SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Abbreviated Analysis
HEARING DATE: FEBRUARY 13, 2020

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Date:	February 3, 2020
Case No.:	**2017-010281DRP-02**
Project Address:	**236 El Camino Del Mar**
Permit Applications:	2017.0721.2594
Zoning:	RH-1 [Residential House, One-Family] 40-X Height and Bulk District
Block/Lot:	1304 / 008A
Project Sponsor:	Ashley Wallace Martinovic Milford Architects 101 Montgomery Street, Suite 650 San Francisco, CA 94104
Staff Contact:	David Winslow – (415) 575-9159 David.Winslow@sfgov.org
Recommendation:	**Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to construct a ground and second level horizontal rear addition, rear decks at levels 1-3 and interior alterations to an existing three-story, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The site is a 20'-0" wide x 100'-0" deep slightly down sloping lot with an existing 3-story, one-family house built in 1948 and is categorized as an 'A' –Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of El Camino Del Mar are 3-stories with front mansard roofs and a regular alignment at the street face. The open space at the rear faces north and is defined by a very consistent alignment of rear building walls. The proposed project is immediately situated between both DR requestors' 3-story buildings.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 26, 2019 – October 28, 2019	10.28.2019	2.13.2020	108 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 24, 2020	January 24, 2020	20 days
Mailed Notice	20 days	January 24, 2020	January 24, 2020	20 days
Online Notice	20 days	January 24, 2020	January 24, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	69	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

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

DR REQUESTORS

DR requestor #1:
Peter Tempel of 230 El Camino Del Mar, adjacent neighbor to the East of the proposed project.

DR requestor #2:
Marc Heyneker of 240 El Camino Del Mar, adjacent neighbor to the West of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor #1 is concerned by the following issues:

1. The height and depth of the building is out of scale with the existing building scale at the mid-block open space. The rear addition does not provide adequate setbacks.
2. The building is not articulated to minimize impacts to light and privacy to adjacent properties;
3. The decks at every level would be intrusive to privacy.

Proposed alternatives: Match the neighboring building at 240 El Camino Del Mar by: limiting the ground level extension to 9'; the second level to 3.5' plus a 5.5' deck; the upper level to 1' and; provide 5' side setbacks on both sides.

See attached *Discretionary Review Applications*, dated October 28, 2019.

DR requestor #2 is concerned by the following issues:

1. The height and depth of the building is out of scale with the existing building scale at the mid-block open space. The rear addition does not provide adequate setbacks.
2. The building is not articulated to minimize impacts to light and privacy to adjacent properties;

Proposed alternatives: Match the neighboring building at 240 El Camino Del Mar by: limiting the ground level extension to 9'; the second level to 3.5' plus a 5.5' deck; the upper level to 1' and; provide 5' side setbacks on both sides and; eliminate any windows facing 240 ECDM; provide tall plants as a screen for privacy.

See attached *Discretionary Review Applications*, dated October 28, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project has been reviewed and found to be compliant to the Planning Code and Residential Design Guidelines. It has been designed to respond to the existing mid-block open space with scale and massing that is contextually appropriate with the existing buildings on the block. It will not adversely impact privacy, light and air access to adjacent building, but it has been modified to address neighbors' concerns.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) reviewed this and found the shaping of the rear addition is compatible with the immediate neighboring buildings and complies with the Residential Design Guidelines related to articulating the building to minimize impacts to light, air and privacy, and maintain reasonable access to mid-block open space against both adjacent DR requestors' properties. The project sponsor has revised and refined the design to lower the height of the lower floor by 3'-7" and provide a 3'6" side setback against the neighbor to the West to reduce the shadow impacts, and reducing a side facing window to the east to reduce privacy impacts.

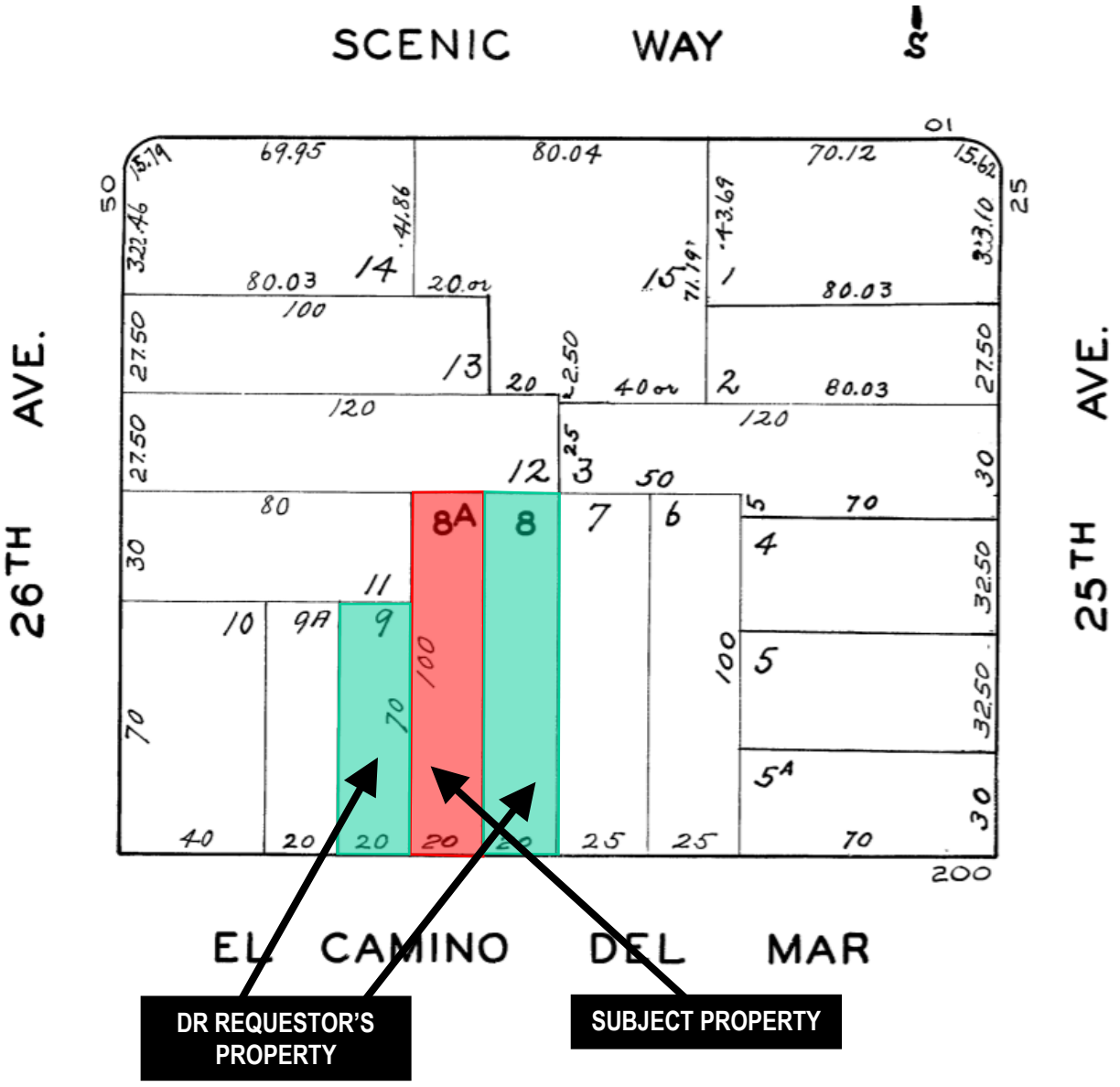
Therefore, staff recommends not taking Discretionary Review.

RECOMMENDATION:	**Do Not Take DR and Approve**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Applications dated 1.30.20
Revised plans and 3-D renderings dated 1.29.20
311 Notification plans and 3-D renderings dated 2.22.19

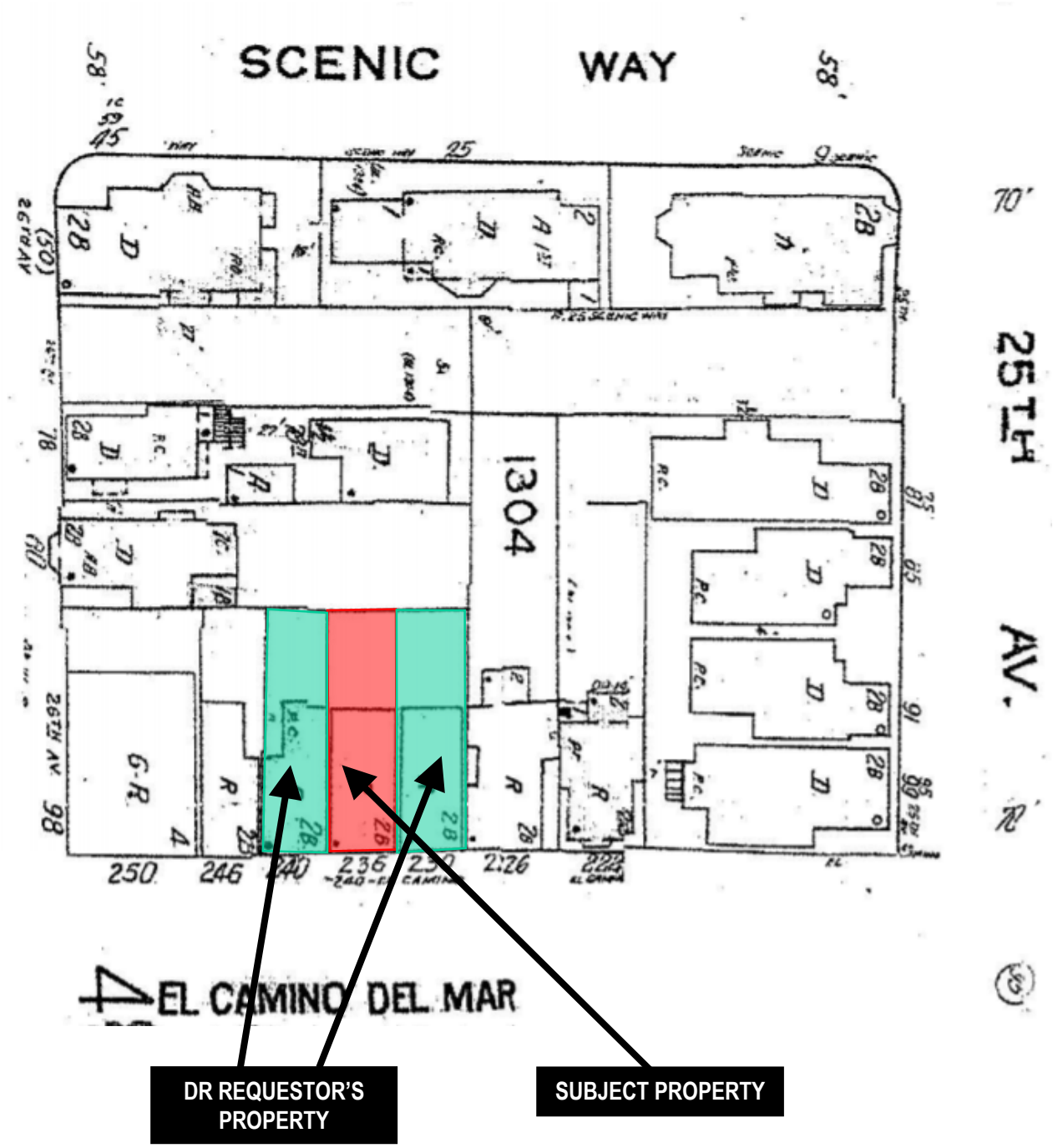
Exhibits

Parcel Map



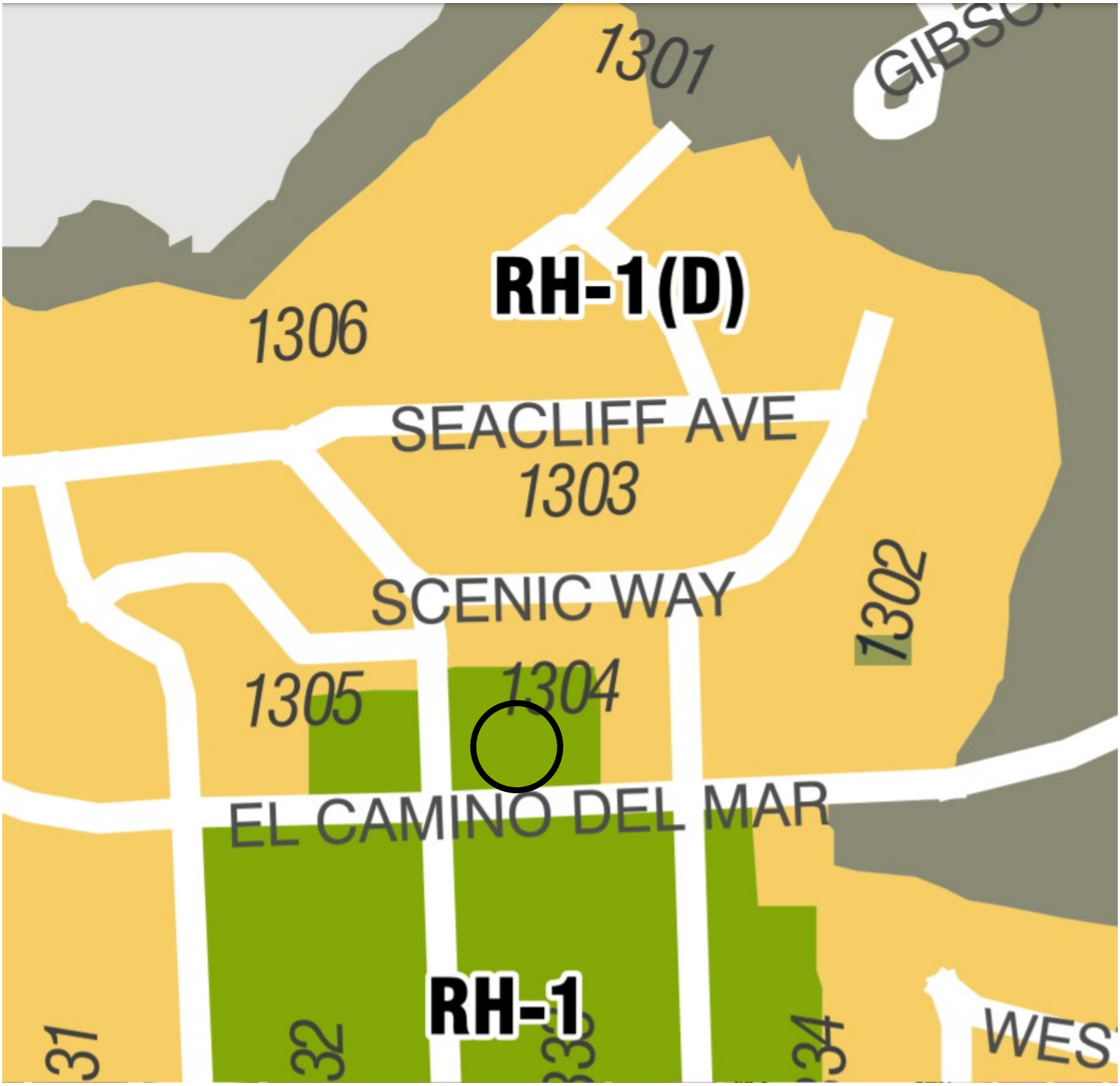
Discretionary Review Hearing
Case Number 2017-010281DRP-02
236 El Camino Del Mar

Sanborn Map*



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

Zoning Map



Discretionary Review Hearing
Case Number 2017-010281DRP-02
236 El Camino Del Mar

Aerial Photo

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Aerial Photo

Aerial Photo

Discretionary Review Hearing
Case Number 2017-010281DRP-02
236 El Camino Del Mar

Aerial Photo

Site Photo

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 21, 2017, Building Permit Application No. 2017.07.21.2594 was filed for work at the Project Address below.

Notice Date: 9/26/2019 **Expiration Date: 10/28/2019**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	**236 El Camino Del Mar**	Applicant:	**Ashley Wallace, Martinkovic Milford Arch.**
Cross Street(s):	**25th and 26th Avenues**	Address:	**101 Montgomery Street, Suite 650**
Block/Lot No.:	**1304/008A**	City, State:	**San Francisco, CA 94104**
Zoning District(s):	**RH-1/ 40-X**	Telephone:	**(415) 346-9990 x216**
Record Number:	**2017-010281PRJ**	Email:	**ashley@martinkovicmilford.com**

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

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

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☒ Rear Addition	☐ Side Addition	☐ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	20 feet	No Change
Side Setbacks	None (none required by Code)	No Change
Building Depth	49 feet 4 inches (with decks)	56 feet 1 ¼ inches (with decks)
Rear Yard	50 feet 8 inches	43 feet 10 ¾ inches (with decks)
Building Height	25 feet 9 ½ inches	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change

PROJECT DESCRIPTION

The proposed project is a horizontal addition and interior remodel. Exterior work includes: (1) infilled insulated roof to match existing; (2) new exterior decks at floors 1-3; and (3) expansion of lower ground floor level.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Elizabeth Gordon Jonckheer , 415-575-8728, elizabeth.gordon-jonckheer@sfgov.org

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
236 EL CAMINO DEL MAR		1304008A
Case No.		**Permit No.**
2017-010281PRJ		201707212594
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

HORIZONTAL ADD & INTERIOR REMODEL. EXTERIOR WRK: (N) INFILLED INSULATED ROOF TO MATCH (E); (N) EXT. DECK @ FLRS 1-3; EXPANSION OF LOWER GRND FLR. INTERIOR WRK: MODIFICATION & INFILL OF (E) WALLS FOR (N) INTERIOR LAYOUT; (N) INTR PARTITIONS, DOORS, CEILINGS, LIGHTS; (N) CABINETRY W/ (N) APPLIANCES.

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
☐	**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**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

☐	**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)*
☐	**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 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).*
☐	**Transportation:** Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?
☐	**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? If yes, archeo review is requried (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**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*). If yes, Environmental Planning must issue the exemption.
☐	**Slope = or > 25%:** Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.**
Comments and Planner Signature (*optional*):	Elizabeth Gordon Jonckheer

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
■	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**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.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
■	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
■	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

■	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A — ☐ Reclassify to Category C a. Per HRER or PTR dated *(attach HRER or PTR)* b. Other *(specify)*:
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.
☐	**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*):	
Preservation Planner Signature:	Elizabeth Gordon Jonckheer

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■	**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: Building Permit	**Signature:** Elizabeth Gordon Jonckheer
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/05/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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 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)
236 EL CAMINO DEL MAR		1304/008A
Case No.	Previous Building Permit No.	New Building Permit No.
2017-010281PRJ	201707212594	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:	**Date:**

PROJECT APPLICATION RECORD NUMBER (PRJ)

2017-010281PRJ

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: PETER TEMPEL

Address: 230 EL CAMINO DEL MAR, SF, CA 94121

Email Address: home@tempel.net

Telephone: 831-345-7543

Information on the Owner of the Property Being Developed

Name: WILLIAM PING CHUN SETO

Company/Organization: PLEASANT HILL PROPERTIES LLC

Address: P.O. BOX 895, RUTHERFORD, NJ 07070

Email Address: billseto1996@gmail.com

Telephone: 415-629-6257

Property Information and Related Applications

Project Address: 236 EL CAMINO DEL MAR, SF, CA 94121

Block/Lot(s): 1304/008A

Building Permit Application No(s): 2017.07.21.2594

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

PLEASE SEE ATTACHED

Project at:
236 El Camino del Mar

Page (2)

DISCRETIONARY REVIEW REQUEST

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

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

Project at:
236 El Camino del Mar

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Answers to Discretionary Review Form **Monday October 28, 2019**
Re: Project at 236 El Camino del Mar
by Peter Tempel, 230 El Camino Del Mar, San Francisco, CA 94121

Actions Prior to Discretionary Review:

Attempted Compromise:

2.5 hour meeting with Owner's Architect 2017:
-We proposed compromises
-Owner's Architect found them reasonable
-Owner rejected them out of hand; offered no alternative
-Owner refused direct communication; required all communication to go through Architect
-Owner's Architect emailed us promising updates on new plans and never got back to us.
-We haven't heard from him in 2 years.

-This summary dismissal of our compromise attempt, along with embargoed communication, forced us into a dead-end.

So we turned to Planning:

-Discussed the 37 neighbors and their objections, with the Planner, Sara Vellve.
-She too agreed to give us an opportunity to see any new plans and give feedback before the 311 notice.
-No new Planner has been assigned since June 2018 through the Present (according to Accela website)
-Planning sent 10-day cancelation letter to sponsor 10 months ago on 12-29-18
-Project then sat dormant for 8 months
-On 9-19-19, with no new Planner listed , 311 notice went out. We were not given the review and feedback opportunity that had been agreed with the only Planner of record.

We are interested in good faith compromise:

-Looking for someone on the other side to talk to.

QUESTION #1

A. Rear yards on our block currently combine to:
-create openness
-provide light
-allow the onshore flow of air to reach all the homes
-protect privacy

The proposed building:
1. would wall off the mid-block open space.
2. would cause drastic light blockage for all adjacent neighbors.
3. is of size, shape and scope that are entirely out of character for our block and our neighborhood.
4. would be the first on our block to have cruise ship style elevated party decks on all 3 levels.

Project at:
236 El Camino del Mar
Page (4)

RDG/Planning Code cited for # 1 - 4 above:

-RDG Sec I p.5:
Ensure that the building's scale is compatible with surrounding buildings.
Ensure that the building respects the mid-block open space.
Maintain light to adjacent properties by providing adequate setbacks.

-RDG Sec III p.16:
When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered.

-RDG Sec I p.4:
Section 101.1 of the Planning Code: establishes priority policies to conserve and protect existing neighborhood character.

-Planning Code Section 101:
states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

B. Tunneling Effect:
I am already living in the dark shadow of a 24' high, 15' long wall from my neighbor on the east side. The new project would now shadow me from the west as well, so light would hit me and my rear yard only during the noon hour creating a dark tunnel for me and my yard. I would now be boxed in by a long high wall on BOTH sides of my home.

RDG cited for Tunneling Effect:

-RDG Sec I p.3:
A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.

C. Massing:
According to the Plans, the proposed wall, measured from my rear yard (at 3' 6" below the garage), would be 16' feet longer than the existing house at the garage level and 14' tall. In other areas the height is 24' with a depth of 8'. That 24' wall boxes me in on the rear of my 2nd floor, where I spend most of my time.

RDG cited for Massing:

-RDG Sec IV p.26:
Building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall (…) An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space.

D. Privacy:
The decks will also look straight into the windows of most homes on the block. While it's understood that City living requires some loss of privacy, this represents a grossly unreasonable effect on the privacy of the entire block.

RDG cited for Privacy:

-RDG Sec III p.16:
When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered.

Project at:
236 El Camino del Mar

E. Airflow:
The proposed building causes significant airflow restrictions for all adjacent neighbors.

Planning Code cited for Airflow:

-Planning Code Section 101:
states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

QUESTION #2:

All property owners and tenants on Block 1304 are affected.
So far, 12 have written letters of opposition to the project with more to follow. A current total of 38 property owners expressed opposition via letter and/or petition. Neighborhood survey results also show concerns in alignment with those stated here.

Please see answers to Question #1 above for the adverse effects of this project.

QUESTION #3:

-Cut back the length of the first and second floor additions and the 3 decks.
-Increase distance between sponsor's addition and the two neighboring properties.

-We would like to see the addition be in line with the recent and reasonable addition at 240 El Camino del Mar in 2017.

-The same Planner assigned to this project, Sara Vellve, was assigned to 240 El Camino del Mar in 2016.

-Planner Sara Vellve wrote in 2016:
"I was able to see the neighbor's deck using the aerial photos we have access to when I initially reviewed the proposal. I understand your point about the depth of the proposed deck in relation to the neighbor's existing deck. Since the reduced depth we are requesting is about equal to the neighbors, **it seems all the more reason to cut it back so both decks are essentially of equal depth, which is the purpose of the Residential Design Guidelines."**

In keeping with this "purpose of the Residential Design Guidelines", we would propose allowing the new extension to match the existing one, which would be:
-9' extension at ground level
-3.5' extension at 2nd floor plus a 5.5' deck
-1' extension to top deck (from 2' 6" to 3' 6")
-5' Side Setbacks on both sides (instead of the proposed 3.5' on the project's east side side and 0' the project's west side)

-No windows on any wall that would face towards our property, to protect our privacy

-Indent and angle the design of 2nd floor roof deck railing, plus maintain tall potted deck plants in that deck corner adjacent to our property, to further mitigate the significant invasion of privacy that access to "look back" into my home at 230 El Camino del Mar or Mr. Heyneker's home at 240 El Camino del Mar.

-We hope this DR process will finally bring the Sponsor or his representatives to the table for good faith compromise.

Project at:
236 El Camino del Mar

Google Maps

Imagery ©2019 Google, Map data ©2019 , Map data ©2019 10 ft

Project at:
236 El Camino del Mar
Page (7)

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Peter Tempel
Signature

Peter Tempel
Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

831-345-7543
Phone

home@tempel.net
Email

For Department Use Only
Application received by Planning Department:

By: _____ Date: _____

PROJECT APPLICATION RECORD NUMBER (PRJ)

2017-010281PRJ

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: MARC HEYNEKER

Address: 240 EL CAMINO DEL MAR, SAN FRANCISCO, CA 94121

Email Address: marc.heyneker@gmail.com

Telephone: 650-302-4920

Information on the Owner of the Property Being Developed

Name: WILLIAM PING CHUN SETO

Company/Organization: PLEASANT HILL PROPERTIES LLC

Address: P.O. BOX 895, RUTHERFORD, NJ 07070

Email Address: billseto1996@gmail.com

Telephone: 415-629-6257

Property Information and Related Applications

Project Address: 236 EL CAMINO DEL MAR

Block/Lot(s): 1304/008A

Building Permit Application No(s): 2017.07.21.2594

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

Please see attached for the description of our Actions Prior to a Discretionary Review Request, thank you.

RE: PROJECT:
236 EL CAMINO DEL MAR 311
PAGE (2)

MARC HEYMERER
DRP APPLICATION

DISCRETIONARY REVIEW REQUEST

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

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

Provided in attached pages below

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

Provided in attached pages below

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

Provided in attached pages below

RE: PROJECT:
236 EL CAMINO DEL MAR 311
PAGE (3)

MARC HEYNEKER
DRP APPLICATION

Discretionary Review Request Form
Response: Actions Prior to Discretionary Review & our Answers to the 3 Questions

Submission Date: Monday, October 28, 2019

Answer Submissions by:
Marc Heyneker, 240 El Camino Del Mar, SF, CA 94121

Actions Prior to Discretionary Review:
We absolutely attempted to come to a compromise solution. In fact, we hosted a 2.5 hour meeting at our home with the Owner's architect where we expressed our concerns, proposed compromises, and the architect found them reasonable. The Owner rejected them. The Owner refused direct communication, and we were told we must go via his architect. Email from Owner's Architect promised: "Once we have the comments back from the planning dept and RDAT, we will review them with Bill and keep you and Peter updated with the process." That was 2017, the last time we heard from the Owner's Architect. The dismissal of the compromise + no ability to speak with Owner directly forced us to work with SF Planning.

38 property owners in our community have already expressed opposition to this project via petition and letters. 12 letters have been submitted to planning, and we can provide copies to you if helpful. We were told by the Planner, Sara Vellve, that we could review any newly submitted plans and then give feedback before any 311 notice. Planning sent a cancellation notice on 12-29-2018 to Owner. The project was then dormant for 8 months. On 9-19-2019, with no new Planner listed on the Accela website, the 311 Notice went out. We were not given the opportunity for review and feedback, as agreed by Planner, hence now our filing of the Application for Discretionary Review.

1. We are requesting a Discretionary Review for the following reasons - based on the Residential Design Guidelines set forth by the San Francisco Planning Committee:

"Planning code Section 101 states that one of the purposes of the Planning code is to provide adequate light, air, privacy...to property in San Francisco."

Further,

a. **Section II - Neighborhood Character: 'buildings must be compatible with the scale...drawing from elements that are common to the block.'** The submitted plan proposal will disproportionately increase the size and footprint of the property relative to the surrounding properties and the character of the neighborhood.

b. **Section III – Site Design; Rear Yard: "Articulate the building to minimize impacts on light and privacy to adjacent properties."** We have found through time lapse photography (available at your request) that the amount light would be greatly reduced in both adjacent properties as well as well as the common mid-block open space of the neighborhood block. As far as privacy, we understand that almost any changes to an extension of a property will

RE: PROJECT:
236 EL CAMINO DEL MAR 311
PAGE (4)

MARC HEYNEKER
DRP APPLICATION

impact the amount of privacy to neighboring properties, but the proposed extension as it is now, will jut out 15 feet beyond both adjacent/adjoining properties thus creating an essential "viewing platform" over the neighborhood, as well as back into the homes of the properties on either side. We believe that it is an exorbitant amount of requested space creating a huge rippling impact to light, air and privacy on the neighboring homes which do not resemble this size or style of home.

c. **Section IV – Building Scale at the Mid-Block Open Space: "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space."** The Residential Design Guideline acknowledges this characteristic as a community amenity, and we agree. It is an incredibly special feature in this neighborhood, and it would be concerning to see a precedent set whereby properties are permitted to extend so far back that open footprint or beautiful green courtyard would be depleted.

2. We accept fully that there will be some reasonable impacts as a part of a neighbor's construction project. We do not wish to stand in the way of someone improving their home. However, based on the scope of the proposed extension, we do believe that our property as well as our other neighbors would be unreasonably and unfairly affected, especially given the past design and permit rulings related to our house and this property, also citing the same Residential Design Guidelines. As you'll see in our proposed resolution and compromise below, we are just seeking the same, reciprocal treatment and ruling as was given to us.

Also of serious note and consideration is that our neighbor directly to the east of 236 El Camino Del Mar, Peter Tempel at 230 El Camino Del Mar, would suffer severely from privacy, light, air and communal space impact for a 2nd time here. Peter has grown up in that house all of his life, and is a very well known, active member of the Sea Cliff Community. With the current proposed extension, Peter would effectively live in a **setback tunnel of darkness**. I trust the Residential Design Guidelines will be applied fully to spare Peter's well-being and needs here.

Several other neighbors that share our mid-block open space have expressed their concerns for the character of their beloved neighborhood as well. We have many letters that have been submitted stating these concerns that we would be happy to share with you. For us at 240 El Camino del Mar, we feel that the air, privacy and light would be very adversely impacted.

3. Our experience with the Planning Department back in 2016-2017 -- when we submitted, amended, and executed our home renovation -- taught us that your goals are to honor the integrity of the neighborhood while fairly considering those possibly impacted by proposed changes. This amendment would help to maintain the integrity of the best practices of the Residential Design Guidelines of the Planning Department and uphold the equitable access to privacy, light and air in a neighborhood with homes of our character and scale.

RE: PROJECT:
236 EL CAMINO DEL MAR 311

MARC HEYMER
DRP APPLICATION.

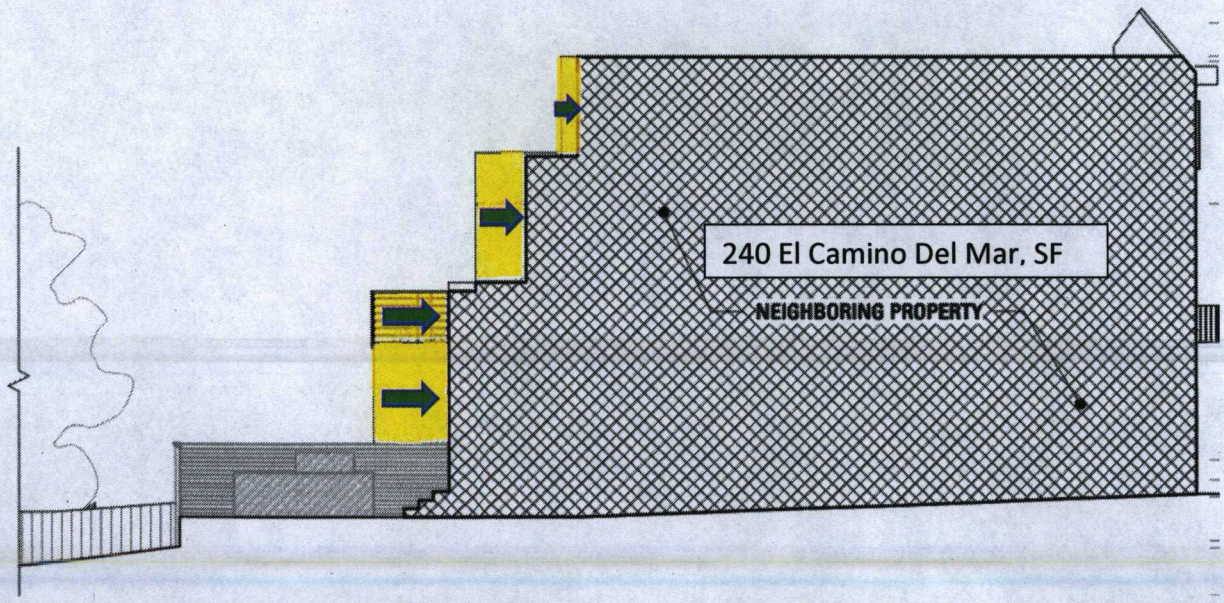
Proposed Compromise Solution:

Our proposed solution is for the SF Planning Department to be completely consistent, reciprocal and non-discriminatory with respect to the prior design and permit decisions already made related to these two properties in the past.

On October 18, 2016, there was an email correspondence between Sara Vellve from SF Planning and Kylee Keller, our architect, related to our home remodel design and permit approval for 240 El Camino Del Mar. Here is a quote from that correspondence:

"I was able to see the neighbor's deck using the aerial photos we have access to when I initially reviewed the proposal. I understand your point about the depth of the proposed deck in relation to the neighbor's existing deck. Since the reduced depth we are requesting is about equal to the neighbors, ***it seems all the more reason to cut it back so both decks are essentially of equal depth, which is the purpose of the Residential Design Guidelines."***

We therefore believe the fairest resolution is for 236 El Camino Del Mar's project to match our rear façade distances equally. Below is the graphic from page 6 of the 311 notification received. Highlighted in yellow are the protruding portions of their plan we are asking to reduce to be equal to our walls on all levels.



Per this side view graphic from the 311 submission, the yellow highlighted areas and arrows represent our requested modifications as follows:

Ground Floor:

- reduce the home extension from 15 feet proposed, to 9 feet, to exactly match 240 El Camino Del Mar Ground Floor firewall length.

RE: PROJECT
236 EL CAMINO DEL MAR 311
PAGE (6)

MARC HEYNEKER
DRP APPLICATION

2nd Floor:

- reduce the home extension from 8 feet proposed, to 3.5 feet in length, to exactly match 240 El Camino Del Mar 2nd Floor firewall length.
- reduce 2nd floor roof deck from 7 feet proposed, to 5.5 feet in length
- With both changes, the 2nd floor will be 9 feet total, to exactly match 240 El Camino Del Mar.

3rd Floor:

- Reduce the deck size to 3.5 feet, to exactly match 240 El Camino Del Mar & 230 El Camino Del Mar neighbors.

Setback:

- We are requesting a 5 foot setback. This is important for light, air, and privacy. (Note: A setback had already been proposed between 236 and 230, and will also benefit from this).

Other:

- No windows on any wall that would face towards our property, to protect our privacy
- Indent and angle the design of 2nd floor roof deck railing, plus maintain tall potted deck plants in that deck corner adjacent to our property, to further mitigate the significant invasion of privacy that access to "look back" into our or Mr. Tempel's home.

We feel this compromise would be the most fair and reasonable resolution that would be fully consistent and reciprocal enforcement of the Residential Design Guidelines per SF Planning's prior rulings between these properties.

We think it is important to mention that 236 El Camino Del Mar was purchased in 2012 by Mr. Seto, an international absentee owner who rarely visits this tenant-occupied property. We understand Mr. Seto also has other investment properties under his management company, Pleasant Hill LLC. The current tenant at 236 El Camino Del Mar will be displaced as a result. Although we can understand and appreciate that any expansion of this property would directly increase Mr. Seto's property value, his gain would come at the direct expense of primary San Francisco residents who make up this special community, and who live here permanently. We feel our proposed compromise most fairly optimizes the needs and goals of all parties involved.

Thank you very much for your consideration, we are available to answer any further questions.

Sincerely,

Marc Heyneker
240 El Camino Del Mar
SF, CA 94121

RE: PROJECT:
236 EL CAMINO DEL MAR
PAGE (7)

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Peter Tempel
Signature

Peter Tempel
Name (Printed)

Neighbor
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

831-345-7543
Phone

home@tempel.net
Email

Re: Project at:
236 El Camino del Mar

Page (8)

For Department Use Only
Application received by Planning Department:

By: _____ Date: _____

October 28, 2019

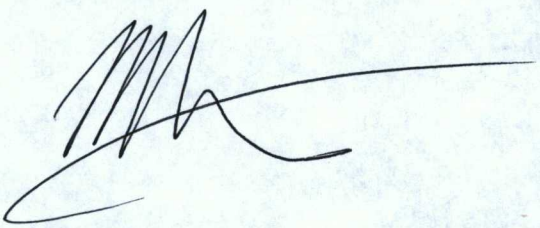
Marc Heyneker
240 El Camino Del Mar
San Francisco, CA 94121

LETTER OF AUTHORIZATION

I hereby authorize Peter Tempel to file a request for Discretionary Review on my behalf.

Sincerely,

Marc Heyneker



ZACKS, FREEDMAN & PATTERSON
A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

February 5, 2020

VIA EMAIL AND HAND DELIVERY

President Joel Koppel
San Francisco Planning Commission
c/o David Winslow, Staff Architect
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 236 El Camino Del Mar - Case No. 2017-010281DRP
Discretionary Review Requests

Dear President Koppel and members of the Planning Commission:

The proposed project at 236 El Camino Del Mar (the "Property") should not be approved because it will unreasonably interfere with neighbors' light, airflow, and privacy. It proposes a fifteen-foot horizontal addition (the "Project") that is out of scale with, and would adversely impact, neighboring properties. Our office represents Marc Heyneker and Peter Tempel (the "DR Requestors"), who have requested Discretionary Review in relation to the Project. Mr. Heyneker lives at the adjacent property to the west at 240 El Camino Del Mar, and Mr. Tempel lives at the adjacent property to the east of the Property, at 230 El Camino Del Mar.

The DR Requestors make this request because the Project does not comply with the Planning Code or the Residential Guidelines ("RDGs"), such that it would harm neighboring properties. As § 101 and the RDGs note, "one of the purposes of the Planning code is to provide adequate light, air, privacy…to property in San Francisco."

The DR Requestors accept that there will be some reasonable impacts as a part of a neighbor's construction project. They do not wish to stand in the way of someone improving his property. However, based on the scope of the proposed extension, the DR Requestors' homes would be unreasonably and unfairly affected, particularly given that Mr. Heyneker was recently instructed, for a 2018 project, to build *his* rear addition to match the existing scale of the buildings, in order to comply with the RDGs. The DR Requestors are simply seeking the same consideration.

THE PROJECT DOES NOT COMPLY WITH THE RDGS

The Project would add a large mass to the rear of the Property that is out of scale with the neighborhood. In numerous respects, the Project does not comply with the Residential Design Guidelines ("RDGs"), including:

a. **Section II - Neighborhood Character: "buildings must be compatible with the scale…drawing from elements that are common to the block."**

The Project proposes an addition that is uncharacteristically deep and tall, which will block light to adjacent properties. The Project will disproportionately increase the size and footprint of the Property relative to the surrounding properties and the character of the neighborhood, extending significantly beyond the adjacent properties. Mr. Tempel's home and rear yard are already over-shadowed by his other neighbor, whose building extends significantly into its rear yard:

If the Project is built as proposed (even with the latest revisions), it will create a tunneling effect, boxing in Mr. Tempel's home:

The Planning Commission should require the Project to be pulled back, so as to comply with the Planning Code and RDGs.

b. Section IV – Building Scale at the Mid-Block Open Space: "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space."

The Project violates the Mid-Block Open Space guideline by disrupting the existing mid-block open space corridor pattern, which the RDGs acknowledge that mid-block open space is a community amenity. It is an incredibly special feature in this neighborhood, and it would be concerning to see a precedent set whereby properties are permitted to create barriers in the midblock open space pattern, depleting this beautiful green courtyard.

The "Mid-block Open Space" RDG goes on to note that an "out-of-scale rear yard addition can leave surrounding residents feeling 'boxed in' and cut-off-from the mid-block open space." This is precisely what will occur here. As noted above, the addition proposed by the

Project would extend significantly beyond the neighboring properties and box in Mr. Tempel's home and rear yard.

Importantly, when Mr. Heyneker renovated his own property by adding a horizontal extension in 2016-2018, the Planning Department required him to build his extension in line with the rear walls of the neighboring properties. Sara Vellve, the planner overseeing Mr. Heyneker's project wrote on October 18, 2016:

> From: **Vellve, Sara (CPC)** <sara.vellve@sfgov.org>
> Date: Tue, Oct 18, 2016 at 3:28 PM
> Subject: RE: 240 El Camino Del Mar
> To: Kylee Keller <kyleekeller@gmail.com>
>
> Hi Kylee – thanks for this information and plan clarifications.
>
> I was able to see the neighbor's deck using the aerial photos we have access to when I initially reviewed the proposal. I understand your point about the depth of the proposed deck in relation to the neighbor's existing deck. Since the reduced depth we are requesting is about equal to the neighbors, it seems all the more reason to cut it back so both decks are essentially of equal depth, which is the purpose of the Residential Design Guidelines.

Mr. Heyneker was instructed to pull his deck back so that it matched the neighboring property. His project was built in a sensitive manner that preserved adjacent neighbors' light and privacy on both sides (including for the Project sponsor), and the midblock open space. This Planning Department requirement for Mr. Heyneker's building set a precedent – that horizontal additions on this block be consistent with adjacent properties so as to preserve the mid-block open space.

c. **Section III – Site Design; Rear Yard: "Articulate the building to minimize impacts on light and privacy to adjacent properties**."

The Project would result in the amount of light being greatly reduced to both adjacent properties, as well as the common mid-block open space. In terms of privacy, the proposed extension will jut out 15 feet beyond both adjacent/adjoining properties, essentially creating a "viewing platform" over the neighborhood.

For example, the third floor decks would look back into Mr. Tempel's living area:

Similarly, the second floor deck would extend beyond, and look into, Mr. Heyneker's living areas:

The RDGs also require rooftop features to be sensitively located and designed "with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes." Similarly, the Planning Department has recognized that roof decks "can negatively impact the quality of life of adjacent residents" and that "potential adverse impacts such as noise, diminishment of privacy, and reduction of light to adjacent properties should be mitigated." The Planning Department has therefore recommended that all roof decks be set back at least 5' from the lot lines. The lot-line roof decks proposed by the Project do not comply with these principles.

The Project proposes large roof decks on the second and third floors at the Property. These decks would sit on the lot line on the west (adjacent to Mr. Heyneker's property), and approximately three feet from Mr. Tempel's property to the east. Because the decks would extend significantly beyond the adjacent properties, anyone standing on the decks would be able to look back into adjacent neighbors' windows. This creates unacceptable privacy impacts, and the decks should be deleted or pulled back from the property lines.

SUGGESTED COMPROMISE

The DR Requestors understand the Project sponsor's desire for more space, and are not opposed to *any* expansion at the Property. However, the Project should be built in a way that is respectful of the adjacent neighbors and consistent with past Planning Department decisions. The DR Requestors' proposed solution is for the Planning Department to be consistent, reciprocal and non-discriminatory with respect to the prior design and permit decisions already made related to these two properties in the past.

The fairest resolution would be for 236 El Camino Del Mar's project to match the adjacent rear façade at 240 El Camino Del Mar. The suggested compromise is as follows:

First / Ground Floor:

- Reduce the horizontal extension from the 15 feet proposed, to 9 feet, to match the adjacent firewall, and use a portion of the existing large (41' deep) garage to create the *same* square footage of new conditioned living space.
- Include a 5 foot setback from the adjacent property lines to provide light, air, and privacy.

