEEN PREPARED ON THE INFORMATION AVAILABLE BY THE OWNER.

THE WORK DEFINED HEREIN SHALL BE GOVERNED BY AMERICAN INSTITUTE OF ARCHITECTS (AIA) GENERAL CONDITIONS #201. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GENERAL CONDITION SCOPE OF SERVICES PROVIDED AND TO BE PROVIDED, AND OTHER CONDITIONS INDICATED IN THE DOCUMENTS. THESE CONSTRUCTION DRAWINGS DESCRIBE THE REQUIREMENTS OF THE PROJECT FOR THE OWNER TO SUBMIT FOR A BUILDING PERMIT AND THE CONTRACTOR TO PREPARE ESTIMATES OF QUANTITY AND COSTS OF MATERIALS REQUIRED TO CONSTRUCT THE PROJECT. THIS CONTRACT IS BASED ON PROVIDING DOCUMENTS FOR A "CONTRACTOR'S" OR "BUILDERS" SET OF CONSTRUCTION DOCUMENTS. BASIC SPECIFICATIONS DESCRIBING CONDITIONS AND QUALITIES SHALL BE LIMITED TO REQUIRED, OR SPECIFIC, EQUIPMENT OR MATERIALS AND SHALL BE PART OF THE DRAWINGS. THESE DRAWINGS PROVIDE FOR ONLY SCHEMATIC PLUMBING/MECHANICAL EQUIPMENT LAYOUT AND SCHEMATIC ELECTRICAL POWER AND LIGHTING LAYOUT WITHOUT ENGINEERING DESIGNS, DETAILS, CALCULATIONS OR SPECIFICATIONS. WHERE THERE IS NO FAULT BY THE EDIT LLC, THE EDIT LLC SHALL BE GIVEN THE OPPORTUNITY TO PROVIDE ALTERNATE DESIGN SOLUTIONS FOR SPECIFIC CAUSE.

IT IS STRONGLY RECOMMENDED THE OWNER OBTAIN A SITE SPECIFIC SOILS REPORT AND SURVEY BY THE APPROPRIATE HIGH QUALITY CONSULTANTS AND SHALL RETAIN RESPONSIBILITY FOR THE CONTENT OF THE REPORT. THESE REPORTS SHALL BE USED BY THE STRUCTURAL ENGINEER FOR DESIGN PARAMETERS. THE CONTRACTOR, HIS CONSTRUCTION MANAGER, AND/OR SUBCONTRACTORS SHALL SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND/OR SPECIFICATIONS BY MEANS OF SHOP DRAWINGS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE OWNER FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS BROUGHT TO THE ATTENTION OF THE EDIT LLC IN WRITING THAT SPECIFIC CHANGES ARE BEING SUGGESTED. IN ANY EVENT CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES. ALL GENERAL NOTES, SHEET NOTES AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY, TYPICALLY, THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE OWNER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION. THE OWNER SHALL PAY FOR THE COST OF THE BUILDING PERMITS AND OTHER AGENCY FEES. THE CONTRACTOR SHALL PICK UP THE BUILDING PERMIT FROM THE CITY AND BE RESPONSIBLE FOR ALL INSPECTIONS AND SIGN OFF.

CODE COMPLIANCE:

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING, BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, UNIFORM FIRE CODE, AMERICAN CONCRETE INSTITUTE (ACI), CALIFORNIA PLUMBING CODE, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

SITE EXAMINATION:

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF IT. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS WORK.

DIMENSION CONTROL:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE BEGINS HIS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE EDIT LLC BEFORE CONSTRUCTION BEGINS. COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

MOISTURE PROTECTION:

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE DETAILS FOR CONSTRUCTION WHICH WILL RESULT IN A MOISTURE PROOF BUILDING ENVELOPE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY EXCEPTION HE MAY TAKE TO ANY OF THE DETAILS OR METHODS DESCRIBED HEREIN. THE CONTRACTOR MAY SUBSTITUTE ALTERNATE METHODS OF WATERPROOFING PROVIDED THE WATERPROOFING IS OF RECOGNIZED USE, WELL REGARDED, WILL BETTER SATISFY THIS INTENT AND COMFORM WITH THIS REGION. HE SHALL SO NOTIFY THE OWNER WITH COPY TO THE ARCHITECT. IN WRITING, ALLOWING THE EDIT LLC TO MODIFY HIS DOCUMENTS ACCORDINGLY.

SHOULD ANY SPECIAL SITUATIONS OCCUR DURING CONSTRUCTION, INCLUDING VARIOUS CLIMATIC CONDITIONS, SUGGEST APPLICATIONS OR METHODS TO INSURE THE PROTECTION OF MATERIALS AND ASSEMBLIES. THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL SO NOTICE AND IMPLEMENT ANY OR ALL PROTECTIVE MEASURES.

ALL DOWNSPOUTS, SCUPPERS AND LEADERHEADS SHALL BE SIZED TO ACCOMMODATE TRIBUTARY ROOF AREAS SERVED. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO PROVIDE ANY AND ALL DESIGN, CALCULATIONS AND DATA THAT MAY BE REQUIRED IN SUPPORT OF THIS SYSTEM. ALL RESPONSIBILITY FOR THE SYSTEM AND ITS FUNCTION SHALL BE BORNE BY THE SYSTEM DESIGNER AND/OR INSTALLER. ROOFS OF LESS THAN 3:12 SLOPE SHALL HAVE PROPER ROOF DRAINAGE SYSTEM PROVIDED BY THE CONTRACTOR. EXACT LOCATIONS OF ROOF DRAINS SHALL BE DETERMINED BY CONTRACTOR TO ALLOW FOR BEST PLACEMENT FOR THE SPECIFIC SITE. ROOF DRAINAGE OF ALL TYPES SHALL PROVIDE RUNOFF TO BE CARRIED AWAY FROM THE HOUSE SWIFTLY. DOWNSPOUTS SHALL BE CONNECTED TO SUBSURFACE DRAINAGE, IN TURN CONNECTED TO CITY SEWER SYSTEM. DOWNSPOUTS AND RAIN WATER LEADERS SHALL NOT TERMINATE AT SPLASH BLOCKS AS THESE MAY CONTRIBUTE TO EROSION.

EXCAVATION:

THE CONTRACTOR SHALL CAREFULLY INSPECT ALL EXCAVATION WORK FOR COMPLIANCE TO REQUIREMENTS OF THE PREVAILING BUILDING CODE. SHOULD ANY CONDITIONS APPEAR QUESTIONABLE DUE TO EXCESSIVE DAMPNESS, GRANULAR COMPOSITION, BLUFFING, SOFTNESS OR OTHER DEFECT, THE CONTRACTOR SHALL CONTACT THE OWNER. THE OWNER SHALL THEN DETERMINE THE NEED FOR FURTHER INVESTIGATION AND TESTING BY A QUALIFIED SOILS ENGINEER. SUCH SERVICES AND WORK REQUIRED BY THE ABOVE SHALL BE ADDITIONAL SERVICES OVER AND ABOVE ALL PREVAILING CONTRACTS. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING EXCAVATIONS. SHORING WILL NEED TO BE DESIGNED FOR THE RETAINING WALL CUTS.

THE CONTRACTOR SHALL REDUCE DUST BY APPROVED MEANS AND MINIMIZE NOISE AS MUCH AS PRACTICAL. IN NO CASE SHALL THE WORK INTERFERE WITH EXISTING STREETS, DRIVES, WALKS, PASSAGEWAYS, PEDESTRIAN TRAFFIC, ADJACENT PROPERTIES AND THE LIKE WITHOUT PRIOR NOTIFICATION TO THE APPROPRIATE AGENCIES.

DEMOLITION NOTES:

ENTIRELY DEMOLISH, ON THE SITE, ANY STRUCTURE OR PORTION THEREOF INDICATED TO BE REMOVED. DO NOT REMOVE, EITHER AS A WHOLE OR SUBSTANTIALLY AS A WHOLE, UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATE THEIR REMOVAL TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT PROPERTIES. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SHORING REQUIRED IN CONNECTION WITH THE DEMOLITION OPERATIONS, AND THE SUPPORTS SHALL HOLD THE EXISTING WORK THAT IS TO REMAIN IN PROPER POSITION UNTIL NEW SUPPORTING MEMBERS AND ADJACENT WORK IS INSTALLED. THE GENERAL CONTRACTOR SHALL INFORM HIMSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS WORK WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC. AFTER WORK HAS STARTED IT SHALL BE CARRIED TO COMPLETION, PROMPTLY, EXPEDITIOUSLY, AND IN AN ORDERLY MANNER, USING METHODS COMMONLY EMPLOYED, AND AS PROVIDED UNDER THE CITY OR COUNTY CODE FOR DEMOLITION WORK AS APPLICABLE. GENERALLY, DO ANY CUTTING FOR AND REMOVE ANY OR ALL ITEMS, WHETHER SPECIFICALLY MENTIONED OR INDICATED, WHICH OBVIOUSLY WOULD INTERFERE WITH OR BECOME INCONGRUOUS TO PROPOSED CONSTRUCTION FINISHES. WHEN ITEM (S) IS QUESTIONABLE NOTIFY OWNER OR THE ARCHITECT.