Second Floor:

- Include a 5 foot setback from the adjacent property lines to provide light, air, and privacy.

3rd Floor:

- Reduce the depth of the deck to 3.5 feet, to match the decks at 240 El Camino Del Mar and 230 El Camino Del Mar.
- Include a 5 foot setback from the adjacent property lines to provide light, air, and privacy.

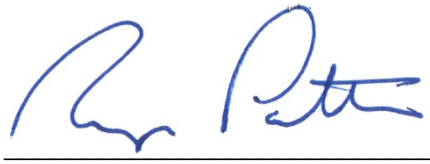
The above compromise proposal would enable the Project Sponsor to add living space without unreasonably impacting the neighbors.

CONCLUSION

The Project violates multiple RDG requirements, and it cannot be lawfully approved. Importantly, the Project sponsor has several alternative options to increase his conditioned square footage without adversely impacting his neighbors. The DR Requestors respectfully ask the Planning Commission to take discretionary review.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

Regarding the proposed changes to 236 El Camino Del Mar, I am very concerned about how it impacts open space. Rear yards and the space they create are so important to all of us who live in Sea Cliff. The project at its proposed size, and being mid-block, would wall off the open space for homes on El Camino del Mar as well as those on the southern halves of 25th and 26th Avenues.

Further, the large multiple decks looking back into multiple homes would be intrusive. They would a have a dramatic effect on privacy.

Please do not allow a dangerous precedent to be set. More open space on other blocks will be lost. A single building out of context with its surroundings is disruptive to neighborhood character. If repeated often enough such buildings can adversely impact the image of the City as a whole. The proposed expansion is undeniably out of character for this unique beloved neighborhood.

I know that sunlight is vital to my quality of life. Many nearby will suffer serious loss of light and airflow restrictions. I ask that this extension be cut back significantly to maintain the character of our neighborhood and our quality of life.

Thank you for your attention and concern,

Jean Arnold

222 El Camino Del Mar
San Francisco, CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I am writing today with a pressing concern about the proposed project at 236 El Camino del Mar and the precedent it would set for the rest of the neighborhood. Its size is altogether out of scale for our neighborhood. The large expansion includes decks that go far beyond the established norms approved and accepted by Sea Cliff property owners and tenants alike.

The shadows cast by the huge walls will cause a considerable loss of light. For me, light is very important to my physical well being and the enjoyment of my home.

The shared open space afforded by all the gardens would be walled off for several homes on El Camino del Mar, and 25th and 26th Avenues.

There would be a blatant impact on privacy. In our neighborhood we are mindful of what we build with respect to the impact on each other. The current proposal does not offer a reasonable accommodation. Given its position in the middle of the block, this expansion will look directly into most of the surrounding homes.

I feel that this expansion plan needs to be greatly reduced in size and scope.

Thank you for considering our neighborhood's needs,

Kerri Lehman
25 Scenic Way
SF CA 94121

KERRI LEHMAN

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I'm writing to express my objections to the unusually large expansion project at 236 El Camino del Mar. An expansion of this size would set a troubling precedent for more of the same to be repeated throughout our neighborhood.

It will cast big shadows and rob the neighbors of their all-important sunlight.

The proposed expansion creates a long tall wall. It's entirely out of character for this neighborhood and encroaches on a sizable swath of shared open space in the middle of the block. Losing that much space will have a negative effect on the day to day lives of the homeowners and residents on the block.

Privacy will be of great concern. The proposed expansion with its decks of uncustomary size will harm the atmosphere of privacy our neighborhood has been able to maintain for generations.

I am requesting that this expansion be tailored to fit into the neighborhood; it needs to be scaled back significantly.

Thank you for hearing my point of view,

ALEJANDRO ESPINOSA
209 EL CAMINO DEL MAR
SF. CA. 94121

KATHLEEN A. MCHALE
80-26TH AVENUE
SAN FRANCISCO, CA 94121
JANUARY 15, 2020

Planning Commission Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planners and Commissioners,
I am writing to express my objections to the tremendously large expansion project at 236 El Camino del Mar. An expansion of this size would set a troubling precedent for more of the same to be replicated throughout our neighborhood.

It will cast large shadows and deprive the neighbors of their all- important sunlight.

The proposed expansion incorporates a very long wall. It's entirely out of character for this neighborhood and encroaches on a sizable swath of shared open space in the middle of the block. Losing that much space will have a negative effect on the everyday lives of the homeowners and residents on the block.

Privacy will be a great concern. The proposed expansion that includes extraordinarily large decks will harm the atmosphere of privacy the neighbors have been able to maintain for generations.

My family and I are requesting that this expansion be tailored to fit into the neighborhood by significantly scaling back it's footprint.

Thank you for considering my concerns,

Kathleen A. McHale

Menachem Cohen
250 El Camino del Mar
San Francisco, CA 94121

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

Dear Commissioners,

I am writing today with a pressing concern about the proposed project at 236 El Camino del Mar. It's size is altogether out of scale for our block and our neighborhood. This large expansion includes decks that go well beyond the established norms for decks and outer stairs that have traditionally been approved and accepted by the neighbors here.

There will be a privacy problem. The proposed expansion is invasive in its size and will have a marked impact on my privacy and that of many of my neighbors. Throughout the years, on our block, we've been able to preserve a sense of privacy by being mindful of what we build, and respectful of the impact on each other. The current proposal affords us no such mindfulness and respect. Given its position in the middle of the block, this expansion will look directly into most of our surrounding homes.

The shadows cast by the huge walls will cause a considerable loss of light to me and my neighbors. Light is very important to my physical well being and to my enjoyment of my home.

On our block we enjoy the shared open space afforded by all our gardens. This expansion essentially drops a large building right in the middle of what is now open space. That open space would be halved as seen by homes on El Camino del Mar and parts of 25th Ave and 26th Ave.

I feel that this expansion plan needs to be greatly reduced in size and scope. The Planning Department made specific recommendations of changes in size when the owner brought an equivalent proposal to a Project Review Meeting in 2013. Those 2013 recommendations have not been included in the current plans.

Thank you for considering our neighborhood needs.

Sincerely,

Menachem Cohen

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I'm writing to express my objections to the unusually large expansion project at 236 El Camino del Mar. An expansion of this size would set a troubling precedent for more of the same to be repeated throughout our neighborhood.

It will cast big shadows and rob the neighbors of their all-important sunlight.

The proposed expansion creates a long tall wall. It's entirely out of character for this neighborhood and encroaches on a sizable swath of shared open space in the middle of the block. Losing that much space will have a negative effect on the day to day lives of the homeowners and residents on the block.

Privacy will be of great concern. The proposed expansion with its decks of uncustomary size will harm the atmosphere of privacy our neighborhood has been able to maintain for generations.

I am requesting that this expansion be tailored to fit into the neighborhood; it needs to be scaled back significantly.

Thank you for hearing my point of view,

Kathy Rothschild

Kathy Rothschild

99 25th Ave

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I'm writing to express my objections to the unusually large expansion project at 236 El Camino del Mar. An expansion of this size would set a troubling precedent for more of the same to be repeated throughout our neighborhood.

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Thank you for hearing my point of view,

Cecilia McShane
91-25th Ave.
S.F., CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

Regarding the proposed changes to 236 El Camino Del Mar, I am very concerned about how it impacts open space. Rear yards and the space they create are so important to all of us who live in Sea Cliff. The project at its proposed size, and being mid-block, would wall off the open space for homes on El Camino del Mar as well as those on the southern halves of 25th and 26th Avenues.

Further, the large multiple decks looking back into multiple homes would be intrusive. They would a have a dramatic effect on privacy.

Please do not allow a dangerous precedent to be set. More open space on other blocks will be lost. A single building out of context with its surroundings is disruptive to neighborhood character. If repeated often enough such buildings can adversely impact the image of the City as a whole. The proposed expansion is undeniably out of character for this unique beloved neighborhood.

I know that sunlight is vital to my quality of life. Many nearby will suffer serious loss of light and airflow restrictions. I ask that this extension be cut back significantly to maintain the character of our neighborhood and our quality of life.

Thank you for your attention and concern,

Sherrill McGrane

Sherrill McGrane
91- 25th Ave.
SAN FRANCISCO,
94121

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

Florence Parmenti

246 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

Grace J. Perkins

Grace J. Perkins
#9 Seamic Way

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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KARL J. KAUSSEN PHD.
78½ - 26th Ave.
San Francisco, CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

PATRICIA M KALISSEN
78½ 26th Avenue
San Francisco, CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I am writing today with a pressing concern about the proposed project at 236 El Camino del Mar and the precedent it would set for the rest of the neighborhood. Its size is altogether out of scale for our neighborhood. The large expansion includes decks that go far beyond the established norms approved and accepted by Sea Cliff property owners and tenants alike.

The shadows cast by the huge walls will cause a considerable loss of light. For me, light is very important to my physical well being and the enjoyment of my home.

The shared open space afforded by all the gardens would be walled off for several homes on El Camino del Mar, and 25th and 26th Avenues.

There would be a blatant impact on privacy. In our neighborhood we are mindful of what we build with respect to the impact on each other. The current proposal does not offer a reasonable accommodation. Given its position in the middle of the block, this expansion will look directly into most of the surrounding homes.

I feel that this expansion plan needs to be greatly reduced in size and scope.

Thank you for considering our neighborhood's needs,

Hannelore Romero
78 26th avenue
SF, Ca 94121

Hannelore Romero

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Louisa Romero

Louisa Romero
7826 ave
94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Joel E. Romero
73 26th Ave.
San Francisco, CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for considering our neighborhood's needs,

MARC HEYNEKER
240 EL CAMINO DEL MAR

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Jocelyn S Heyneker
240 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for considering our neighborhood's needs,

Peter Tempel

Peter Tempel
230 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for considering our neighborhood's needs,

11/23/2019

DM HERMAN
79 26th AVE
SF, 94121
(415)699-7049

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

12/15/2019

Ursula Gardenal
69 26th Ave

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Chad Torbin

215 El Camino Del Mar

Chad Torbin

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Amber Nolan
209 El Camino del Mar
SF. CA. 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Judy L Wade

Judy L. Wade
247 El Camino del Mr
SF, CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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FLORENCE L/G
233 EL CAMINO DEL MAR
S.F. CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Gary Kal M.D.
GEORGE KARALIS, M.D.
233-235 EL CAMINO DEL MAR
SF 94121-1114

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Alex Mangolia
60 Scenic Way

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

Lisa Hack

Lisa Hack
55 26th Ave
SF CA
94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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LARA OWEN
95 26TH AVE, APT A
SF, CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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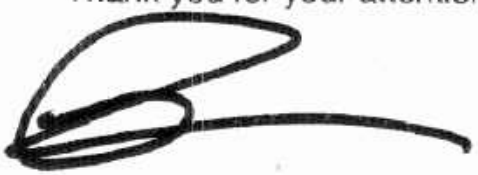

Kay + Mark
95 26th Ave Unit C

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

Lynn E Schroeder

Lynn E Schroeder
95 26th Ave #D
SF CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Lulu Mabelitini

Lulu Mabelitini
95 26th Ave
Unit D

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Kim Fiscus

95 26th Ave
Kim Fiscus
Unit F

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Robert Frati
501 El Camino del Mar

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Please do not allow a dangerous precedent to be set. More open space on other blocks will be lost. A single building out of context with its surroundings is disruptive to neighborhood character. If repeated often enough such buildings can adversely impact the image of the City as a whole. The proposed expansion is undeniably out of character for this unique beloved neighborhood.

I know that sunlight is vital to my quality of life. Many nearby will suffer serious loss of light and airflow restrictions. I ask that this extension be cut back significantly to maintain the character of our neighborhood and our quality of life.

Thank you for your attention and concern,

Shanna Frati

Shanna Frati
501 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I am writing today with a pressing concern about the proposed project at 236 El Camino del Mar. Its size is altogether out of scale for our neighborhood. The large expansion includes decks that go far beyond the established norms approved and accepted by Sea Cliff property owners and tenants alike.

The shadows cast by the huge walls will cause a considerable loss of light. For me, light is very important to my physical well being and the enjoyment of my home.

The shared open space afforded by all the gardens would be walled off for several homes on El Camino del Mar, and 25th and 26th Avenues.

There would be a blatant impact on privacy. In our neighborhood we are mindful of what we build with respect to the impact on each other. The current proposal does not offer a reasonable accommodation. Given its position in the middle of the block, this expansion will look directly into most of the surrounding homes.

I feel that this expansion plan needs to be greatly reduced in size and scope.

Thank you for considering our neighborhood's needs,

Jeremy Hoenig

Jeremy Hoenig
6743 California St.
San Francisco CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I am writing today with a pressing concern about the proposed project at 236 El Camino del Mar. Its size is altogether out of scale for our neighborhood. The large expansion includes decks that go far beyond the established norms approved and accepted by Sea Cliff property owners and tenants alike.

The shadows cast by the huge walls will cause a considerable loss of light. For me, light is very important to my physical well being and the enjoyment of my home.

The shared open space afforded by all the gardens would be walled off for several homes on El Camino del Mar, and 25th and 26th Avenues.

There would be a blatant impact on privacy. In our neighborhood we are mindful of what we build with respect to the impact on each other. The current proposal does not offer a reasonable accommodation. Given its position in the middle of the block, this expansion will look directly into most of the surrounding homes.

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Thank you for considering our neighborhood's needs,

Jeremy Levin
750 El Camino del Mar

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

Regarding the proposed changes to 236 El Camino Del Mar, I am very concerned about how it impacts open space. Rear yards and the space they create are so important to all of us who live in Sea Cliff. The project at its proposed size, and being mid-block, would wall off the open space for homes on El Camino del Mar as well as those on the southern halves of 25th and 26th Avenues.

Further, the large multiple decks looking back into multiple homes would be intrusive. They would a have a dramatic effect on privacy.

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I know that sunlight is vital to my quality of life. Many nearby will suffer serious loss of light and airflow restrictions. I ask that this extension be cut back significantly to maintain the character of our neighborhood and our quality of life.

Thank you for your attention and concern,

Daniel Conlin

Daniel Conlin

740 EL CAMINO DEL MAR

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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The shadows cast by the huge walls will cause a considerable loss of light. For me, light is very important to my physical well being and the enjoyment of my home.

The shared open space afforded by all the gardens would be walled off for several homes on El Camino del Mar, and 25th and 26th Avenues.

There would be a blatant impact on privacy. In our neighborhood we are mindful of what we build with respect to the impact on each other. The current proposal does not offer a reasonable accommodation. Given its position in the middle of the block, this expansion will look directly into most of the surrounding homes.

I feel that this expansion plan needs to be greatly reduced in size and scope.

Thank you for considering our neighborhood's needs,

Charles Dant
600 El Camino Del Mar
SF Ca 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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The shadows cast by the huge walls will cause a considerable loss of light. For me, light is very important to my physical well being and the enjoyment of my home.

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There would be a blatant impact on privacy. In our neighborhood we are mindful of what we build with respect to the impact on each other. The current proposal does not offer a reasonable accommodation. Given its position in the middle of the block, this expansion will look directly into most of the surrounding homes.

I feel that this expansion plan needs to be greatly reduced in size and scope.

Thank you for considering our neighborhood's needs,

Herbert Perliss
346 El Camino del Mar

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

Dear Commissioners,

I'm writing you to express my objections to the unusually large expansion project at 236 El Camino del Mar. It will cast big shadows and rob me and many of my neighbors of our all-important sunlight. The darkness created will be exceedingly impactful on very many of us and will create a precedent.

The proposed expansion creates a long tall wall. It's entirely out of character for our neighborhood and encroaches on a large swath of the open space in the middle of the block that we all share and enjoy.

Privacy will be of great concern. The proposed expansion with its decks of uncustomary size will harm the atmosphere of privacy with some sharing we've been able to maintain on this block for many years.

I am requesting that this expansion be tailored to fit into the neighborhood. It needs to be scaled back significantly.

Thank you for your consideration,

Virginie Rigo

Virginie Rigo
420 el camino del mar
San Francisco CA 94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

I'm writing to express my objections to the unusually large expansion project at 236 El Camino del Mar. An expansion of this size will set a troubling precedent for more of the same to be repeated throughout our neighborhood.

It will cast big shadows and rob the neighbors of their all-important sunlight.

The proposed expansion creates a long tall wall. It's entirely out of character for this neighborhood and encroaches on a sizable swath of shared open space in the middle of the block. Losing that much space will have a negative effect on the day to day lives of the homeowners and residents on the block.

Privacy will be of great concern. The proposed expansion with its decks of uncustomary size will harm the atmosphere of privacy our neighborhood has been able to maintain for generations.

I am requesting that this expansion be tailored to fit into the neighborhood; it needs to be scaled back significantly.

Thank you for hearing my point of view,

Sarah Fry Apt #5
322 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

CLARE MURNOI - 334 EL CAMINO DEL MAR / clare

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners and Planners,

Regarding the proposed changes to 236 El Camino Del Mar, I am very concerned about how it impacts open space. Rear yards and the space they create are so important to all of us who live in Sea Cliff. The project at its proposed size, and being mid-block, would wall off the open space for homes on El Camino del Mar as well as those on the southern halves of 25th and 26th Avenues.

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I know that sunlight is vital to my quality of life. Many nearby will suffer serious loss of light and airflow restrictions. I ask that this extension be cut back significantly to maintain the character of our neighborhood and our quality of life.

Thank you for your attention and concern,

DIANA CHIN

99 [illegible] AVE
SF, CA 94121

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

Desmond Pollock

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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I feel that this expansion plan needs to be greatly reduced in size and scope.

Thank you for considering our neighborhood's needs,

Seth Adler
55 27th Ave

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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I am requesting that this expansion be tailored to fit into the neighborhood; it needs to be scaled back significantly.

Thank you for hearing my point of view.

Terrance Marseille

Terrance Marseille
275 Sea Cliff Ave

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

MARSHA L. WILLIAMS

540 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Sanford Garfinkel
855 EL CAMINO DEL MAR
SANFORD GARFINKEL

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Bradley Smith
440 El Camino del Mar

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

Michele Trufelli
440 El Camino del Mar
SF CA 94121

Planning Commission/Department City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention and concern,

LISA J Kent

Lisa J Kent
170 Sea Cliff Ave
San Francisco, CA
94121

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Bruce W. Leppla
500 El Camino del Mar

Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Planning Commission/Department
City of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for hearing my point of view,

Richard Yamauchi
520 El Camino Del Mar

The undersigned wish to express their opposition to the current plans by the owner of 236 El Camino del Mar to expand the footprint of that property northward towards the Golden Gate Bridge, which will negatively impact upon the character of the neighborhood, light and privacy of all those properties that share the backyard spaces as they currently exist.

SIGN YOUR NAME	PRINT YOUR NAME (TESSA)	PRINT YOUR ADDRESS
	YANA THERESA BANGUG	252 El Camino Del Mar S.F., CA 94121
	KERRI LEHMANN	25 SCENIC WAY SFCA 94121
	MARC LEHMANN	25 SCENIC WAY SF CA 94121
	LOURDES LIVINGSTON	201 EL CAMINO DEL MAR SFCA 94121
	Kimball Livingston	201 El Camino del Mar
	MICHAEL BARRIER	221 EL CAMINO DEL MAR
	George Karalis	233 EL CAMINO DEL MAR SAN FRANCISCO CA 94121
	YLOONGCG NG	235 EL CAMINO DEL MAR SAN FRANCISCO CA 94121

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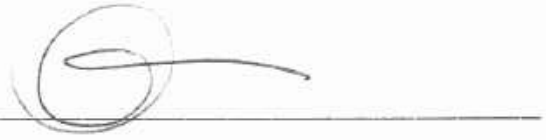
SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
Florence Parenti	Florence Parenti	246 El Camino del Mar
	KARL J. KAUSSEN, Ph.D.	78½ 26th Ave. S.F. 94121
	PATRICIA M KAUSSEN	78½ 26th Avenue 94121
	Joel E Romero	78 26th Ave. 94121
	Hannelore Romero	78 26th Ave 94121
	William McGrane	91-25th Ave 94121
	Sherrill McGrane	91-25th Ave. 94121
	MENAHEM COHEN (CLEM)	250 El Camino Del Mar 94121

The undersigned wish to express their opposition to the current plans by the owner of 236 El Camino del Mar to expand the footprint of that property northward towards the Golden Gate Bridge, which will negatively impact upon the character of the neighborhood, light and privacy of all those properties that share the backyard spaces as they currently exist.

SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
Peter Tempel	Peter Tempel	230 El Camino del Mar
Bradley W. Thompson	Bradley W. Thompson	81 25th Ave
Anna Nordberg	Anna Nordberg	81 25th Av.
Susan G. Suger	Susan G. Suger	56 Scenic Way
Thomas R. Suger	Thomas R. Suger	56 Scenic Way
Alejandro Espinosa	ALEJANDRO ESPINOSA	209 EL CAMINO DEL MA.
Amber Nolan	Amber Nolan	209 El Camino del Mar
Grace J. Perkins	GRACE J PERKINS	9 Scenic Way

The undersigned wish to express their opposition to the current plans by the owner of 236 El Camino del Mar to expand the footprint of that property northward towards the Golden Gate Bridge, which will negatively impact upon the character of the neighborhood, light and privacy of all those properties that share the backyard spaces as they currently exist.

SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
	KRISTA COVAR	170 27TH AVE SF CA
	NICHOLAS PIACENTINI	170 27th AVE, SFCA

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SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
Jane Yamada	Jane Yamada	17427 th Ave
Gary Yamada	Gary Yamada	17429 th Ave

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SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
	janet patros	323 El Camino del Mar

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SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
Rhona Edelbaum Sloan	Rhona Edelbaum Sloan	156 26th Avenue

The undersigned wish to express their opposition to the current plans by the owner of 236 El Camino del Mar to expand the footprint of that property northward towards the Golden Gate Bridge, which will negatively impact upon the character of the neighborhood, light and privacy of all those properties that share the backyard spaces as they currently exist.

SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
Jos C Sheehan	Joe C. Sheehan	323 El Camino del Mar

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SIGN YOUR NAME	PRINT YOUR NAME	PRINT YOUR ADDRESS
	Judi Kramer	135 Sea Cliff Ave

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OMAN
A GCC REPRESENTATIVE OFFICE OF DUANE MORRIS

ALLIANCES IN MEXICO
AND SRI LANKA

January 30, 2020

Via Email (david.winslow@sfgov.org)

President Joel Koppel and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: 236 El Camino Del Mar; Brief in Opposition to Discretionary Review Requests; Planning Case No. 2017-010281DRP-02.

Dear President Koppel:

Our office represents William Ping Chun Seto and his wife, Carrie Wai Chu Yan (collectively, the "Setos" or the "Applicants"), who own the single-family home located at 236 El Camino Del Mar (the "Property" or "Seto Home"). On July 21, 2017 the Applicants submitted building permit application no. 201707216594 for a horizontal expansion of the Property (the "Project"). The Section 311 notification was mailed on September 26, 2019. The two adjacent neighbors have requested discretionary review ("DR") of the Proposed Project.

The Planning Commission will hold a public hearing on the DR requests on February 13, 2020. The Project Sponsor has revised the design to address the concerns of the neighbors (DR requestors).[1] The revised plans for the Proposed Project before this Commission are attached hereto as **Exhibit 1**. Discretionary review is granted only if exceptional or extraordinary circumstances exist. As evidenced from the discussion below, the DR requestors fail to establish the existence of any exceptional or extraordinary circumstance in this case. Therefore, this Commission should deny the DR requests, and approve the Project as revised.

[1] The DR requestors are (1) Peter Tempel ("Tempel"), who resides at 230 El Camino Del Mar, to the immediate east of the Seto home; and Marc Heyneker ("Heyneker"), who resides at 240 El Camino Del Mar to the immediate west of the Seto home.

I. PROJECT APPLICANTS

William Seto immigrated to the United States in 1972 when he was 17 years old, joining his father, a lifelong restaurant waiter, who had come to the U.S. as a refugee when Mr. Seto was an infant.

Mr. Seto went to high school in New Jersey. After graduating from Purdue University in 1980, Mr. Seto worked as an engineer in the aerospace industry in Southern California. Mr. Seto studied and passed the California CPA examination and joined Arthur Young (which later became Ernst & Young) in 1985. He was transferred to Taiwan and was promoted to partner in 1993. He was transferred to Shanghai in 1996, and back to Taiwan in 2010. Mrs. Seto, also a CPA, had worked for Arthur Andersen in San Francisco and Deloitte in San Jose. The Setos were married in 2004 and have a 12-year old son who is currently attending the Taipei American School. Mr. Seto is retired from Ernst & Young, but continues to advise companies doing business in Asia.

The Setos purchased the single-family residence located at 236 El Camino Del Mar in August, 2012 with the intent that it would become their permanent residence when they returned to the United States. The Setos' interest in permanently relocating to San Francisco is due to their deep affinity for the City. San Francisco was the first port of entry back in 1972 when Mr. Seto set foot in the United States. He frequently spent his vacations in San Francisco during and after college. The Seto family has spent their six week annual summer vacation at the house until 2017, when they began to rent the Property. The Setos have numerous close family members and friends who live in the Bay Area, and the Seto Home was occupied by the Setos' extended family between 2013 and 2014.

After deciding that their son would attend high school in San Francisco, the Setos decided to submit a permit application to renovate the house. In May 2018 the tenant was notified of the renovation plan and that she could remain as a tenant for at least two more years, but the tenant moved voluntarily in October 2019 informing Mr. Seto that she had a better opportunity elsewhere. A current tenant moved in during the first week of January 2020, and was informed of the renovation plans, and that she could stay in the house for at least two more years.

II. PROJECT SITE

The Proposed Project is located at 236 El Camino Del Mar in the Sea Cliff neighborhood. The 20' x 100' site is in an RH-1 zoning district and is improved with a three-story single family home. The depth of the existing building is 41'-1" on the first and second floors and 43'-1 1/4" on the third floor. The rear yard is 58'-11" deep. The ground floor consists of the garage and is of soft-story construction. The second floor contains two bedrooms, a bathroom, a kitchen with a small dining area, and a living room. At the rear of the second floor is a deck that serves as the landing for the exterior stairs to the rear yard. The third floor contains the master bedroom, a

bathroom, family room and a 2'-6" deep deck that is set back around 3'-8" from both common property lines with the neighbors. See Exhibit 1, Sheets A002, A007A, A101 and 102.

This part of the Sea Cliff neighborhood is developed with two- to four-story single-family homes. All of the block face buildings are three stories tall. The buildings on the opposite block face are mainly three-stories with several having either a partial fourth floor set back from the street or an attic floor. Aerial, block face, opposite block face photographs of the neighborhood are attached hereto as **Exhibit 2** and in Exhibit 1, Sheet A004.

III. PROJECT DESCRIPTION

The Proposed Project involves the renovation of the interior of the existing three-story building, and the horizontal extension of the ground floor, second floor and enlargement of the third floor deck over the roof of the extended second floor. Upon completion of the renovation and addition, the building will be seismically upgraded. The ground floor extension will be approximately 10' high and extend 15' into the existing 58'-11" deep rear yard. The ground floor will contain the entrance lobby, a single car garage, bicycle parking, mechanical equipment, a bathroom and a family room/playroom. The family room/playroom will become the living space for Mrs. Seto's mother when she can no longer live independently.

The second floor will be expanded 8'-0" and will contain two bedrooms, one bathroom and the kitchen/pantry/dining area. The third floor foot print will not be extended and will contain an unsuited master bedroom, a laundry room and a home office. The roofs of the expanded ground and second floors will become roof decks for the floors above. The railing surrounding the second and third floor deck will be glass to minimize the height and massing of the Project's rear expansion. Additionally, the proposed extension will be set back 3'-6" from common property line with 230 El Camino Del Mar. See Exhibit 1 Sheets A111 and 112.

After completion of the Proposed Project a 43'-11" rear yard will remain, which substantially exceeds the required 25' deep rear yard for this property.

IV. MODIFICATION OF THE PROJECT DESIGN

The Applicants have modified the design of the Proposed Project before the Commission, based on the issues raised in the DR applications, comments from the Residential Design Team, and after meeting with the DR requestors in an effort to arrive at a mutually acceptable modified design solution for the Proposed Project. The modifications made to the Project are:

- ***Depth of ground floor extension***: The original project presented to the Planning Department in a pre-application meeting and for the building permit included a 20' ground floor extension. At the suggestion of the Planning Department, the depth of the ground floor extension was decreased from 20' to 15'.

- ***Height of ground floor extension***: The height of the ground floor, which was originally proposed to be approximately 13'-7", was reduced to approximately 10' after a meeting with DR requestor Peter Tempel, in order to reduce the shadow impacts and the perception of a "tunnel effect" to his rear yard created by the proposed extension.

- ***Inclusion of side setbacks for the second and third floor deck from the 240 El Camino Del Mar Home***: Both decks were proposed to be constructed to the east property line. To accommodate the massing concerns and the alleged decrease of light and air to the 240 El Camino Del Mar property, the third floor deck has been set back 3' from common property line and a glass railing replaces the solid parapet. On the second floor, a glass railing replaces the open metal railing around the deck which will be set back 3' from the common property line with 240 El Camino Del Mar to provide a planted buffer area. These design revisions address the alleged massiveness of the extension and privacy concerns.

- ***Reduction of Window Size Facing 230 El Camino Del Mar***: To address Tempel's privacy concerns, the proposed new east window on the second floor facing 230 El Camino Del Mar has been changed to a transom window to allow light access but will insure that there is no view into Tempel's rear yard or windows.

A description of this revised Project was forwarded to the DR requestors on Sunday January 26th. The parties are attempting to find a mutually agreeable time to meet and discuss the revised design.

V. ISSUES RAISED BY DR REQUESTORS

The DR Requestors raise the following issues in their DR applications:

1. The scale and massing of the Proposed Project is incompatible with the existing buildings on the block.

2. The Proposed Project will disrupt the midblock open space.

3. The Proposed Project will adversely affect the light and air access to the adjacent buildings.

4. The Proposed Project will affect the privacy of the adjacent buildings.

VI. RESPONSES TO ISSUES RAISED

1. ***The Scale and massing of proposed project is compatible and contextually appropriate with the existing buildings on the block.***

All of the eight existing buildings (including those on the corner lots) on the block face of El Camino Del Mar between 25th and 26th Avenues are three stories high. See Exhibit 2 for block face photos. Currently only three buildings, 230, 236, and 246 El Camino Del Mar are approximately 42' deep or less. 220 El Camino Del Mar is 56' deep. 226 El Camino Del Mar is approximately 56' deep on the ground floor and second floor; the third floor is set back approximately 4'-6" from the rear façade and 3' from the east property line. 240 El Camino Del Mar is 49' deep with a 9' patio on the ground floor, 42' deep with a 9' balcony on the second floor and 42' deep with a 3'-6" balcony off the third floor.

Upon completion, the Project's ground floor at 56'-1" will be the same depth as 220 and 226 El Camino Del Mar, and the second floor will be shorter than the 220 and 226 El Camino Del Mar buildings. The Project will not change the 43'-1" depth of the third floor. When compared to 240 El Camino Del Mar, the Proposed Project's ground floor will be 5'-1" deeper, the second floor will be 7' deeper and the third floor will remain as is being 1'-1" deep. See Exhibit 1, Sheets A003B, A007A, A007B, A007C and A007D. See also **Exhibit 3** attached hereto for a table comparing the existing and proposed depth of the Proposed Project and the 240 El Camino Del Mar Building.

Therefore, the depths proposed for the Project's extensions of the ground floor and second floor are contextually appropriate and compatible with the buildings on the block. In addition, the proposed modification will reduce the height of the ground floor extension, and therefore the massing of the Project. See 3D rendering comparisons attached hereto as **Exhibit 4.**

2. ***The Proposed Project will not disrupt the midblock open space.***

The rear yard of the Proposed Project is 43'-11" deep, which is substantially deeper than the 25' required by the Planning Code. The Proposed Project's ground floor is 15' deeper than the ground floor and 7'-1" deeper than the current second floor of the adjacent 230 El Camino Del Mar building to the east. The Proposed Project's ground floor extension will be 18'-11" from where a code complying 25' deep rear yard would begin. The Site Plan (Exhibit 1, Sheet A003A) and the aerial view photographs of the block's interior open space shows the Proposed Project will have an insignificant impact on the midblock open space. As shown, the midblock open space includes an existing structure in the center of the block, on the parcel directly adjacent to the rear of the 236 and 230 El Camino Del Mar rear property lines. See Exhibit 2**.**

3. ***The Proposed project will not adversely affect the light and air access to the adjacent buildings.***

The DR Requestors assert that the project will affect light and air access to their property. The proposed expansion of the 236 El Camino Del Mar building will not block any window of nor have any effect on the air access to the adjacent buildings. See Exhibit 4 for 3D renderings showing the Proposed Project from the rear yards of the El Camino Del Mar 230 and from the 240 El Camino Del Mar building.

Tempel (the 230 DR Requestor) further claims that completion of the Proposed Project would create "a dark tunnel for me and my yard. I would now be boxed in by a long high wall on both sides of my home." This perception is vastly overstated. The renderings comparing the height of the ground floor extension at 13' 7" and at 10' 0" show that any "tunnel" effect created by the Proposed Project is merely a perception and not factually correct. See Exhibit 4. The renderings clearly demonstrate that the Project with the proposed modifications will minimize the visual impact of the massing of the Proposed Project.

The Applicants have also prepared a shadow study, which further demonstrates the Project's minimal impact on light. This study shows the net new shadow on September 21, December 21, and June 21. On June 21, the longest day of the year, the Project would cast new shadow in the morning on 240 El Camino Del Mar and in the late afternoon on 230 El Camino Del Mar. These new shadows would be insignificant, and will be further minimized by the modifications to the Project. See page 1 and 2 of the shadow study, attached hereto to **Exhibit 5.**

4. ***The Proposed project will not adversely affect the privacy of the neighbors.***

The Applicants agree with the DR Requestors that one of the drawbacks of urban living is that privacy will be compromised by decks or balconies at the rear of neighboring buildings and windows facing a street or alley. The Residential Design Guidelines do not require that that the depth of a building or deck of a proposed project match the depth of the adjacent building or deck. The existing rear stairs, decks and windows of the Seto Home allow views of neighbors' rear yards on this block face and vice versa. In addition, the Project design modifications discussed above address specific privacy concerns of the DR requestors.

VII. CONCLUSION

The DR Requestors fail to provide any facts supporting the existence of exceptional and extraordinary circumstances that warrant the granting of discretionary review by the Commission. The Applicants have made design modifications that address all of the issues raised by the DR Requestors. Therefore, the DR Applications should be denied and the Project approved, as modified.

Very truly yours,

For

Alice Suet Yee Barkley

ASB
Enclosures

cc: Kathrin Moore, Vice President
Sue Diamond
Frank Fung
Milicent Johnson
Myrna Melgar
Dennis Richards
David Winslow
Ryan Patterson
Bill Seto
Brian Milford
Ashley Wallace
Amy Lee
William Fleishhacker

TABLE OF EXHIBITS

EXHIBIT 1

SYMBOLS

	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
1 / A101	CALLOUT / AREA OF DETAIL CALLOUT NUMBER SHEET NUMBER CALLOUT AREA
	CENTERLINE
1 / A101	DETAIL TAG DETAIL NUMBER SHEET NUMBER
01	DOOR TAG
110A / GP01	DOOR AND HARDWARE TAG DOOR NUMBER HARDWARE NUMBER
A101 1	ELEVATION - BUILDING ELEVATION NUMBER SHEET NUMBER
A101 1	ELEVATION - INTERIOR ELEVATION NUMBER SHEET NUMBER
Name Elevation	ELEVATION MARKER
E01	EQUIPMENT TAG
?	FINISH TAG
P01	FIXTURE TAG
F01	FLOOR TAG
TYP ? TYP	KEYNOTE
0	STRUCTURAL GRID LINE
	NORTH ARROW
A3	PARTITION TYPE
	REVISION CLOUD AND REVISION NUMBER BLACK CLOUD INDICATES CURRENT GRAY CLOUD INDICATES PRIOR
Room name 101 150 SF	ROOM TAG ROOM NAME ROOM NUMBER
1 / A101	SECTION - BUILDING SECTION NUMBER SHEET NUMBER
1 / A101	SECTION - DETAIL SECTION NUMBER SHEET NUMBER
1i	WINDOW TAG

PROJECT TEAM

OWNER:
236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121
CONTACT: BILL SETO
PHONE:

ARCHITECT:
MARTINKOVIC MILFORD ARCHITECTS
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: BRIAN MILFORD
PHONE: 415.346.9990
FAX: 415.398.0116

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

DRAWING INDEX

LEGEND

C	INCLUDED
●	INCLUDED AND REVISED

DRAWING SERIES	DRAWING NUMBER	DRAWING TITLE	NAME OF SET: PRE-APPLICATION MEETING	PLANNING PERMIT	REVISED PLANNING PERMIT	PLANNING PERMIT REVISION 2					
	REV.	DATED		06.29.17	07.06.17	02.22.19	01.29.20				
ARCHITECTURAL	A001	COVER SHEET	○	○	●	●					
	A002	EXISTING SITE PLAN	○	○	●	○					
	A003A	PROPOSED SITE PLAN	○	○	●	●					
	A003B	PLANNING AXON VIEWS			○	●					
	A004	SITE PHOTOGRAPHS	○	○	●	●					
	A005	SECTION 317 DEMOLITION CALCULATIONS				○					
	A007A	PLANNING DEPARTMENT PLAN COMPARISON			○	○					
	A007B	PLANNING DEPARTMENT PLAN COMPARISON			○	●					
	A007C	PLANNING DEPARTMENT PLAN COMPARISON			○	●					
	A007D	PLANNING DEPARTMENT PLAN COMPARISON			○	●					
	A100	DEMO & CONSTRUCTION NOTES & SCHEDULES	○	○	○	○					
	A101	EXISTING & DEMOLITION PLANS	○	○	●	○					
	A102	EXISTING AND DEMOLITION PLANS	○	○	●	○					
	A111	PROPOSED CONSTRUCTION PLANS	○	○	●	●					
	A112	PROPOSED CONSTRUCTION PLANS	○	○	●	●					
	A201	EXISTING FRONT (SOUTH) ELEVATION	○	○	○	○					
	A202	EXISTING REAR (NORTH) ELEVATION	○	○	○	○					
	A203	PROPOSED REAR (NORTH) ELEVATION	○	○	●	●					
	A204	EXISTING SIDE (EAST) ELEVATION	○	○	○	○					
	A205	PROPOSED SIDE (EAST) ELEVATION	○	○	●	●					
	A206	EXISITING SIDE (WEST) ELEVATION	○	○	●	○					
	A207	PROPOSED SIDE (WEST) ELEVATION	○	○	●	●					
	A301	BUILDING SECTION - DEMOLITION	○	○	●	○					
	A302	BUILDING SECTION - CONSTRUCTION	○	○	●	●					
	A901	SCHEDULES	○	○	●	●					

SCOPE OF WORK

HORIZONTAL EXPANSION AND INTERIOR REMODEL:

EXTERIOR WORK*:
- (N) INFILLED INSULATED ROOF TO MATCH (E).
- (N) EXTERIOR WALLS WITH DOORS AND GLAZING.
- (N) EXTERIOR DECK AT FLOOR 1, 2, AND 3.
- EXPANSION OF LOWER GROUND FLOOR.

INTERIOR WORK.
- MODIFICATION AND INFILL OF EXISTING WALLS, FOR (N) INTERIOR LAYOUT
- (N) INTERIOR PARTITIONS, DOORS, CEILINGS, LIGHTS.**
- (N) CABINETRY, WITH (N) APPLIANCES**
- (N) PLUMBING APPLIANCES**
- (N) RADIANT HEATING SYSTEM**

*NO WORK PROPOSED AT FRONT OF BUILDING

**SEE ADDITIONAL NOTES FOR DEFERRED SUBMITTALS & RELATED ADDITIONAL SCOPE

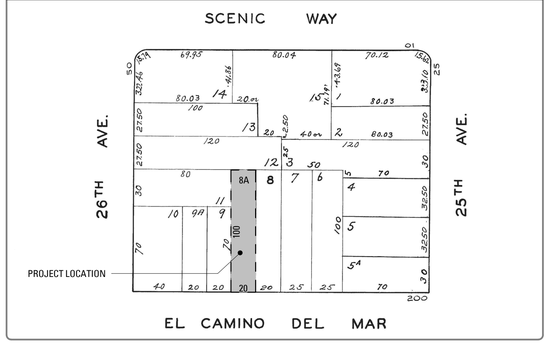
PROJECT DATA

ADDRESS:	236 EL CAMINO DEL MAR SAN FRANCISCO, CA 94121
SITE INFORMATION:	APN# 1304 / 008A
LOT SIZE:	2,000 SF (20 X 100)
STORIES:	3
ZONING:	RH-1
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLER SYSTEM:	NO SPRINKLER SYSTEM
OCCUPANCY TYPE:	RH-1
USE:	SINGLE FAMILY RESIDENCE
AREA OF WORK:	± 2770 SF
FLOOR LEVELS AFFECTED:	1, 2, 3, ROOF
REQUIRED SETBACKS:	FRONT: 0'-0" REAR: 25'-0" NORTH: 0'-0" SOUTH : 0'-0"
PROVIDED PARKING:	ENCLOSED AT GROUND LEVEL

LOCATION MAP

BLOCK PLAN

N.T.S.



SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

LICENSED ARCHITECT
BRIAN T. MILFORD
No. C38430
REG. 9/30/2019
STATE OF CALIFORNIA

ABBREVIATIONS

&	AND	F.F.	FIRE ALARM	P.LAM	PLASTIC LAMINATE
@	AT	F.E.	FIRE EXTINGUISHER	PLYWD.	PLYWOOD
℄	CENTERLINE	F.E.C.	FIRE EXTINGUISHER CABINET	PR.	PAIR
±	PLUS OR MINUS	F.H.C.	FIRE HOSE CABINET	PT.	POINT
ℙ	PROPERTY LINE	FIN.	FINISH	PTN.	PARTITION
#	POUND OR NUMBER	FL.	FLOOR	R.	RISER
A.F.F.	ABOVE FINISH FLOOR	FLUOR.	FLUORESCENT	REF.	REFERENCE
AL.	ALUMINUM	F.O.C.	FACE OF CONCRETE	REFR.	REFIGERATOR
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH	REQ.	REQUIRED
ANOD.	ANODIZED	F.O.P.	FACE OF PLYWOOD	R.F.P.	REINFORCED FIBERGLASS PANEL
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUD	RM.	ROOM
A.R.	AS REQUIRED	F.R.	FIRE RETARDENT or FIRE RATED	R.O.	ROUGH OPENING
ARCH.	ARCHITECTURAL	FT.	FOOT or FEET	S.	SOUTH
A/V	AUDIO/VISUAL	FURR.	FURRING	S.C.D.	SEE CIVIL DRAWINGS
BATH.	BATHROOM	FUT.	FUTURE	SCHED.	SCHEDULE
BD.	BOARD	F.V.	FIELD VERIFY	SECT.	SECTION
BLDG.	BUILDING	GA.	GAUGE	S.E.D.	SEE ELECTRICAL DRAWINGS
BLK.	BLOCK	GALV.	GALVANIZED	S.F.	SQUARE FEET
BLKG.	BLOCKING	G.C.	GENERAL CONTRACTOR	SIM.	SIMILAR
B.O.	BOTTOM OF	GEN.	GENERAL	S.M.D.	SEE MECHANICAL DRAWINGS
BTWN.	BETWEEN	GWB.	GYPSUM WALL BOARD	SPEC.	SPECIFICATION
CAB.	CABINET	GYP.	GYPSUM	SQ.	SQUARE
C.F.C.I.	CONTACTOR FURNISH & INSTALL	H.B.	HOSE BIB	S.S.D.	SEE STRUCTURAL DRAWINGS
CLG.	CEILING	H.C.	HANDICAPPED	SST.	STAINLESS STEEL
CLKG.	CAULKING	H.M.	HOLLOW METAL	STD.	STANDARD
CLOS.	CLOSET	HORIZ.	HORIZONTAL	STL.	STEEL
CLR.	CLEAR	HR.	HOUR	STOR.	STORAGE
CMU	CONCRETE MASONRY UNIT	HT.	HEIGHT	STRUCT.	STRUCTURAL
C.O.	CLEAN OUT	H.W.D.	HOT WATER DISPENSER	T.B.D.	TREAD
COL.	COLUMN	H.W.H.	HOT WATER HEATER	T.	TO BE DETERMINED
CONC.	CONCRETE	INSUL.	INSULATION	T&G	TONGUE AND GROOVE
CONN.	CONNECTION	INT.	INTERIOR	TEL.	TELEPHONE
CONSTR.	CONSTRUCTION	JAN.	JANITOR	TEMP.	TEMPORARY
CONT.	CONTINUOUS	J.C.	JANITOR'S CLOSET	THK.	THICK
CORR.	CORRIDOR	JT.	JOINT	T.O.	TOP OF
CTR.	CENTER	KIT.	KITCHEN	T.O.S.	TOP OF SLAB
CTSK.	COUNTERSUNK	LAM.	LAMINATE	T.O.W.	TOP OF WALL
DBL.	DOUBLE	LAV.	LAVATORY	TYP.	TYPICAL
DEPT.	DEPARTMENT	MAX.	MAXIMUM	U.L.	UNDERWRITERS LABORATORY
DET.	DETAIL	M.D.F.	MEDIUM DENSITY FIBERBOARD	U.O.N.	UNLESS OTHERWISE NOTED
D.F.	DRINKING FOUNTATIN	MECH.	MECHANICAL	UTIL.	UTILITY
DIA.	DIAMETER	MEMB.	MEMBRANE	VAR.	VARIES
DIM.	DIMENSION	MET.	METAL	V.C.T.	VINYL COMPOSITION TILE
DISP.	DISPENSER	MEZZ.	MEZZANINE	VERT.	VERTICAL
DN.	DOWN	MFR.	MANUFACTURER	V.I.F.	VERIFY IN FIELD
D.O.	DOOR OPENING	MIN.	MINIMUM	VOL.	VOLUME
DR.	DOOR	MISC.	MISCELLANEOUS	W.	WEST
DWG.	DRAWING	M.O.	MASONRY OPENING	WD.	WIDE or WIDTH
DWR.	DRAWER	MTD.	MOUNTED	W/	WITH
(E)	EXISTING	MTG.	MOUNTING	W.C.	WATER CLOSET
E	EAST	MUL.	MULLION	WD.	WOOD
EA.	EACH	(N)	NEW	W.O.	WHERE OCCURS
E.J.	EXPANSION JOINT	N.	NORTH	W/O	WITHOUT
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	W.P.	WATERPROOFING
ELEC.	ELECTRICAL	NO.	NUMBER	WT.	WEIGHT
ELEV.	ELEVATION	NOM.	NOMINAL	YD.	YARD
EMER.	EMERGENCY	N.T.S.	NOT TO SCALE	X or x	BY
ENGR.	ENGINEER	O.A.	OVERALL		
E.P.	ELECTRIAL PANEL BOARD	O.C.	ON CENTER		
EQ.	EQUAL	OFF.	OFFICE		
EQPT	EQUIPMENT	O.F.S.	OUTSIDE FACE OF STUD		
EXST.	EXISTING	O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALL		
EXT.	EXTERIOR				
EXTR.	EXTRUSION				

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA GREEN BUILDING CODE

2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE AMENDMENTS
2016 SAN FRANCISCO FIRE CODE AMENDMENTS
NFPA 13 & NFPA 13R

ADDITIONAL NOTES

DEFERRED SUBMITTALS & COORDINATING SCOPE OF WORK

MECHANICAL AND ELECTRICAL DESIGN AND TITLE 24 ENERGY CALCULATIONS TO BE SUBMITTED SEPARATELY
- (N) ELECTRICAL WIRING FOR ELECTRICAL OULETS, AND NEW APPLIANCE LOCATIONS
- (N) SECURITY SYSTEM WIRING

NEW PLUMBING DESIGN DRAWINGS TO BE SUBMITTED SEPARATELY
- (N) PLUMBING WORK IN COORDINATION WITH NEW FIXTURE LOCATIONS(N) OR (R) GAS LINES TO COORDINATE WITH NEW APPLIANCE LOCATIONS

OTHER DEFERRED SUBMITTALS:
- SMOKE DETECTION AND ALARMS/FIRE LIFE SAFETY
- STRUCTURAL
- LANDSCAPING

PLOT PLAN

0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

GROSS SQUARE FOOTAGE BY FLOOR:

FLOOR 1:
- 702 SF (EXISTING)
- 1222 SF (PROPOSED)
- 284 SF (PROPOSED DECK)

FLOOR 2
- 762 SF (EXISTING)
- 954 SF (PROPOSED)
- 200 SF (PROPOSED DECK)

FLOOR 3
- 800 SF (EXISTING)
- 862 SF (PROPOSED)
- 103 SF (PROPOSED DECK)

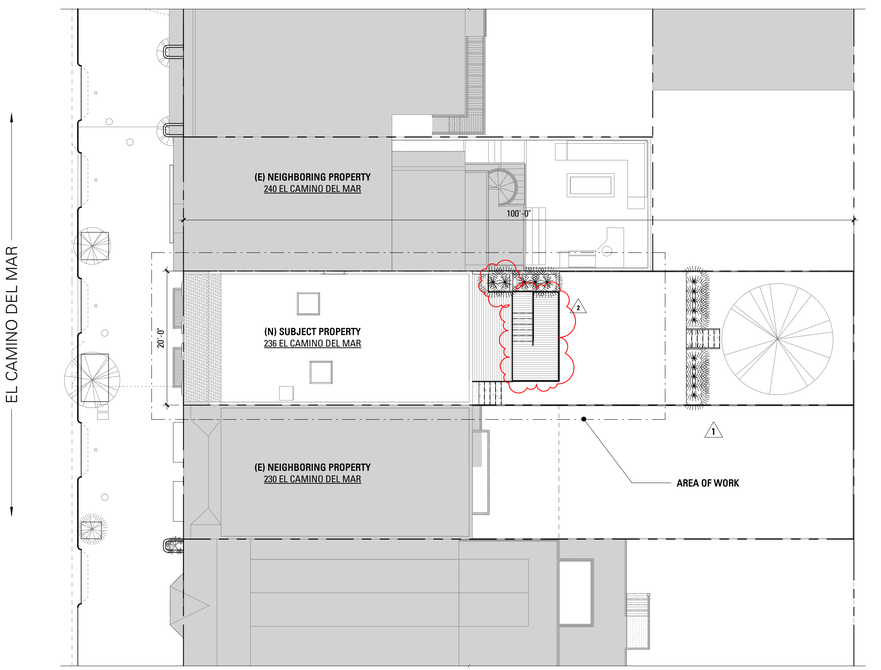
TOTAL
- 2264 SF (EXISTING)
- 3038 SF (PROPOSED)
- 774 SF PROPOSED INCREASE
- 25% INCREASE IN GROSS SF

BUILDING HEIGHT:

EXISTING: 29'5 1/2"

PROPOSED: 29'5 1/2"

INCREASE IN BUILDING HEIGHT: 0'-0"



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19
2	PLANNING PERMIT REVISION 2	01/29/20

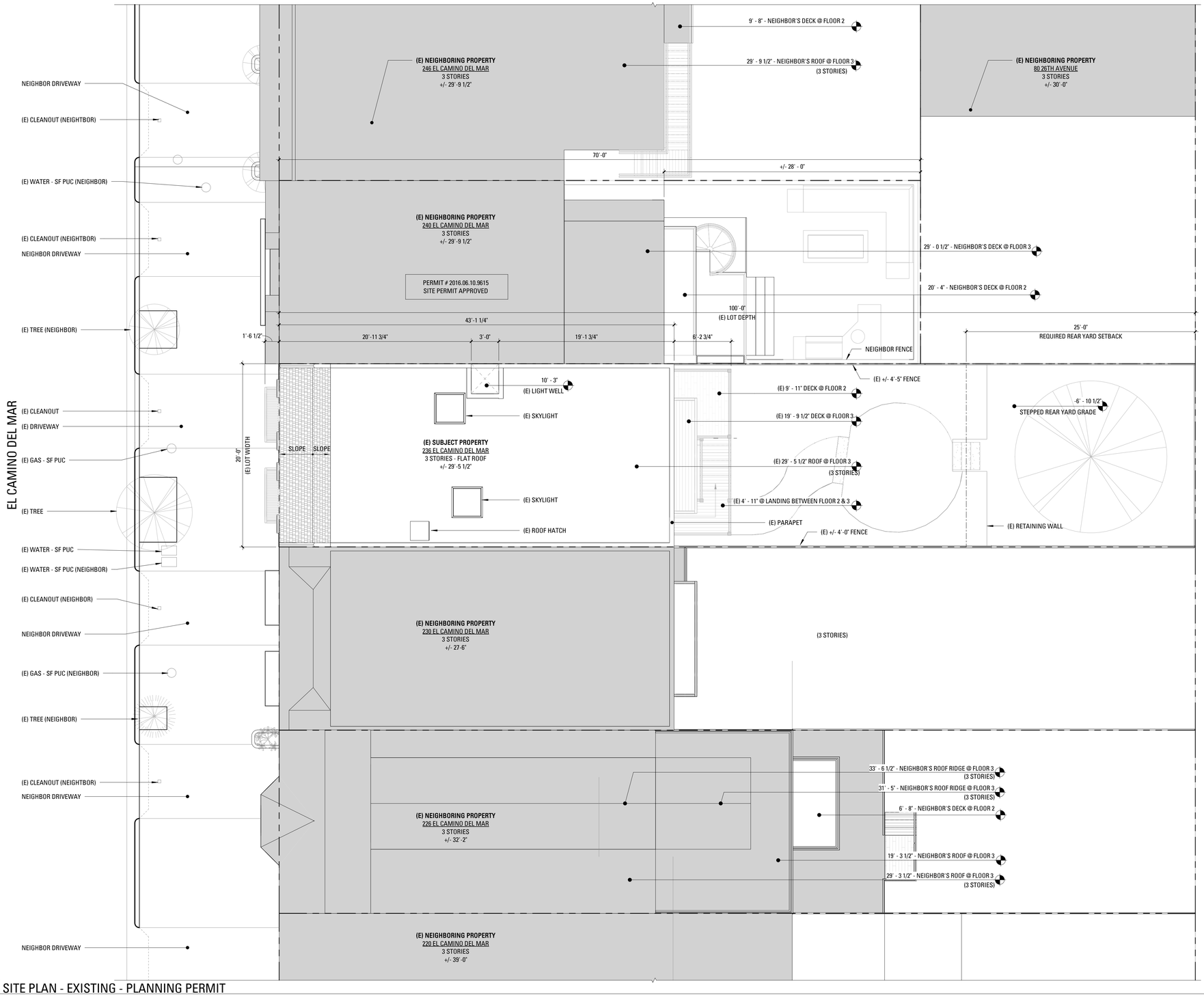
Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

COVER SHEET

SHEET NUMBER

A001

1/29/2020 10:31:55 AM



1 SITE PLAN - EXISTING - PLANNING PERMIT
3/16" = 1'-0"

1/29/2020 10:31:56 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS

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LICENSED ARCHITECT
BRIAN T. MILFORD
No. C33430
REG. 6/30/2019
STATE OF CALIFORNIA

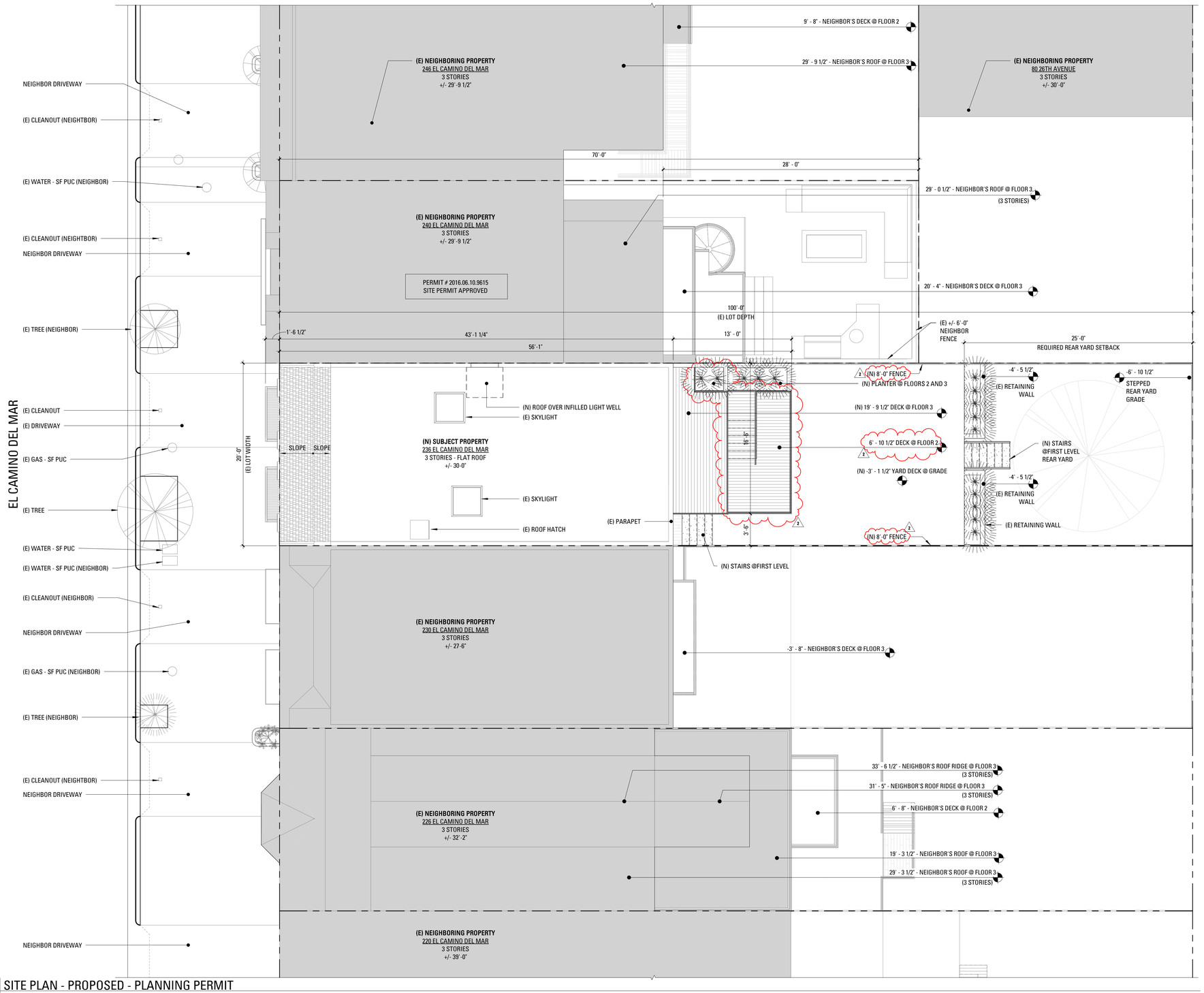
NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19
2	PLANNING PERMIT REVISION 2	01/29/20

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

EXISTING SITE PLAN

SHEET NUMBER

A002



1 SITE PLAN - PROPOSED - PLANNING PERMIT
3/16" = 1'-0"

1/29/2020 10:32:02 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS
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BRIAN T. MILFORD
No.C33430
REG. 6/30/2019
STATE OF CALIFORNIA

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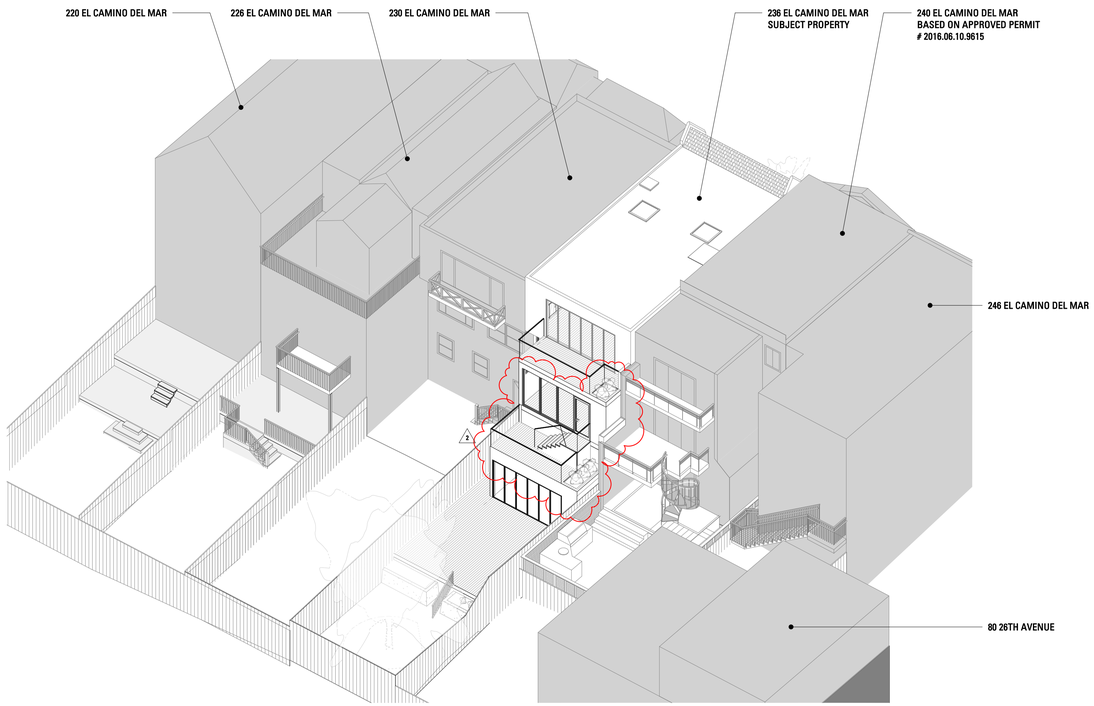
Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

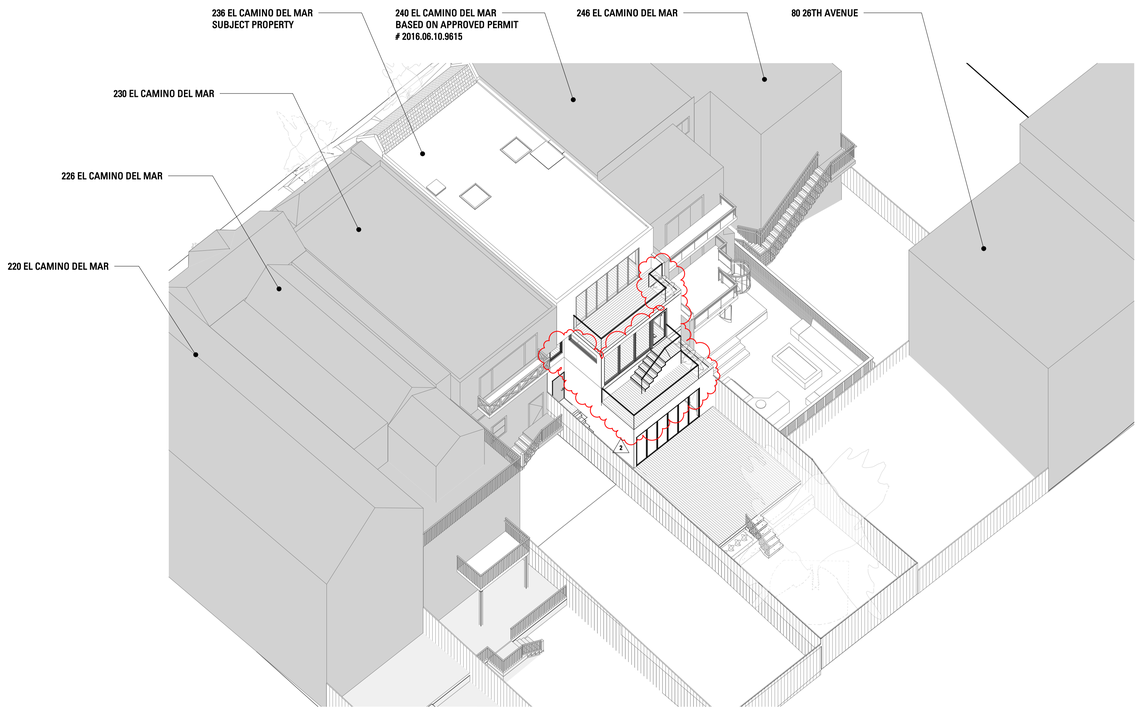
PROPOSED SITE PLAN

SHEET NUMBER

A003A



2 PROPOSED REAR AXON VIEW



1 PROPOSED REAR AXON VIEW

1/29/2020 10:32:16 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
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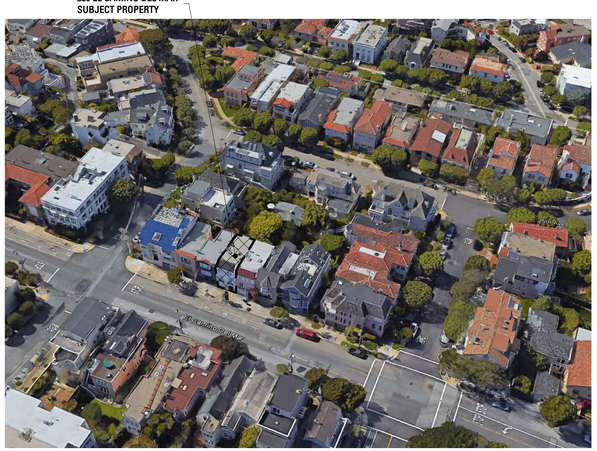
PLANNING AXON VIEWS

SHEET NUMBER

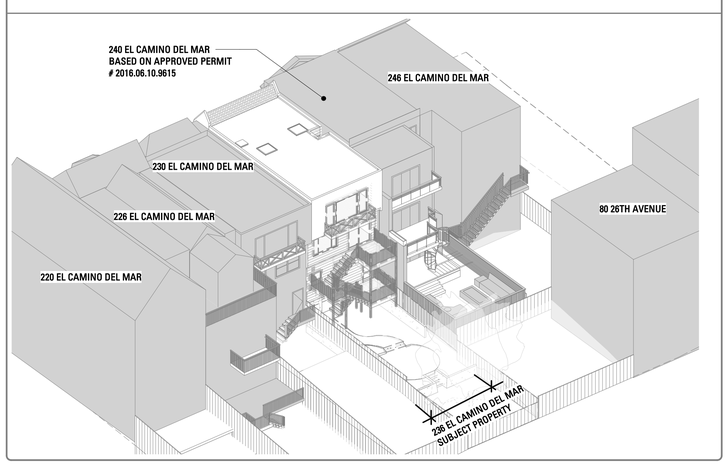
A003B

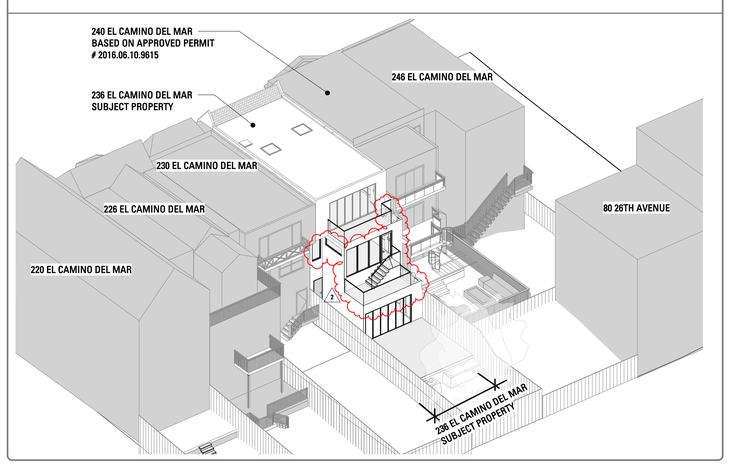
(E) SITE PHOTOS - OVERHEAD CONTEXT PHOTO

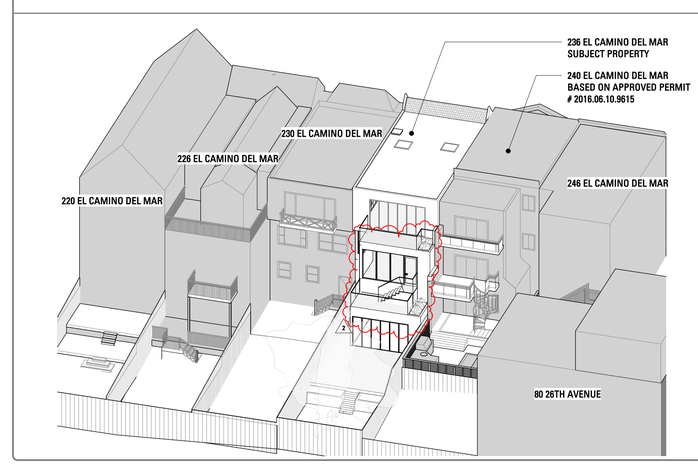


(E) SITE PHOTOS - FRONT YARD VIEW

(E) SITE PHOTOS - BACK YARD VIEW







1/29/2020 10:33:06 AM

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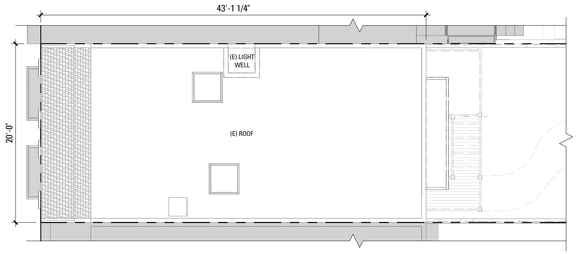
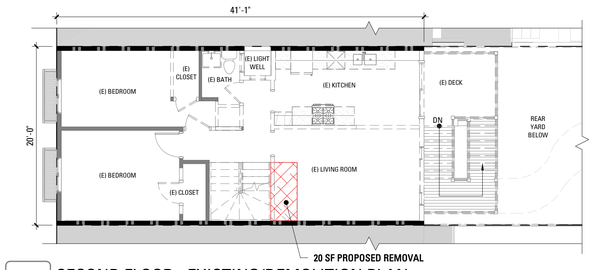
SITE PHOTOGRAPHS

SHEET NUMBER

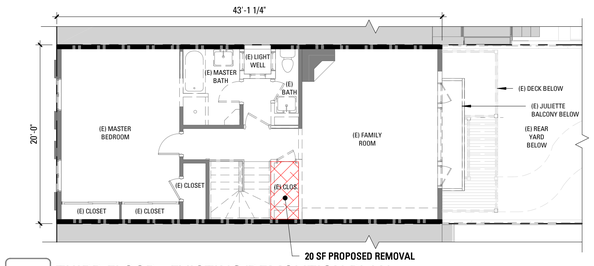
A004



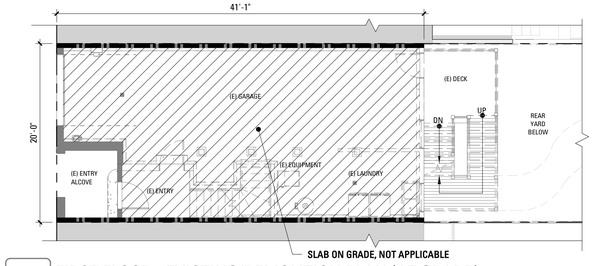
10 ROOF - EXISTING/DEMOLITION PLAN - NO REMOVAL
1/8" = 1'-0"



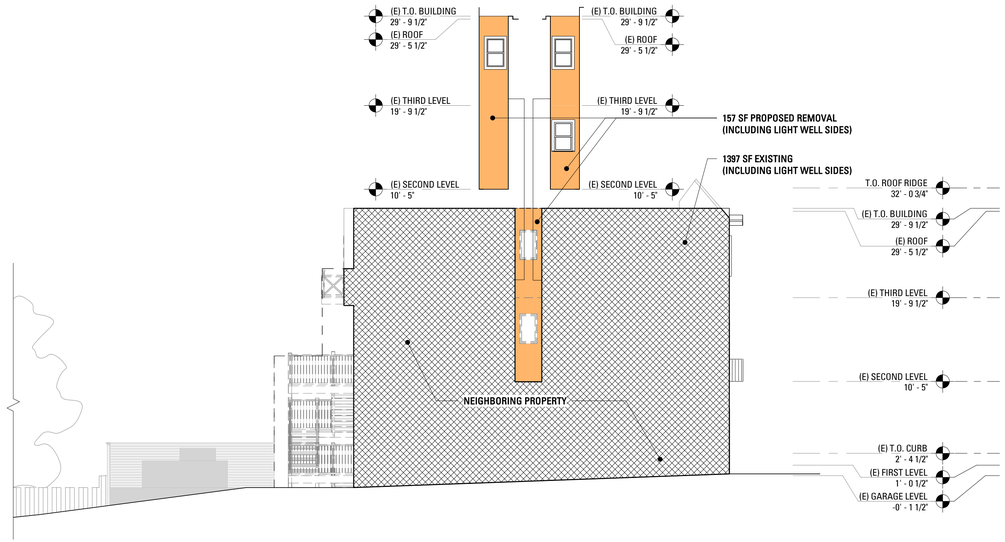
8 SECOND FLOOR - EXISTING/DEMOLITION PLAN
1/8" = 1'-0"



9 THIRD FLOOR - EXISTING/DEMOLITION PLAN
1/8" = 1'-0"

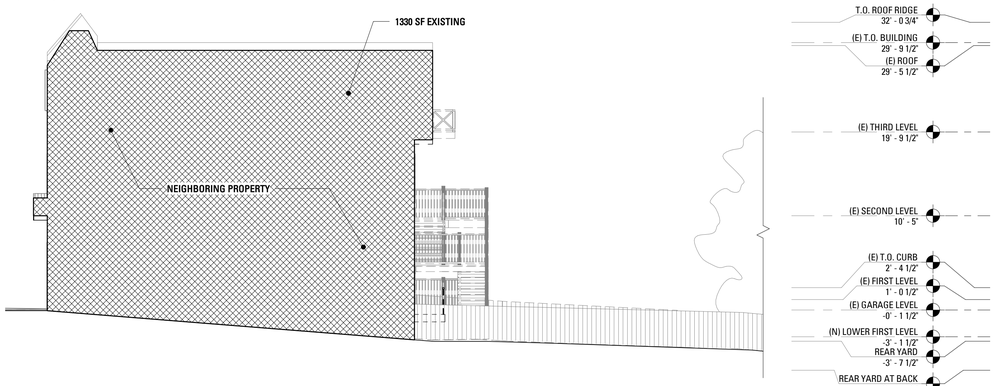


7 FIRST FLOOR - EXISTING/DEMOLITION PLAN (AT GRADE)
1/8" = 1'-0"

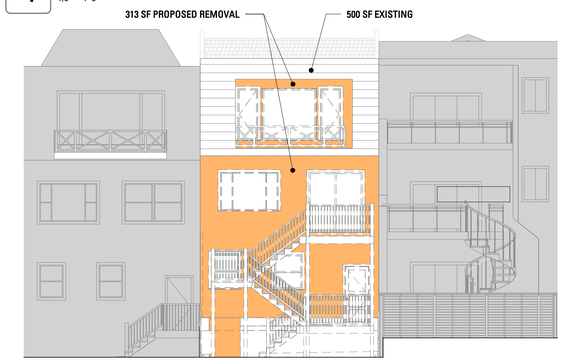


6 WEST ELEVATION - DEMO CALCS
1/8" = 1'-0"

4 SOUTH ELEVATION - DEMO CALCS (NO REMOVAL)
1/8" = 1'-0"



5 EAST ELEVATION - DEMO CALCS (NO REMOVAL)
1/8" = 1'-0"



3 NORTH ELEVATION - DEMO CALCS
1/8" = 1'-0"

B - SECTION 317(B) DEMOLITION CALCULATIONS LINEAL MEASUREMENT

B1. 50% FRONT AND REAR AT FOUNDATION (SEE DIAGRAM 1/A005)	**EXISTING**	**PROPOSED REMOVAL**
FRONT FACADE	20'-0"	0"
REAR FACADE	20'-0"	19'-0 1/2"
TOTAL:	40'-0"	19'-0 1/2" (47.6%)
B2. 65% OF PERIMTER EXT. WALLS AT FOUNDATION (SEE DIAGRAM 2/A005)	**EXISTING**	**PROPOSED REMOVAL**
FRONT FACADE	20'-0"	0"
REAR FACADE	20'-0"	19'-0 1/2"
EAST FACADE	41'-1"	0"
WEST FACADE	41'-1"	0"
TOTAL:	122'-2"	19'-0 1/2" (15.6%)

HORIZONTAL DIMENSION AT FOUNDATION TO BE REMOVED

C - SECTION 317(C) DEMOLITION CALCULATIONS: SURFACE AREA MEASUREMENT

C1. 50% OF VERTICAL ELEMENTS (SEE DIAGRAMS 3-6/A005)	**EXISTING**	**REMOVAL**
FRONT (SOUTH) ELEVATION	381 SF	0 SF
SIDE ELEVATION (EAST)	1330 SF	0 SF
REAR (NORTH) ELEVATION	500 SF	313 SF
SIDE ELEVATION (WEST)	1397 SF	157 SF
TOTAL:	3608 SF	470 SF (13%)

VERTICAL SURFACE AREA TO BE REMOVED

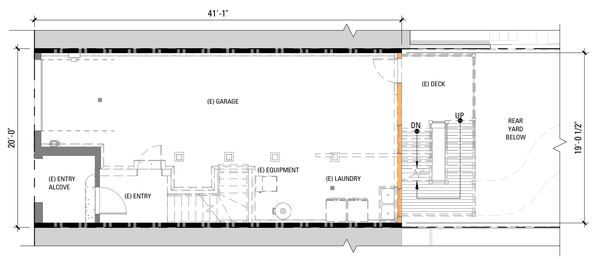
C2. 50% OF HORIZONTAL ELEMENTS (SEE DIAGRAMS 7-10/A005)	**EXISTING**	**PROPOSED REMOVAL**
FIRST FLOOR (SLAB ON GRADE - N/A)	0 SF	0 SF
SECOND FLOOR	762 SF	20 SF
THIRD FLOOR	800 SF	20 SF
ROOF	852 SF	0 SF
TOTAL:	2414 SF	40 SF (1.7%)

HORIZONTAL SURFACE AREA TO BE REMOVED

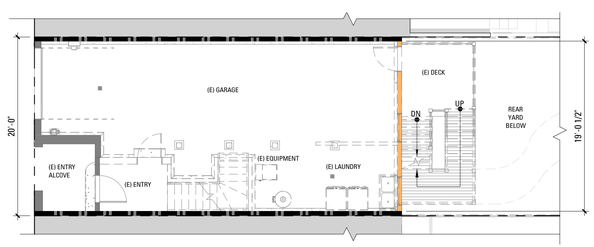
SLAB ON GRADE EXEMPT PER SECTION 317.b.5

GRAND TOTALS

SECTION 317 REQUIREMENT (SEE CALCS ABOVE)	**PERCENT DEMOLISHED**	**MAX ALLOWABLE**	**PASS**	**COMPLIANCE W/ SECTION 317 (B) + (C)**
B1 (TOTAL REMOVED / TOTAL EXISTING)	47.6%	50%	YES	**YES**
		AND		
B2 (TOTAL REMOVED / TOTAL EXISTING)	15.6%	65%	YES	
- OR -				
C1 (TOTAL REMOVED / TOTAL EXISTING)	13%	50%	YES	**YES**
		AND		
C2 (TOTAL REMOVED / TOTAL EXISTING)	1.7%	50%	YES	



2 PERIMETER DEMO DIAGRAM AT FOUNDATION
1/8" = 1'-0"



1 FRONT AND REAR FACADE DEMO DIAGRAM AT FOUNDATION
1/8" = 1'-0"

SETO RESIDENCE REMODEL AND ADDITION

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LICENSED ARCHITECT BRIAN T. MILFORD No.C38430 REG. 9/30/2019 STATE OF CALIFORNIA

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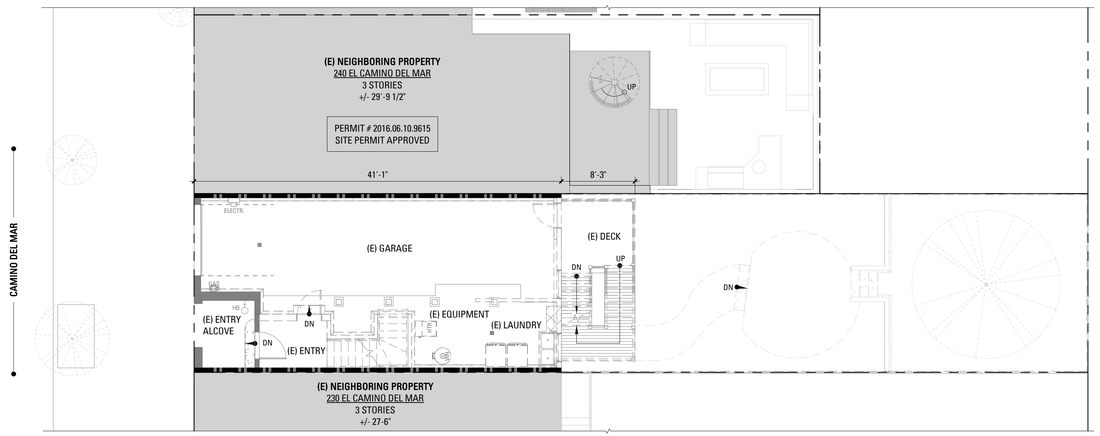
Drawn By:	AW
Checked By:	BE
Project Number:	17012.1

SECTION 317 DEMOLITION CALCULATIONS

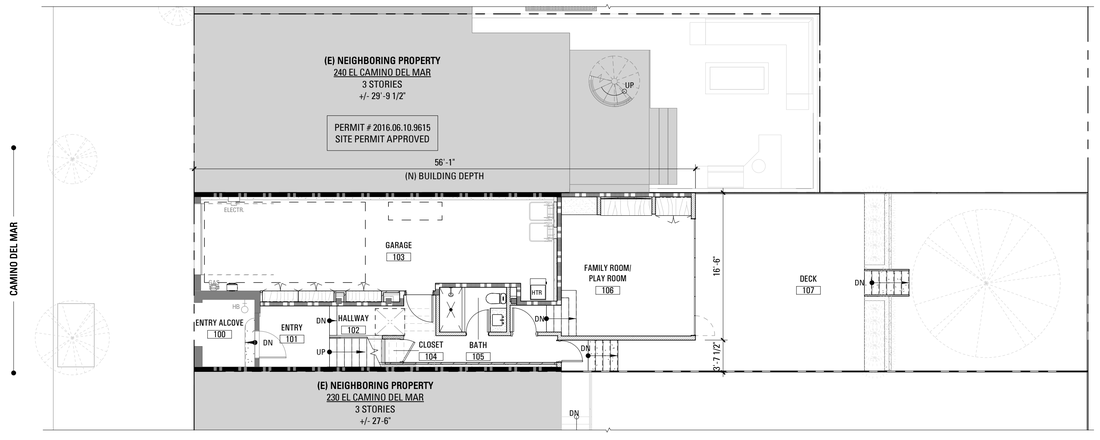
SHEET NUMBER

A005 2

1/29/2020 10:33:14 AM



2 GROUND FLOOR - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"



1 GROUND FLOOR - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"

1/29/2020 10:33:16 AM

SETO RESIDENCE REMODEL AND ADDITION

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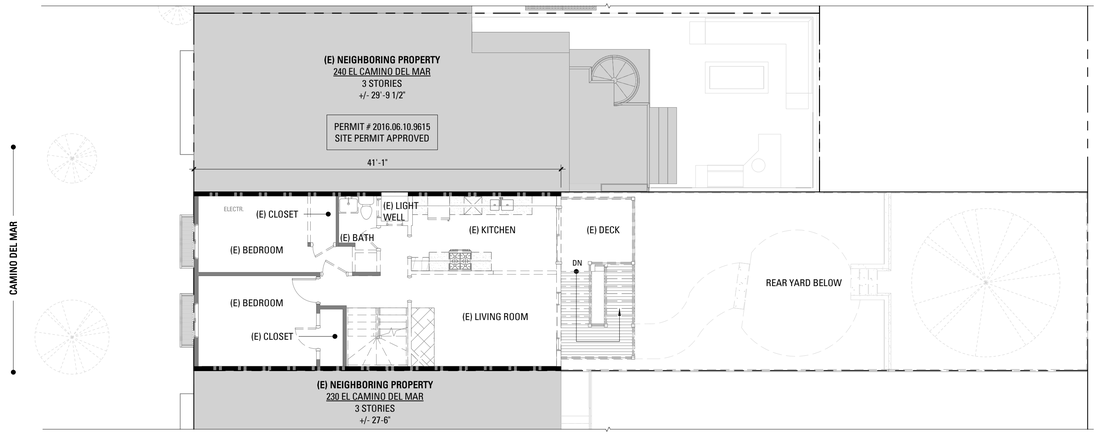
PLANNING DEPARTMENT PLAN COMPARISON

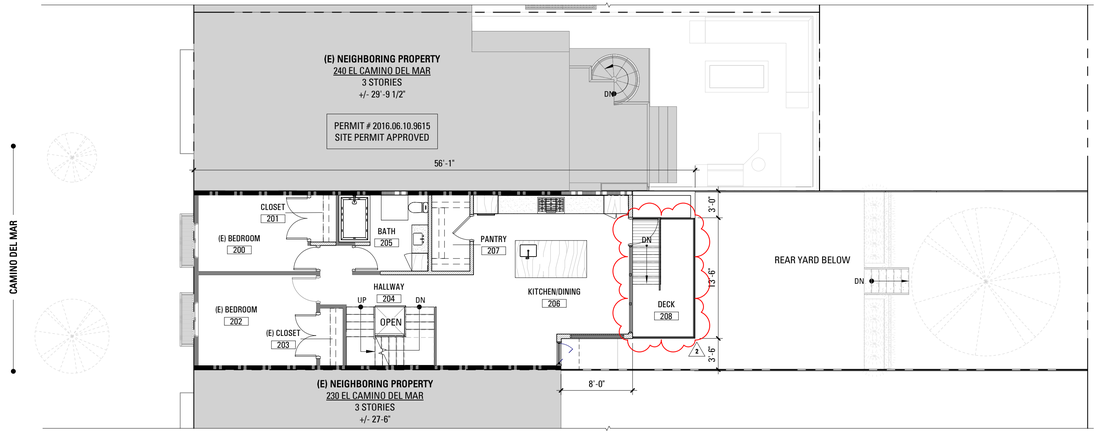
SHEET NUMBER

A007A



2 SECOND FLOOR - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD

1/8" = 1'-0"



1 SECOND FLOOR - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD

1/8" = 1'-0"

1/29/2020 10:33:19 AM

SETO RESIDENCE REMODEL AND ADDITION

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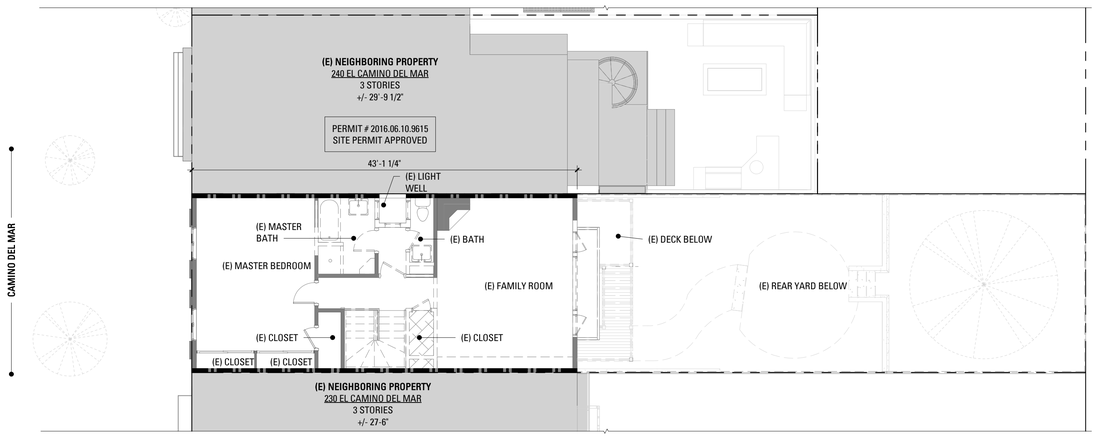
PLANNING DEPARTMENT PLAN COMPARISON

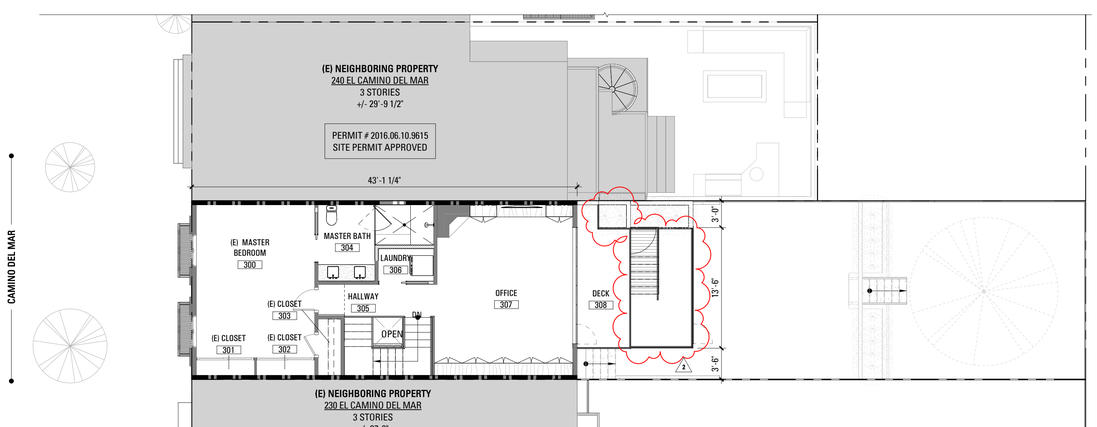
SHEET NUMBER

A007B



2 THIRD FLOOR - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD

1/8" = 1'-0"



1 THIRD FLOOR - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD

1/8" = 1'-0"

1/23/2020 10:33:23 AM

SETO RESIDENCE REMODEL AND ADDITION

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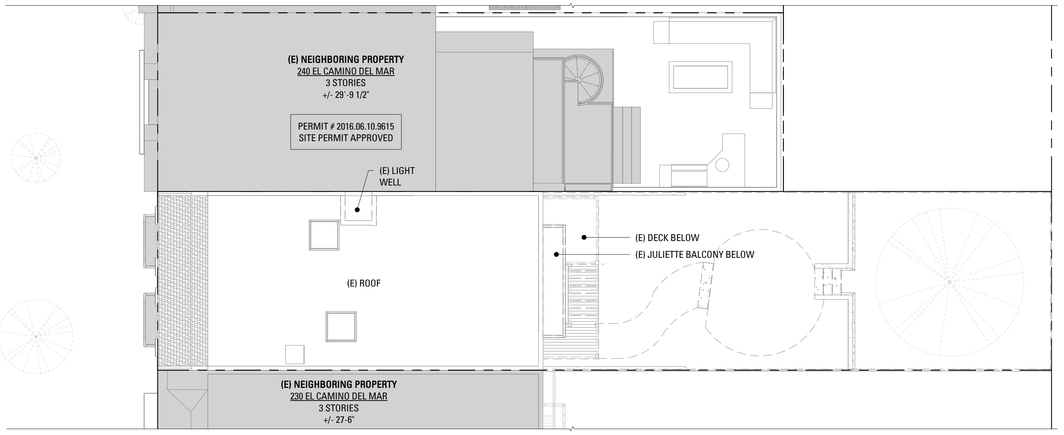
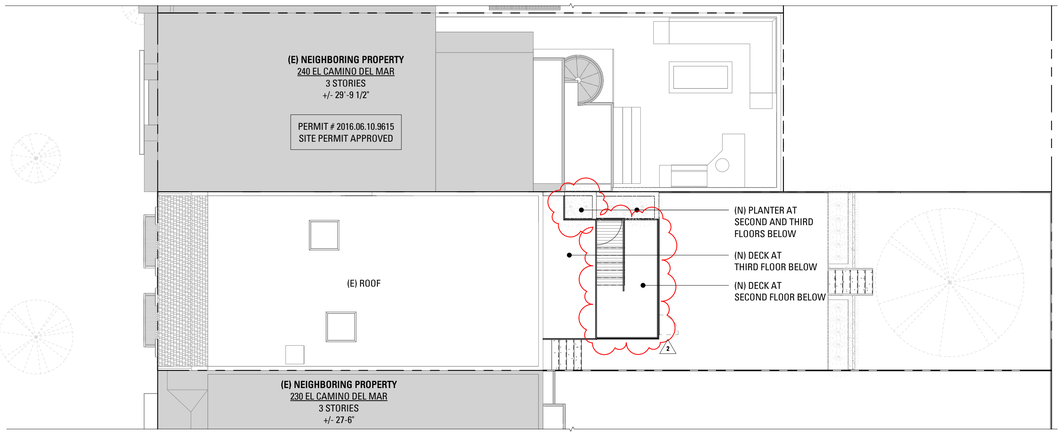
PLANNING DEPARTMENT PLAN COMPARISON

SHEET NUMBER

A007C



2 ROOF - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"



1 ROOF - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"

1/29/2020 10:33:26 AM

SETO RESIDENCE REMODEL AND ADDITION

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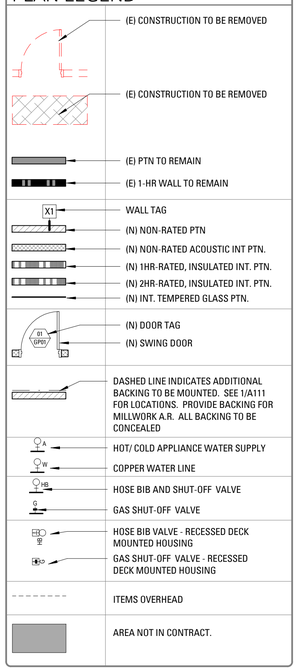
PLANNING DEPARTMENT PLAN COMPARISON

SHEET NUMBER

A007D

CONSTRUCTION PLAN LEGEND



CONSTRUCTION PLAN GENERAL NOTES

SEE GENERAL NOTES ON SHEET A002.