SITE PROTECTION:

ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR WITH NO RESPONSIBILITY TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT PROPERTIES. AS NECESSARY OR REQUIRED, THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL A TEMPORARY CONSTRUCTION FENCE, MEETING CITY STANDARDS, DURING CONSTRUCTION AND TAKE ALL MEASURES TO PROTECT THE PUBLIC FROM INJURY CAUSED ON SITE. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AND RUNOFF PROTECTION THROUGHOUT CONSTRUCTION PER REQUIREMENTS OF THE LOCAL AGENCIES. THIS INCLUDES PROVIDING THAT THERE BE NO MUD, SILT, SOIL, SAND OR OTHER EARTH OR DEBRIS LADEN RUNOFF INTO PUBLIC RIGHTS OF WAY OR NEIGHBORING PROPERTIES. ONLY CLEAR WATER SHALL DRAIN OFF THE SITE. SILT FENCES, SAND BAGS, HAY BALES, ETC. MAY BE USED FOR THIS PURPOSE.

SITE NOTES:

ROOF DRAINAGE OF ALL TYPES SHALL PROVIDE RUNOFF TO BE CARRIED AWAY FROM THE HOUSE SWIFTLY. DOWNSPOUTS SHALL BE CONNECTED TO SUBSURFACE DRAINAGE, IN TURN CONNECTED TO CITY OR COUNTY STORM DRAINAGE. DOWNSPOUTS AND RAIN WATER LEADERS SHALL NOT TERMINATE AT SPLASH BLOCKS AS THESE MAY CONTRIBUTE TO EROSION. ALL DOWNSPOUTS SHALL CONNECT WITH A SUBDRAIN IN TURN CONNECTING TO EXISTING SEWER IN CITY RIGHT OF WAY. PROVIDE ADEQUATE MEANS FOR COLLECTING AND DIRECTING SURFACE AND SUBSURFACE WATERS TO THE STREET GUTTER, STORM DRAIN, OR OTHER APPROVED DRAIN SYSTEM PER LOCAL ORDINANCE. SERVICE COMPANIES PROVIDING GAS, ELECTRIC AND TELEPHONE SERVICE SHALL BE CONSULTED FOR THE LOCATION AND SCHEDULING OF THIS WORK. LOCATION FOR SERVICE ENTRANCE AND METER LOCATION SHALL BE APPROVED BY THE OWNER PRIOR TO THEIR INSTALLATION. PRODUCE POSITIVE DRAINAGE AWAY FROM EXTERIOR WALLS.

SECURITY REQUIREMENTS:

CONTRACTOR TO OBTAIN AND CONFORM TO THE APPROPRIATE CITY, TOWN OR COUNTY, BUILDING SECURITY RULES AND REGULATIONS AND/OR REQUIREMENTS. REFER TO THE APPROPRIATE LOCAL AGENCIES REGARDING INTERPRETATIONS OF SECURITY REQUIREMENTS AS APPLICABLE TO THIS PROJECT.

INSULATION REQUIREMENTS:

PER STATE OF CALIFORNIA "ENERGY INSULATION STANDARDS" (HEATING ONLY); THESE STANDARDS DESCRIBE MINIMUM INSULATION ONLY, AND ADDITIONAL REQUIREMENTS MAY BE IMPOSED IN THE DRAWINGS AND/OR IN THE CALCULATIONS AND/OR BY LOCAL LEGISLATION.

GLAZING REQUIREMENTS: SEE WINDOW AND SLIDING GLASS DOOR DESIGNATIONS ON PLANS AND ELEVATIONS FOR GLASS TYPES. SEE CALCULATIONS FOR REQUIRED U-VALUES.

AIR INFILTRATION OF WINDOWS/SLIDING GLASS DOORS: ALL WINDOWS AND SLIDING GLASS DOORS MUST MEET THE AIR AND INFILTRATION STANDARDS OF THE CURRENT A.N.S.I. AND SHALL BE CERTIFIED AND LABELED.

WEATHER STRIPPING:

ALL EXTERIOR DOORS TO CONDITIONED AREAS SHALL BE WEATHER-STRIPPED. SEE DOOR SCHEDULE. DOORS TO MECHANICAL CLOSETS WITH COMBUSTION AIR VENTS SHALL BE WEATHER-STRIPPED.

COMPLIANCE:

UPON COMPLETION OF THE INSTALLATION OF INSULATION, A CARD CERTIFYING THAT THE INSULATION HAS BEEN INSTALLED AND SHALL BE COMPLETED AND EXECUTED BY THE INSULATION APPLICATOR AND BY THE BUILDER. THIS INSULATION COMPLIANCE SHALL BE POSTED AT A CONSPICUOUS LOCATION WITHIN THE DWELLING.

FLOOR PLAN NOTES:

ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER SCALE, (THIS APPLIES TO ALL DRAWINGS). DIMENSIONS GIVEN ARE TO FACE OF STUD (F.O.S.), UNLESS OTHERWISE NOTED (U.O.N.). DIMENSIONAL ADJUSTMENTS MAY INCLUDE: CENTERLINE (L AND FACE OF CONCRETE (F.O.C.). STAIRS (U.O.N.) SHALL BE JOB CONSTRUCTED WITH 2 X 12 STRINGERS, MINIMUM 3 STRINGERS. ALL TILE INSTALLATIONS SHALL CONFORM TO THE APPLICABLE INSTALLATION REQUIREMENTS LISTED IN BY THE TILE CODE OF AMERICA, CURRENT EDITION. ALL SHOWERS AND TUB AREAS SHALL HAVE CEMENT, FIBER-CEMENT OR GLASS MAT GYP. BACKERS(CBC 2509.2) OVER STUDS. WINDOWS AND SLIDING GLASS DOORS WITH JAMBS SHOWN FLUSH WITH ADJACENT WALL SURFACES SHALL BE FRAMED WITH FLUSH TRIMMER STUD.

EXTERIOR MATERIAL NOTES:

ALL EXPOSED WOOD SHALL BE REDWOOD OR CEDAR OR PRESSURE TREATED. ALL CUT ENDS SHALL BE TREATED WITH "COPPER GREEN" OR SIMLAR PRESERVATIVE. A CEMENT PLASTER WEEP OR DRIP SCREED SHALL BE PROVIDED ALONG THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS COVERED WITH CEMENT PLASTER. THE SCREED SHALL BE OF A KIND THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. PROVIDE CEMENT PLASTER CONTROL JOINTS IN PATTERN, INDICATED ON THE EXTERIOR ELEVATIONS, AND WHERE NOT SHOWN, AS REQUIRED BY PLASTER INSTITUTE STANDARDS. REVIEW LAYOUT OF CONTROL JOINTS WITH OWNER PRIOR TO INSTALLATION. ALL WOOD GROUNDS TO BE COMPLETELY COVERED WITH PRIMER. ALL OTHER EXPOSED WOOD TRIM SHALL BE FULLY BAK SEALED PRIOR TO ASSEMBLY. ALL BLEMMISHES, PITCH AND OTHER UNSIGHTLY MARKINGS SHALL BE PROPERLY REMOVED PRIOR TO STAINING WOODS. ALUMINUM REVEALS SHALL HAVE TIGHT FITTING MITERED CORNERS. WHERE CORNERS CANNOT BE TIGHT FITTING, THEY SHALL BE CAULKED. ALL PENETRATIONS THROUGH CEMENT PLASTER FINISH SHALL BE CAULKED TO PREVENT WATER INFILTRATION INTO ASSEMBLY. PAINT ENTIRE EXISTING, AND NEW, CONSTRUCTION, UNLESS OTHERWISE INSTRUCTED BY THE OWNER. EXISTING EXTERIOR CEMENT PLASTER SHALL BE PROPERLY PATCHED AND REPAIRED AT ALL EXISTING CONDITIONS DAMAGED DURING THE ALTERATIONS, OR AS INDICATED IN FIELD BY THE OWNER. IT IS RECOMMENDED THAT ALL PLASTER SURFACES SHALL BE REDUCED TO APPROXIMATELY 1/2" X 1/2" AREAS BY USE OF EXPANSION JOINTS. THE INTENT OF EXPANSION JOINTS IS TO REDUCE THE AREAS OF PLASTER TO ALLOW FOR MINIMAL CRACKING DURING CURING. PER SECTION 4708 OF THE CALIFORNIA BUILDING CODE, AND CHAPTER 2 LATHING AND PLASTERING, REFERENCE SPECIFICATION OF PLASTER AND LATHING SYSTEMS MANUAL, LATEST EDITION, THE CONTRACTOR SHALL REVIEW LOCATIONS OF THESE APPLICATION WITH THE OWNER IN THE FIELD. SHOULD THE CONTRACTOR DETERMINE THAT ADDITIONAL OR ALTERNATIVE LOCATIONS MIGHT BE REQUIRED TO FACILITATE THIS INTENT, HE SHALL SO ACKNOWLEDGE AND REVIEW WITH THE OWNER PRIOR TO INSTALLATION.