1. ALL (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE, A901.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
3. DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES ON SHEET A901.
4. ALL REQUIRED HANDRAILS SHALL COMPLY WITH HANDRAIL GRASPABILITY PER CBC 1014.3.
5. PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
6. PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E2112-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
7. WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
8. FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL
9. ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD, OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
10. FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
11. PROVIDE MINIMUM OF R-19 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO LIVING SPACE.
12. PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH.
13. WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD.
14. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
15. ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
16. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
17. ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
18. ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).
19. WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2).
20. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. (CMC 921.3.2)
21. EACH KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
22. ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4).
24. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
25. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).
26. ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH NEW CONSTRUCTION. REFER TO PLANS AND ELEVATIONS. PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
2. REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
3. CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.
4. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK
5. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
6. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT. RECYCLE AND HAUL ALL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
7. DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

MECHANICAL GENERAL NOTES (RES, FAU)

1. ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PROPERTY LINE & OPENINGS INTO BUILDING, AND NOT LESS THAN 10 FEET FROM A FORCED AIR INLET. (CMC 502.2)
2. PROVIDE GAS VENT TERMINATIONS PER CMC 802.6 & 802.6.2
3. PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
4. PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY.

MECHANIAL GENERAL NOTES... (RADIANT HEATING SYSTEMS)

1. RADIANT FLOOR HEATING SYSTEMS TO BE INSTALLED ON A DESIGN/BUILD BASIS BY A QUALIFIED INSTALLER WITH A MINIMUM EXPERIENCE OF HAVING INSTALLED SIMILAR SYSTEMS THREE TIMES PREVIOUS. QUALIFIED INSTALLER TO INSTALL SYSTEM PER MANUFACTURER'S REQUIREMENTS.
2. RADIANT FLOOR HEATING SYSTEMS TO BE INSTALLED ABOVE WOOD SUBFLOOR, OR ABOVE CONCRETE SUBFLOOR TO CONSIST OF 1/2" THICK UPONOR QUIK TRAK PANELS, OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S REQUIREMENTS. CARE SHOULD BE TAKEN WHEN INSTALLING FINISH FLOOR AS TO NOT DAMAGE PIPING.
3. RADIANT FLOOR HEATING SYSTEMS TO BE INSTALLED UNDER WOOD SUBFLOOR TO CONSIST OF UPONOR JOIST TRAK, OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S REQUIREMENTS. CARE SHOULD BE TAKEN WHEN INSTALLING FINISH FLOOR AS TO NOT DAMAGE PIPING.
4. RADIANT FLOOR HEATING SYSTEMS MANIFOLDS TO B E LOCATED AND INSTALLED IN A READILY ACCESSIBLE LOCATION AND MANNER.
5. RADIANT FLOOR HEATING SYSTEMS BOILERS, ZONING CONTROLS, VALVES, EXPANSION TANKS, ETC. TO BE SUPPLIED AND SINTALLED ON A DESIGN/BUILD BASIS. BOILER TO MEET OR EXCEED CURRENT TITLE 24 ENERGY REGULATIONS AND MAY FUNCTION AS THE DOMESTIC HOT WATER SOURCE IF APPLICABLE.

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
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LICENSED ARCHITECT
BRIAN T. MILFORD
No. C38430
REN. 8/30/2019
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19
2	PLANNING PERMIT REVISION 2	01/29/20

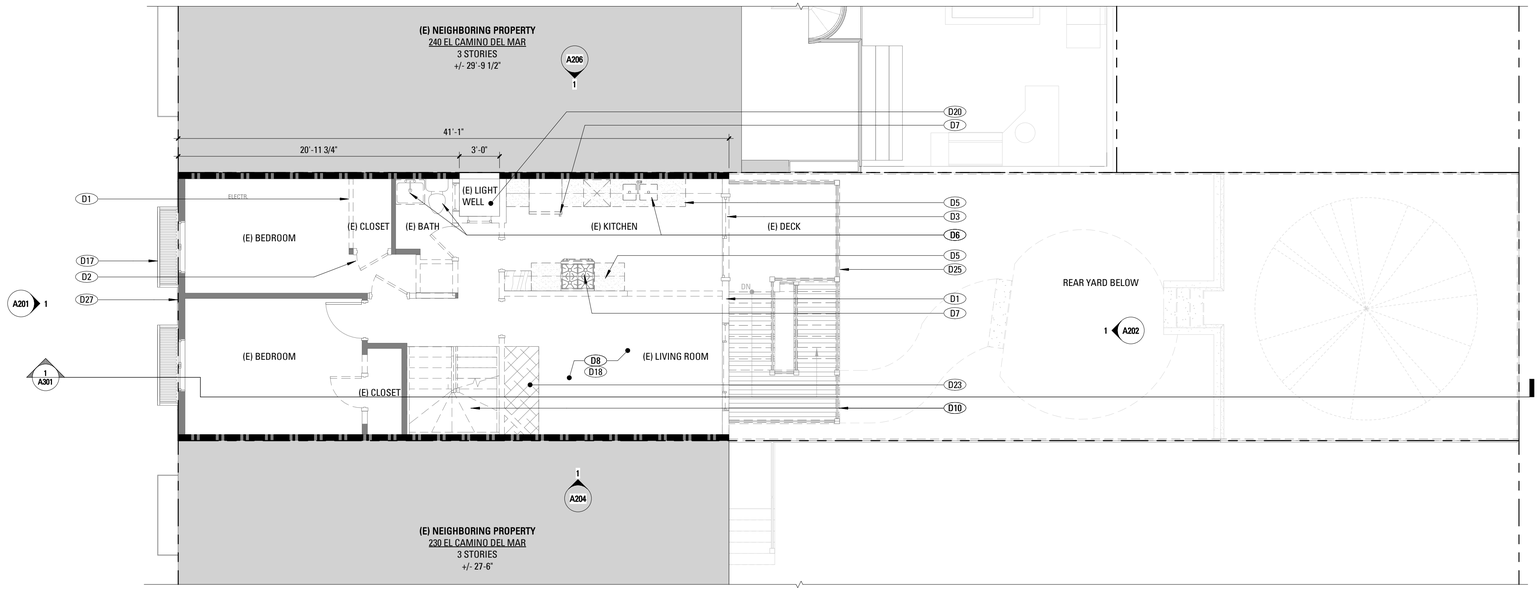
Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

DEMO & CONSTRUCTION NOTES & SCHEDULES

SHEET NUMBER

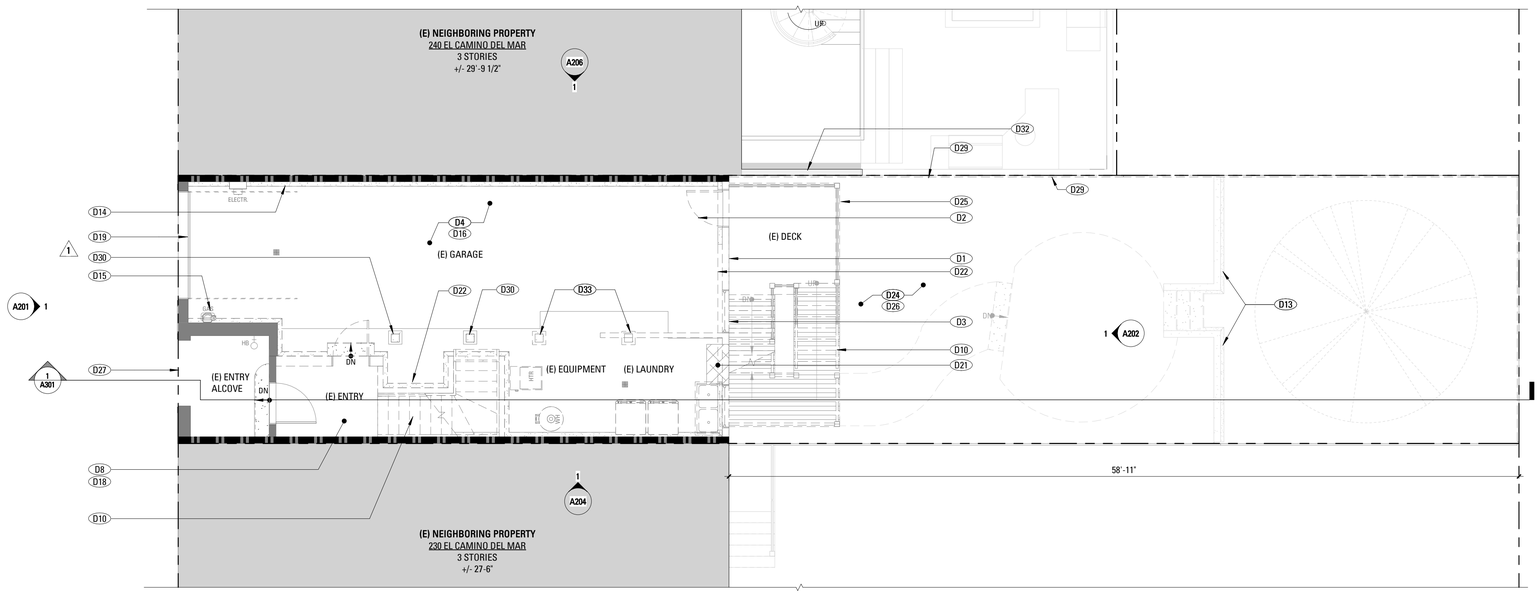
A100

1/29/2020 10:33:29 AM



2 SECOND FLOOR - EXISTING/DEMOLITION PLAN

3/16" = 1'-0"



1 GROUND FLOOR - EXISTING/DEMOLITION PLAN

3/16" = 1'-0"

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DEMOLITION KEYNOTES

D1	REMOVE (E) WALL TO ACCOMMODATE (N) WORK. S.S.D. FOR ADDITIONAL INFORMATION.
D2	REMOVE (E) DOOR TO ACCOMMODATE (N) WORK.
D3	REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK. INFILL WALL FRAMING AND PROVIDE NEW FINISHES. COORDINATE WITH NEW CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
D4	(E) SLAB ON GRADE TO REMAIN.
D5	REMOVE (E) CASEWORK/CABINETRY.
D6	REMOVE (E) PLUMBING FIXTURE; CAP OFF / RE-ROUTE UTILITY LINES AS REQUIRED.
D7	REMOVE (E) APPLIANCE/EQUIPMENT. CAP OFF/RE-ROUTE UTILITY LINES AS REQUIRED.
D8	REMOVE (E) FLOOR FINISHES, SUBFLOOR TO REMAIN AT THIS AREA.
D10	REMOVE (E) STAIRS AND RAILINGS.
D13	(E) RETAINING WALL TO REMAIN.
D14	(E) ELECTRICAL CIRCUIT PANEL TO REMAIN.
D15	(E) GAS AND METER, TO BE RELOCATED.
D16	REMOVE (E) LIGHTING, ELECTRICAL, AND MECHANICAL SYSTEMS IN COORDINATION WITH NEW WORK.
D17	(E) JULIETTE BALCONY TO REMAIN.
D18	REMOVE (E) INTERIOR CEILING AND LIGHITNG.
D19	(E) GARAGE DOOR TO REMAIN.
D20	(E) LIGHTWELL TO BE INFILLED.
D21	REMOVE (E) SLAB AND EXCAVATE AT THIS AREA IN PREPARATION FOR STAIR DOWN TO THE (N) FAMILY/PLAY ROOM ON GRADE. SEE S.S.D.
D22	REMOVE (E) FOOTING TO ACCOMMODATE (N) WORK. S.S.D. FOR ADDITIONAL INFORMATION.
D23	REMOVE (E) FLOOR FRAMING AT THIS AREA TO COORDINATE WITH NEW STAIR OPENING. SEE CONSTRUCTION PLANS AND SECTIONS FOR COORDINATING INFORMATION. S.S.D. FOR ADDITIONAL INFORMATION.
D24	REMOVE (E) COURTYARD FINISHES TO PREPARE FOR (N) SLAB ON GRADE.
D25	(E) DECK AND SUPPORTING STRUCTURE TO BE REMOVED.
D26	(E) UNEXCAVATED EARTH.
D27	(E) PROPERTY LINE.
D29	REMOVE (E) FENCE AT PROPERTY LINE TO ACCOMMODATE (N) WORK.
D30	(E) COLUMN AND FOOTING TO REMAIN.
D32	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY
D33	REMOVE (E) COLUMN, FOOTING AND BEAM ABOVE.

1

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
- ITEMS OVERHEAD
- AREA NOT IN CONTRACT.

SETO RESIDENCE REMODEL AND ADDITION

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LICENSED ARCHITECT BRIAN T. MILFORD No. C33430 REG. 9/30/2015 STATE OF CALIFORNIA

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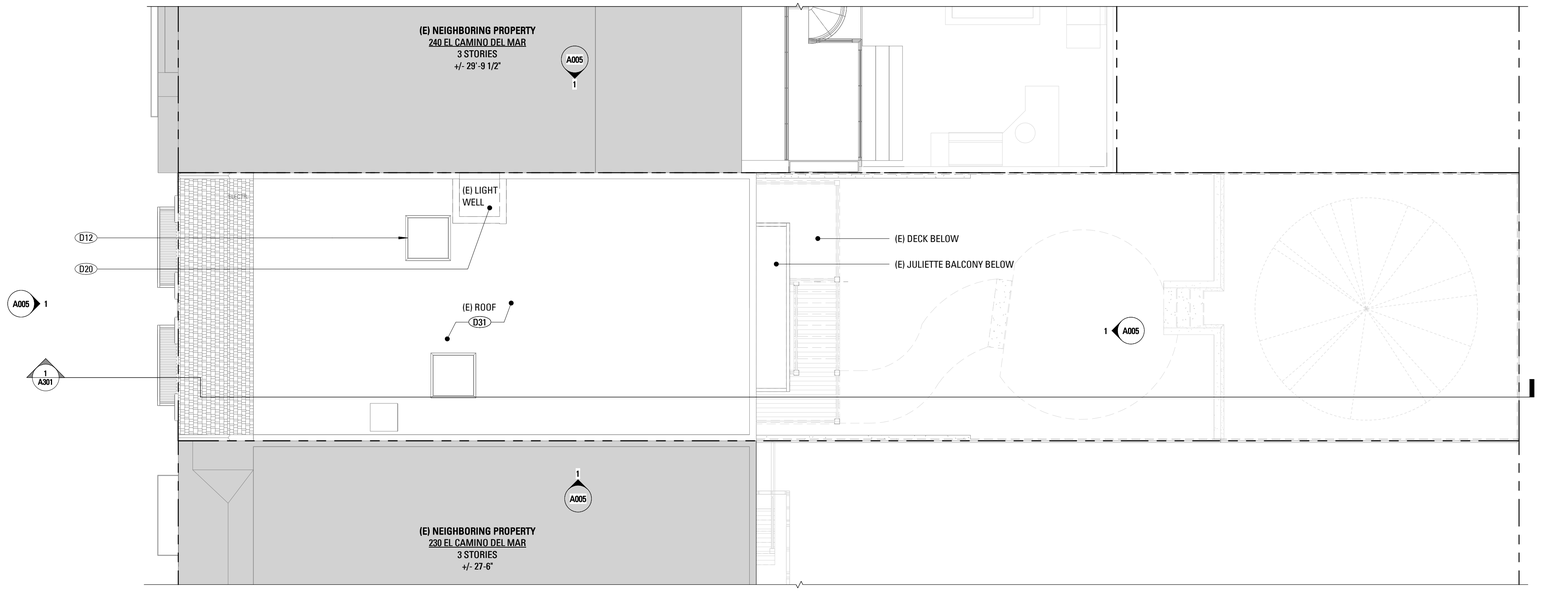
Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

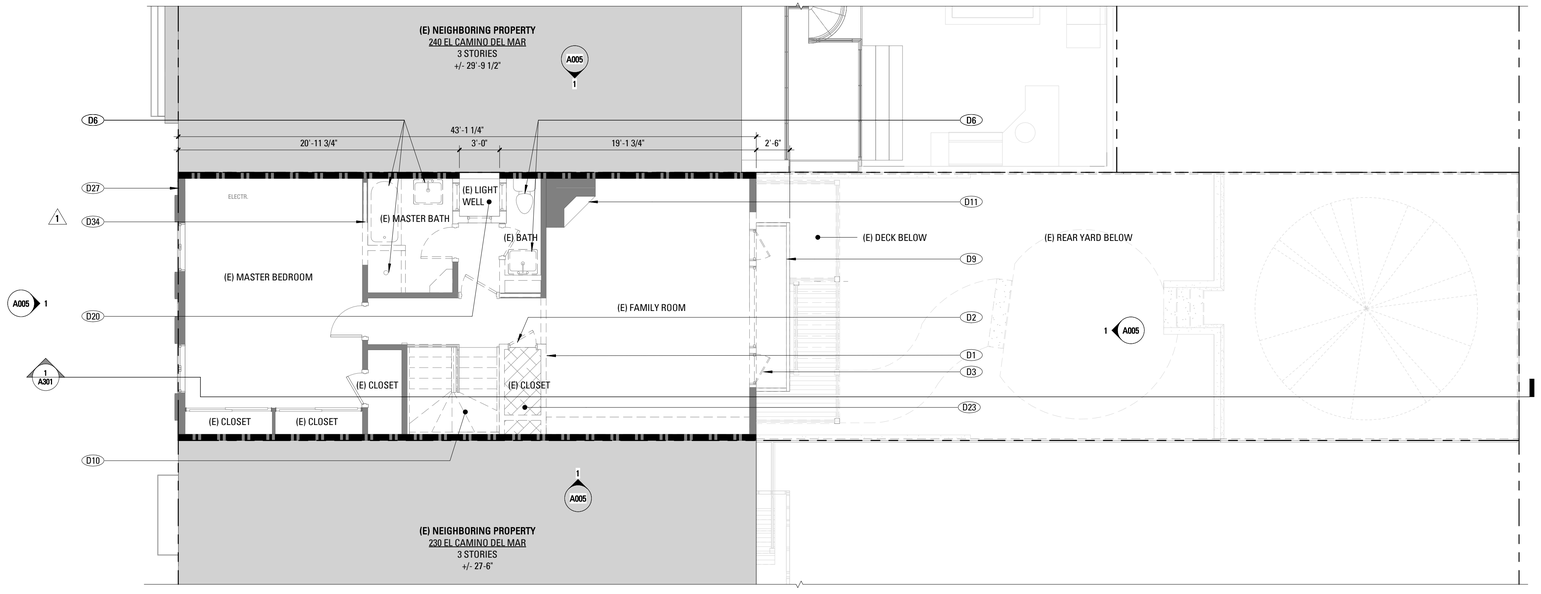
EXISTING & DEMOLITION PLANS

SHEET NUMBER

A101



2 ROOF - EXISTING/DEMOLITION PLAN
3/16" = 1'-0"



1 THIRD FLOOR - EXISTING/DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION KEYNOTES

D1	REMOVE (E) WALL TO ACCOMMODATE (N) WORK. S.S.D. FOR ADDITIONAL INFORMATION.
D2	REMOVE (E) DOOR TO ACCOMMODATE (N) WORK.
D3	REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK. INFILL WALL FRAMING AND PROVIDE NEW FINISHES. COORDINATE WITH NEW CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
D6	REMOVE (E) PLUMBING FIXTURE; CAP OFF / RE-ROUTE UTILITY LINES AS REQUIRED.
D9	REMOVE (E) JULIETTE BALCONY.
D10	REMOVE (E) STAIRS AND RAILINGS.
D11	(E) FIREPLACE, FLUE AND SURROUND TO REMAIN.
D12	(E) SKYLIGHT TO REMAIN.
D20	(E) LIGHTWELL TO BE INFILLED.
D23	REMOVE (E) FLOOR FRAMING AT THIS AREA TO COORDINATE WITH NEW STAIR OPENING. SEE CONSTRUCTION PLANS AND SECTIONS FOR COORDINATING INFORMATION. S.S.D. FOR ADDITIONAL INFORMATION.
D27	(E) PROPERTY LINE.
D31	(E) ROOF TO REMAIN.
D34	REMOVE (E) SLIDING DOOR. (E) WALL TO REMAIN.
1	

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 / GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
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EXISTING AND DEMOLITION PLANS

SHEET NUMBER

A102

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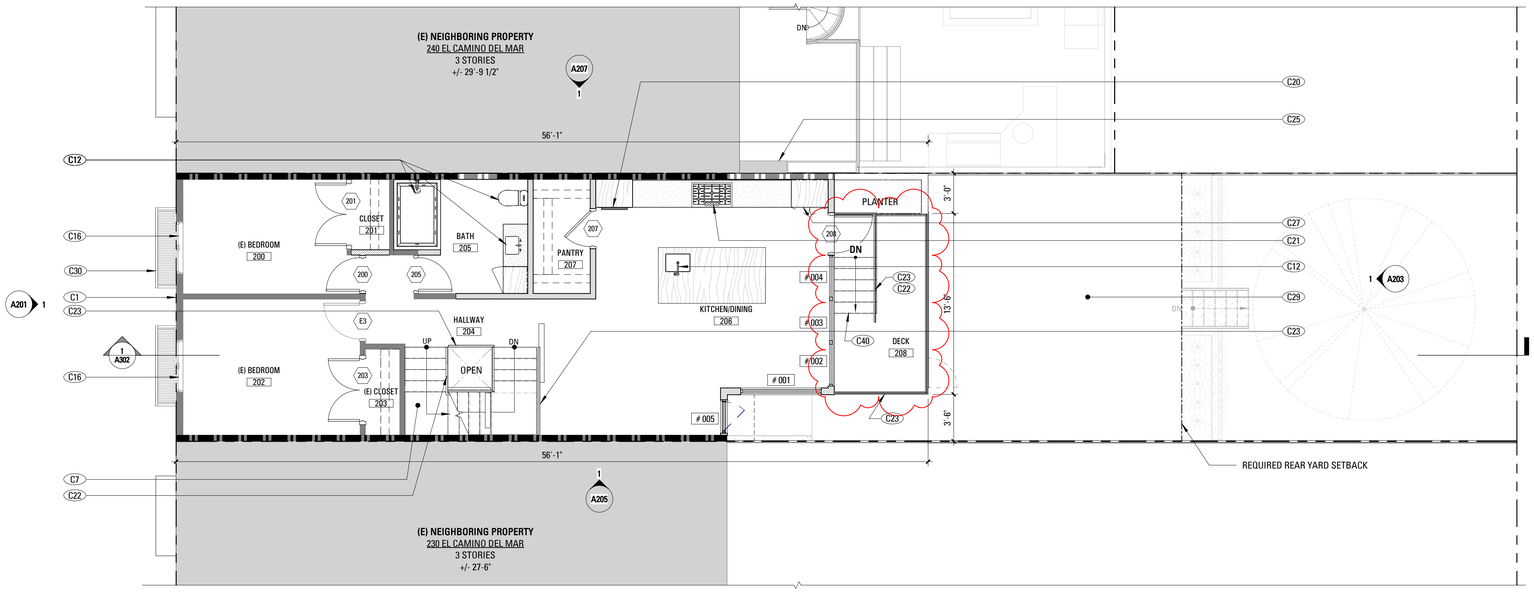
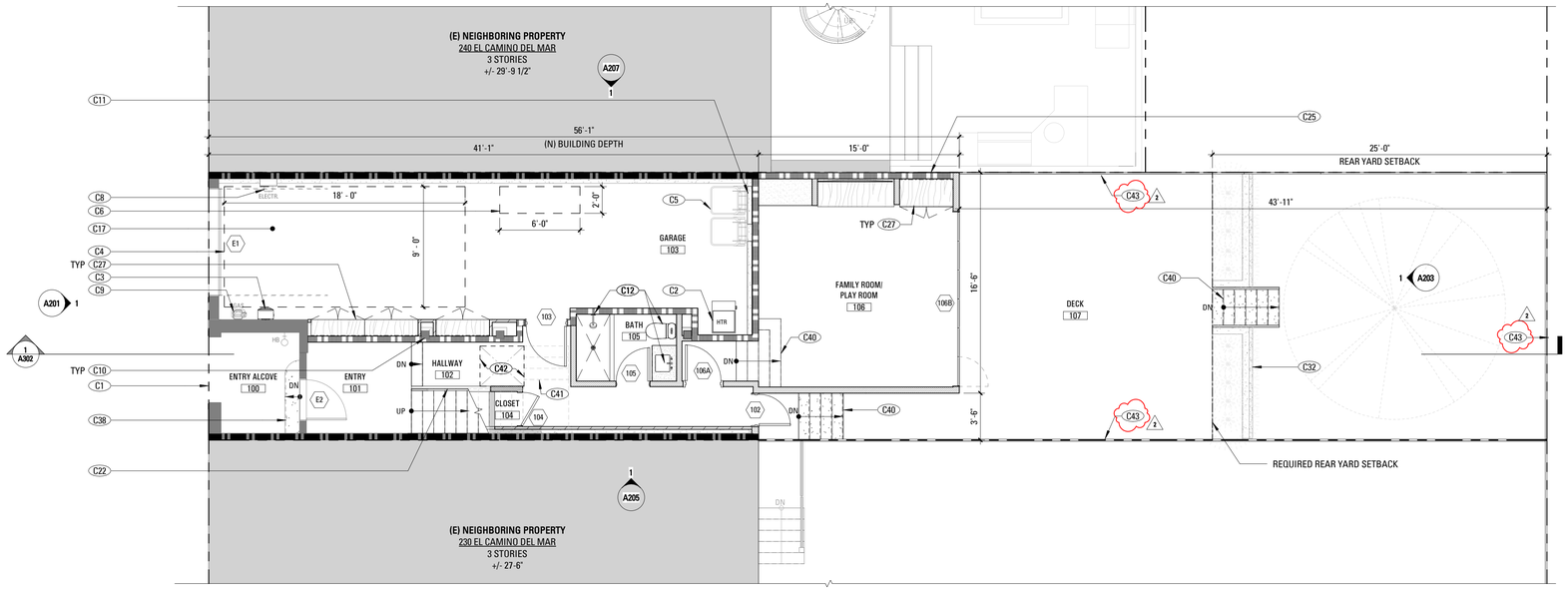


2 SECOND FLOOR - PROPOSED PLAN

3/16" = 1'-0"



1 GROUND FLOOR - PROPOSED PLAN

3/16" = 1'-0"

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CONSTRUCTION KEYNOTES

C1	(E) PROPERTY LINE
C2	(N) RADIANT HEAT SYSTEM BOILER AND EQUIPMENT BY G.C.
C3	(N) TANKLESS HOT WATER HEATER BY G.C.
C4	144 SQ. F.T REQUIRED PARKING CLEARANCE.
C5	(N) LOCATION FOR STORAGE, COLLECTION, AND LOADING OF RECYCLABLE/ COMPOST/LANDFILL MATERIALS.
C6	(N) REQUIRED 2'-0" x 6'-0" BICYCLE PARKING SPACE IN ACCORDANCE WITH ZA BULLETIN 9
C7	(N) STAIR. PROVIDE 5/8" TYPE 'X' GYP. BOARD TO UNDERSIDE OF STAIRS.
C8	(E) ELECTRIC METER TO REMAIN.
C9	(E) GAS METER AND GAS SHUT-OFF TO REMAIN.
C10	(E) COLUMN AND FOOTING TO REMAIN.
C11	(N) FOOTING AT DEMOLISHED DOOR.
C12	(N) PLUMBING FIXTURES, TYP. SEE SCHEDULE.
C16	(E) OPEARABLE WINDOW COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029.
C17	PROVIDE MIN. 5/8" TYPE "X" GYP. TO WALLS & MIN 5/8" TYPE "X" GYP. TO THE CEILING ON THE GARAGE SIDE PER CBC 406.3.4.
C20	(N) APPLIANCES AND EQUIPMENT. SEE SCHEDULE.
C21	(N) RANGE HOOD EXHAUST.
C22	(N) GRIPPABLE HANDRAIL @ 36" ABOVE STAIR NOSING. DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS HANDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C23	(N) GUARDRAIL AT 42" A.F.F. WITH 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C25	(N) 1-HOUR FIRE RATED FIRE WALL AT PROPERTY LINE.
C27	(N) BUILT-IN CASEWORK, PROVIDE BACKING.
C29	(N) DECK BELOW.
C30	(E) JULIETTE BALCONY TO REMAIN. REPAIR AND REPAINT.
C32	(E) LANDSCAPE RETAIN WALL AND STEPS TO LOWER REAR YARD.
C38	(E) CONCRETE STEP AND ENTRY TO REMAIN; REPAIR AND REPAINT.
C40	(N) STAIR - 7 1/2" MAX. RISERS, 10" MIN. TREADS.
C41	(N) STAIR OPEN TO ABOVE.
C43	(N) 8'-0" STAINED WOOD FENCE

1

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 / GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
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- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
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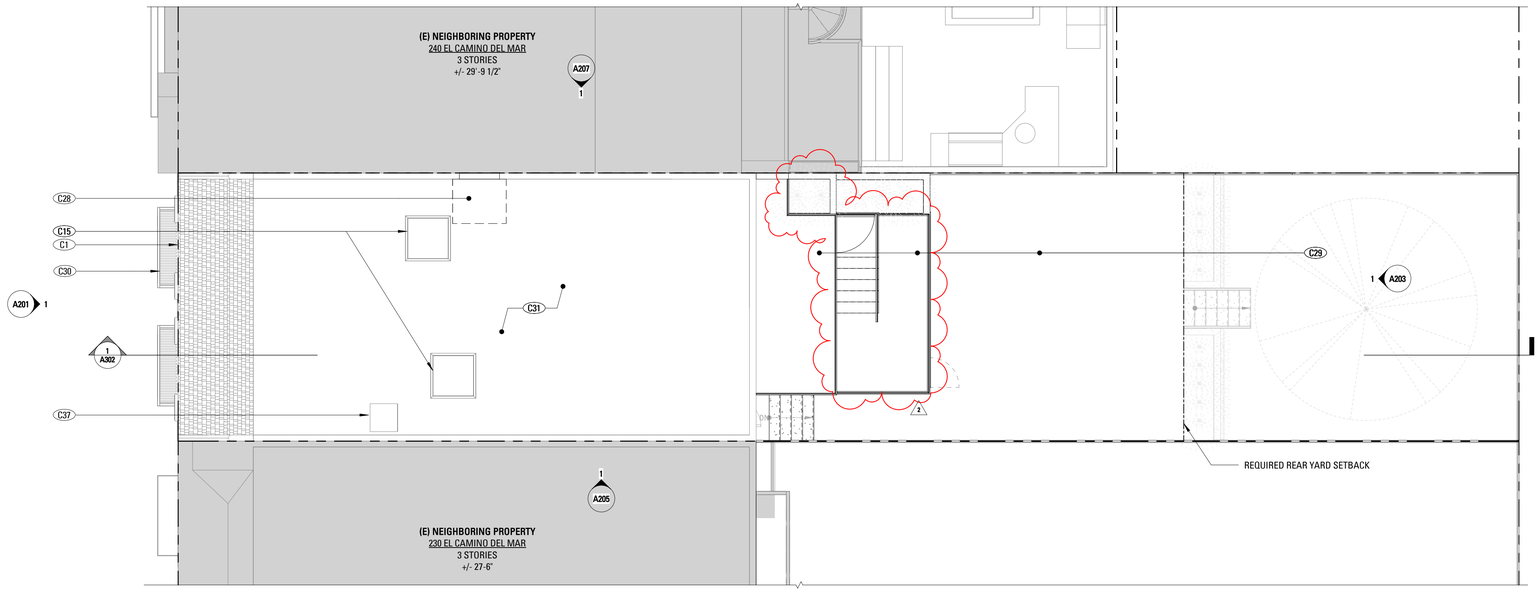
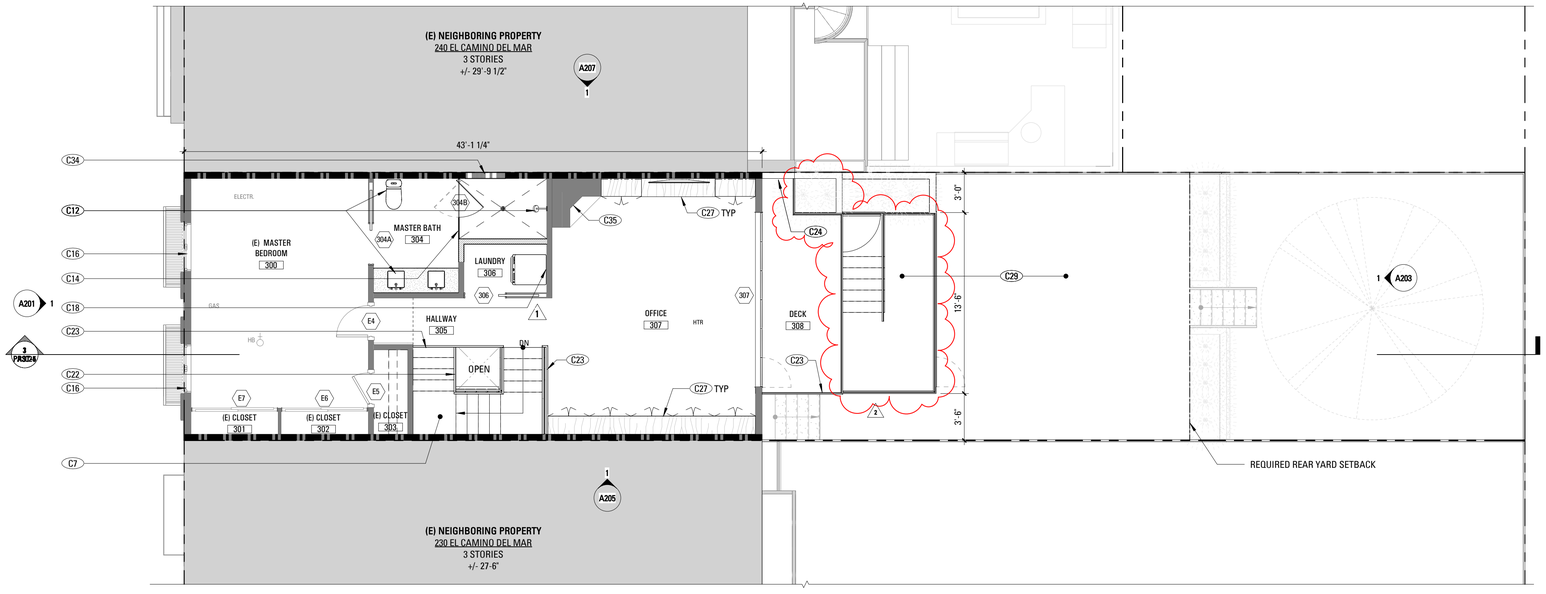
PROPOSED CONSTRUCTION PLANS

SHEET NUMBER

A111



2 ROOF - PROPOSED PLAN
3/16" = 1'-0"



1 THIRD FLOOR - PROPOSED PLAN
3/16" = 1'-0"

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CONSTRUCTION KEYNOTES

C1	(E) PROPERTY LINE
C7	(N) STAIR. PROVIDE 5/8" TYPE 'X' GYP. BOARD TO UNDERSIDE OF STAIRS.
C12	(N) PLUMBING FIXTURES, TYP. SEE SCHEDULE.
C14	(N) TEMPERED GLASS SHOWER ENCLOSURE.
C15	(E) SKYLIGHT TO REMAIN.
C16	(E) OPEARABLE WINDOW COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029.
C18	(N) WASHER/DRYER AND HOOK UPS.
C22	(N) GRIRPABLE HANDRAIL @ 36" ABOVE STAIR NOSING. DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS HANDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C23	(N) GUARDRAIL AT 42" A.F.F. WITH 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C24	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
C27	(N) BUILT-IN CASEWORK, PROVIDE BACKING.
C28	(N) ROOF TO MATCH (E) ROOF LEVEL. SEE ROOF TYPES.
C29	(N) DECK BELOW.
C30	(E) JULIETTE BALCONY TO REMAIN. REPAIR AND REPAINT.
C31	(E) ROOF TO REMAIN.
C34	(N) 1-HOUR FIRE RATED FIRE WALL AT INFILLED LIGHTWELL.
C35	(E) FIREPLACE TO REMAIN.
C37	(E) ROOF HATCH TO REMAIN.

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
- ITEMS OVERHEAD
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1	REVISED PLANNING PERMIT	02/22/19
2	PLANNING PERMIT REVISION 2	01/29/20

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

PROPOSED CONSTRUCTION PLANS

SHEET NUMBER

A112

NO WORK AT FRONT ELEVATION, FOR REFERENCE ONLY.
REPAINT ONLY.