ELECTRICAL NOTES:

ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE (C.E.C.). THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW: A MINIMUM OF TWO 20 AMPERE SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOMS/AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS. THE LAUNDRY FACILITIES, WASHER AND DRYER, SHALL HAVE A SEPARATE 20 AMPERE CIRCUIT. PROVIDE GROUND FAULT CIRCUIT INTERRUPT (G.F.I.) PROTECTION ON ALL OUTDOOR AND BATHROOM RECEPTABLES, AT ALL RECEPTABLES LOCATED IN KITCHEN, AND AS OTHERWISE REQUIRED. RECEPTABLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 2 FEET IN LENGTH SHALL HAVE AN ELECTRICAL OUTLET. IN KITCHEN AND DINING AREAS A RECEPTABLE SHALL BE INSTALLED AT EACH COUNTER SPACE MORE THAN 12 INCHES. SWITCHES, VENTILATION CONTROLS, APPLIANCE CONTROLS SHALL BE INSTALLED NOT LESS THAN 30" NOR MORE THAN 4 FEET ABOVE FINISH FLOOR. PROVIDE GASKETS AT ALL EXTERIOR WALL ELECTRICAL OUTLETS, PER SUBMITTED ENERGY COMPLIANCE DOCUMENTS. THERMOSTATS SHOULD BE INSTALLED AT 5'-0" ABOVE FLOOR. THE BUILDER SHALL PROVIDE THE BUILDING OWNER INSTRUCTIONS ON THE EFFICIENT USE OF ALL SPACE HEATING, COOLING, WATER HEATING AND LIGHTS SYSTEMS AND DEVICES. ALL LIGHT FIXTURES TO BE SELECTED BY CONTRACTOR, UNLESS SPECIFIED. DUPLEX OUTLETS SHALL BE INSTALLED MINIMUM 12 INCHES ABOVE FINISH FLOOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION FOLLOWING THE INTENT OF THE DRAWINGS AND THE ADEQUACY OF IT. SUBCONTRACTOR SHALL SUBMIT CUT SHEETS AND/OR SHOP DRAWINGS FOR REVIEW BY THE OWNER.

MECHANICAL NOTES:

ALL LAUNDRY, BATHROOM, OR OTHER HABITABLE ROOMS NOT PROVIDED WITH A VENTILATE WINDOW, PER CODE, SHALL HAVE ADEQUATE MECHANICAL VENTILATION PER ALL APPLICABLE CODES AND ORDINANCES. ONLY LOW SONE EXHAUST FANS ARE TO BE USED. ALL INSTALLATIONS AND MAINTENANCE OF HEATING, VENTILATING, COOLING AND REFRIGERATION SYSTEMS AND/OR EQUIPMENT SHALL CONFORM TO THE CURRENT CALIFORNIA MECHANICAL CODE. HEATING SYSTEM AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ADEQUACY OF IT. FURNACE DUCTS SHALL BE A MINIMUM 26 GAUGE GALVANIZED IRON WHERE THEY PIERCE THE ONEHOURL WALLS BETWEEN THE GARAGE AND HOUSE. SUBCONTRACTOR SHALL SUBMIT DESIGN, LAYOUT AND/OR SHOP DRAWINGS TO OWNER AS REQUIRED. THE MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK, INCLUDING SIZE, SHAPE AND LOCATION OF DUCTS WITH THE LIMITS OF THE SPACE PROVIDED AND THE LOCATION OF THE STRUCTURAL SYSTEM MEMBERS. THIS MAY REQUIRE SPECIAL DUCT SIZE, SHAPES, TRANSITIONS AND/OR OTHER METHODS OF PERFORMANCE TO MEET THE LOCAL INTERPRETATION OF THE APPLICABLE CODES.

PLUMBING NOTES:

ALL INSTALLATION OF PLUMBING SYSTEMS AND EQUIPMENT SHALL CONFORM TO ALL LOCAL AUTHORITIES AND/OR CODES HAVING JURISDICTION OR CONTROL OVER ITS INSTALLATION. PLUMBING FIXTURE LAYOUT SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION FOLLOWING THE INTENT OF THE DRAWINGS AND THE ADEQUACY OF IT. SUBCONTRACTOR SHALL SUBMIT CUTS AND/OR SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT.

IMPORTANT NOTE:

REFER STRUCTURAL NOTES LOCATED ON STRUCTURAL PLAN SHEETS.



No.	Description	Date
1	NEIGHBORHOOD MEETING	5/20/17
2	SITE PERMIT SUBMITTAL	5/23/17
3	NOPOR No 1	8/07/17
4	NOPOR No 1	11/07/17



RESIDENCE
2071 47TH AVENUE
SAN FRANCISCO

GENERAL NOTES

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	RR
	Scale	SEE DRAWING


A020



No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
	NOPDR No 1	8/07/17
	NOPDR No 1	11/07/17

RESIDENCE
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SAN FRANCISCO

SITE ROOF PLAN-E/N

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	AS

A100

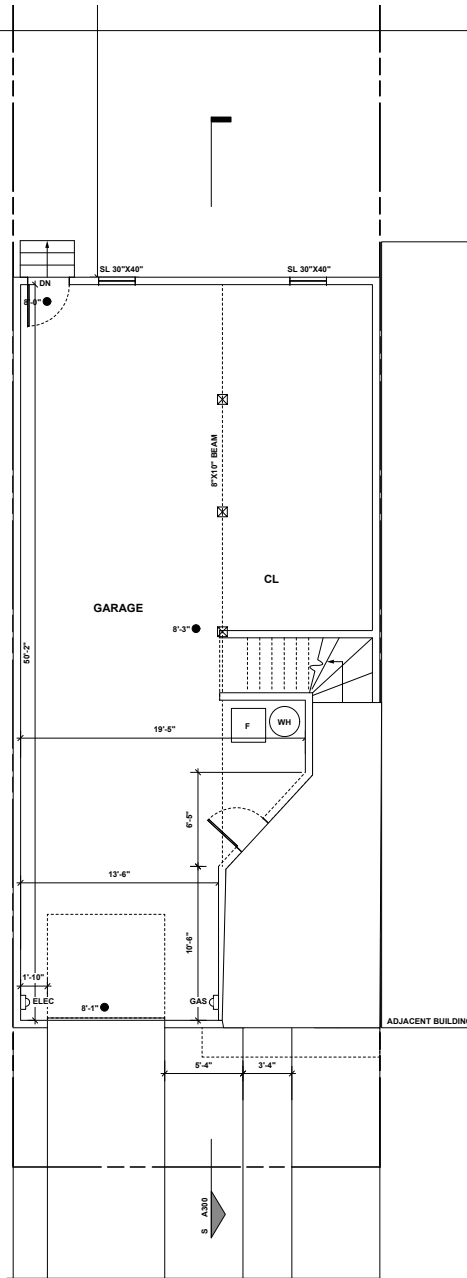
Seal	Scale	SEE DRAWING
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WALL LEGEND

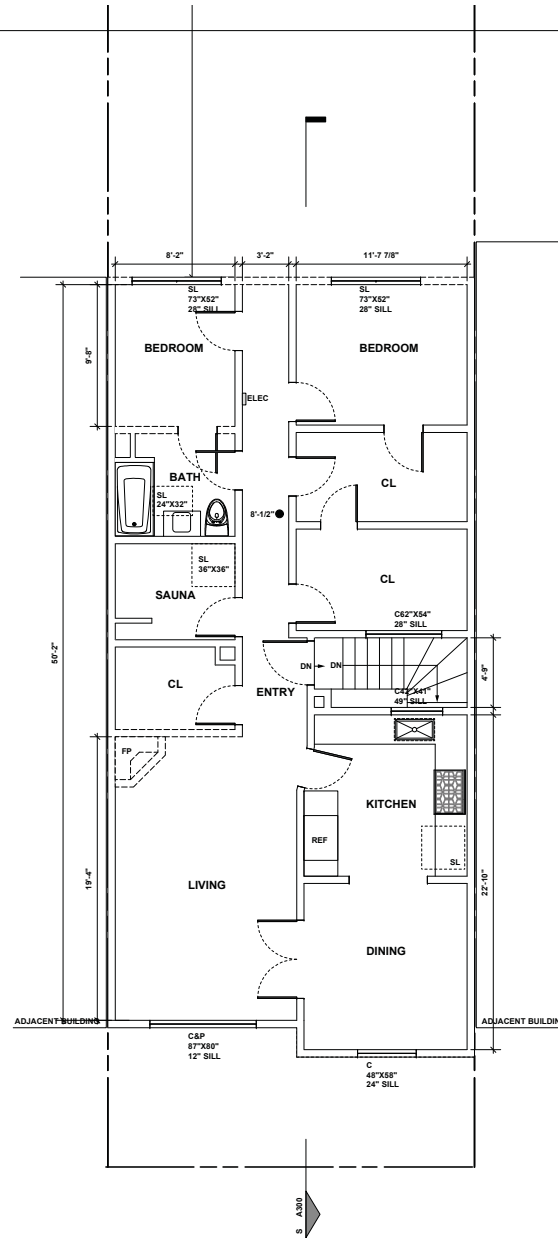
(E) WALLS
DEMO WALLS

DEMO NOTES

1. DEMOLISH AND/OR REMOVE ALL DASHED ITEMS AS SHOWN ON PLAN.
2. DISCONNECT AND REMOVE EXISTING ELECTRICAL FIXTURES AND LINES ATTACHED TO PARTITIONS. CAP OR RELOCATE LINES AS REQUIRED.
3. PROTECT FROM DAMAGE ALL FIXTURES, UTILITIES AND CONSTRUCTION THAT ARE TO REMAIN.
4. CAP ALL PLUMBING LINES AS REQUIRED. MAINTAIN ANY EXISTING SUPPLY, WASTE AND VENT LINES FOR FUTURE CONNECTIONS.
5. REMOVE AND/OR RECYCLE (E) FINISHES IN AREA OF WORK AS DIRECTED BY THE OWNER.
6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SIZES OF DOORS AND WINDOWS.



1ST FLOOR PLAN - EXISTING
AREA: 187 S.F., GARAGE 1026 S.F.



2ND FLOOR PLAN - EXISTING
AREA: 1,280 S.F.



No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

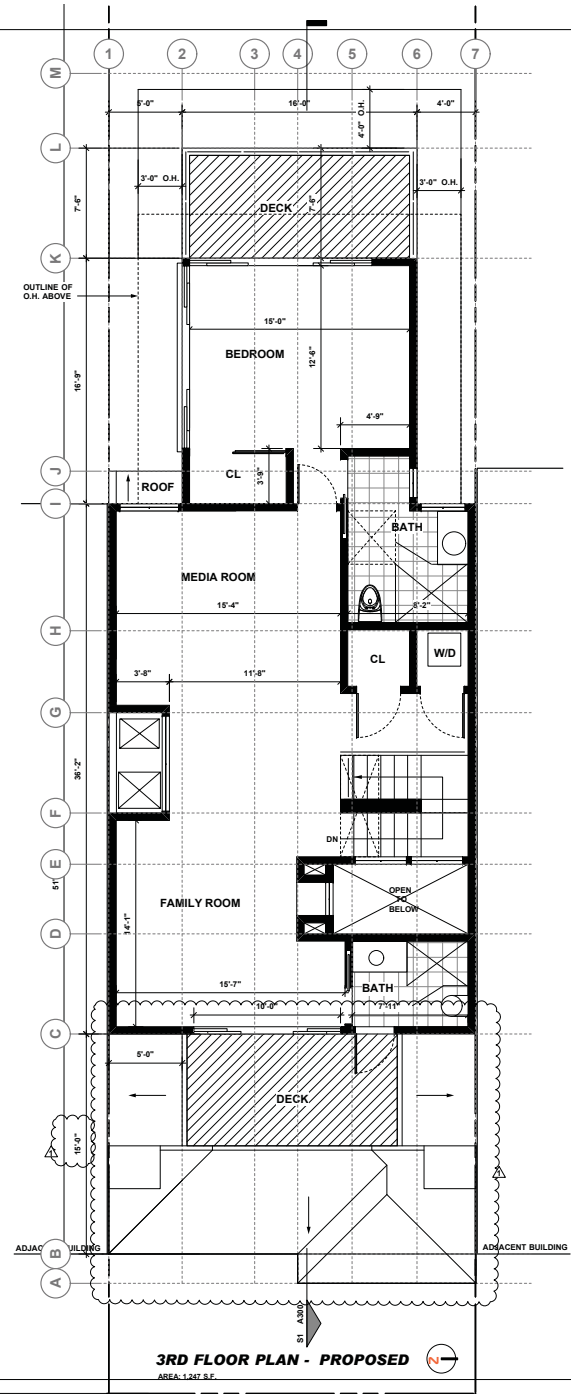
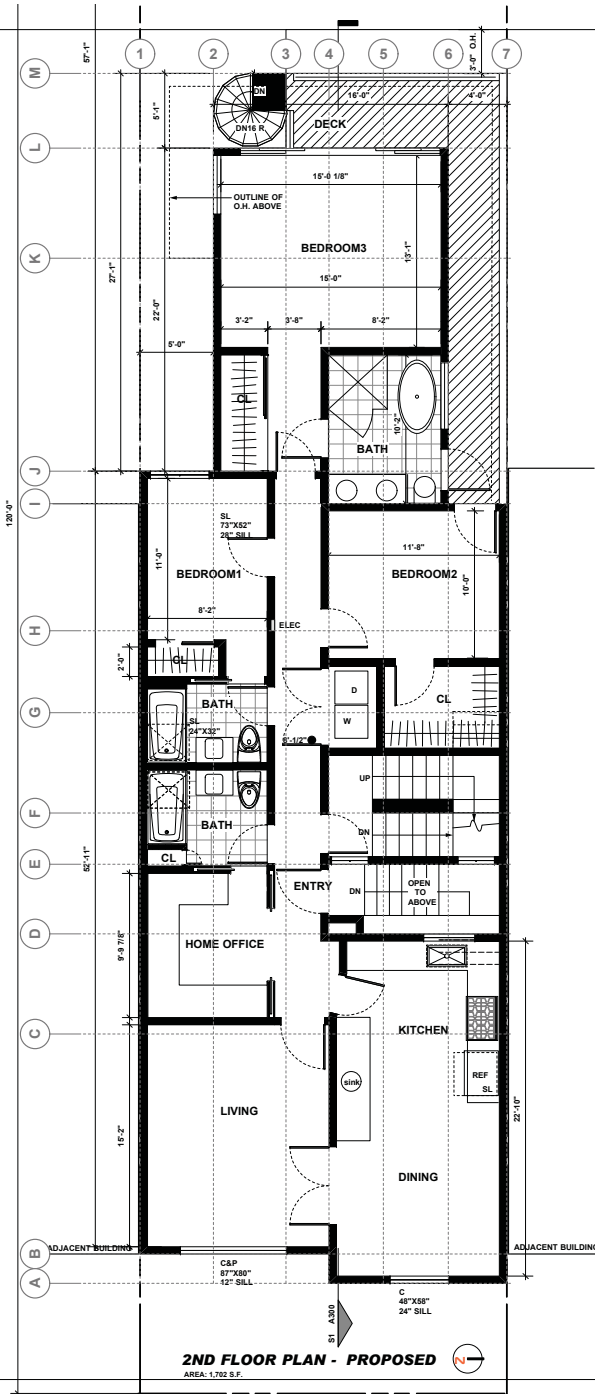
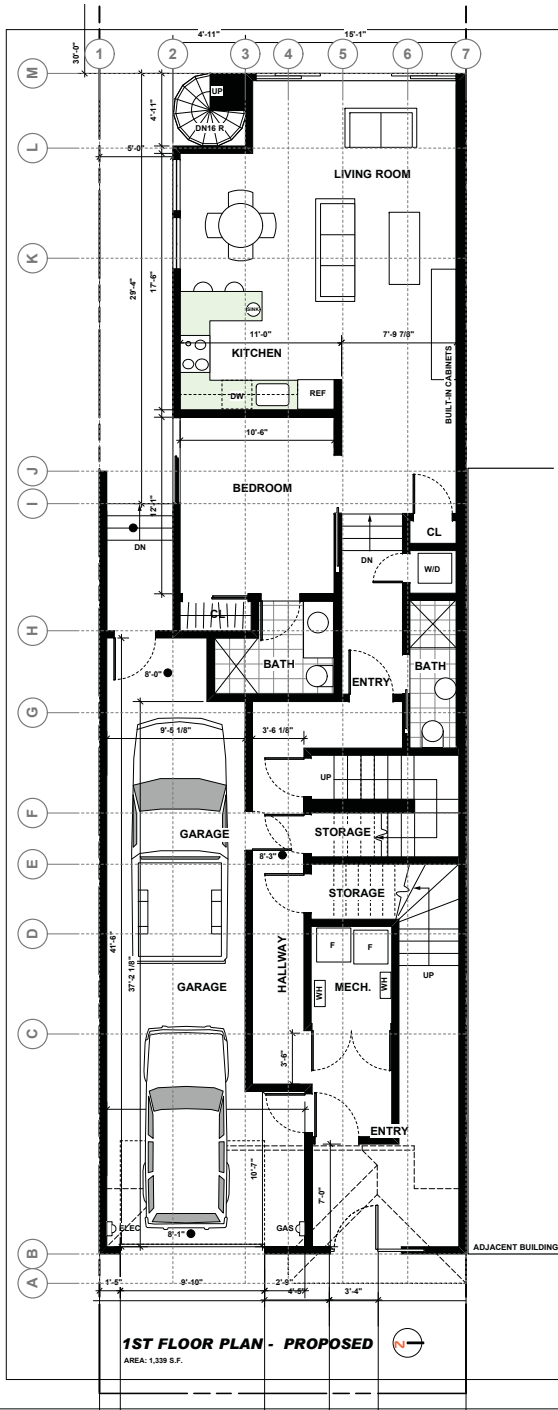
RESIDENCE
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FLR PLANS -E