1 FRONT ELEVATION EXISTING (NO WORK; REFERENCE ONLY)
1/4" = 1'-0"

1/29/2020 10:33:50 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD
ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

LICENSED ARCHITECT
BRIAN T. MILFORD
No. C38430
REG. 6/30/2019
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
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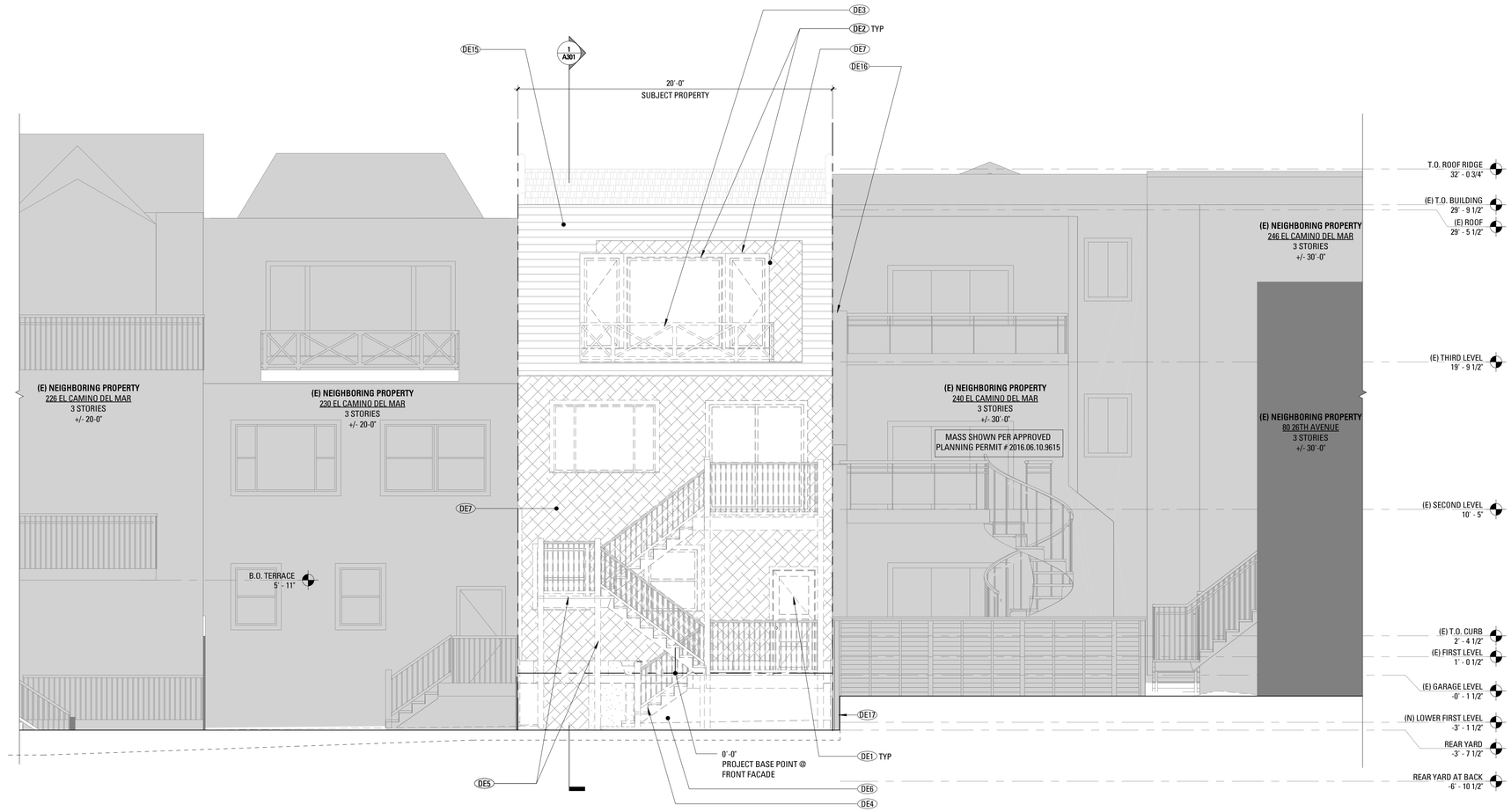
Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

EXISTING FRONT (SOUTH) ELEVATION

SHEET NUMBER

A201



1 REAR ELEVATION EXISTING
1/4" = 1'-0"

ELEVATION - DEMOLITION KEYNOTES

DE1	(E) DOOR TO BE REMOVED.
DE2	(E) WINDOW TO BE REMOVED.
DE3	(E) JULIETTE BALCONY TO BE REMOVED.
DE4	REMOVE (E) STAIRS AND RAILINGS.
DE5	(E) EXTERIOR DECK AND SUPPORTING WOOD FRAMED STRUCTURE TO BE REMOVED.
DE6	(E) CONCRETE FOUNDATION TO REMAIN. S.S.D. FOR MODIFICATIONS TO ACCOMMODATE (N) WORK.
DE7	(E) WALL FRAMING TO BE REMOVED
DE15	REMOVE (E) SIDING, FRAMING UNDERNEATH TO REMAIN.
DE16	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY
DE17	(E) RETAINING WALL @ NEIGHBORING PROPERTY.

SETO RESIDENCE REMODEL AND ADDITION

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SAN FRANCISCO, CA 94121

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Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

EXISTING REAR (NORTH) ELEVATION

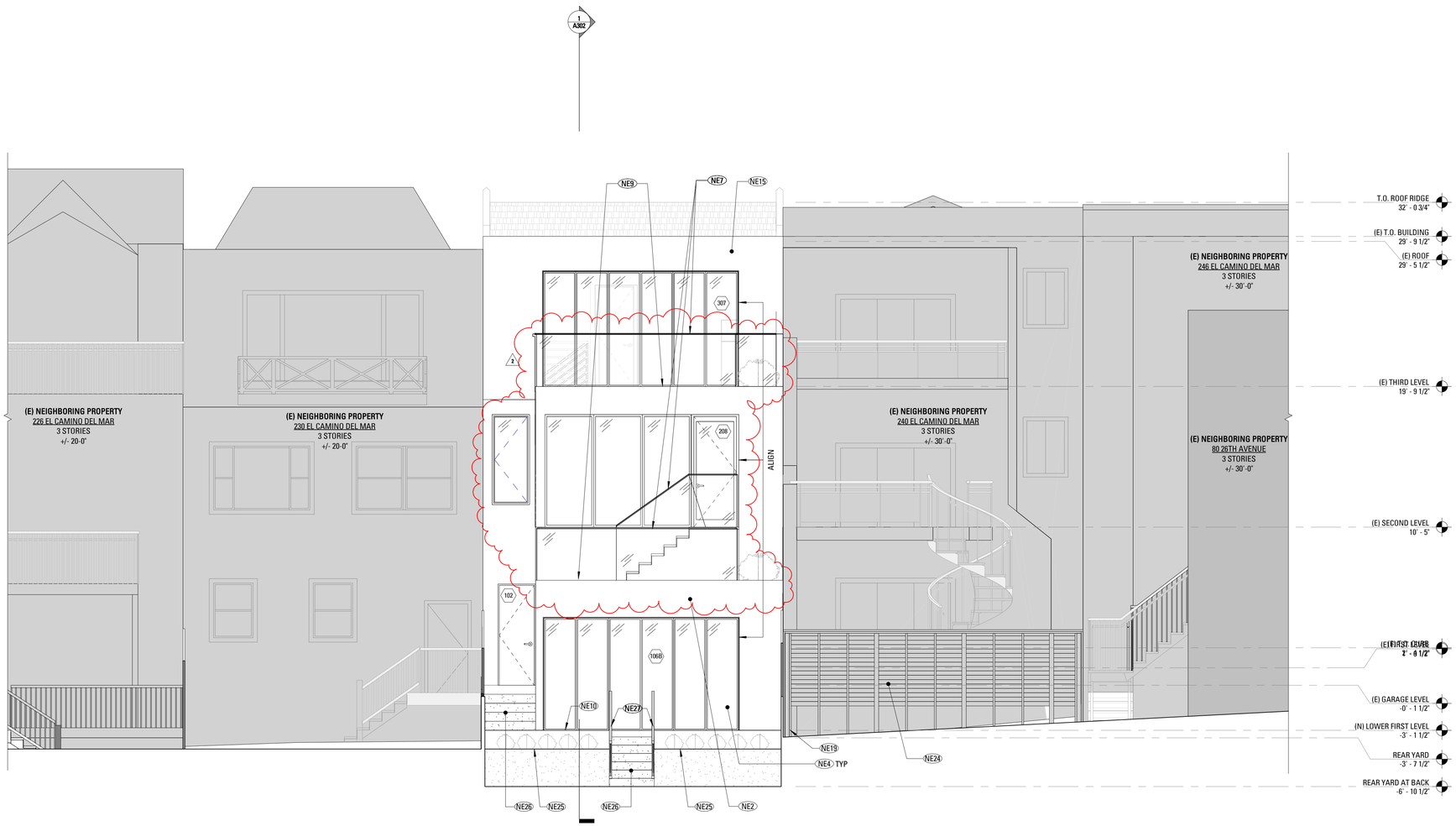
SHEET NUMBER

A202

1/29/2020 10:33:56 AM

ELEVATION - CONSTRUCTION KEYNOTES

NE2	(N) EXTERIOR PAINTED PLASTER WALL.
NE4	(N) ACCORDION DOOR WITH INSULATED GLAZING, SEE DOOR SCHEDULE.
NE7	(N) GLASS GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
NE9	(N) EXTERIOR ROOF DECK WITH NON-COMBUSTIBLE DECKING.
NE10	(N) DECK WITH NON-COMBUSTIBLE DECKING.
NE15	(N) PLASTER FINISH WITH (E) FRAMING.
NE19	(E) RETAINING WALL @ NEIGHBORING PROPERTY.
NE24	(E) NEIGHBORING FENCE.
NE25	(E) TOP OF LANDSCAPE RETAIN WALL.
NE26	(N) STAIR - 7 1/2" MAX. RISERS, 10" MIN. TREADS.
NE27	(N) GRASPABLE HANDRAIL @ 36" ABOVE STAIR NOSING. DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1.



1 REAR ELEVATION PROPOSED
1/4" = 1'-0"

1/23/2020 10:34:02 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

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Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

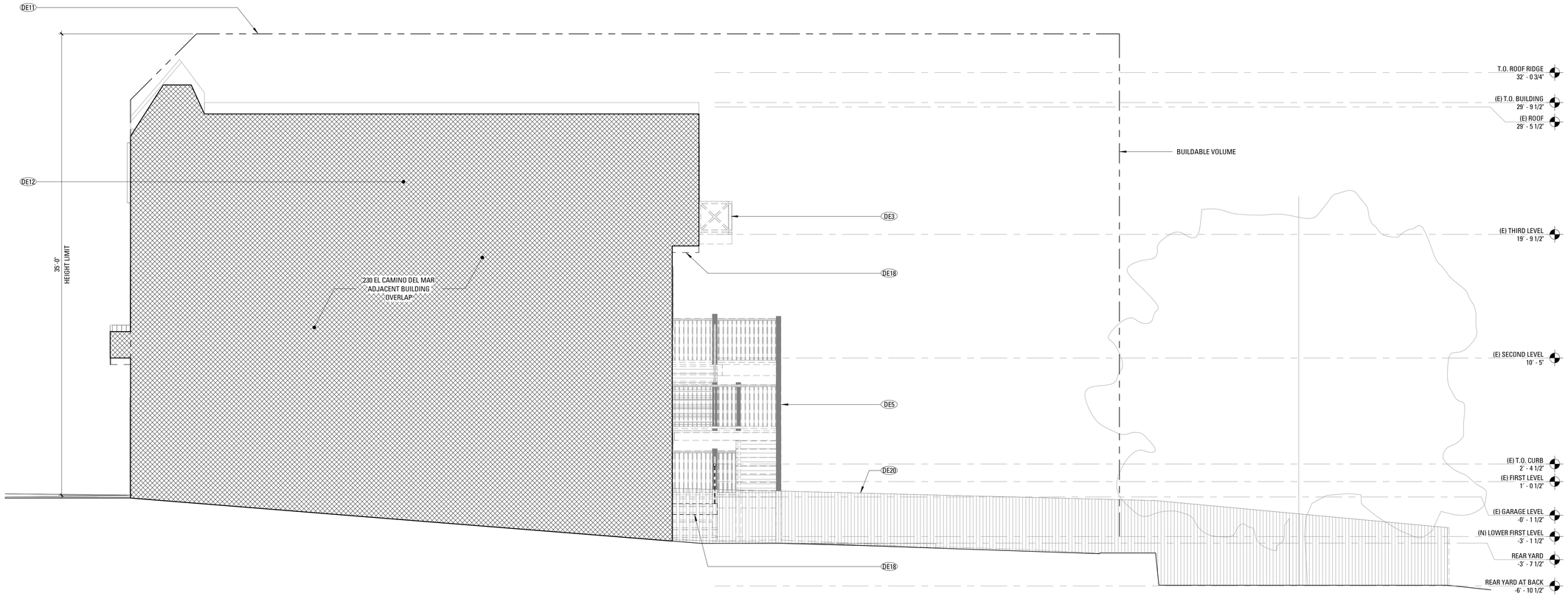
PROPOSED REAR (NORTH) ELEVATION

SHEET NUMBER

A203

ELEVATION - DEMOLITION KEYNOTES

DE3	(E) JULIETTE BALCONY TO BE REMOVED.
DE5	(E) EXTERIOR DECK AND SUPPORTING WOOD FRAMED STRUCTURE TO BE REMOVED.
DE11	ALLOWABLE BUILDING ENVELOPE.
DE12	ADJACENT BUILDING OVERLAP.
DE18	DASHED LINES INDICATE NEIGHBORING PROPERTY IN FOREGROUND.
DE20	(E) +/- 4'-0" HIGH (230 EL CAMINO DEL MAR) WOOD FENCE



1 EAST ELEVATION - EXISTING / DEMOLITION
1/4" = 1'-0"

1/29/2020 10:34:05 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS

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LICENSED ARCHITECT BRIAN T. MILFORD No.C33430 REG. 6/30/2019 STATE OF CALIFORNIA

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Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

EXISTING SIDE (EAST) ELEVATION

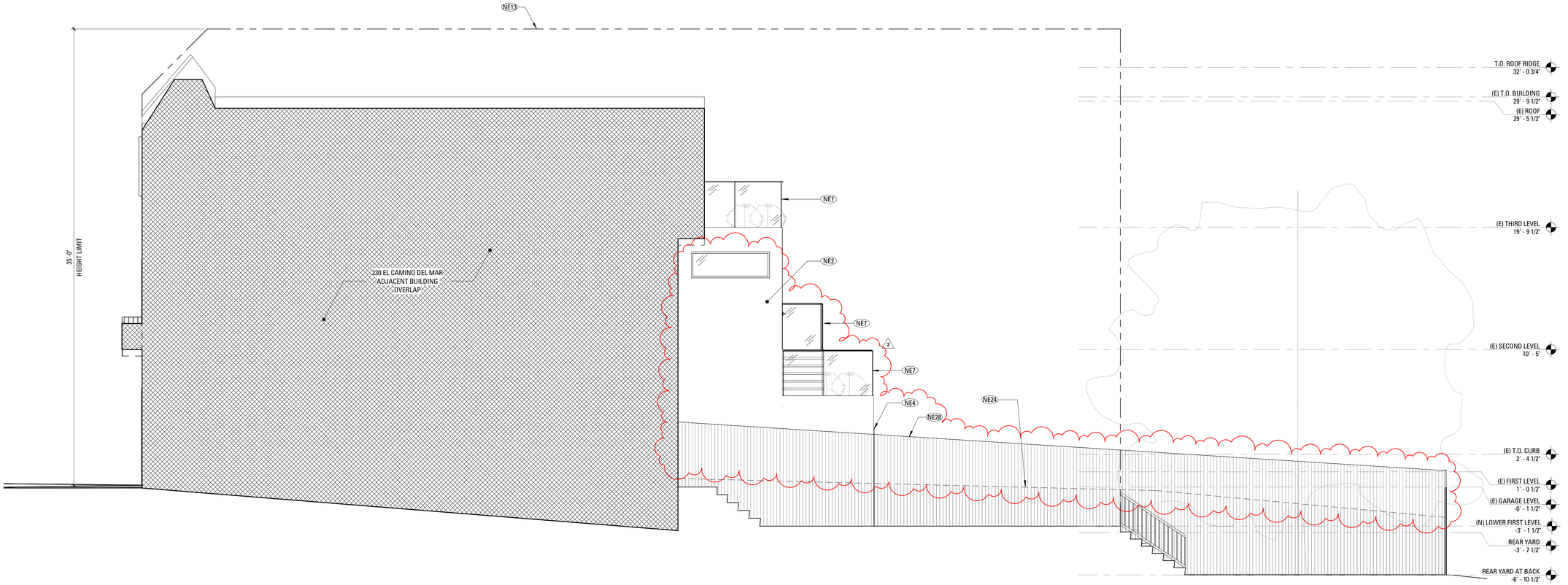
SHEET NUMBER

A204

ELEVATION - CONSTRUCTION KEYNOTES

NE2	(N) EXTERIOR PAINTED PLASTER WALL.
NE4	(N) ACCORDION DOOR WITH INSULATED GLAZING, SEE DOOR SCHEDULE.
NE7	(N) GLASS GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
NE13	ALLOWABLE BUILDING ENVELOPE.
NE24	(E) NEIGHBORING FENCE.
NE28	(N) 8'-0" STAINED WOOD FENCE

△1



1 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

1/29/2020 10:34:08 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

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LICENSED ARCHITECT
BRIAN T. MILFORD
No. C38430
REG. 6/30/2019
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△1	REVISED PLANNING PERMIT	02/22/19
△2	PLANNING PERMIT REVISION 2	01/29/20

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

PROPOSED SIDE (EAST) ELEVATION

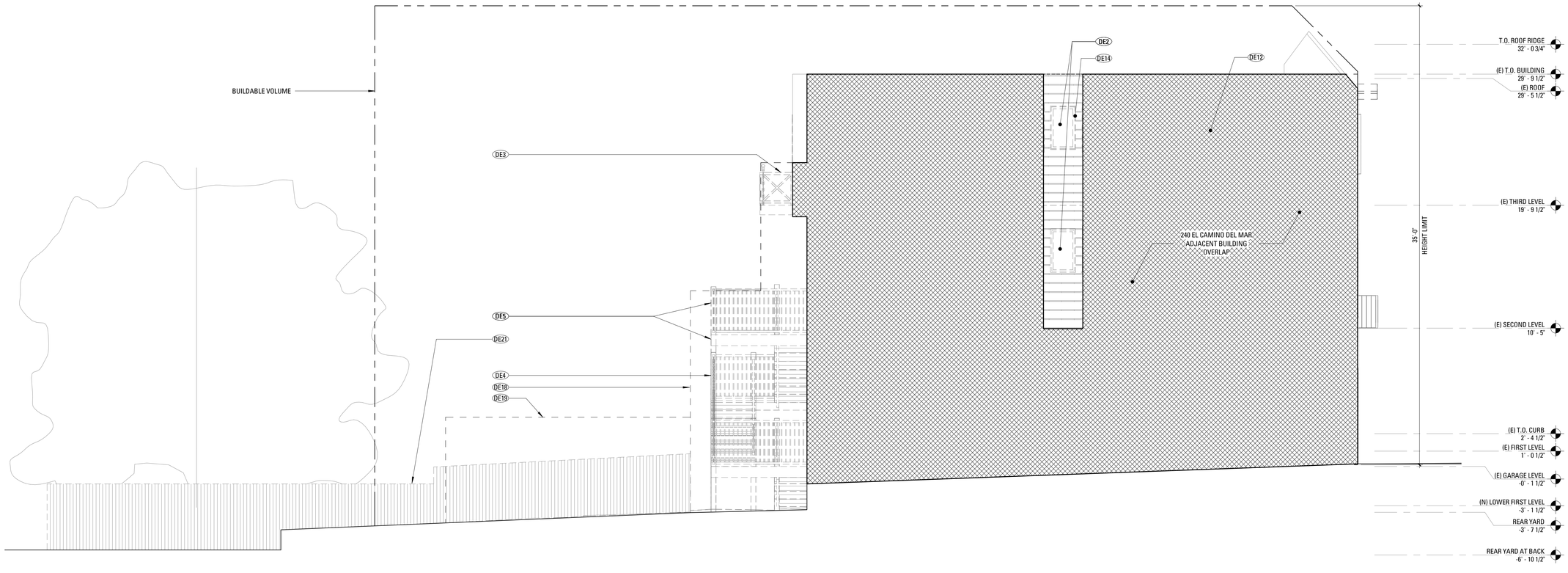
SHEET NUMBER

A205

ELEVATION - DEMOLITION KEYNOTES

DE2	(E) WINDOW TO BE REMOVED.
DE3	(E) JULIETTE BALCONY TO BE REMOVED.
DE4	REMOVE (E) STAIRS AND RAILINGS.
DE5	(E) EXTERIOR DECK AND SUPPORTING WOOD FRAMED STRUCTURE TO BE REMOVED.
DE12	ADJACENT BUILDING OVERLAP.
DE14	(E) LIGHT WELL @ SUBJECT PROPERTY; TO BE INFILLED. SEE DEMOLITION AND CONSTRUCTION PLANS. NO LIGHT WELL @ NEIGHBORING PROPERTY
DE18	DASHED LINES INDICATE NEIGHBORING PROPERTY IN FOREGROUND.
DE19	(E) +/- 7'-0" HIGH (240 EL CAMINO DEL MAR) WOOD FENCE.
DE21	(E) +/- 4'-5" HIGH WOOD FENCE TO BE REPLACED

1



1 WEST ELEVATION - EXISTING / DEMOLITION
1/4" = 1'-0"

1/29/2020 10:34:12 AM

SETO RESIDENCE REMODEL AND ADDITION

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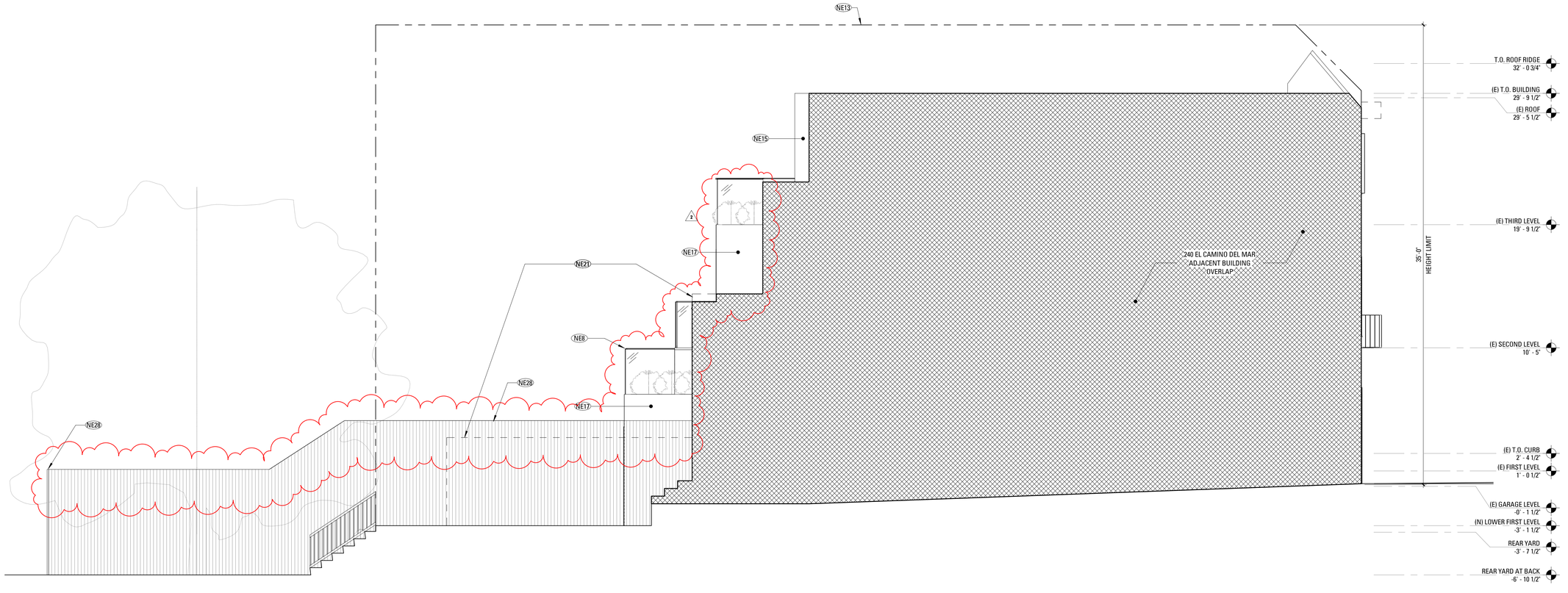
EXISITING SIDE (WEST) ELEVATION

SHEET NUMBER

A206

ELEVATION - CONSTRUCTION KEYNOTES

NE8	(N) PAINTED METAL OPEN GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
NE13	ALLOWABLE BUILDING ENVELOPE.
NE15	(N) PLASTER FINISH WITH (E) FRAMING.
NE17	(N) 1-HOUR FIRE RATED FIRE WALL AT PROPERTY LINE, WITH PLASTER FINISH.
NE21	DASHED LINE INDICATE NEIGHBORING PROPERTY IN FOREGROUND.
NE28	(N) 8'-0" STAINED WOOD FENCE



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

1/29/2020 10:34:15 AM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

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PROPOSED SIDE (WEST) ELEVATION

SHEET NUMBER

A207

AREA OF EXCAVATION CALCULATION

AREA x DEPTH x 1 CU.YD/27 CU.FT

43.14 SF x 1.17 FT x 1 CU.YD/27 CU.FT = 1.87 CU.YDS
+
6 SF x 3 FT x 1 CU.YD/27 CU.FT = .67 CU.YDS

= **2.54 CUBIC YARDS**

SETO RESIDENCE REMODEL AND ADDITION

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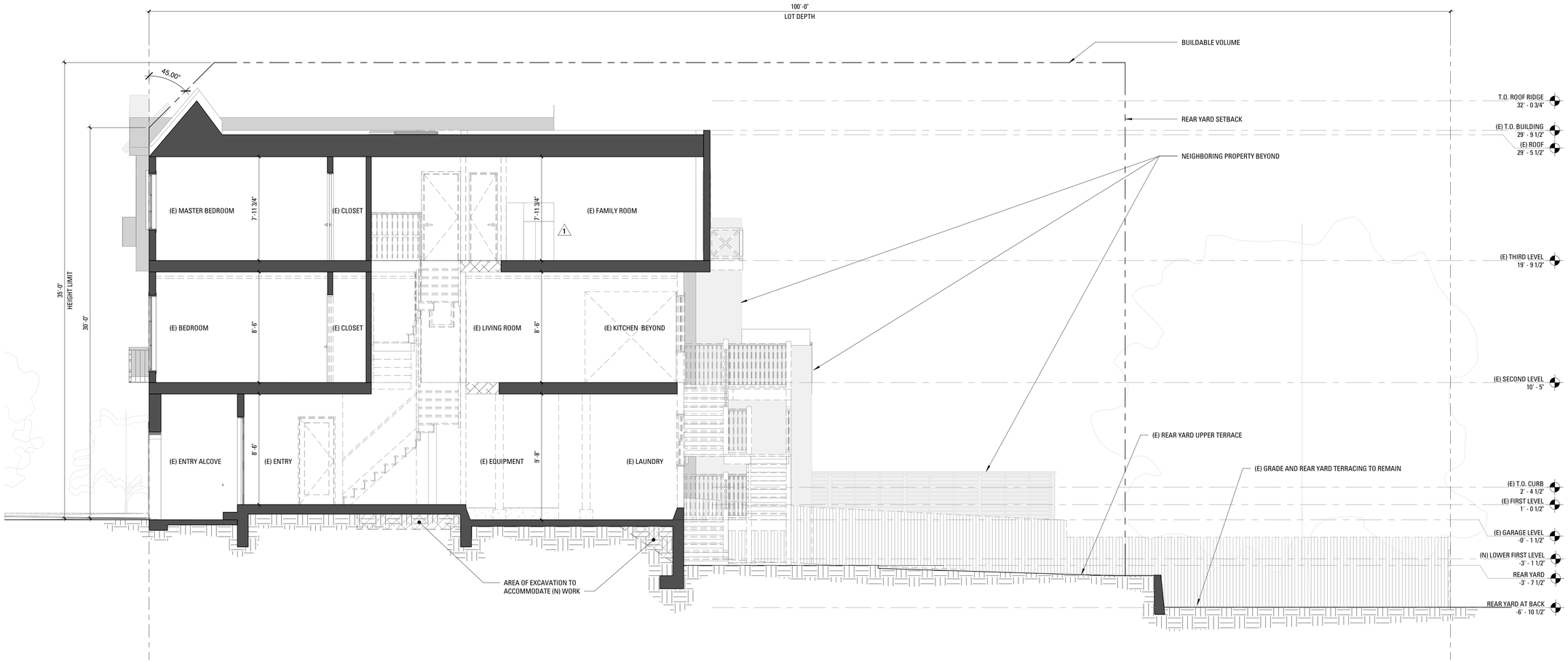

1 EXISTION SECTION
1/4" = 1'-0"

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Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

BUILDING SECTION - DEMOLITION

SHEET NUMBER

A301

1/29/2020 10:34:16 AM

AREA OF EXCAVATION CALCULATION

AREA x DEPTH x 1 CU.YD/27 CU.FT

43.14 SF x 1.17 FT x 1 CU.YD/27 CU.FT = 1.87 CU.YDS
+
6 SF x 3 FT x 1 CU.YD/27 CU.FT = .67 CU.YDS

= **2.54 CUBIC YARDS**

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

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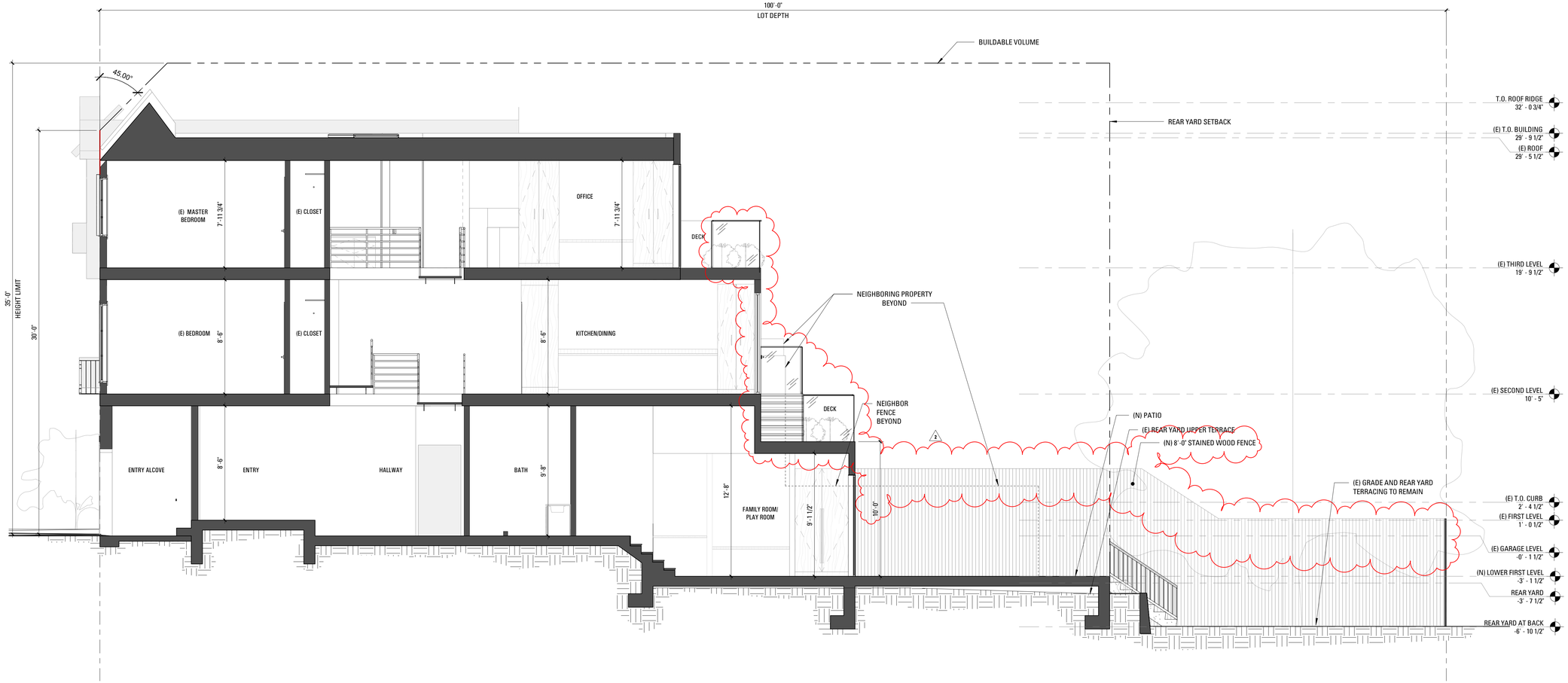

1 PROPOSED SECTION
1/4" = 1'-0"

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Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

BUILDING SECTION - CONSTRUCTION

SHEET NUMBER

A302

1/29/2020 10:34:18 AM

DOOR MATERIAL LEGEND

AL	ALUMINUM
AL-GL	GLASS W/ ALUM FRAME
GL	TEMPERED FRAMELESS GLASS
HM	HOLLOW METAL
MTL	STEEL
PLC	HIGH IMPACT POLYCARBONATE
WD-GL	GLASS W/ WOOD FRAME
WD-HC	HOLLOW CORE WOOD
WD-MF	MINERAL FIBER CORE WOOD
WD-SC	SOLID CORE WOOD

DOOR FINISH LEGEND

AN	GLEAR ANNODIZED
BLK	BLACKENED
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROMED
CL	CLEAR GLASS
FPC	FACTORY POWDER COAT
OX	OXIDIZED
PT	PAINTED
SS	SATIN STAINLESS STEEL
ST	STAINED

FRAME MATERIAL LEGEND

AL	ALUMINUM
BL	BLIND / HIDDEN FRAME
GL	GLASS
HM	HOLLOW METAL
MTL	STEEL
SS	STAINLESS STEEL
WD	WOOD
WD-AL	ALUMINUM CLAD WOOD
WD-FG	FIGLASS CLAD WOOD

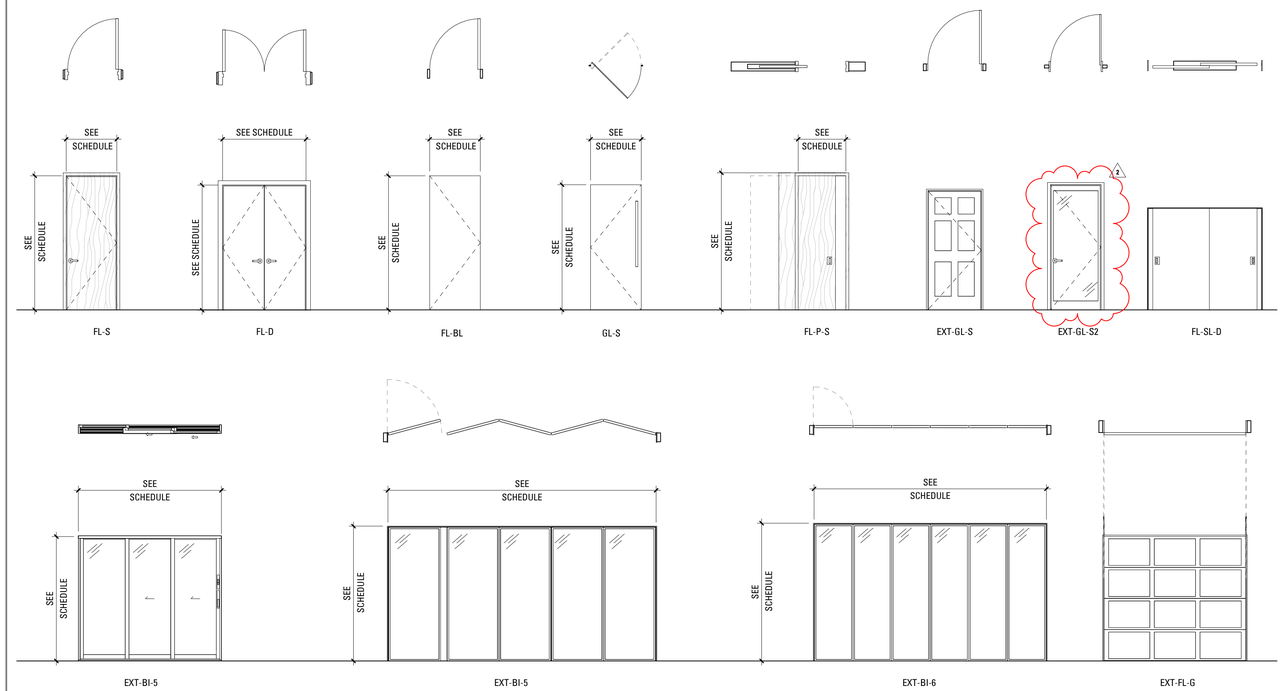
FRAME FINISH LEGEND

AN	CLEAR ANNODIZED
BLK	BLACKENDED STEEL
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROME
CL	CLEAR
FPC	FACTORY POWDER COAT
OX	OXIDIZED
PT	PAINT (FIELD)
SS	SATIN STAINLESS
ST	STAINED

DOOR SCHEDULE

DOOR NUM	ELEV. TYPE	ROOM NUM	ROOM NAME	DOOR SIZE WIDTH	SIZE HEIGHT	THICK	MATERIAL	FINISH	FRAME DETAILS HEAD	DETAILS JAMB	MATERIAL	FINISH	RATING	HDWR	COMMENTS
102	FL-S	102	HALLWAY	2' - 4"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		
103	FL-S	102	HALLWAY	3' - 0"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	20		
104	FL-BL	102	HALLWAY	2' - 6"	7' - 6"	1 3/4"	SC WD	PT			WD	PT	NR		HIDDEN DOOR
105	FL-S	105	BATH	2' - 6"	6' - 8"	1 3/4"	SC WD	PT			WD	PT			
106A	FL-S	106	FAMILY ROOM/ PLAY ROOM	2' - 8"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		
106B	EXT-BI-5	106	FAMILY ROOM/ PLAY ROOM	13' - 0"	7' - 6"	0"	AL-GL	CLR, AL			AL	AN			
200	FL-S	200	(E) BEDROOM	2' - 6"	7' - 0"	1 3/4"	HC WD	PT			WD	PT	NR		
201	FL-D	200	(E) BEDROOM	4' - 8"	7' - 0"	1 3/4"	WD	PT			WD	PT	NR		
203	FL-D	202	(E) BEDROOM	4' - 8"	7' - 0"	1 3/4"	WD	PT			WD	PT	NR		
205	FL-S	205	BATH	2' - 6"	7' - 0"	1 3/4"	HC WD	PT			WD	PT	NR		
207	FL-S	207	PANTRY	2' - 8"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		
208	EXT-GL-S2	208	DECK	2' - 10"	7' - 4 1/2"	1 3/4"	AL-GL	CLR, AL			AL	AN	45		
304A	FL-P-S	300	(E) MASTER BEDROOM	3' - 0"	8' - 0"	1 3/4"	WD	PT			WD	PFN	NR		
304B	GL-S	304	MASTER BATH	2' - 10"	7' - 0"	1/2"	GL	CLR			-	-	NR		
306	FL-P-S	306	LAUNDRY	3' - 0"	8' - 0"	1 3/4"	WD	PT			WD	PFN	NR		
307	EXT-BI-6	308	DECK	13' - 0"	7' - 8"	0"	AL-GL	CLR, AL			AL	AN	NR		
E1	EXT-FL-G	103	GARAGE	7' - 11"	6' - 11 1/2"	1 1/2"	HM	ST			WD	ST	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E2	EXT-GL-S	101	ENTRY	3' - 0"	6' - 8"	1 3/8"	SC WD	ST			WD	ST	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E3	FL-S	202	(E) BEDROOM	2' - 8"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E4	FL-S	300	(E) MASTER BEDROOM	2' - 4"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E5	FL-S	300	(E) MASTER BEDROOM	2' - 4"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E6	FL-SL-D	302	(E) CLOSET	6' - 4"	5' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E7	FL-SL-D	301	(E) CLOSET	6' - 4"	5' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.

DOOR TYPE ELEVATIONS (01)



WINDOW MATERIAL LEGEND

AL	ALUMINUM
AL/GL	GLASS W/ ALUM FRAME
CLR	CLEAR TEMPERED GLASS
GL	TEMPERED FRAMELESS GLASS
HM	HOLLOW METAL
MTL	STEEL
PLC	HIGH IMPACT POLYCARBONATE
WD-GL	GLASS W/ WOOD FRAME
WD-PT	WOOD FRAME, PAINT GRADE
WD-ST	WOOD, STAIN GRADE
WD-VN	WOOD VENEER

WINDOW FINISH LEGEND

AN	GLEAR ANNODIZED
BLK	BLACKENED
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROMED
CL	CLEAR GLASS
FPC	FACTORY POWDER COAT
OX	OXIDIZED
PT	PAINTED
SS	SATIN STAINLESS STEEL
ST	STAINED

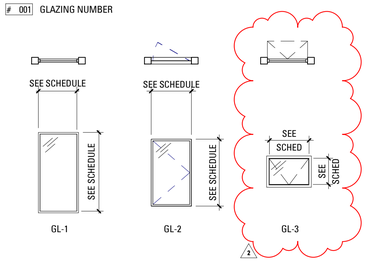
WINDOW SCHEDULE

NO.	TYPE	ROOM	ROOM NUMBER	HEIGHT	WIDTH	INT. FINISH	EXT. FINISH	EXT. MATERIAL	MFR	COMMENT
# 001	GL-3	KITCHEN/DINING	206	2' - 0"	6' - 0"	PT	PT	AL/GL	1	AWNING
# 002	GL-1	DECK	208	7' - 6"	3' - 3"	PT	PT	AL/GL	-	FIXED
# 003	GL-1	DECK	208	7' - 6"	3' - 3"	PT	PT	AL/GL	-	FIXED
# 004	GL-1	DECK	208	7' - 6"	3' - 3"	PT	PT	AL/GL	-	FIXED
# 005	GL-2	KITCHEN/DINING	206	6' - 0"	2' - 6" 2	PT	PT	AL/GL	-	CASEMENT

WINDOW TYPE ELEVATIONS

GL-0 GLAZING TYPE

001 GLAZING NUMBER



SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
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REN. 8/30/2019
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19
2	PLANNING PERMIT REVISION 2	01/29/20

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

SCHEDULES

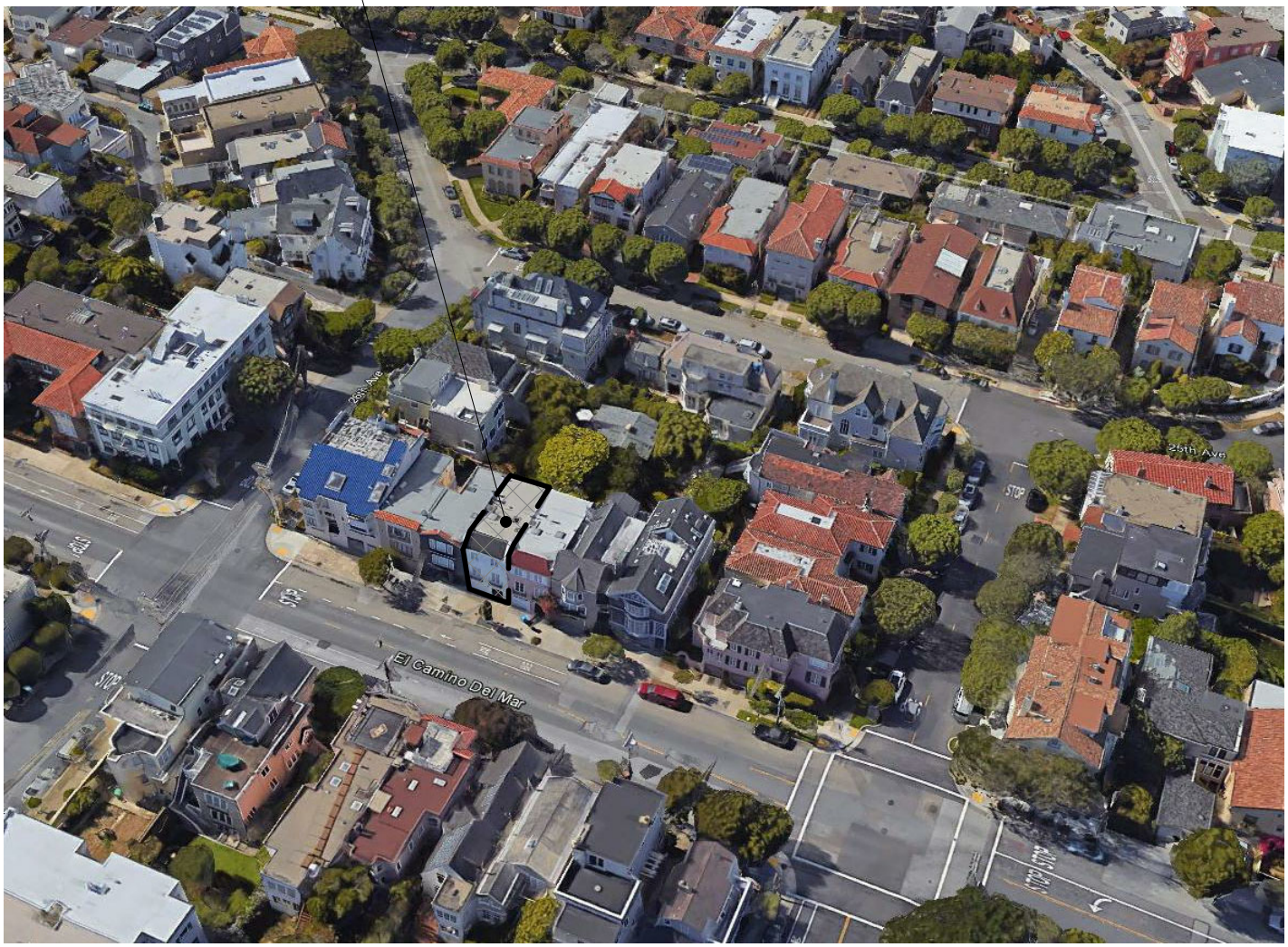
SHEET NUMBER

A901

1/29/2020 10:34:23 AM

EXHIBIT 2

236 EL CAMINO DEL MAR
SUBJECT PROPERTY



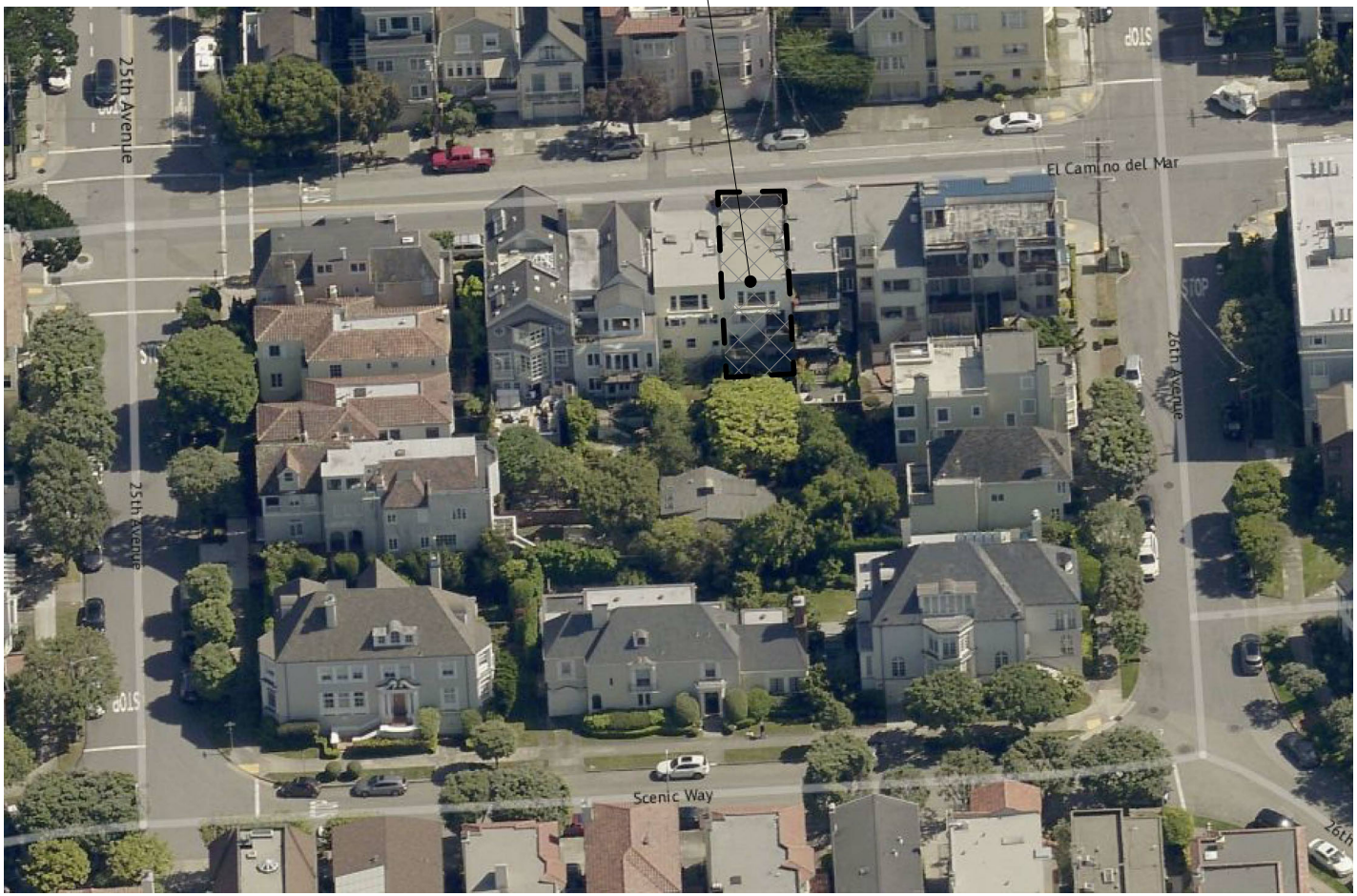
AERIAL VIEW FROM SOUTH

SETO RESIDENCE REMODEL AND ADDITION

01/29/20

MARTINKOVIC
MILFORD
ARCHITECTS

101 Montgomery Street, Suite 650
San Francisco, CA 94104
T 415 346 9990
martinkovicmilford.com



AERIAL VIEW FROM NORTH

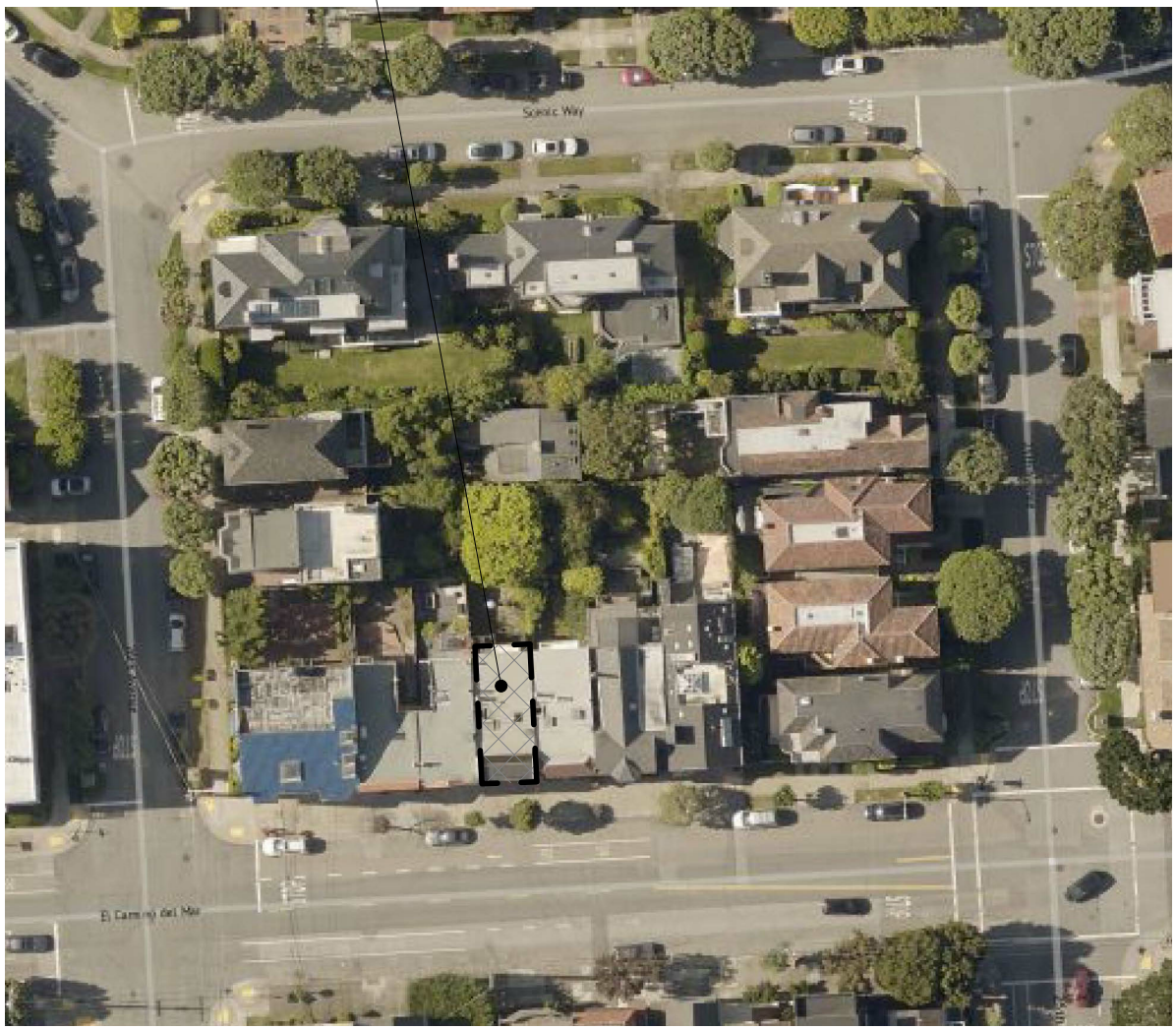
SETO RESIDENCE REMODEL AND ADDITION

01/29/20

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street, Suite 650
San Francisco, CA 94104
T 415 346 9990
martinkovicmilford.com

236 EL CAMINO DEL MAR
SUBJECT PROPERTY



AERIAL VIEW FROM OVERHEAD

SETO RESIDENCE REMODEL AND ADDITION

01/29/20

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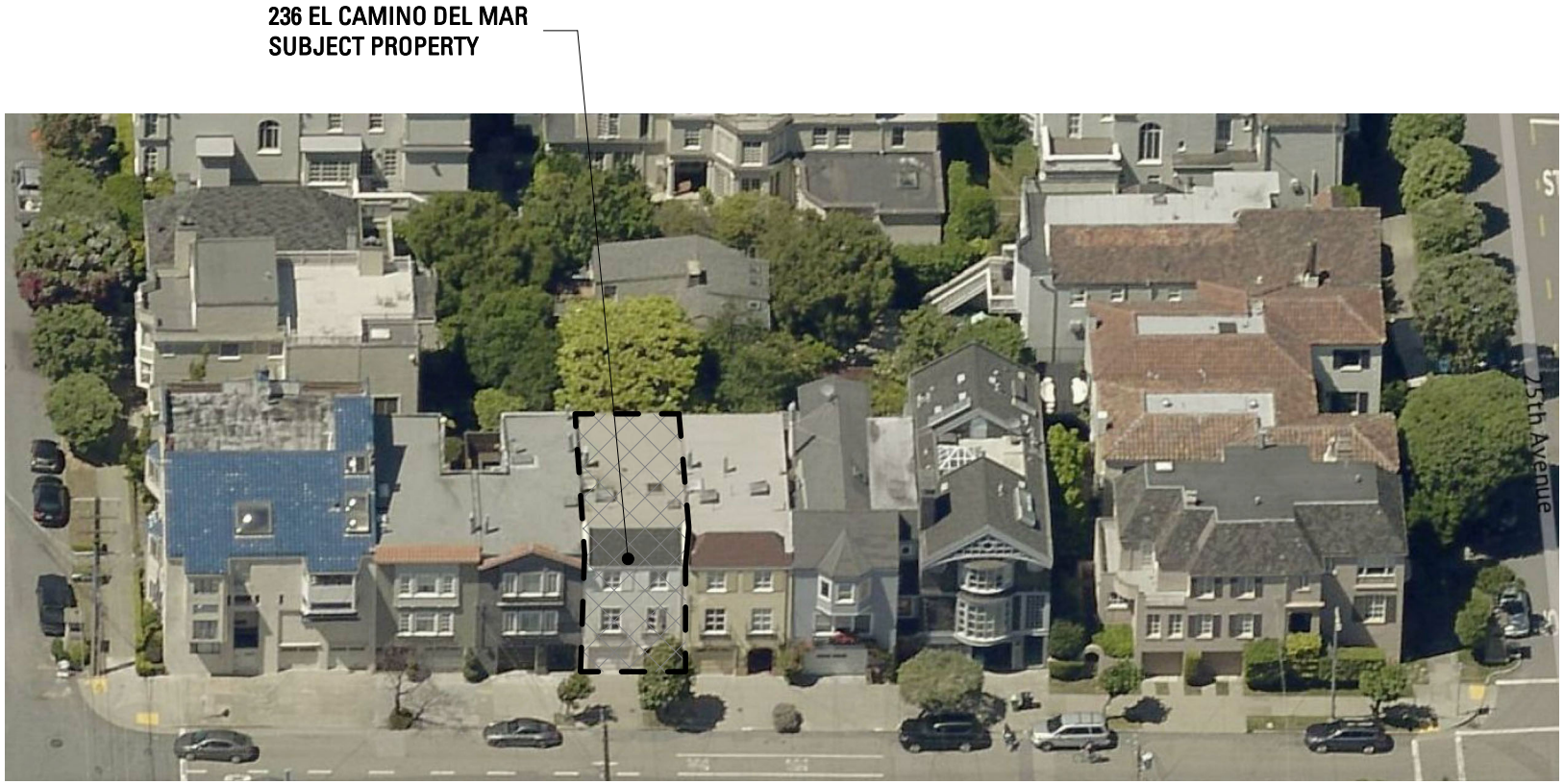

EL CAMINO DEL MAR BLOCK FACE

SETO RESIDENCE REMODEL AND ADDITION

01/29/20

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EL CAMINO DEL MAR OPPOSITE BLOCK FACE

SETO RESIDENCE REMODEL AND ADDITION

01/29/20

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EXHIBIT 3

COMPARISON OF EXISTING (E) AND PROPOSED (P) DEPTHS

	236 El Camino Del Mar	**240 El Camino Del Mar**	Comment

	(E) Depth	(P)Depth	(E) Depth	Comment
Lot Depth	100'	100"	70'	
Ground Floor	41'-1" + 8'-3" deck/stair	56'-1"	42' + new 9' porch open to the north and west	East firewall along the common property line with 236 El Camino El Mar continues to the top of third floor parapet railing. Any potential impact on light would be from the 5'-1" proposed extension beyond the 51' depth of (E) for 240 El Camino Del Mar building
Second Floor	41'-1" + 8'-3" deck/stair	49'-1" +7' 0 deck	42' + 9' deck	New deck has full height firewall along common property line under the third floor deck. Deck is open to light and air.
Third Floor	43'-1 1/4" + 2'-6" deck	43'-1 1/4" + 6' deck	42' + 3'-6" deck	
Front setback	none	none	none	
Rear Yard	58'-11" (25' required)	43'-11" (25' required)	19'-0"	
Side set back	none	3'-6" on east side for rear extension.	Various side setback depth on the west side.	

Sources: 240 El Camino Del Mar dimensions from 311 Notification Plans by Kylee Kyler Design dated 10/26/16
236 El Camino Del Mar dimensions from plans by Martininkovic/MILFord Architects dated 9/03/19.

EXHIBIT 4

ORIGINAL 13'-7" TALL FIRST FLOOR MASSING

10'-0" TALL FIRST FLOOR MASSING

3D PERSPECTIVE - ORIGINAL VS LOWER HEIGHT MASSING

SETO RESIDENCE REMODEL AND ADDITION

01/22/20

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ORIGINAL 13'-7" TALL FIRST FLOOR MASSING

10'-0" TALL FIRST FLOOR MASSING

3D PERSPECTIVE - ORIGINAL VS LOWER HEIGHT MASSING

SETO RESIDENCE REMODEL AND ADDITION

01/22/20

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ORIGINAL 13'-7" TALL FIRST FLOOR MASSING

10'-0" TALL FIRST FLOOR MASSING

3D PERSPECTIVE - ORIGINAL VS LOWER HEIGHT MASSING

SETO RESIDENCE REMODEL AND ADDITION

01/22/20

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ORIGINAL 13'-7" TALL FIRST FLOOR MASSING

10'-0" TALL FIRST FLOOR MASSING

3D PERSPECTIVE - ORIGINAL VS LOWER HEIGHT MASSING

SETO RESIDENCE REMODEL AND ADDITION

01/22/20

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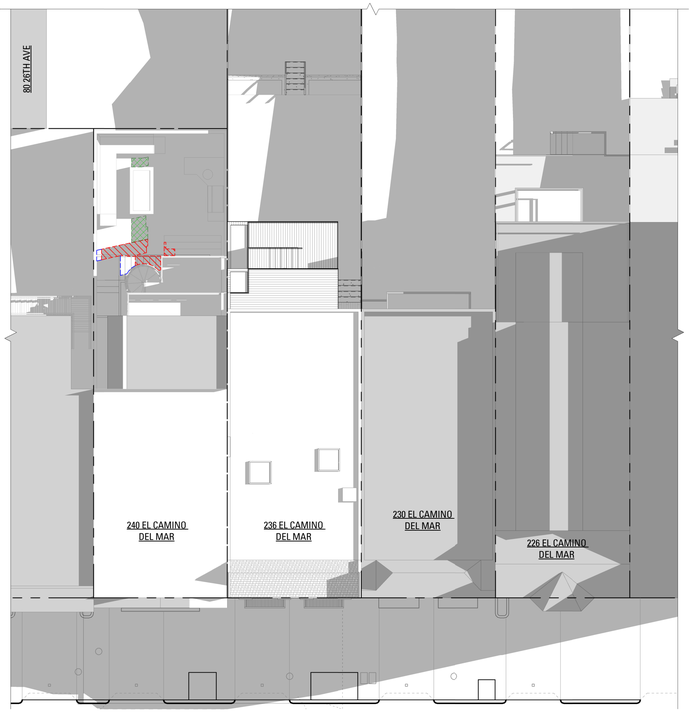
EXHIBIT 5

PROPOSED PROJECT

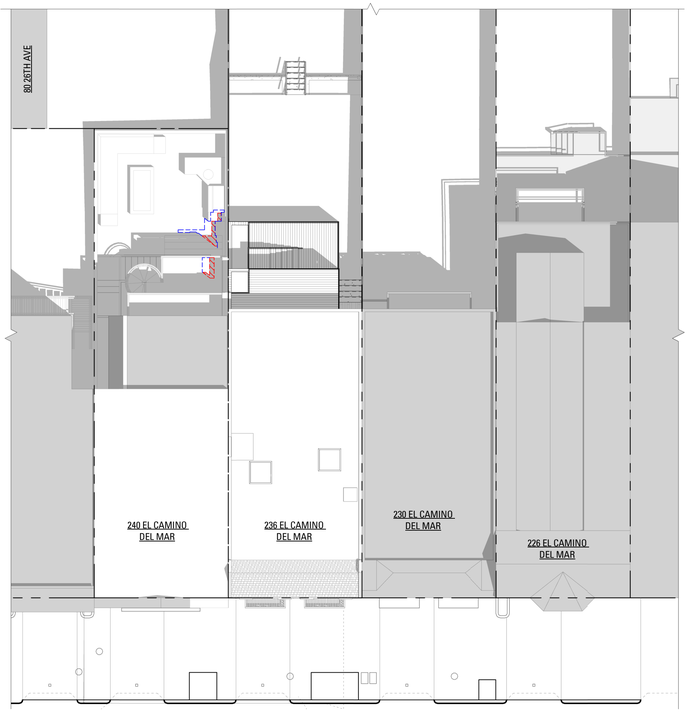


JUNE 21 - 8AM

EL CAMINO DEL MAR

JUNE 21 - 10AM

EL CAMINO DEL MAR



JUNE 21 - 12PM

EL CAMINO DEL MAR

EXISTING CONDITIONS

JUNE 21 - 8AM

EL CAMINO DEL MAR

JUNE 21 - 10AM

EL CAMINO DEL MAR

JUNE 21 - 12PM

EL CAMINO DEL MAR

0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

SOLAR STUDY - JUNE 21
SETO RESIDENCE REMODEL AND ADDITION

NEW SHADOW ON NEIGHBOR YARD | SHADOW REDUCED BY PROPOSED LOWER REAR MASSING | NEW 8'-0" FENCE SHADOW ON NEIGHBOR YARD

01/29/20

MARTINKOVIC MILFORD ARCHITECTS

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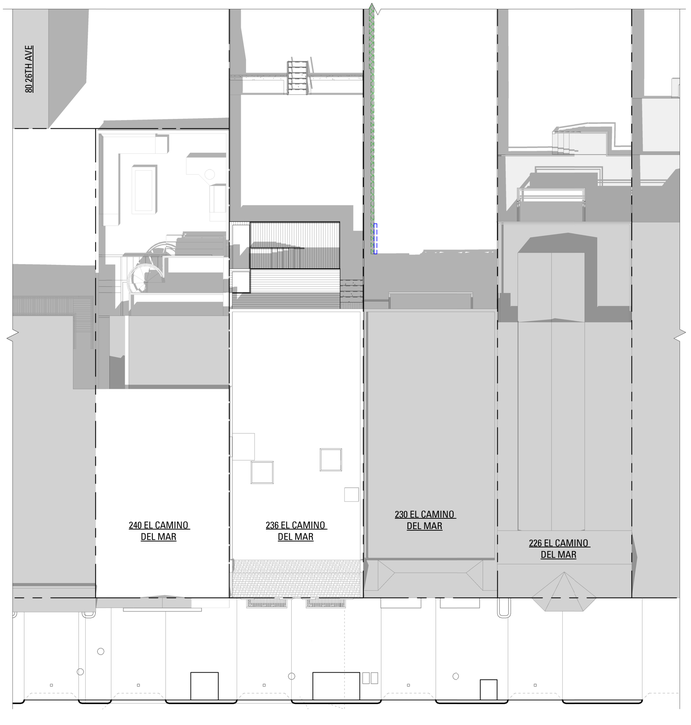
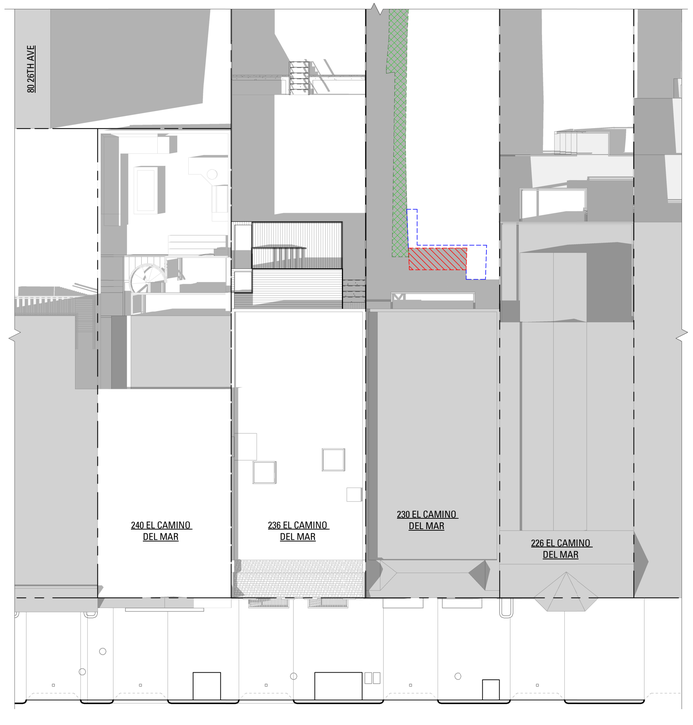
PROPOSED PROJECT



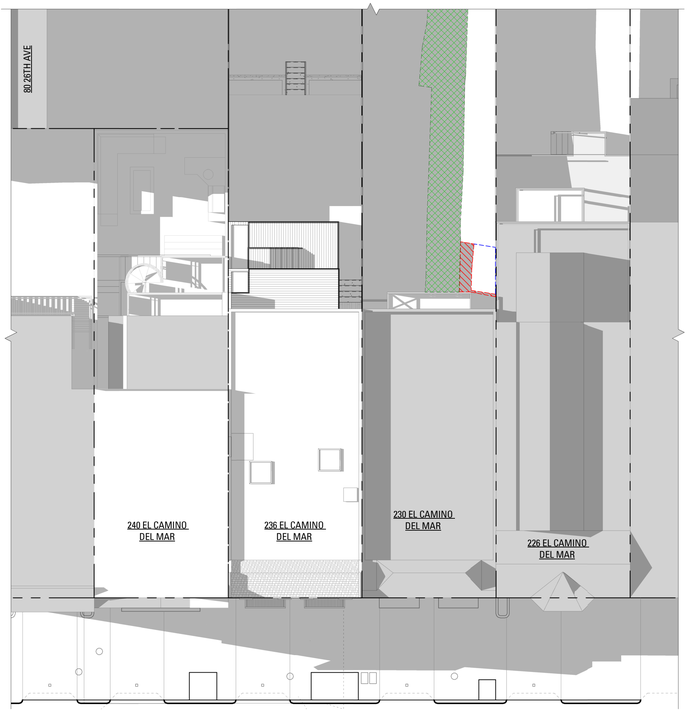
JUNE 21 - 2PM

EL CAMINO DEL MAR



JUNE 21 - 4PM

EL CAMINO DEL MAR



JUNE 21 - 6PM

EL CAMINO DEL MAR

EXISTING CONDITIONS

JUNE 21 - 2PM

EL CAMINO DEL MAR

JUNE 21 - 4PM

EL CAMINO DEL MAR

JUNE 21 - 6PM

EL CAMINO DEL MAR

0' 4' 8' 16' 32'

SCALE: 3/32" = 1'-0"

SOLAR STUDY - JUNE 21

SETO RESIDENCE REMODEL AND ADDITION

NEW SHADOW ON NEIGHBOR YARD

SHADOW REDUCED BY PROPOSED LOWER REAR MASSING

NEW 8'-0" FENCE SHADOW ON NEIGHBOR YARD

01/29/20

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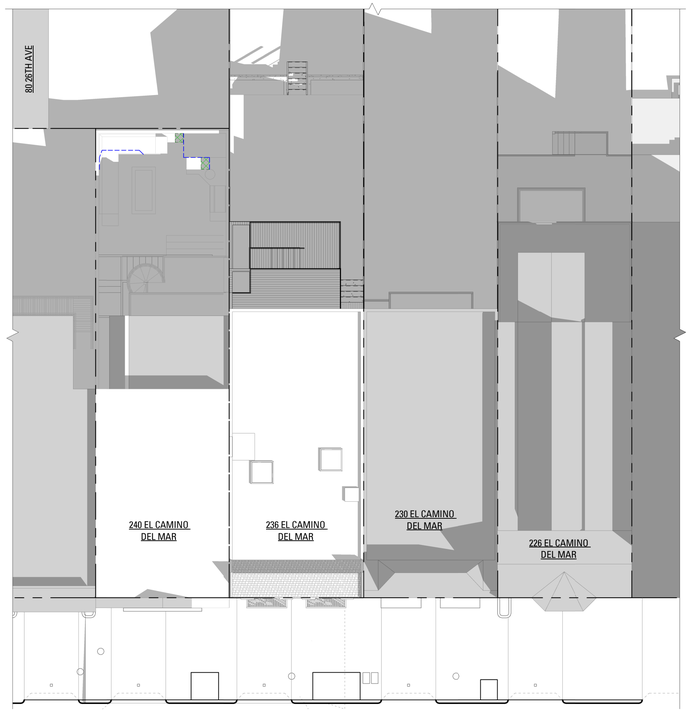
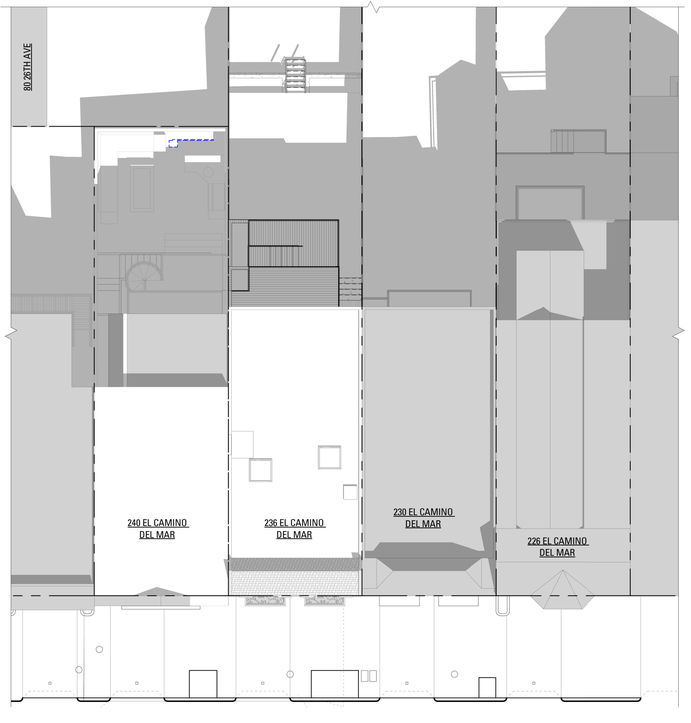
PROPOSED PROJECT

SEPTEMBER 21 - 8AM EL CAMINO DEL MAR



SEPTEMBER 21 - 10AM EL CAMINO DEL MAR



SEPTEMBER 21 - 12PM EL CAMINO DEL MAR

EXISTING CONDITIONS

SEPTEMBER 21 - 8AM EL CAMINO DEL MAR

SEPTEMBER 21 - 10AM EL CAMINO DEL MAR

SEPTEMBER 21 - 12PM EL CAMINO DEL MAR

0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

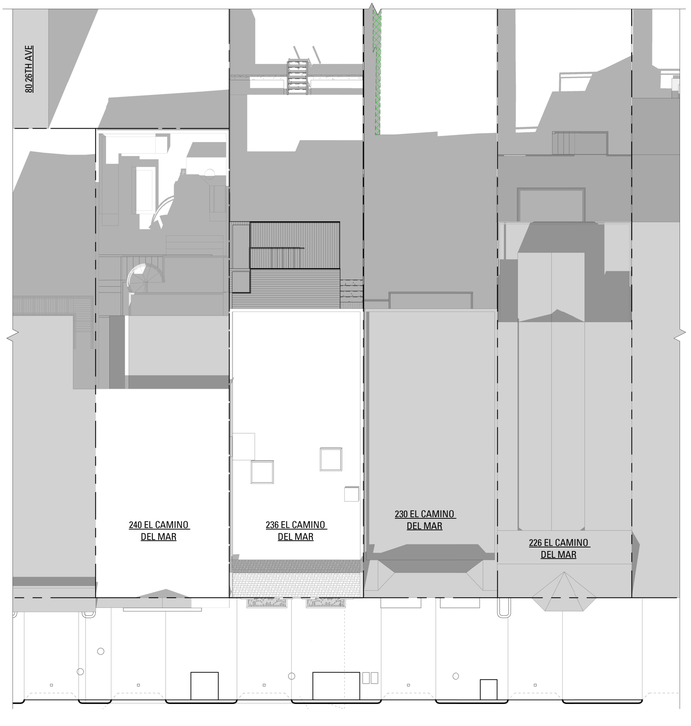
SOLAR STUDY - SEPTEMBER 21
SETO RESIDENCE REMODEL AND ADDITION

NEW SHADOW ON NEIGHBOR YARD
SHADOW REDUCED BY PROPOSED LOWER REAR MASSING
NEW 8'-0" FENCE SHADOW ON NEIGHBOR YARD

01/29/20

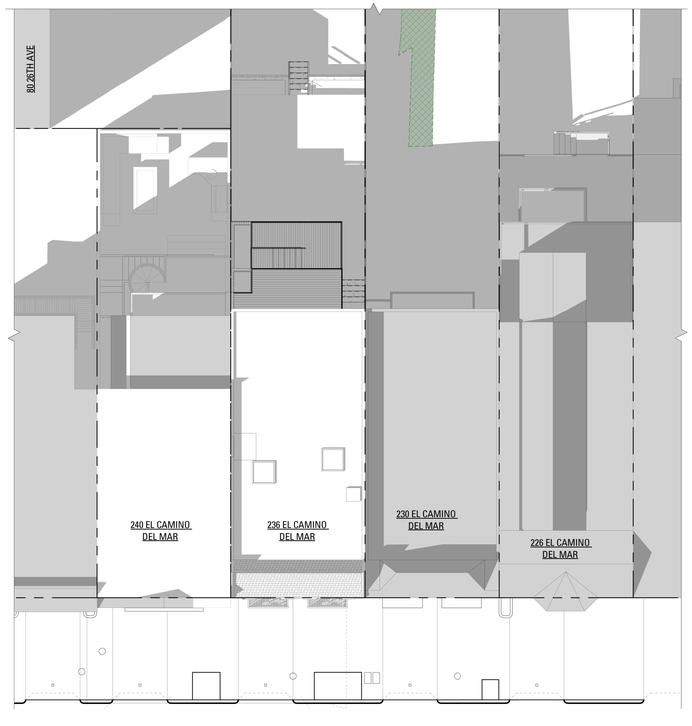
MARTINKOVIC MILFORD ARCHITECTS
349 5th Avenue New York, NY 10016 T 646 741 0341 martinkovicmilford.com
101 Montgomery Street, Suite 650 San Francisco, CA 94104 T 415 346 9990 martinkovicmilford.com

PROPOSED PROJECT



SEPTEMBER 21 - 2PM

EL CAMINO DEL MAR



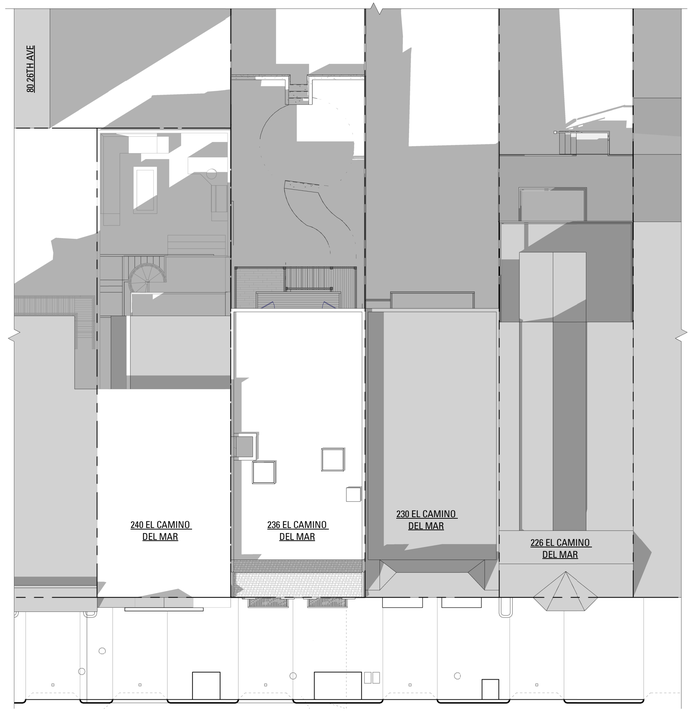
SEPTEMBER 21 - 4PM

EL CAMINO DEL MAR

EXISTING CONDITIONS

SEPTEMBER 21 - 2PM

EL CAMINO DEL MAR



SEPTEMBER 21 - 4PM

EL CAMINO DEL MAR

SOLAR STUDY - SEPTEMBER 21

SETO RESIDENCE REMODEL AND ADDITION

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SCALE: 3/32" = 1'-0"

NEW SHADOW ON NEIGHBOR YARD

SHADOW REDUCED BY PROPOSED LOWER REAR MASSING

NEW 8'-0" FENCE SHADOW ON NEIGHBOR YARD

01/29/20

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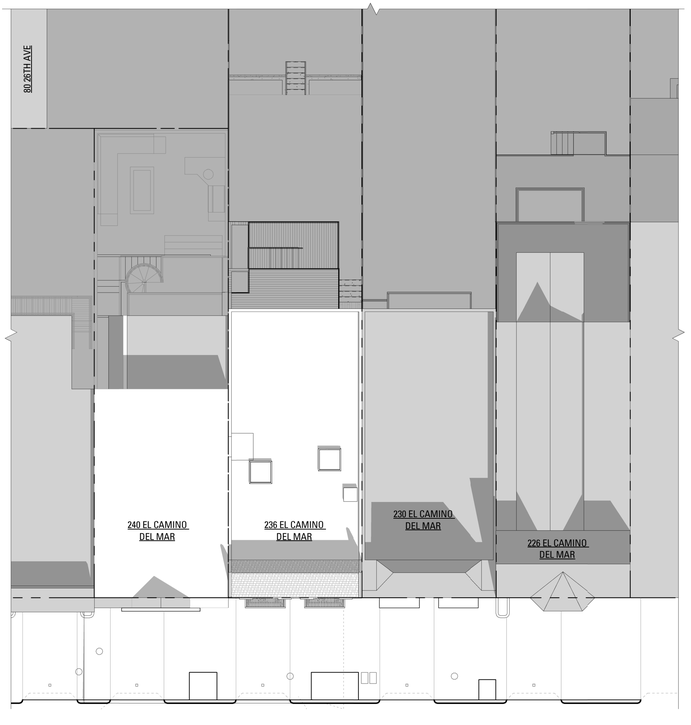
PROPOSED PROJECT

DECEMBER 21 - 8AM

EL CAMINO DEL MAR

DECEMBER 21 - 10AM

EL CAMINO DEL MAR



DECEMBER 21 - 12PM

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EXISTING CONDITIONS

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DECEMBER 21 - 10AM

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DECEMBER 21 - 12PM

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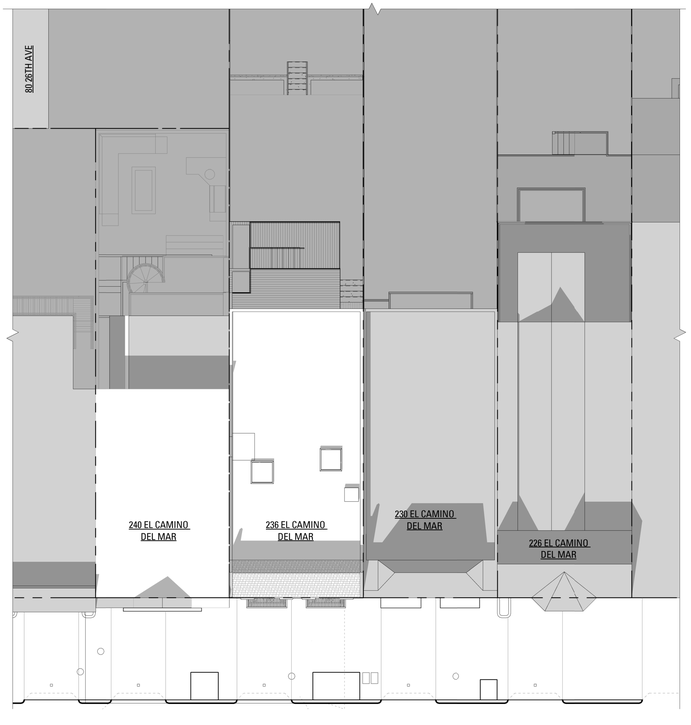
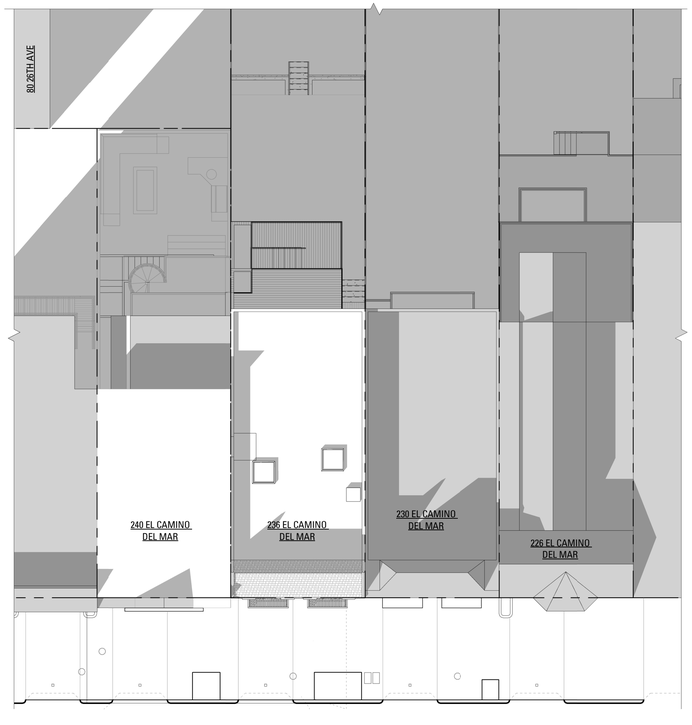
PROPOSED PROJECT



DECEMBER 21 - 2PM

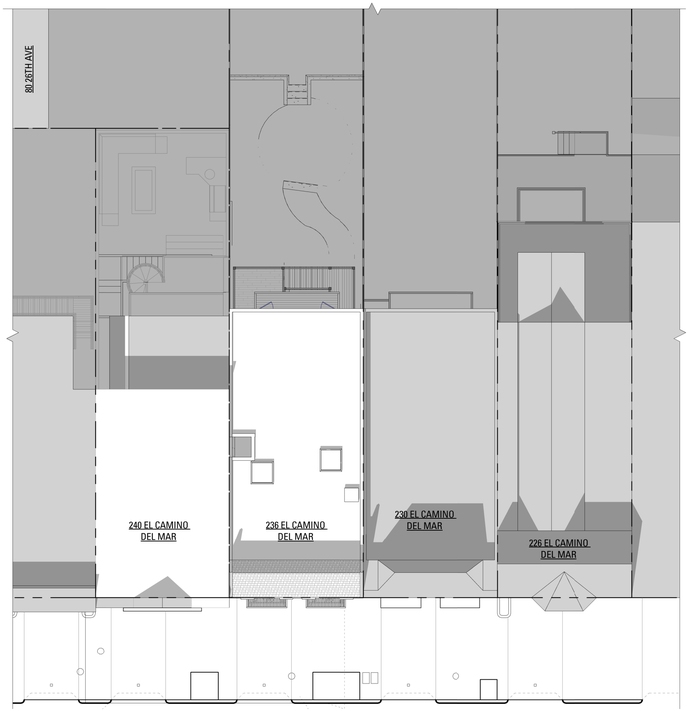
EL CAMINO DEL MAR



DECEMBER 21 - 4PM

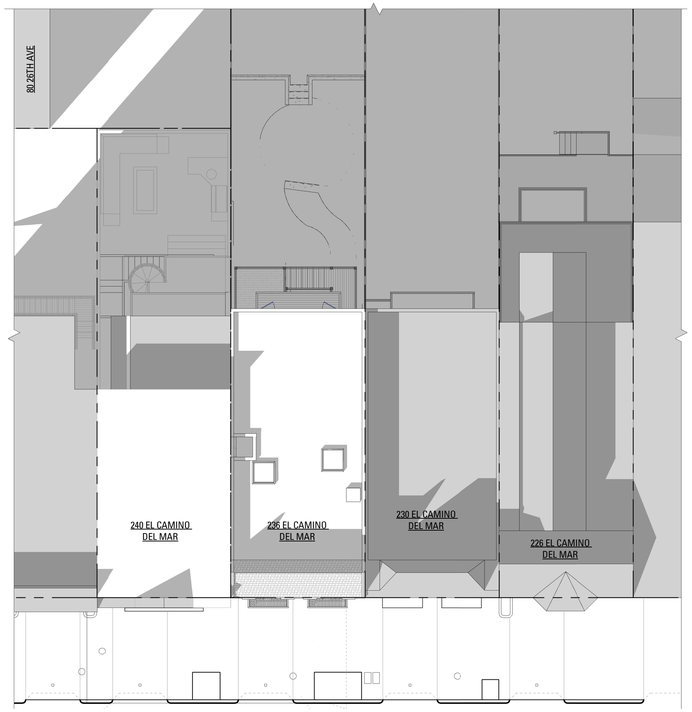
EL CAMINO DEL MAR

EXISTING CONDITIONS



DECEMBER 21 - 2PM

EL CAMINO DEL MAR



DECEMBER 21 - 4PM

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SOLAR STUDY - DECEMBER 21

SETO RESIDENCE REMODEL AND ADDITION

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NEW 8'-0" FENCE SHADOW ON NEIGHBOR YARD

01/29/20

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SYMBOLS

	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
1 A101	CALLOUT / AREA OF DETAIL CALLOUT NUMBER SHEET NUMBER CALLOUT AREA
℄	CENTERLINE
1 A101	DETAIL TAG DETAIL NUMBER SHEET NUMBER
01	DOOR TAG
110A GP01	DOOR AND HARDWARE TAG DOOR NUMBER HARDWARE NUMBER
A101 1	ELEVATION - BUILDING ELEVATION NUMBER SHEET NUMBER
A101 1	ELEVATION - INTERIOR ELEVATION NUMBER SHEET NUMBER
Name Elevation	ELEVATION MARKER
E01	EQUIPMENT TAG
?	FINISH TAG
P01	FIXTURE TAG
F01	FLOOR TAG
TYP ? TYP	KEYNOTE
0	STRUCTURAL GRID LINE
	NORTH ARROW
A3	PARTITION TYPE
	REVISION CLOUD AND REVISION NUMBER BLACK CLOUD INDICATES CURRENT GRAY CLOUD INDICATES PRIOR
Room name 101 150 SF	ROOM TAG ROOM NAME ROOM NUMBER
1 A101	SECTION - BUILDING SECTION NUMBER SHEET NUMBER
1 A101	SECTION - DETAIL SECTION NUMBER SHEET NUMBER
1i	WINDOW TAG

PROJECT TEAM

OWNER:
236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121
CONTACT: BILL SETO
PHONE:

ARCHITECT:
MARTINKOVIC MILFORD ARCHITECTS
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: BRIAN MILFORD
PHONE: 415.346.9990
FAX: 415.398.0116

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

DRAWING INDEX

LEGEND

○	INCLUDED
●	INCLUDED AND REVISED

	DRAWING NUMBER	DRAWING TITLE	NAME OF SET: PRE-APPLICATION MEETING	PLANNING PERMIT	REVISED PLANNING PERMIT
		REV. DATED			1 02.22.19
ARCHITECTURAL	A001	COVER SHEET	○	○	●
	A002	EXISTING SITE PLAN	○	○	●
	A003A	PROPOSED SITE PLAN	○	○	●
1	A003B	PLANNING AXON VIEWS			○
	A004	SITE PHOTOGRAPHS	○	○	●
1	A007A	PLANNING DEPARTMENT PLAN COMPARISON			○
	A007B	PLANNING DEPARTMENT PLAN COMPARISON			○
	A007C	PLANNING DEPARTMENT PLAN COMPARISON			○
	A007D	PLANNING DEPARTMENT PLAN COMPARISON			○
	A100	DEMO & CONSTRUCTION NOTES & SCHEDULES	○	○	○
	A101	EXISTING & DEMOLITION PLANS	○	○	●
	A102	EXISTING AND DEMOLITION PLANS	○	○	●
	A111	PROPOSED CONSTRUCTION PLANS	○	○	●
	A112	PROPOSED CONSTRUCTION PLANS	○	○	●
	A201	EXISTING FRONT (SOUTH) ELEVATION	○	○	○
	A202	EXISTING REAR (NORTH) ELEVATION	○	○	○
	A203	PROPOSED REAR (NORTH) ELEVATION	○	○	●
	A204	EXISTING SIDE (EAST) ELEVATION	○	○	○
	A205	PROPOSED SIDE (EAST) ELEVATION	○	○	●
	A206	EXISITING SIDE (WEST) ELEVATION	○	○	●
	A207	PROPOSED SIDE (WEST) ELEVATION	○	○	●
	A301	BUILDING SECTION - DEMOLITION	○	○	●
	A302	BUILDING SECTION - CONSTRUCTION	○	○	●
	A901	SCHEDULES	○	○	●

SCOPE OF WORK

HORIZONTAL EXPANSION AND INTERIOR REMODEL:

EXTERIOR WORK*:
- (N) INFILLED INSULATED ROOF TO MATCH (E).
- (N) EXTERIOR WALLS WITH DOORS AND GLAZING.
- (N) EXTERIOR DECK AT FLOOR 1, 2, AND 3.
- EXPANSION OF LOWER GROUND FLOOR.