Project number	170201-260
Date	MAY 2, 2017
Drawn by	JS RR
Seal	
Scale	SEE DRAWING



A101



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WALL LEGEND

(N) INTERIOR WALL
(E) WALLS
DEMO WALLS
1-HR SEPARATION

NEW WORK NOTES

- ALL NEW WALLS TO HAVE A LEVEL 5 FINISH.
- OWNER TO PROVIDE TYPES OF FINISHES AND MATERIALS.
- MECHANICAL, ELECTRICAL AND ELECTRICAL WIRING, AND PLUMBING TO BE UPGRADED OR REPAIRED AS NEEDED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SIZES OF DOORS AND WINDOWS.

WINDOW AND DOOR NOTES

CONTRACTOR TO FIELD VERIFY ALL WINDOW SIZES AND ROUGH OPENINGS BEFORE ORDERING. SIGHTLITES TO BE VELUX OR APPROVED EQUAL. ALL GLASS TO BE TEMPERED AS NEEDED PER THE CALIFORNIA BUILDING CODE. ALL HARDWARE SHALL BE INSTALLED ACCORDING TO THE STANDARDS OF THE SPECIFIC MANUFACTURERS USED. ALL EXTERIOR DOORS AND WINDOWS SHALL BE GLAZED WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS. GLAZING BELOW AND/OR EXTENDING BELOW 18" A.F.F. SHALL BE TEMPERED, TYP. AT ALL CONDITIONS. PROVIDE SAFETY GLAZING AT ANY WINDOW WITHIN 24" FROM DOORS AND AT ADJACENT TO STAIRS. CONTRACTOR TO FIELD VERIFY ALL DOOR SIZES AND ROUGH OPENINGS BEFORE ORDERING. ALL GLASS TO BE TEMPERED AS NEEDED PER CALIFORNIA BUILDING CODE. ALL HARDWARE SHALL BE INSTALLED ACCORDING TO THE STANDARDS OF THE SPECIFIC MANUFACTURERS USED. ALL EXTERIOR DOORS AND WINDOWS SHALL BE GLAZED WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS. GLAZING BELOW AND/OR EXTENDING BELOW 18" A.F.F. SHALL BE TEMPERED, TYP. AT ALL CONDITIONS. PROVIDE SAFETY GLAZING AT ANY WINDOW WITHIN 24" FROM DOORS AND AT ANY DOOR WITH GLAZING. CONTRACTOR TO MATCH DIMENSIONS OF ALL REPLACEMENT DOORS.

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/20/17
2	SITE PERMIT SUBMITTAL	5/23/17
3	NOPDR No. 1	8/07/17
4	NOPDR No. 1	11/07/17

RESIDENCE
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SAN FRANCISCO

FLR PLANS - NEW

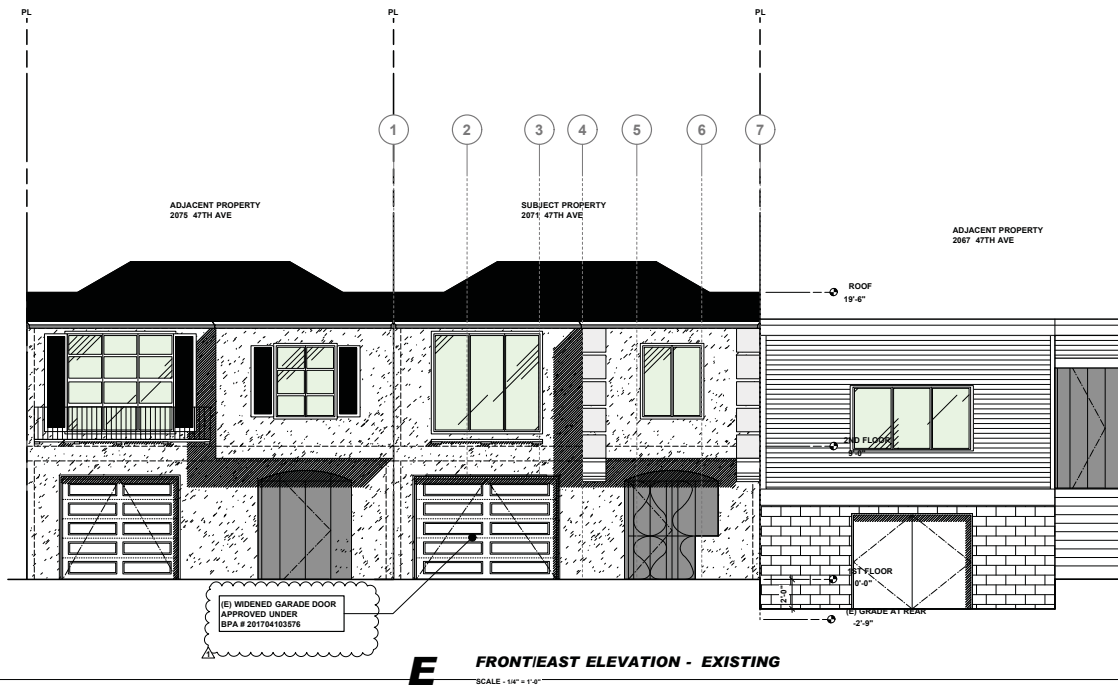
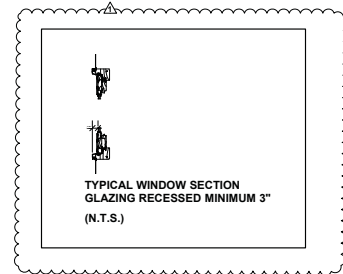
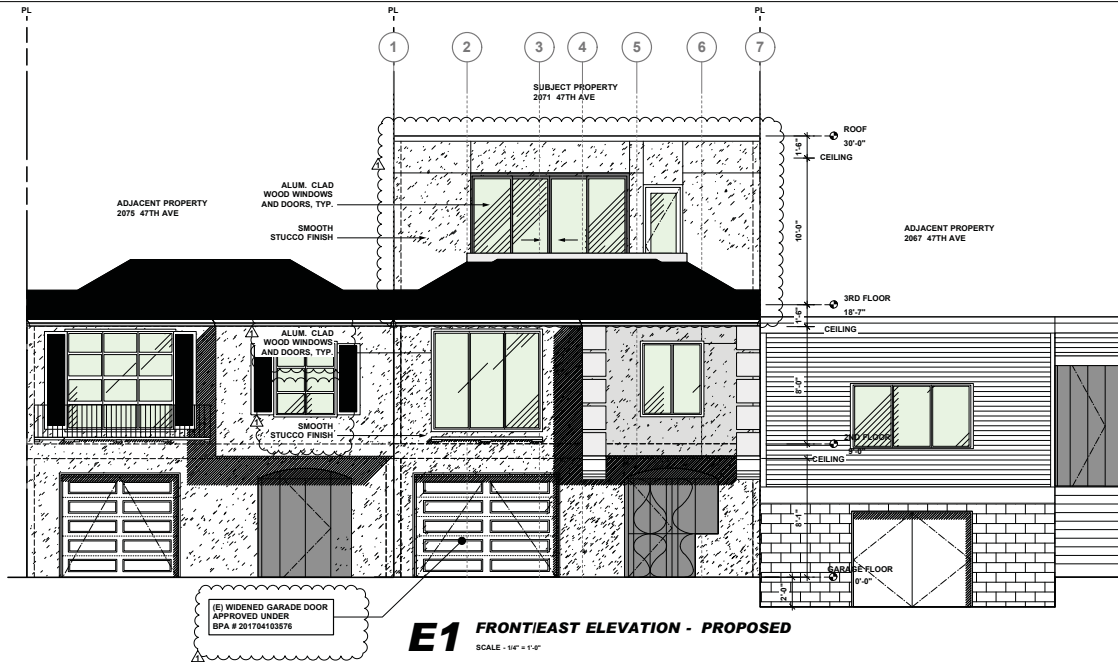
Project number: 170201-260
Date: MAY 2, 2017
Drawn by: JS RR