INTERIOR WORK.
- MODIFICATION AND INFILL OF EXISTING WALLS, FOR (N) INTERIOR LAYOUT
- (N) INTERIOR PARTITIONS, DOORS, CEILINGS, LIGHTS.**
- (N) CABINETRY, WITH (N) APPLIANCES**
- (N) PLUMBING APPLIANCES**
- (N) RADIANT HEATING SYSTEM**

*NO WORK PROPOSED AT FRONT OF BUILDING

**SEE ADDITIONAL NOTES FOR DEFERRED SUBMITTALS & RELATED ADDITIONAL SCOPE

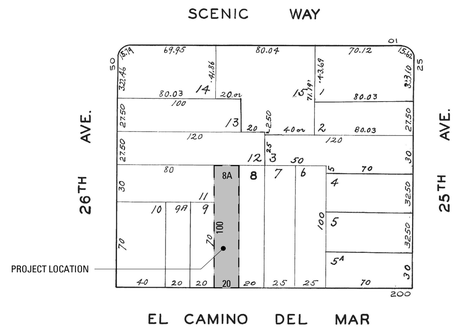
PROJECT DATA

ADDRESS:	236 EL CAMINO DEL MAR SAN FRANCISCO, CA 94121
SITE INFORMATION:	APN# 1304 / 008A
LOT SIZE:	2,000 SF (20 X 100)
STORIES:	3
ZONING:	RH-1
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLER SYSTEM:	NO SPRINKLER SYSTEM
OCCUPANCY TYPE:	RH-1
USE:	SINGLE FAMILY RESIDENCE
AREA OF WORK:	±2770 SF
FLOOR LEVELS AFFECTED:	1, 2, 3, ROOF
REQUIRED SETBACKS:	FRONT: 0'-0" REAR: 25'-0" NORTH: 0'-0" SOUTH : 0'-0"
PROVIDED PARKING:	ENCLOSED AT GROUND LEVEL

LOCATION MAP

BLOCK PLAN

N.T.S.



SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
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T 415 346 9990

LICENSED ARCHITECT
BRIAN T. MILFORD
No. C38430
Exp. 5/30/2019
STATE OF CALIFORNIA

ABBREVIATIONS

&	AND	F.F.	FIRE ALARM	P.LAM	PLASTIC LAMINATE
@	AT	F.E.	FIRE EXTINGUISHER	PLYWD.	PLYWOOD
℄	CENTERLINE	F.E.C.	FIRE EXTINGUISHER CABINET	PR.	PAIR
±	PLUS OR MINUS	F.H.C.	FIRE HOSE CABINET	PT.	POINT
ℙ	PROPERTY LINE	FIN.	FINISH	PTN.	PARTITION
#	POUND OR NUMBER	FL.	FLOOR	R.	RISER
A.F.F.	ABOVE FINISH FLOOR	FLUOR.	FLUORESCENT	REF.	REFERENCE
AL.	ALUMINUM	F.O.C.	FACE OF CONCRETE	REFR.	REFIGERATOR
ALUM.	ALUMINUM	F.O.F.	FACE OF FINISH	REQ.	REQUIRED
ANOD.	ANODIZED	F.O.P.	FACE OF PLYWOOD	R.F.P.	REINFORCED FIBERGLASS PANEL
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUD	RM.	ROOM
A.R.	AS REQUIRED	F.R.	FIRE RETARDENT or FIRE RATED	R.O.	ROUGH OPENING
ARCH.	ARCHITECTURAL	FT.	FOOT or FEET	S.	SOUTH
A/V	AUDIO/VISUAL	FURR.	FURRING	S.C.D.	SEE CIVIL DRAWINGS
BATH.	BATHROOM	FUT.	FUTURE	SCHED.	SCHEDULE
BD.	BOARD	F.V.	FIELD VERIFY	SECT.	SECTION
BLDG.	BUILDING	GA.	GAUGE	S.E.D.	SEE ELECTRICAL DRAWINGS
BLK.	BLOCK	GALV.	GALVANIZED	S.F.	SQUARE FEET
BLKG.	BLOCKING	G.C.	GENERAL CONTRACTOR	SIM.	SIMILAR
B.O.	BOTTOM OF	GEN.	GENERAL	S.M.D.	SEE MECHANICAL DRAWINGS
BTWN.	BETWEEN	GWB.	GYPSUM WALL BOARD	SPEC.	SPECIFICATION
CAB.	CABINET	GYP.	GYPSUM	SQ.	SQUARE
C.F.C.I.	CONTACTOR FURNISH & INSTALL	H.B.	HOSE BIB	S.S.D.	SEE STRUCTURAL DRAWINGS
CLG.	CEILING	H.C.	HANDICAPPED	SST.	STAINLESS STEEL
CLKG.	CAULKING	H.M.	HOLLOW METAL	STD.	STANDARD
CLOS.	CLOSET	HORIZ.	HORIZONTAL	STL.	STEEL
CLR.	CLEAR	HR.	HOUR	STOR.	STORAGE
CMU	CONCRETE MASONRY UNIT	HT.	HEIGHT	STRUCT.	STRUCTURAL
C.O.	CLEAN OUT	H.W.D.	HOT WATER DISPENSER	T.B.D.	TREAD
COL.	COLUMN	H.W.H.	HOT WATER HEATER	T.	TO BE DETERMINED
CONC.	CONCRETE	INSUL.	INSULATION	T&G	TONGUE AND GROOVE
CONN.	CONNECTION	INT.	INTERIOR	TEL.	TELEPHONE
CONSTR.	CONSTRUCTION	JAN.	JANITOR	TEMP.	TEMPORARY
CONT.	CONTINUOUS	J.C.	JANITOR'S CLOSET	THK.	THICK
CORR.	CORRIDOR	JT.	JOINT	T.O.	TOP OF
CTR.	CENTER	KIT.	KITCHEN	T.O.S.	TOP OF SLAB
CTSK.	COUNTERSUNK	LAM.	LAMINATE	T.O.W.	TOP OF WALL
DBL.	DOUBLE	LAV.	LAVATORY	TYP.	TYPICAL
DEPT.	DEPARTMENT	MAX.	MAXIMUM	U.L.	UNDERWRITERS LABORATORY
DET.	DETAIL	M.D.F.	MEDIUM DENSITY FIBERBOARD	U.O.N.	UNLESS OTHERWISE NOTED
D.F.	DRINKING FOUNTATIN	MECH.	MECHANICAL	UTIL.	UTILITY
DIA.	DIAMETER	MEMB.	MEMBRANE	VAR.	VARIES
DIM.	DIMENSION	MET.	METAL	V.C.T.	VINYL COMPOSITION TILE
DISP.	DISPENSER	MEZZ.	MEZZANINE	VERT.	VERTICAL
DN.	DOWN	MFR.	MANUFACTURER	V.I.F.	VERIFY IN FIELD
D.O.	DOOR OPENING	MIN.	MINIMUM	VOL.	VOLUME
DR.	DOOR	MISC.	MISCELLANEOUS	W.	WEST
DWG.	DRAWING	M.O.	MASONRY OPENING	WD.	WIDE or WIDTH
DWR.	DRAWER	MTD.	MOUNTED	W/	WITH
(E)	EXISTING	MTG.	MOUNTING	W.C.	WATER CLOSET
E	EAST	MUL.	MULLION	WD.	WOOD
EA.	EACH	(N)	NEW	W.O.	WHERE OCCURS
E.J.	EXPANSION JOINT	N.	NORTH	W/O	WITHOUT
E.	ELEVATION	N.I.C.	NOT IN CONTRACT	W.P.	WATERPROOFING
ELEC.	ELECTRICAL	NO.	NUMBER	WT.	WEIGHT
ELEV.	ELEVATION	NOM.	NOMINAL	YD.	YARD
EMER.	EMERGENCY	N.T.S.	NOT TO SCALE	X or x	BY
ENGR.	ENGINEER	O.A.	OVERALL		
E.P.	ELECTRIAL PANEL BOARD	O.C.	ON CENTER		
EQ.	EQUAL	OFF.	OFFICE		
EQPT	EQUIPMENT	O.F.S.	OUTSIDE FACE OF STUD		
EXST.	EXISTING	O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALL		
EXT.	EXTERIOR				
EXTR.	EXTRUSION				

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA GREEN BUILDING CODE

2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE AMENDMENTS
2016 SAN FRANCISCO FIRE CODE AMENDMENTS
NFPA 13 & NFPA 13R

ADDITIONAL NOTES

DEFERRED SUBMITTALS & COORDINATING SCOPE OF WORK

MECHANICAL AND ELECTRICAL DESIGN AND TITLE 24 ENERGY CALCULATIONS TO BE SUBMITTED SEPARATELY
- (N) ELECTRICAL WIRING FOR ELECTRICAL OULETS, AND NEW APPLIANCE LOCATIONS
- (N) SECURITY SYSTEM WIRING

NEW PLUMBING DESIGN DRAWINGS TO BE SUBMITTED SEPARATELY
- (N) PLUMBING WORK IN COORDINATION WITH NEW FIXTURE LOCATIONS(N) OR (R) GAS LINES TO COORDINATE WITH NEW APPLIANCE LOCATIONS

OTHER DEFERRED SUBMITTALS:
- SMOKE DETECTION AND ALARMS/FIRE LIFE SAFETY
- STRUCTURAL
- LANDSCAPING

PLOT PLAN

SCALE: 3/32" = 1'-0"

GROSS SQUARE FOOTAGE BY FLOOR:

FLOOR 1:
- 702 SF (EXISTING)
- 1222 SF (PROPOSED)
- 284 SF (PROPOSED DECK)

FLOOR 2
- 762 SF (EXISTING)
- 954 SF (PROPOSED)
- 200 SF (PROPOSED DECK)

FLOOR 3
- 800 SF (EXISTING)
- 862 SF (PROPOSED)
- 103 SF (PROPOSED DECK)

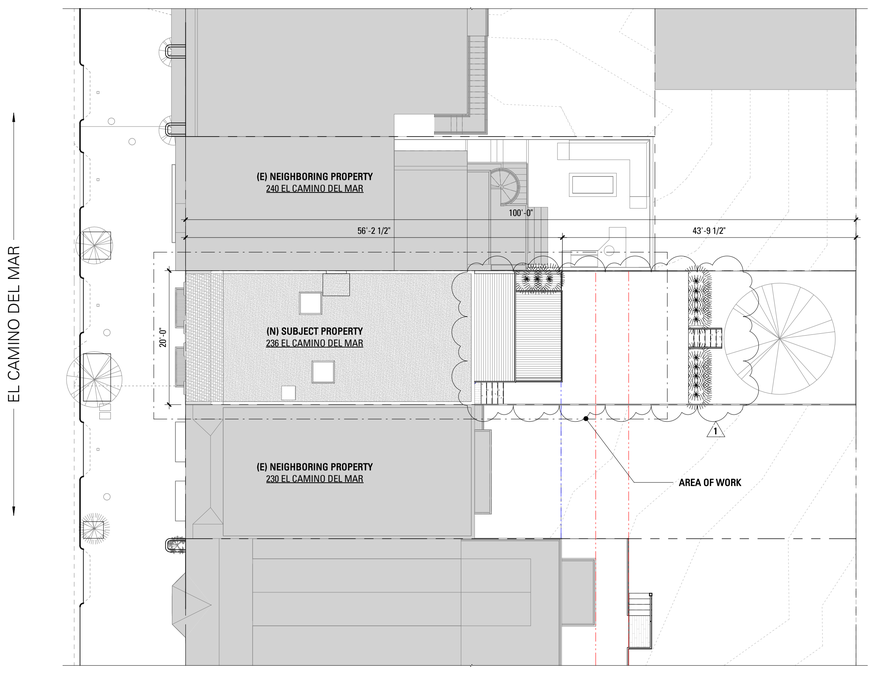
TOTAL
- 2264 SF (EXISTING)
- 3038 SF (PROPOSED)
- 774 SF PROPOSED INCREASE
- 25% INCREASE IN GROSS SF

BUILDING HEIGHT:

EXISTING: 29'5 1/2"

PROPOSED: 29'5 1/2"

INCREASE IN BUILDING HEIGHT: 0'-0"



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION 1

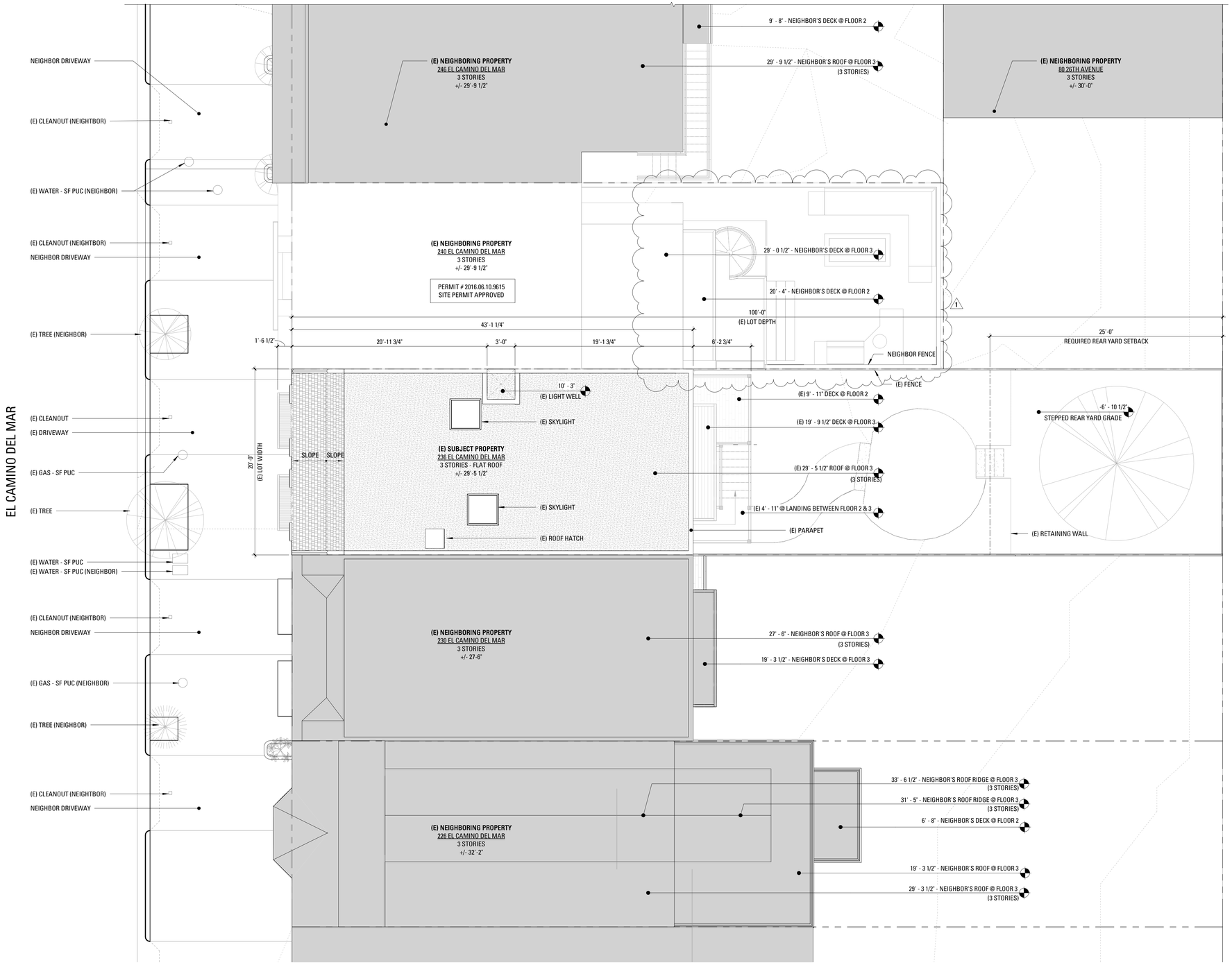
Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

COVER SHEET

SHEET NUMBER

A001

5/2/2019 2:53:32 PM



1 SITE PLAN - EXISTING - PLANNING PERMIT
3/16" = 1'-0"

5/3/2019 2:53:44 PM

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

LICENSED ARCHITECT
BRIAN T. MILFORD
No. C33430
EXP. 5/30/2019
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19

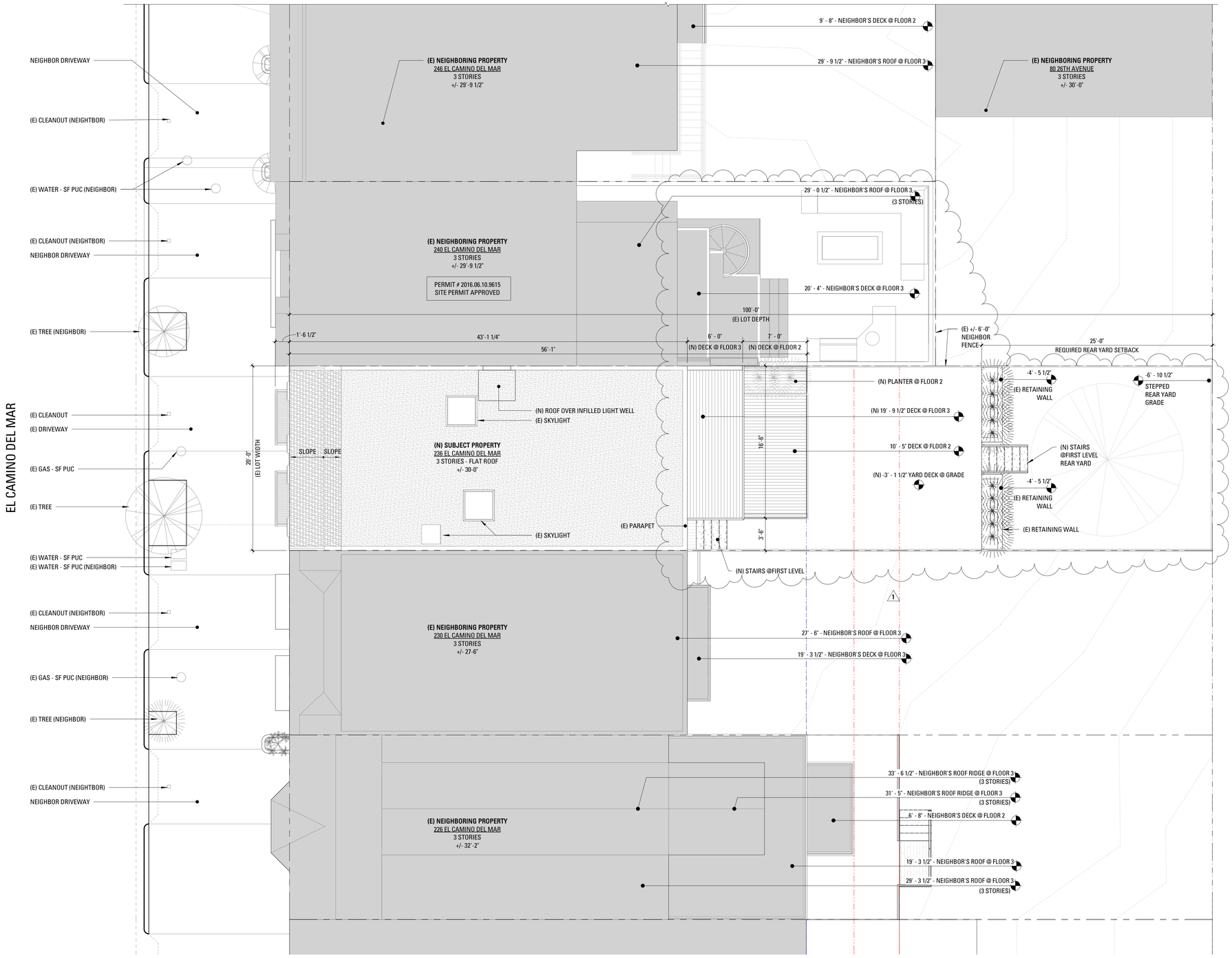
PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

EXISTING SITE PLAN

SHEET NUMBER

A002



1 SITE PLAN - PROPOSED - PLANNING PERMIT
3/16" = 1'-0"

5/2/2019 2:54:02 PM

SETO RESIDENCE REMODEL AND ADDITION

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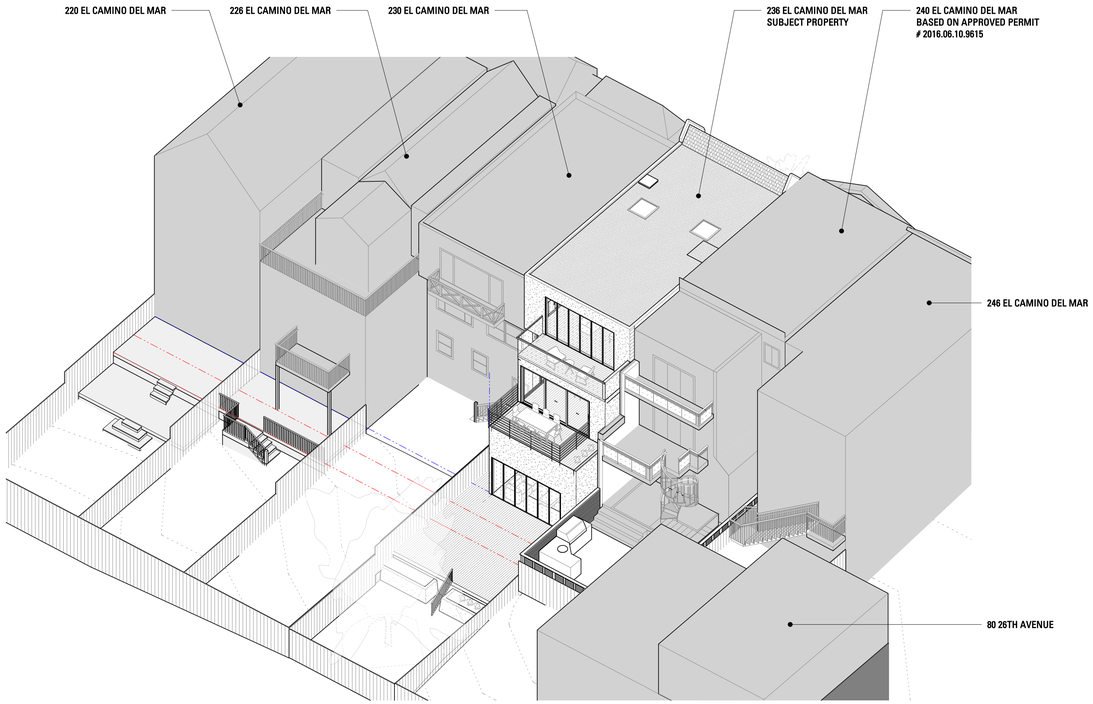
PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

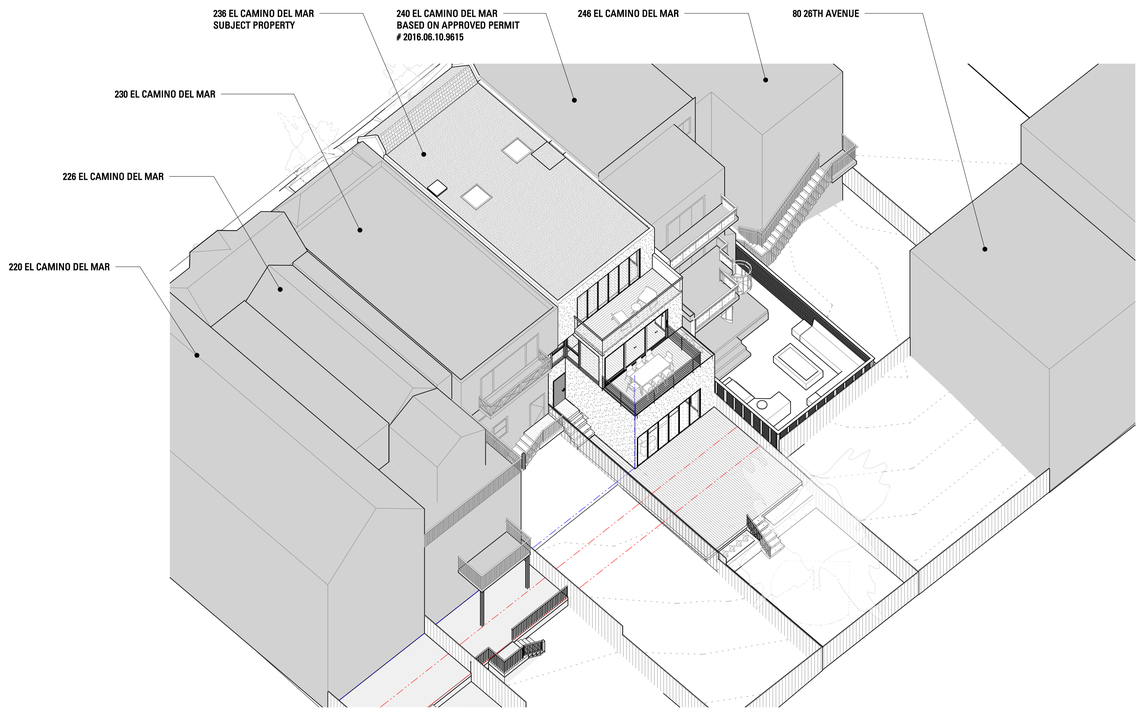
PROPOSED SITE PLAN

SHEET NUMBER

A003A



2 PROPOSED REAR AXON VIEW



1 PROPOSED REAR AXON VIEW

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
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1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION
1

Drawn By:	BE
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Project Number:	17012.1

PLANNING AXON VIEWS

SHEET NUMBER

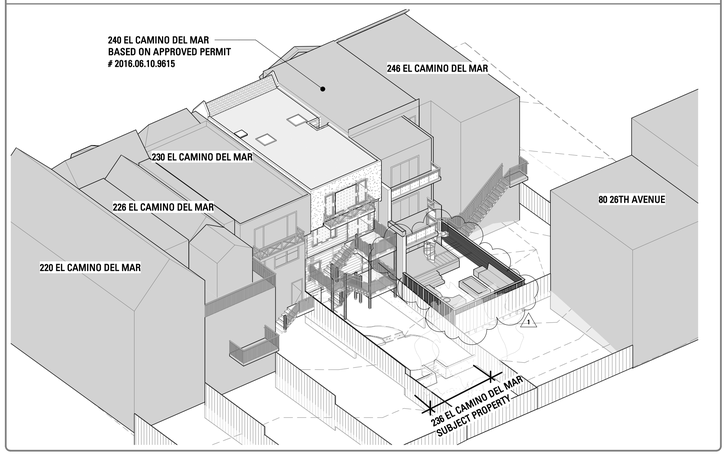
A003B

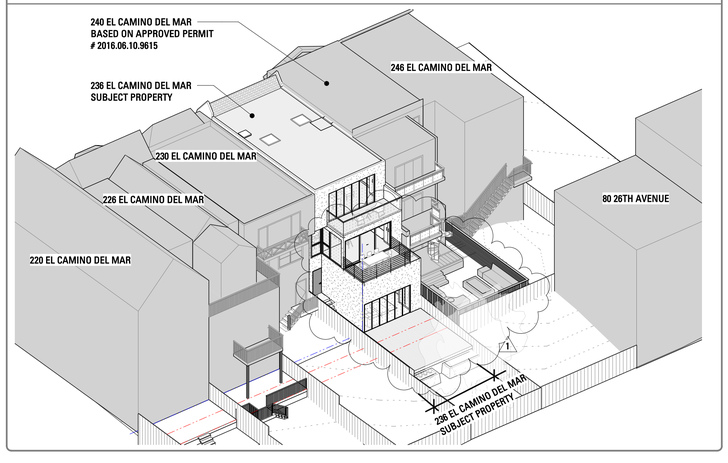
5/3/2019 2:54:53 PM

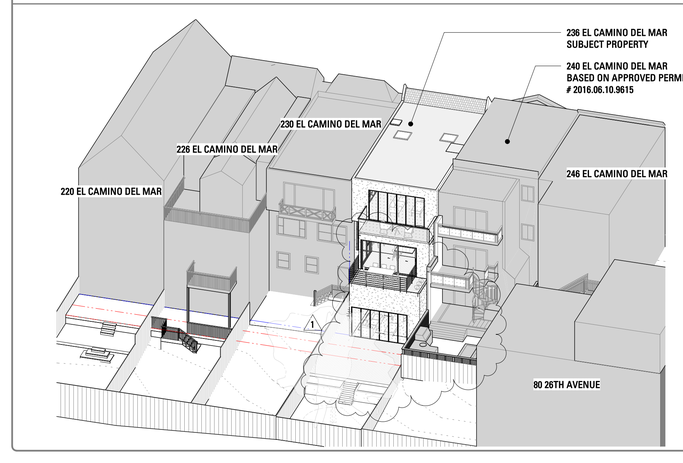
(E) SITE PHOTOS - OVERHEAD CONTEXT PHOTO

(E) SITE PHOTOS - FRONT YARD VIEW

(E) SITE PHOTOS - BACK YARD VIEW







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SETO RESIDENCE REMODEL AND ADDITION

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1	REVISED PLANNING PERMIT	02/22/19

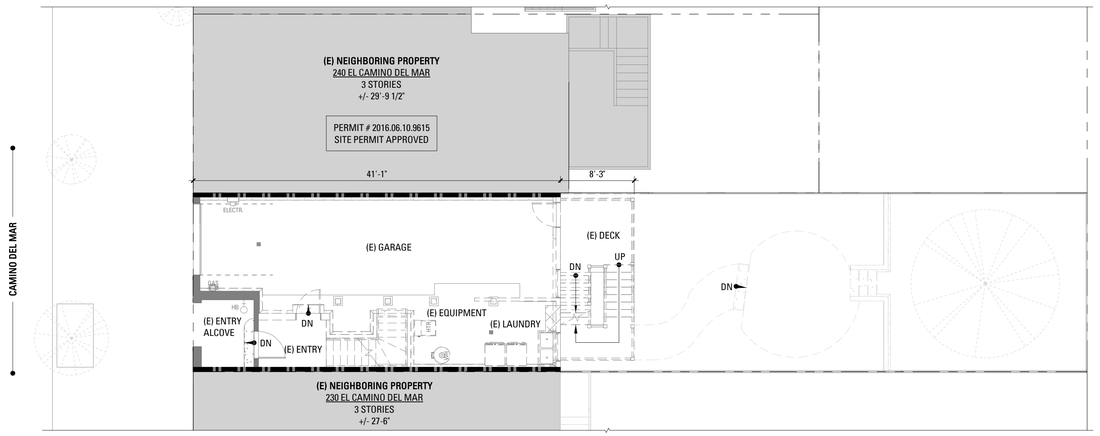
PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

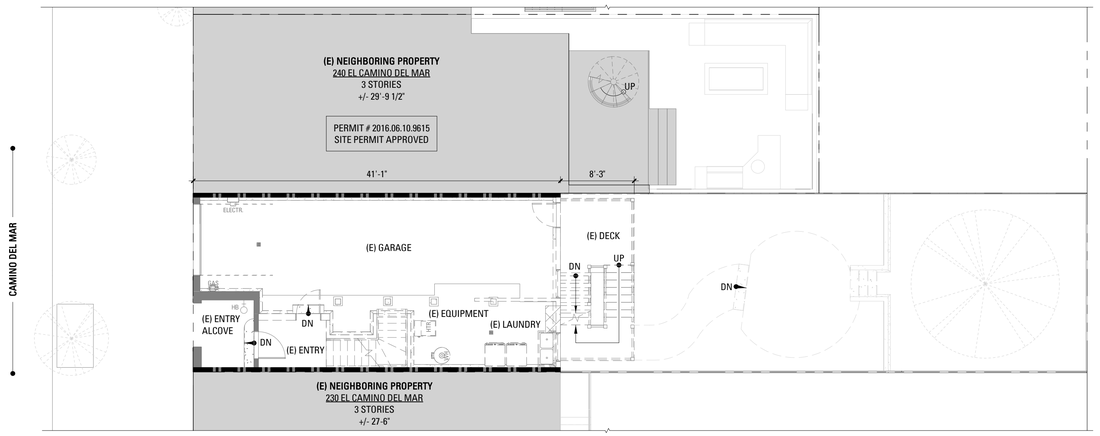
SITE PHOTOGRAPHS

SHEET NUMBER

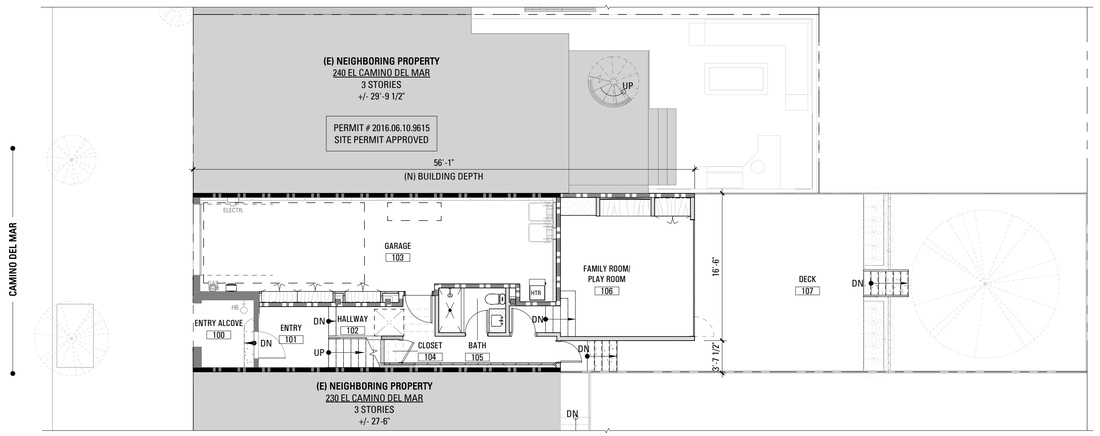
A004



3 GROUND FLOOR - EXISTING SUBJECT PROPERTY + PREVIOUS NIEGHBOR YARD
1/8" = 1'-0"



2 GROUND FLOOR - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"



1 GROUND FLOOR - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"

5/3/2019 2:56:38 PM

SETO RESIDENCE REMODEL AND ADDITION

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1	REVISED PLANNING PERMIT	02/22/19

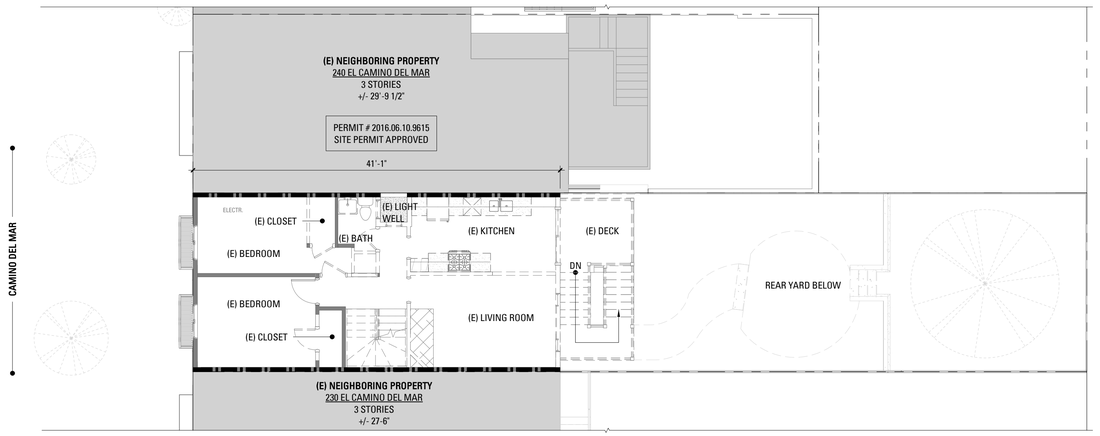
PLANNING PERMIT REVISION
1

Drawn By:	BE
Checked By:	AB/BM
Project Number:	17012.1

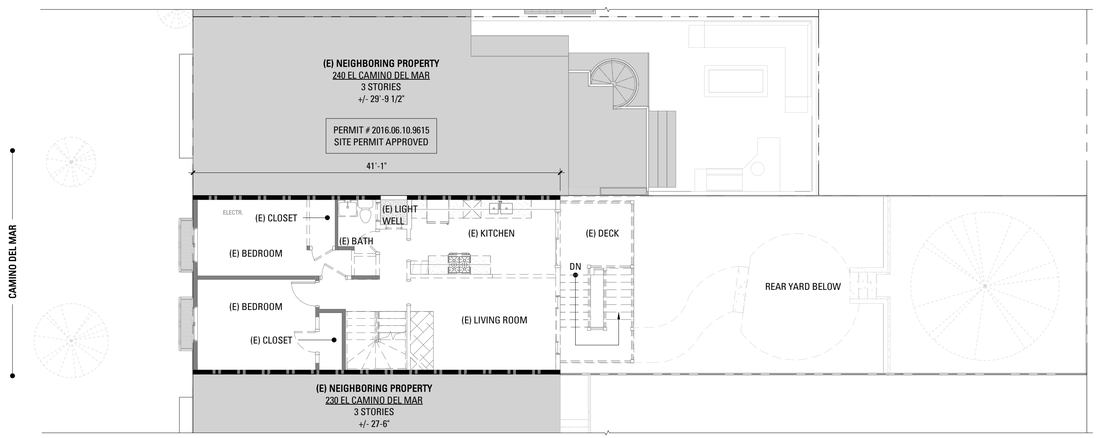
PLANNING DEPARTMENT
PLAN COMPARISON

SHEET NUMBER

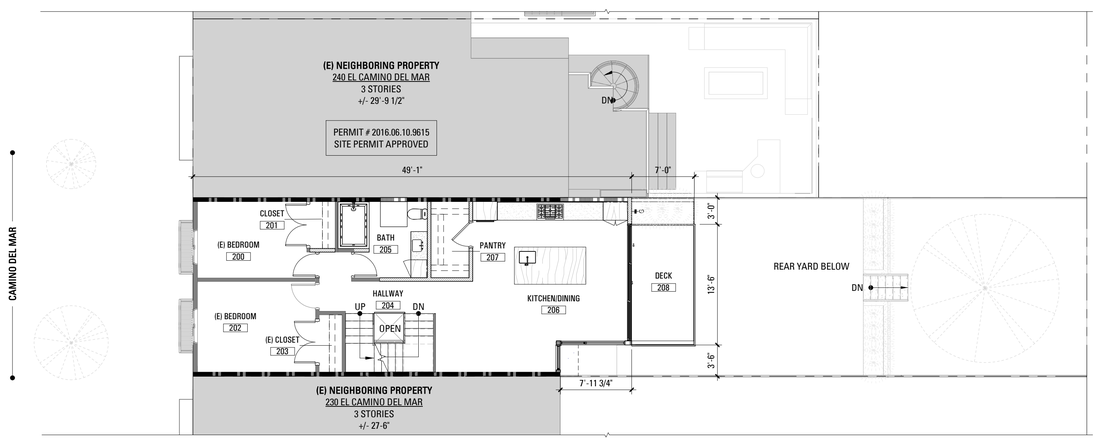
A007A



3 SECOND FLOOR - EXISTING SUBJECT PROPERTY + PREVIOUS NIEGHBOR YARD
1/8" = 1'-0"



2 SECOND FLOOR - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"



1 SECOND FLOOR - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"

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PLANNING PERMIT REVISION
1

Drawn By:	BE
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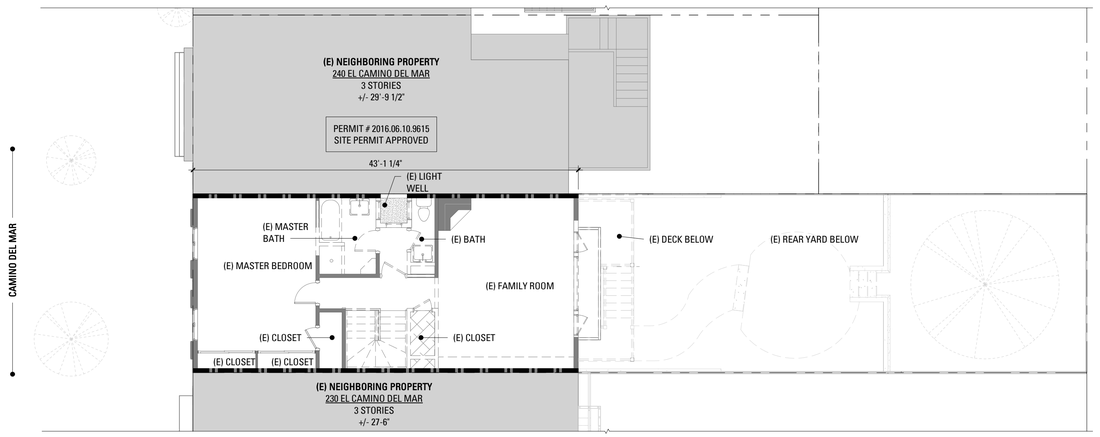
1 PLANNING DEPARTMENT PLAN COMPARISON