A102

Scale: SEE DRAWING

Seal

ARCHITECT
JAMES M. JOHNSON
C-13327
RESIDENCE
11/30/2017



No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

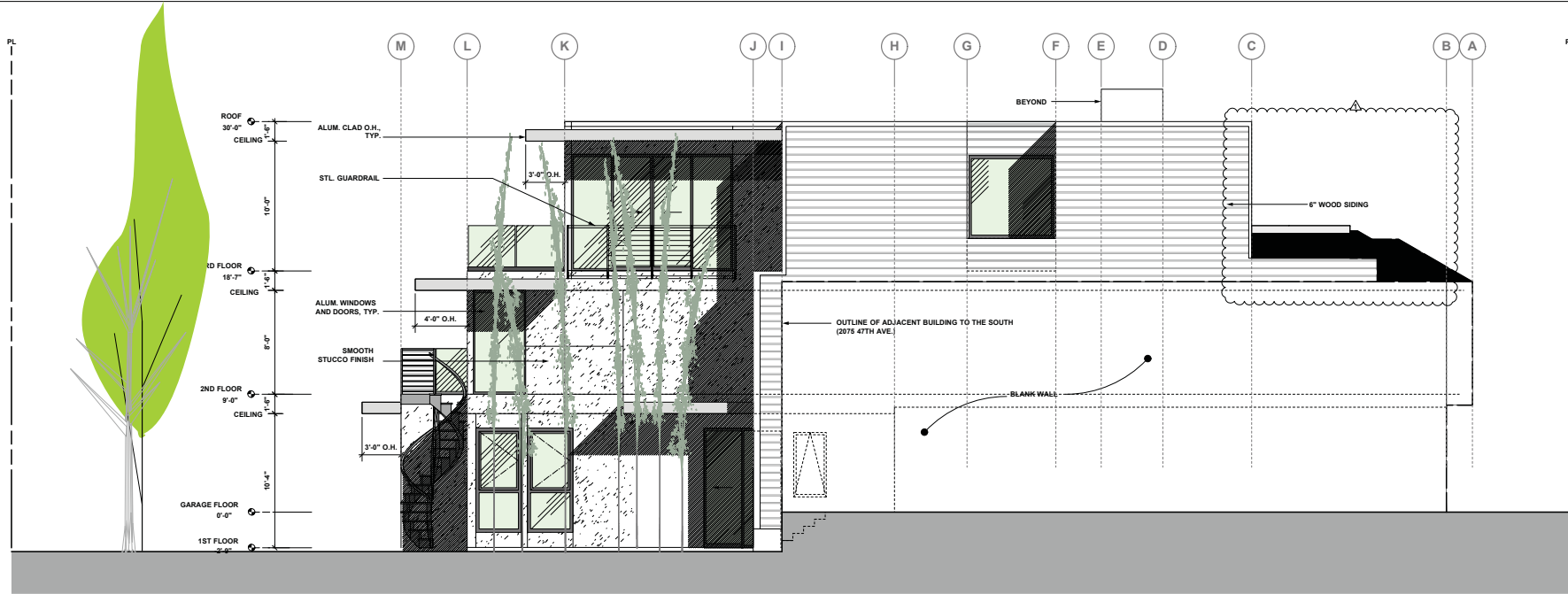
RESIDENCE
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ELEVATIONS-EAST

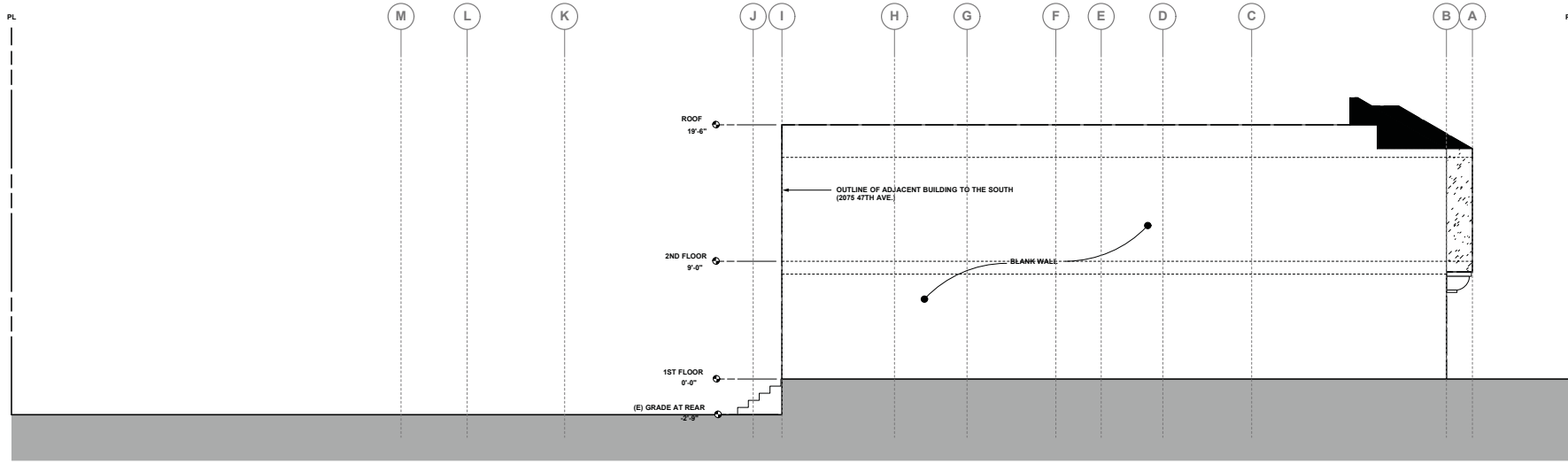
Project number	170201-260
Date	MAY 2, 2017
Drawn by	RR
Scale	SEE DRAWING



A200



S1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



S SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

RESIDENCE
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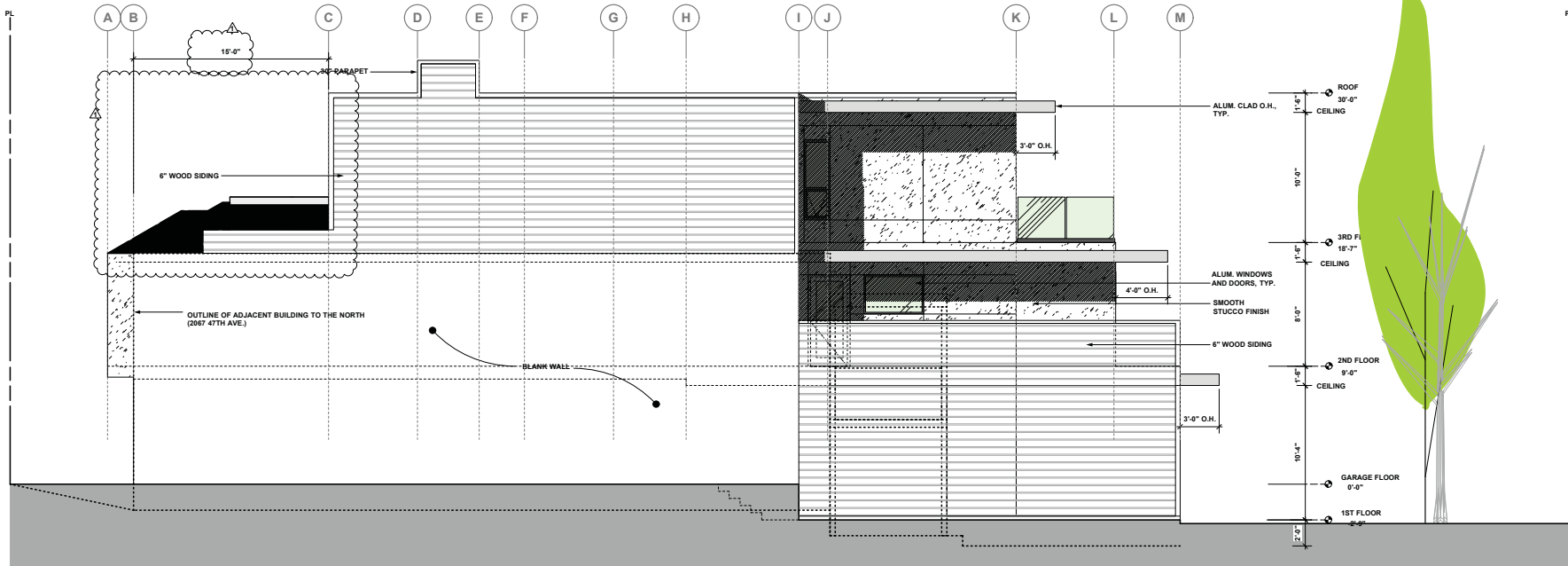
ELEVATIONS-SOUTH

Project number 170201-260
Date MAY 2, 2017
Drawn by RR

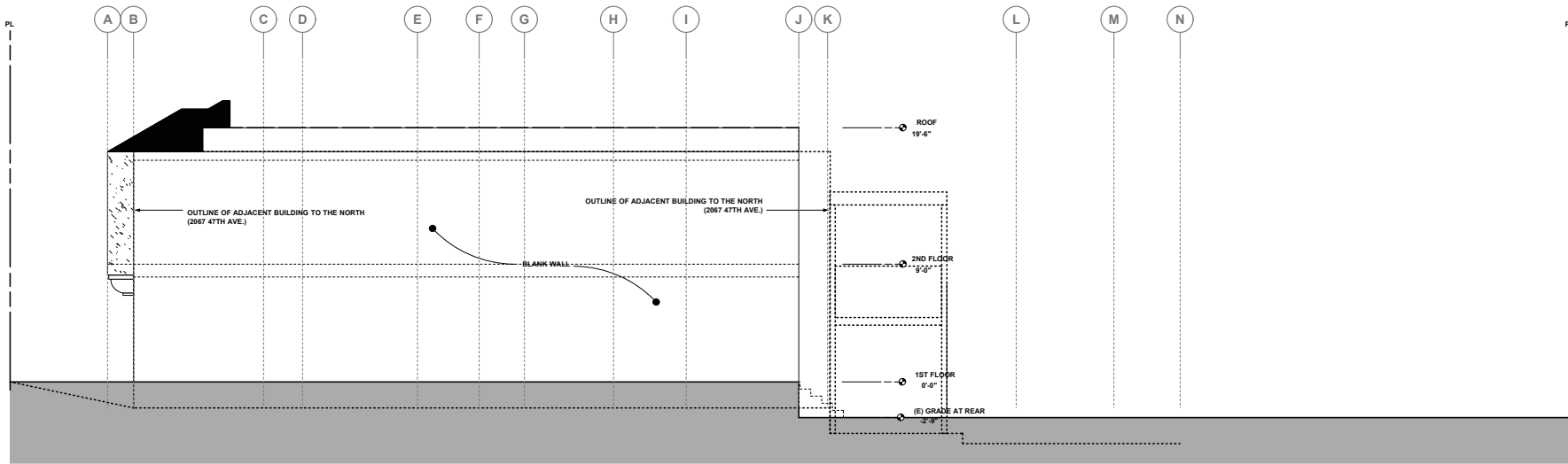
A201

Scale SEE DRAWING





N1 NORTH ELEVATION - PROPOSED
SCALE - 1/4" = 1'-0"



N NORTH ELEVATION - EXISTING
SCALE - 1/4" = 1'-0"

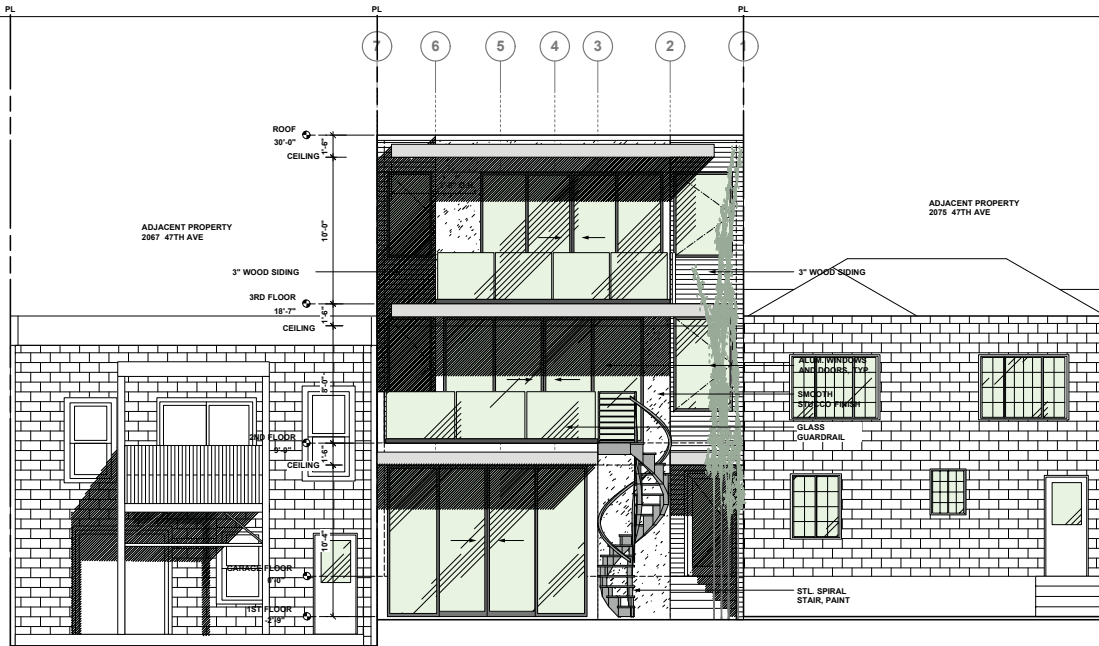
No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOPDR No 1	8/07/17
4	NOPDR No 1	11/07/17

RESIDENCE
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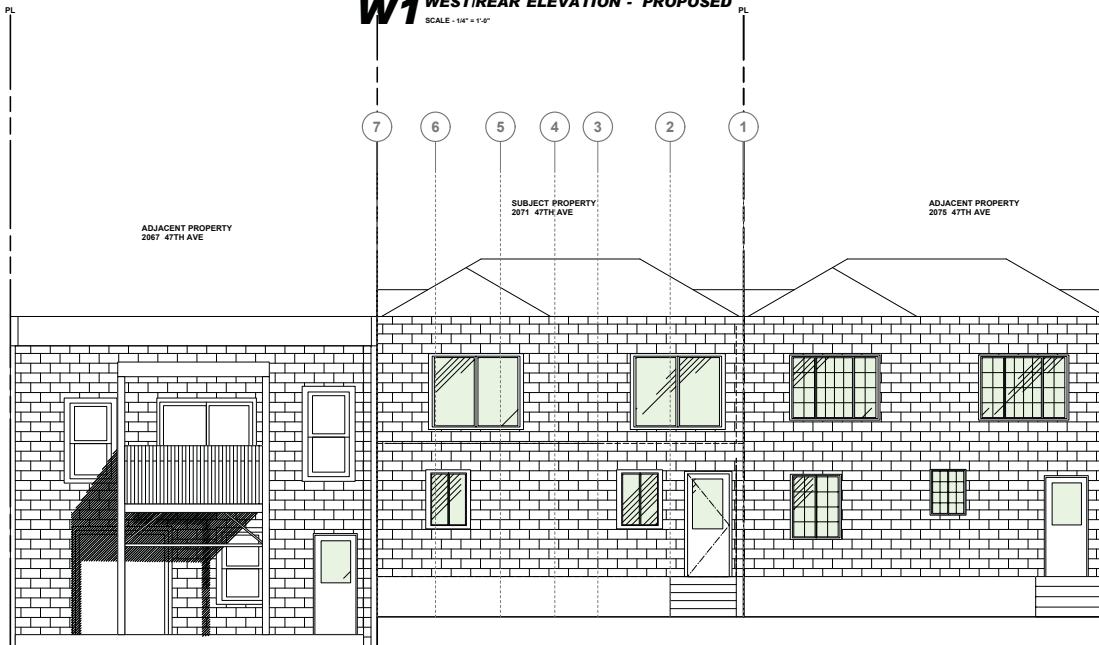
ELEVATIONS-NORTH

Project number	170201-260
Date	MAY 2, 2017
Drawn by	RR
Scale	SEE DRAWING





W1 WEST REAR ELEVATION - PROPOSED
SCALE - 1/4" = 1'-0"



W WEST REAR ELEVATION - EXISTING
SCALE - 1/4" = 1'-0"

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
3	NOFDR No 1	8/07/17
4	NOFDR No 1	11/07/17

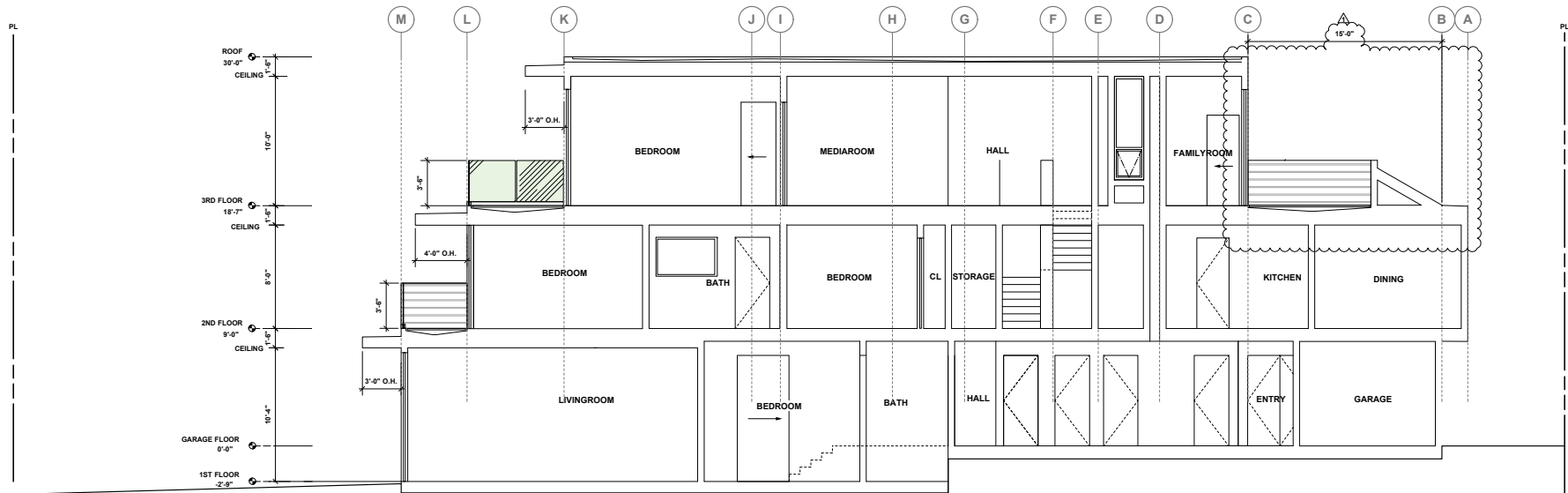
RESIDENCE
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ELEVATIONS-WEST

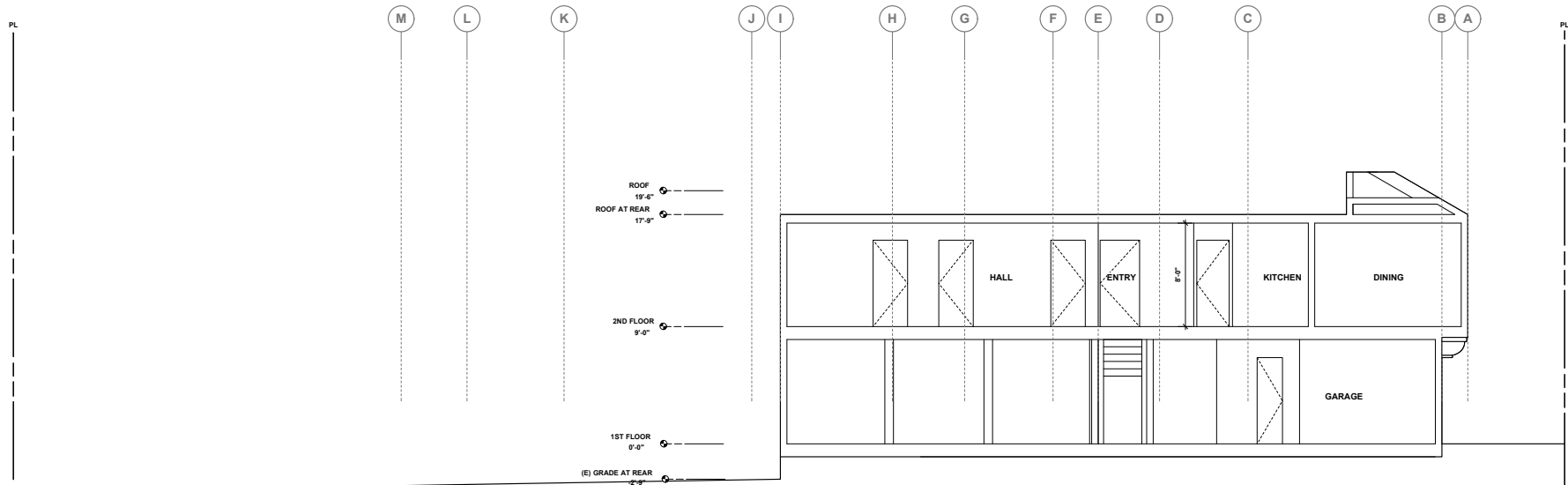
Project number	170201-260
Date	MAY 2, 2017
Drawn by	RR
Scale	SEE DRAWING



A203



S1 SECTION - PROPOSED
SCALE - 1/4" = 1'-0"



S SECTION - EXISTING
SCALE - 1/4" = 1'-0"

No.	Description	Date
1	NEIGHBORHOOD MEETING	5/02/17
2	SITE PERMIT SUBMITTAL	5/03/17
Δ	NOPDR No 1	8/07/17
Δ	NOPDR No 1	11/07/17

RESIDENCE
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SAN FRANCISCO

SECTION E/N

	Project number	170201-260
	Date	MAY 2, 2017
	Drawn by	JS
Scale	SEE DRAWING	



2071 47th Avenue

47th Ave

47th Ave

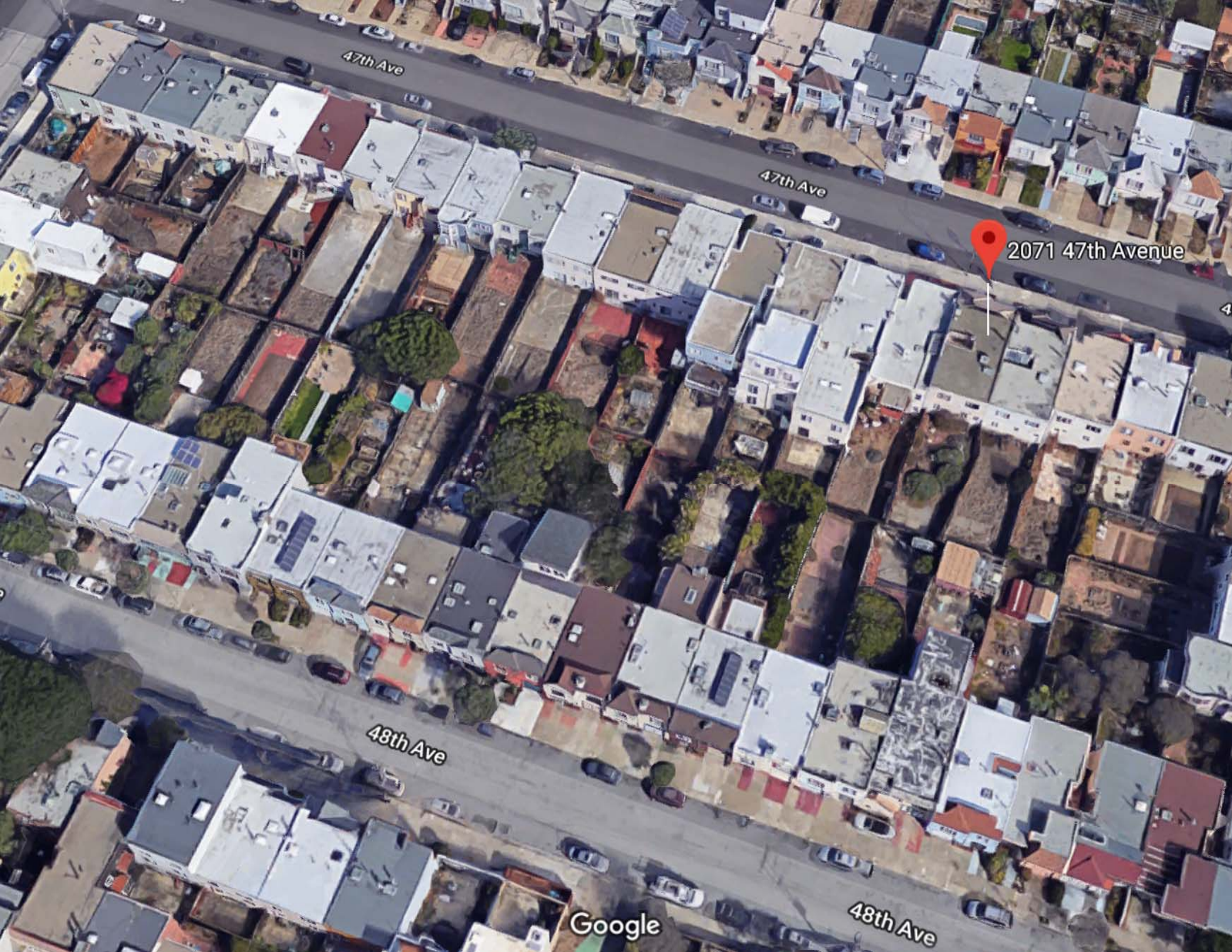
Pacheco St

Quintara St

48th Ave

48th Ave





47th Ave

47th Ave

2071 47th Avenue

48th Ave

Google

48th Ave