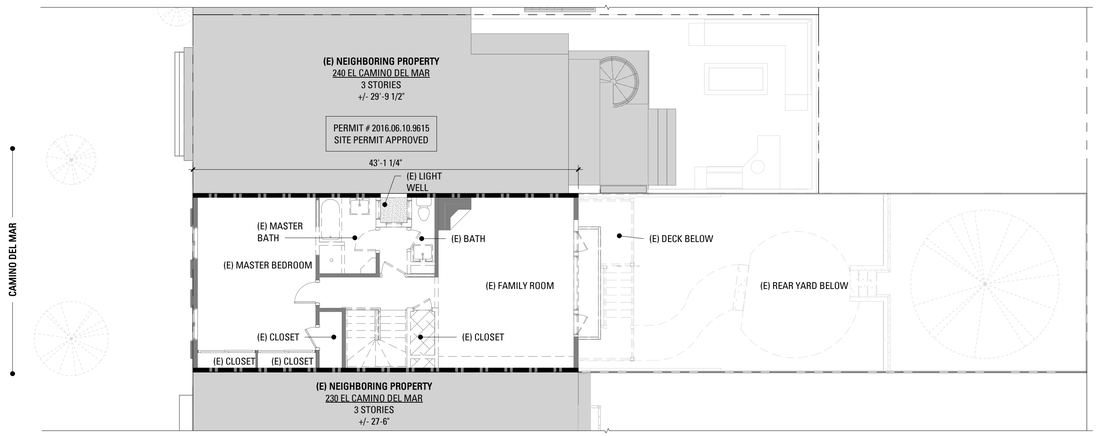
SHEET NUMBER

A007B

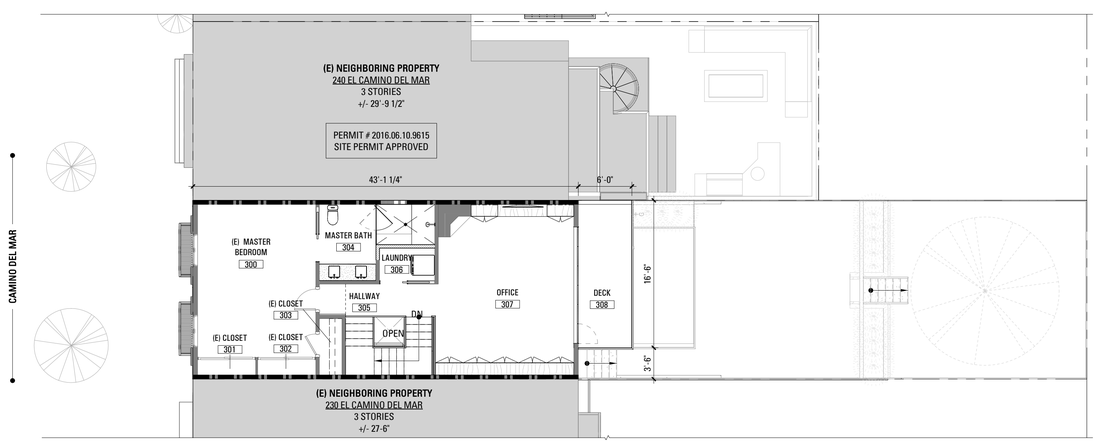
5/3/2019 2:56:41 PM



3 THIRD FLOOR - EXISTING SUBJECT PROPERTY + PREVIOUS NIEGHBOR YARD
1/8" = 1'-0"



2 THIRD FLOOR - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"



1 THIRD FLOOR - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"

5/3/2019 2:56:44 PM

SETO RESIDENCE REMODEL AND ADDITION

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1	REVISED PLANNING PERMIT	02/22/19

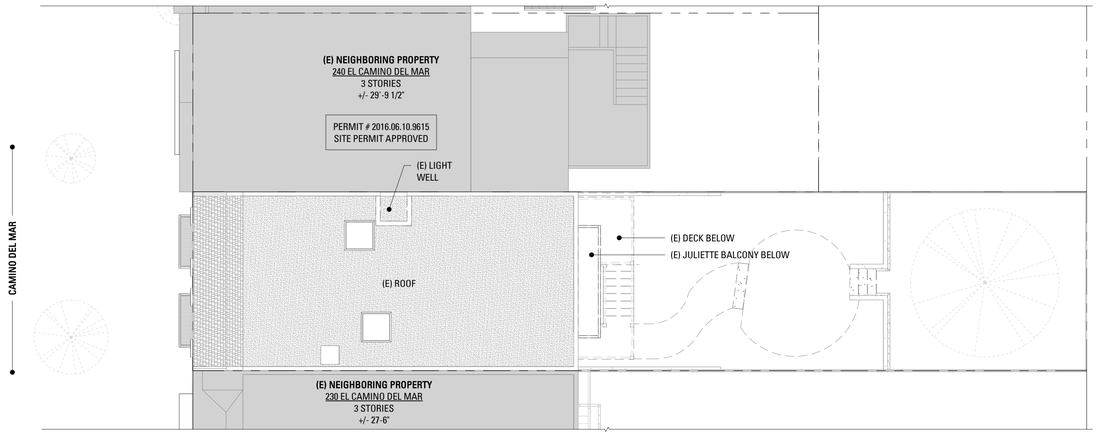
PLANNING PERMIT REVISION 1

Drawn By:	BE
Checked By:	AB/BM
Project Number:	17012.1

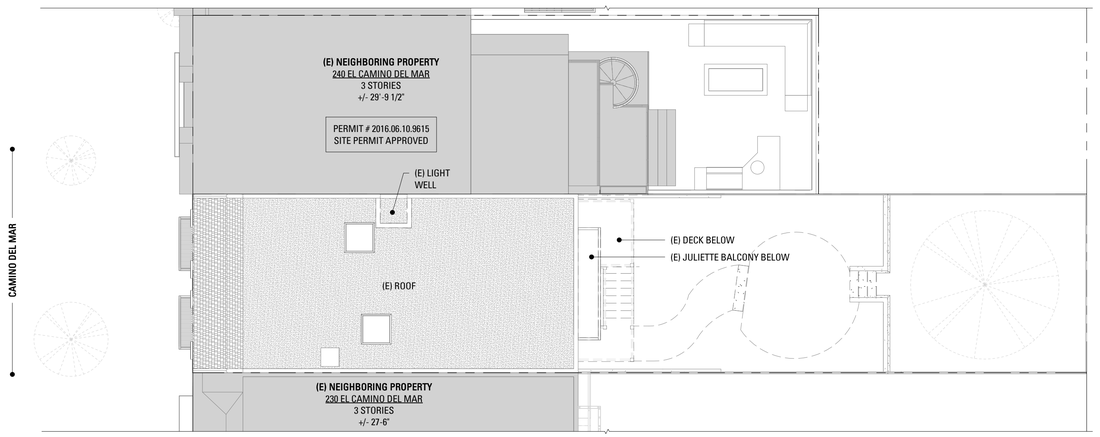
PLANNING DEPARTMENT PLAN COMPARISON

SHEET NUMBER

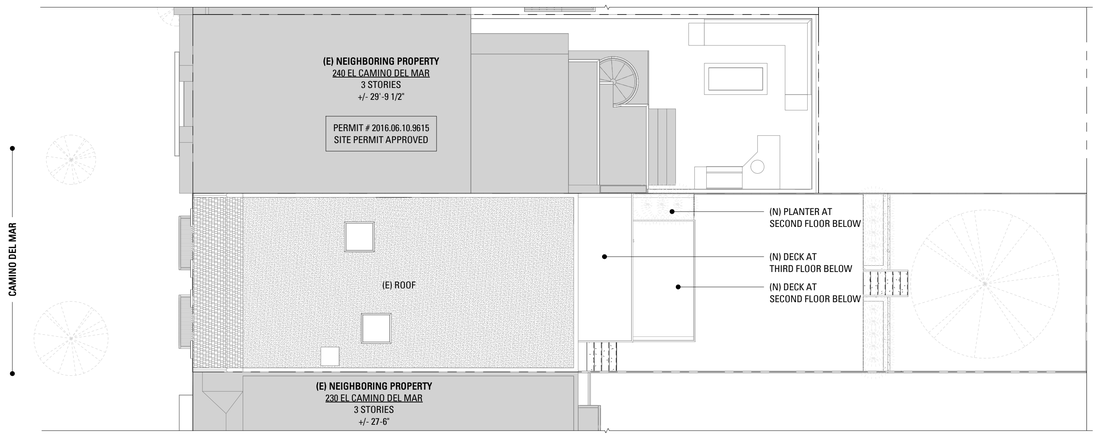
A007C



3 ROOF - EXISTING SUBJECT PROPERTY + PREVIOUS NIEGHBOR YARD
1/8" = 1'-0"



2 ROOF - EXISTING SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"



1 ROOF - PROPOSED SUBJECT PROPERTY + CURRENT NEIGHBOR YARD
1/8" = 1'-0"

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

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PLANNING PERMIT REVISION 1

Drawn By:	BE
Checked By:	AB/BM
Project Number:	17012.1

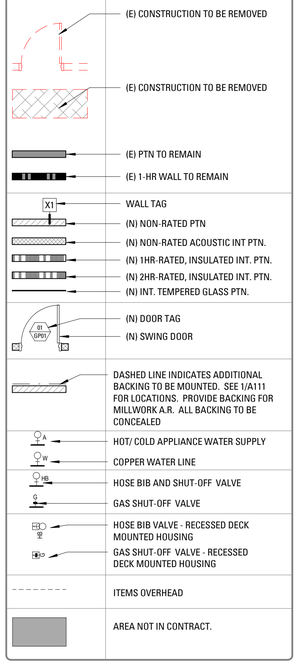
PLANNING DEPARTMENT PLAN COMPARISON

SHEET NUMBER

A007D

5/3/2019 2:57:24 PM

CONSTRUCTION PLAN LEGEND



CONSTRUCTION PLAN GENERAL NOTES

SEE GENERAL NOTES ON SHEET A002.

1. ALL (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE, A901.
2. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTERLINE OF OPENING OR EDGE OF JAMB FRAME, U.O.N.
3. DOORS NOT LOCATED BY DIMENSION SHALL BE PLACED 3" OFF JAMB, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES ON SHEET A901.
4. ALL REQUIRED HANDRAILS SHALL COMPLY WITH HANDRAIL GRASPABILITY PER CBC 1014.3.
5. PROVIDE & INSTALL FLASHING, COUNTERFLASHING, CAP FLASHING, METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT CHANGES OF SIDING MATERIAL IN ROOF VALLEYS OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION.
6. PROVIDE & INSTALL ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS. COMPLY WITH ASTM E2112-07, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
7. WATERPROOFING SHALL OVERLAP FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
8. FLASHING & SHEET METALWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. COMPLY WITH MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL
9. ISOLATE AND PROTECT DISSIMILAR METALS FROM CONTACT WITH EACH OTHER BY APPLYING SPECIFIED ISOLATION MATERIAL TO CONTACT SURFACES. PROTECT SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, TREATED WOOD, OR ALUMINUM WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY MANUFACTURER/FABRICATOR.
10. FLASHING & SHEET METALWORK WILL NOT BE MEASURED SEPARATELY FOR PAYMENT BUT WILL BE PAID FOR AS PART OF THE CONTRACT LUMP SUM PRICE FOR ARCHITECTURAL WORK.
11. PROVIDE MINIMUM OF R-19 BATT INSULATION IN EXTERIOR WALLS ADJACENT TO LIVING SPACE.
12. PROVIDE CEMENT BOARD BACKING IN AREAS TO RECEIVE TILE FINISH.
13. WOOD LOCATED NEARER THAN 6" TO EARTH SHALL BE TREATED WOOD.
14. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
15. ALL TOILETS TO HAVE A MINIMUM CLEARANCE OF 24" IN FRONT AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
16. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
17. ALL APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, SHALL HAVE WATER HAMMER ARRESTORS (CPC 609.10).
18. ALL EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES SHALL COMPLY WITH CALIFORNIA SB-407 (2009).
19. WATER HEATERS SHALL HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2).
20. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. (CMC 921.3.2)
21. EACH KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
22. ALL EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO TO KITCHEN AND BATHROOM EXHAUST FANS, SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
23. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4).
24. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
25. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES SHALL HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).
26. ALL GLASS SHALL BE BIRD SAFE GLAZING PER SAN FRANCISCO STANDARDS FOR BIRD SAFE BUILDINGS.

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH NEW CONSTRUCTION. REFER TO PLANS AND ELEVATIONS. PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
2. REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
3. CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.
4. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK
5. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
6. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT. RECYCLE AND HAUL ALL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
7. DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

MECHANICAL GENERAL NOTES (RES, FAU)

1. ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PROPERTY LINE & OPENINGS INTO BUILDING, AND NOT LESS THAN 10 FEET FROM A FORCED AIR INLET. (CMC 502.2)
2. PROVIDE GAS VENT TERMINATIONS PER CMC 802.6 & 802.6.2
3. PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
4. PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY.

MECHANIAL GENERAL NOTES... (RADIANT HEATING SYSTEMS)

1. RADIANT FLOOR HEATING SYSTEMS TO BE INSTALLED ON A DESIGN/BUILD BASIS BY A QUALIFIED INSTALLER WITH A MINIMUM EXPERIENCE OF HAVING INSTALLED SIMILAR SYSTEMS THREE TIMES PREVIOUS. QUALIFIED INSTALLER TO INSTALL SYSTEM PER MANUFACTURER'S REQUIREMENTS.
2. RADIANT FLOOR HEATING SYSTEMS TO BE INSTALLED ABOVE WOOD SUBFLOOR, OR ABOVE CONCRETE SUBFLOOR TO CONSIST OF 1/2" THICK UPONOR QUIK TRAK PANELS, OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S REQUIREMENTS. CARE SHOULD BE TAKEN WHEN INSTALLING FINISH FLOOR AS TO NOT DAMAGE PIPING.
3. RADIANT FLOOR HEATING SYSTEMS TO BE INSTALLED UNDER WOOD SUBFLOOR TO CONSIST OF UPONOR JOIST TRAK, OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S REQUIREMENTS. CARE SHOULD BE TAKEN WHEN INSTALLING FINISH FLOOR AS TO NOT DAMAGE PIPING.
4. RADIANT FLOOR HEATING SYSTEMS MANIFOLDS TO B E LOCATED AND INSTALLED IN A READILY ACCESSIBLE LOCATION AND MANNER.
5. RADIANT FLOOR HEATING SYSTEMS BOILERS, ZONING CONTROLS, VALVES, EXPANSION TANKS, ETC. TO BE SUPPLIED AND SINTALLED ON A DESIGN/BUILD BASIS. BOILER TO MEET OR EXCEED CURRENT TITLE 24 ENERGY REGULATIONS AND MAY FUNCTION AS THE DOMESTIC HOT WATER SOURCE IF APPLICABLE.

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NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17

PLANNING PERMIT REVISION 1

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Checked By:	AB/BM
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DEMO & CONSTRUCTION NOTES & SCHEDULES

SHEET NUMBER

A100

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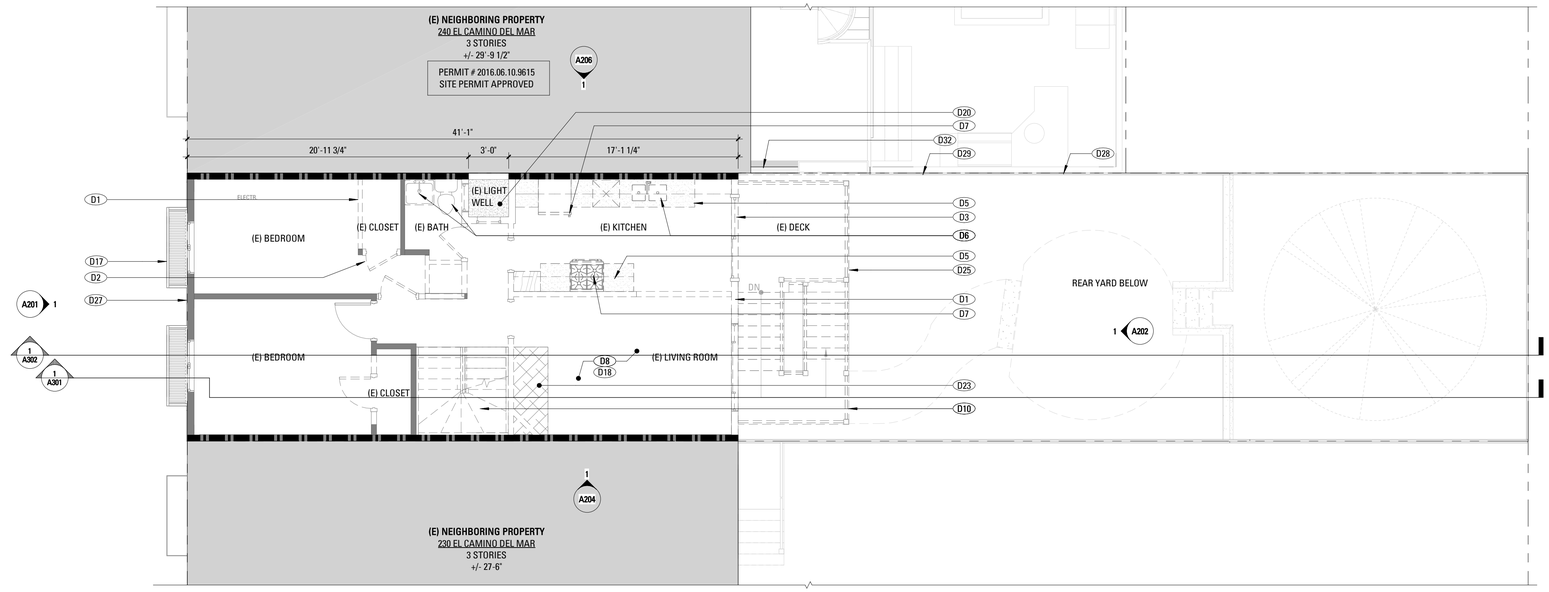
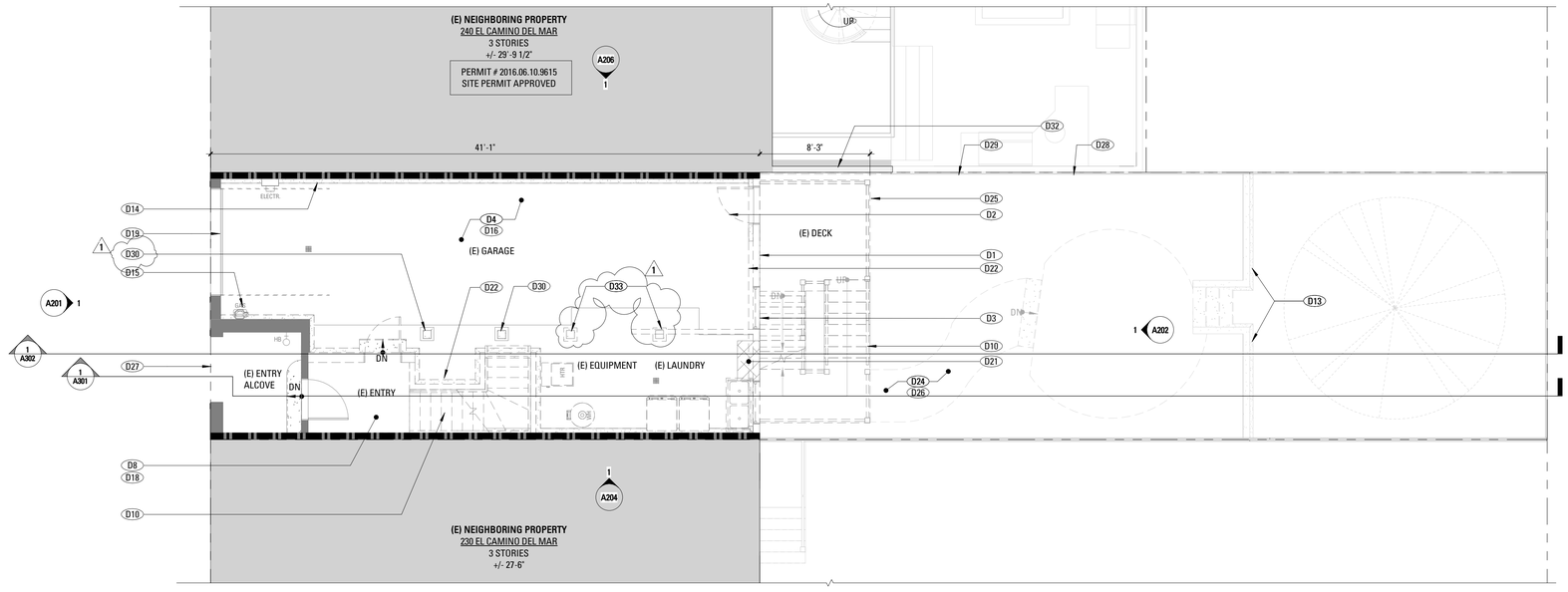


2 SECOND FLOOR - EXISTING/DEMOLITION PLAN
3/16" = 1'-0"



1 GROUND FLOOR - EXISTING/DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION KEYNOTES

D1	REMOVE (E) WALL TO ACCOMMODATE (N) WORK. S.S.D. FOR ADDITIONAL INFORMATION.
D2	REMOVE (E) DOOR TO ACCOMMODATE (N) WORK.
D3	REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK. INFILL WALL FRAMING AND PROVIDE NEW FINISHES. COORDINATE WITH NEW CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
D4	(E) SLAB ON GRADE TO REMAIN.
D5	REMOVE (E) CASEWORK/CABINETRY.
D6	REMOVE (E) PLUMBING FIXTURE; CAP OFF / RE-ROUTE UTILITY LINES AS REQUIRED.
D7	REMOVE (E) APPLIANCE/EQUIPMENT. CAP OFF/RE-ROUTE UTILITY LINES AS REQUIRED.
D8	REMOVE (E) FLOOR FINISHES, SUBFLOOR TO REMAIN AT THIS AREA.
D10	REMOVE (E) STAIRS AND RAILINGS.
D13	(E) RETAINING WALL TO REMAIN.
D14	(E) ELECTRICAL CIRCUIT PANEL TO REMAIN.
D15	(E) GAS AND METER, TO BE RELOCATED.
D16	REMOVE (E) LIGHTING, ELECTRICAL, AND MECHANICAL SYSTEMS IN COORDINATION WITH NEW WORK.
D17	(E) JULIETTE BALCONY TO REMAIN.
D18	REMOVE (E) INTERIOR CEILING AND LIGHITNG.
D19	REMOVE (E) GARAGE DOOR TO REMAIN.
D20	(E) LIGHTWELL TO BE INFILLED.
D21	REMOVE (E) SLAB AND EXCAVATE AT THIS AREA IN PREPARATION FOR STAIR DOWN TO THE (N) FAMILY/PLAY ROOM ON GRADE. SEE S.S.D.
D22	REMOVE (E) FOOTING TO ACCOMMODATE (N) WORK. S.S.D. FOR ADDITIONAL INFORMATION.
D23	REMOVE (E) FLOOR FRAMING AT THIS AREA TO COORDINATE WITH NEW STAIR OPENING. SEE CONSTRUCTION PLANS AND SECTIONS FOR COORDINATING INFORMATION. S.S.D. FOR ADDITIONAL INFORMATION.
D24	REMOVE (E) COURTYARD FINISHES TO PREPARE FOR (N) SLAB ON GRADE.
D25	(E) DECK AND SUPPORTING STRUCTURE TO BE REMOVED.
D26	(E) UNEXCAVATED EARTH.
D27	(E) PROPERTY LINE.
D28	(E) FENCE AT PROPERTY LINE PROPERTY LINE.
D29	REMOVE (E) FENCE AT PROPERTY LINE PROPERTY LINE TO ACCOMMODATE (N) WORK.
D30	(E) COLUMN AND FOOTING TO REMAIN.
D32	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
1 D33	REMOVE (E) COLUMN, FOOTING AND BEAM ABOVE.

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 03 / GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE I/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
- ITEMS OVERHEAD
- AREA NOT IN CONTRACT.

SETO RESIDENCE REMODEL AND ADDITION

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	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION 1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

EXISTING & DEMOLITION PLANS

SHEET NUMBER

A101

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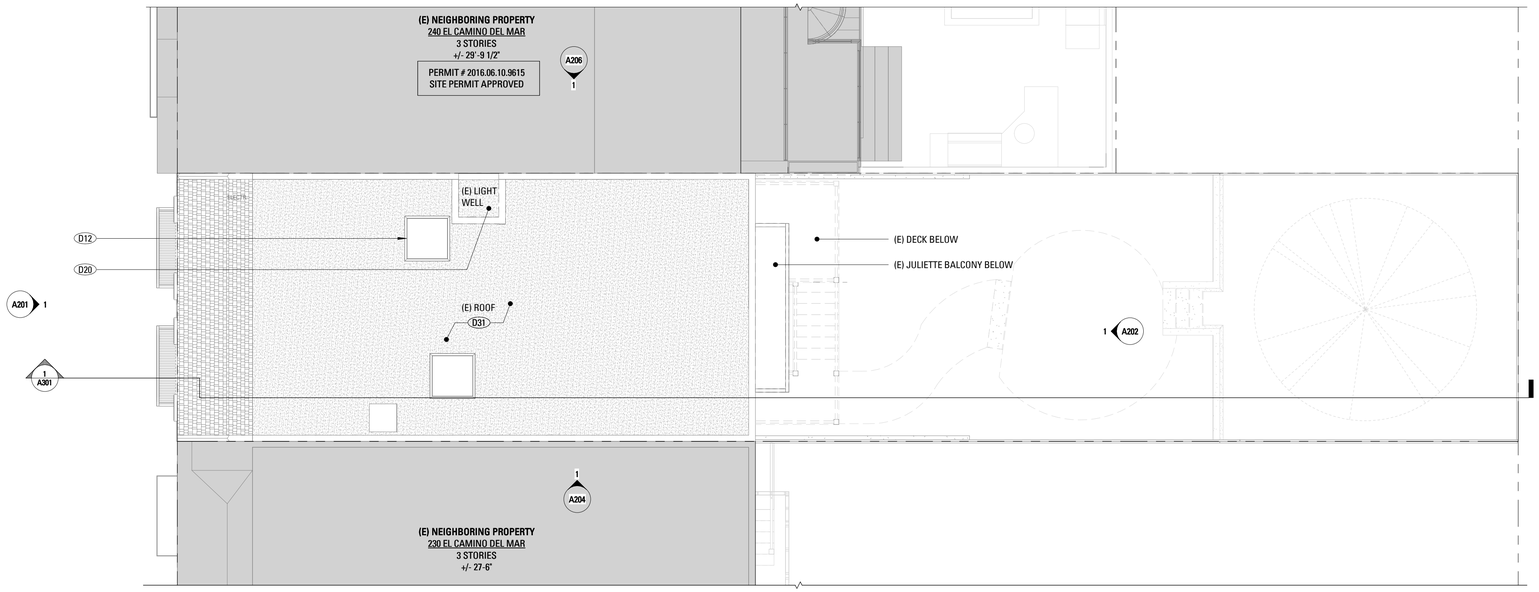
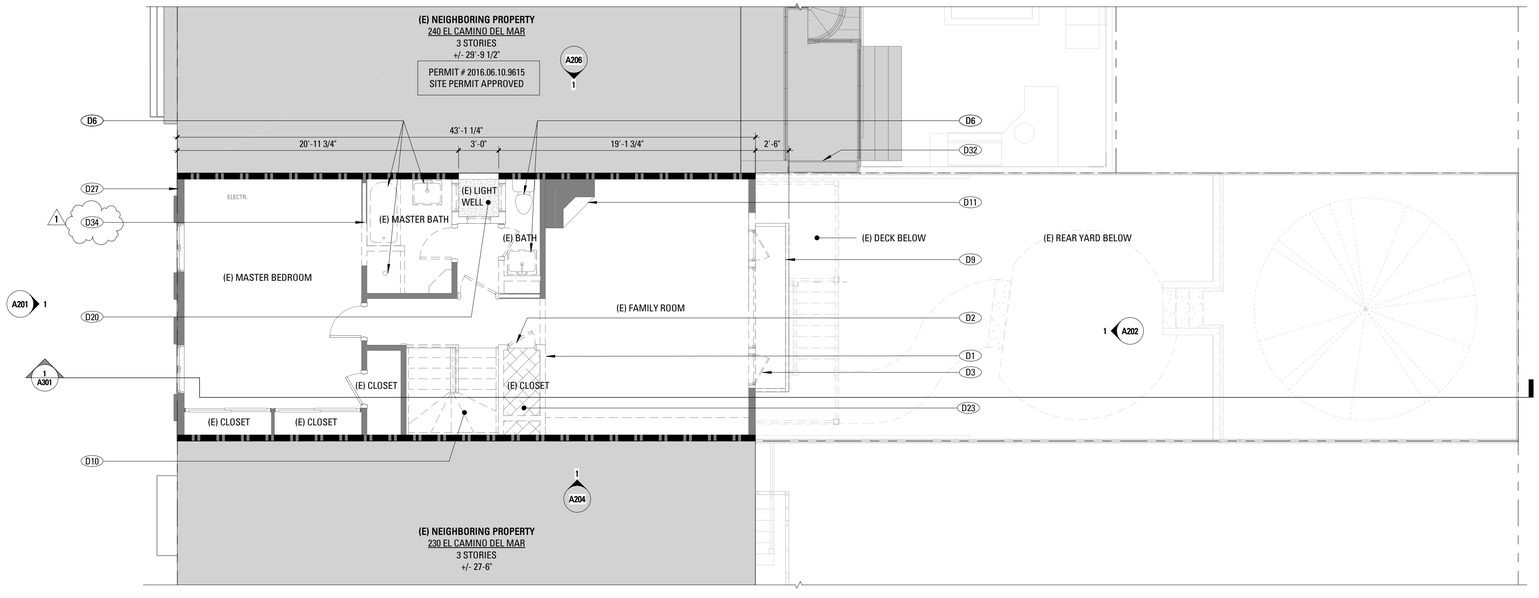


2 ROOF - EXISTING/DEMOLITION PLAN
3/16" = 1'-0"



1 THIRD FLOOR - EXISTING/DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION KEYNOTES

D1	REMOVE (E) WALL TO ACCOMMODATE (N) WORK. S.S.D. FOR ADDITIONAL INFORMATION.
D2	REMOVE (E) DOOR TO ACCOMMODATE (N) WORK.
D3	REMOVE (E) WINDOW TO ACCOMMODATE (N) WORK. INFILL WALL FRAMING AND PROVIDE NEW FINISHES. COORDINATE WITH NEW CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
D6	REMOVE (E) PLUMBING FIXTURE; CAP OFF / RE-ROUTE UTILITY LINES AS REQUIRED.
D9	REMOVE (E) JULIETTE BALCONY.
D10	REMOVE (E) STAIRS AND RAILINGS.
D11	(E) FIREPLACE, FLUE AND SURROUND TO REMAIN.
D12	(E) SKYLIGHT TO REMAIN.
D20	(E) LIGHTWELL TO BE INFILLED.
D23	REMOVE (E) FLOOR FRAMING AT THIS AREA TO COORDINATE WITH NEW STAIR OPENING. SEE CONSTRUCTION PLANS AND SECTIONS FOR COORDINATING INFORMATION. S.S.D. FOR ADDITIONAL INFORMATION.
D27	(E) PROPERTY LINE.
D31	(E) ROOF TO REMAIN.
D32	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
D34	REMOVE (E) SLIDING DOOR. (E) WALL TO REMAIN.

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
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- AREA NOT IN CONTRACT.

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1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION
1

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Project Number:	17012.1

EXISTING AND DEMOLITION PLANS

SHEET NUMBER

A102

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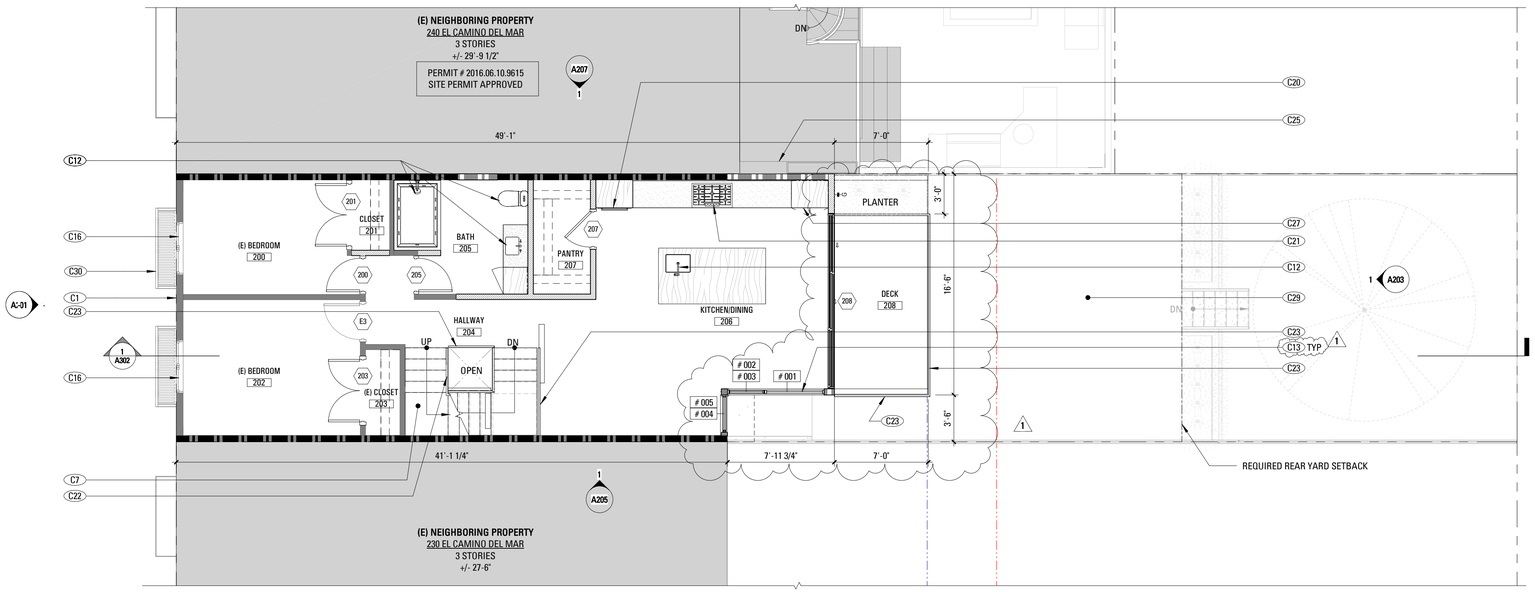
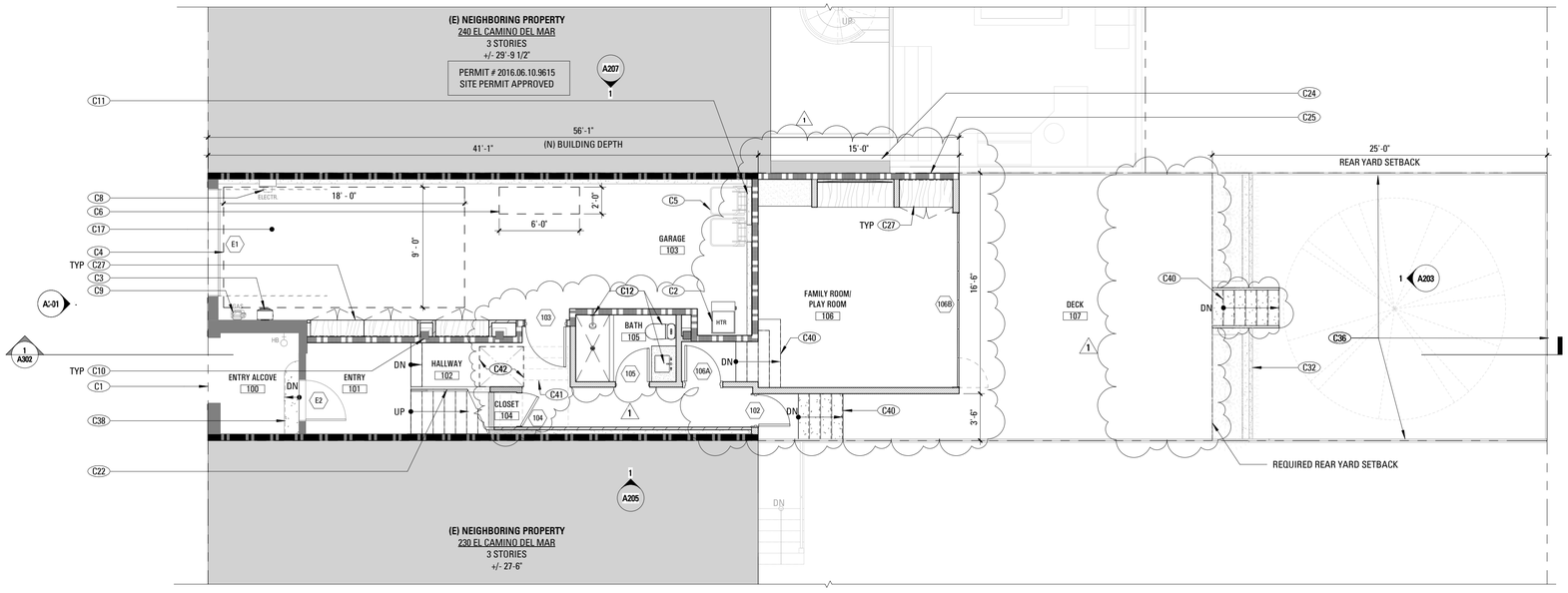


2 SECOND FLOOR - PROPOSED PLAN
3/16" = 1'-0"



1 GROUND FLOOR - PROPOSED PLAN
3/16" = 1'-0"

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CONSTRUCTION KEYNOTES

C1	(E) PROPERTY LINE
C2	(N) RADIANT HEAT SYSTEM BOILER AND EQUIPMENT BY G.C.
C3	(N) TANKLESS HOT WATER HEATER BY G.C.
C4	144 SQ. F.T REQUIRED PARKING CLEARANCE.
C5	(N) LOCATION FOR STORAGE, COLLECTION, AND LOADING OF RECYCLABLE/ COMPOST/LANDFILL MATERIALS.
C6	(N) REQUIRED 2'-0" x 6'-0" BICYCLE PARKING SPACE IN ACCORDANCE WITH ZA BULLETIN 9
C7	(N) STAIR: PROVIDE 5/8" TYPE 'X' GYP. BOARD TO UNDERSIDE OF STAIRS.
C8	(E) ELECTRIC METER TO REMAIN.
C9	(E) GAS METER AND GAS SHUT-OFF TO REMAIN.
C10	(E) COLUMN AND FOOTING TO REMAIN.
C11	(N) FOOTING AT DEMOLISHED DOOR.
C12	(N) PLUMBING FIXTURES, TYP. SEE SCHEDULE.
C13	(N) WINDOWS TO CONTAIN ACOUSTICALLY RATED IGU, SEE WINDOW SCHEDULE.
C16	(E) OPEARABLE WINDOW COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029.
C17	PROVIDE MIN. 5/8" TYPE 'X' GYP. TO WALLS & MIN 5/8" TYPE 'X' GYP. TO THE CEILING ON THE GARAGE SIDE PER CBC 406.3.4.
C20	(N) APPLIANCES AND EQUIPMENT. SEE SCHEDULE.
C21	(N) RANGE HOOD EXHAUST.
C22	(N) GRIRPABLE HANDRAIL @ 36" ABOVE STAIR NOSING. DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS HANDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C23	(N) GUARDRAIL AT 42" A.F.F. WITH 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C24	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
C25	(N) 1-HOUR FIRE RATED FIRE WALL AT PROPERTY LINE.
C27	(N) BUILT-IN CASEWORK, PROVIDE BACKING.
C29	(N) DECK BELOW.
C30	(E) JULIETTE BALCONY TO REMAIN. REPAIR AND REPAINT.
C32	(E) LANDSCAPE RETAIN WALL AND STEPS TO LOWER REAR YARD.
C36	(E) BOUNDARY FENCE @ PROPERTY LINE TO REMAIN.
C38	(E) CONCRETE STEP AND ENTRY TO REMAIN; REPAIR AND REPAINT.
C40	(N) STAIR - 7 1/2" MAX. RISERS, 10" MIN. TREADS.
C41	(N) STAIR OPEN TO ABOVE.
C42	OPEN STAIR OPENING AT LEVEL ABOVE

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
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1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION
1

Drawn By:	HC
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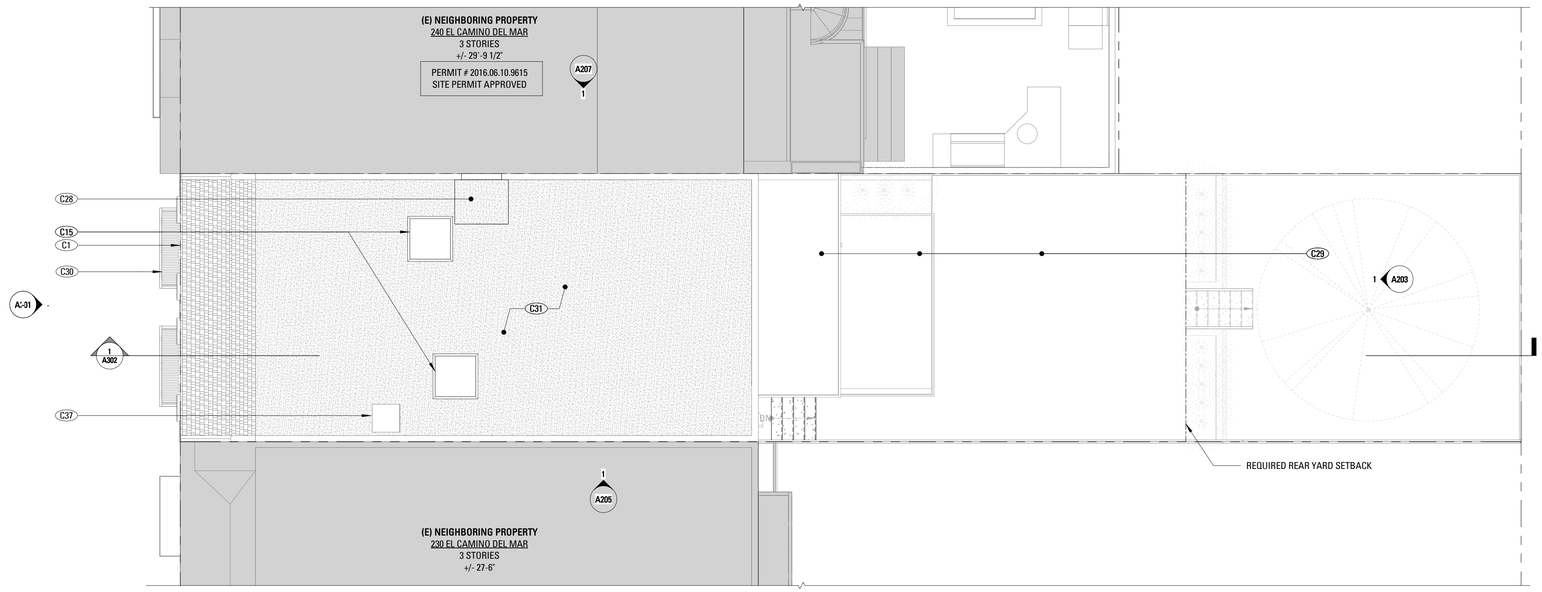
Project Number:	17012.1

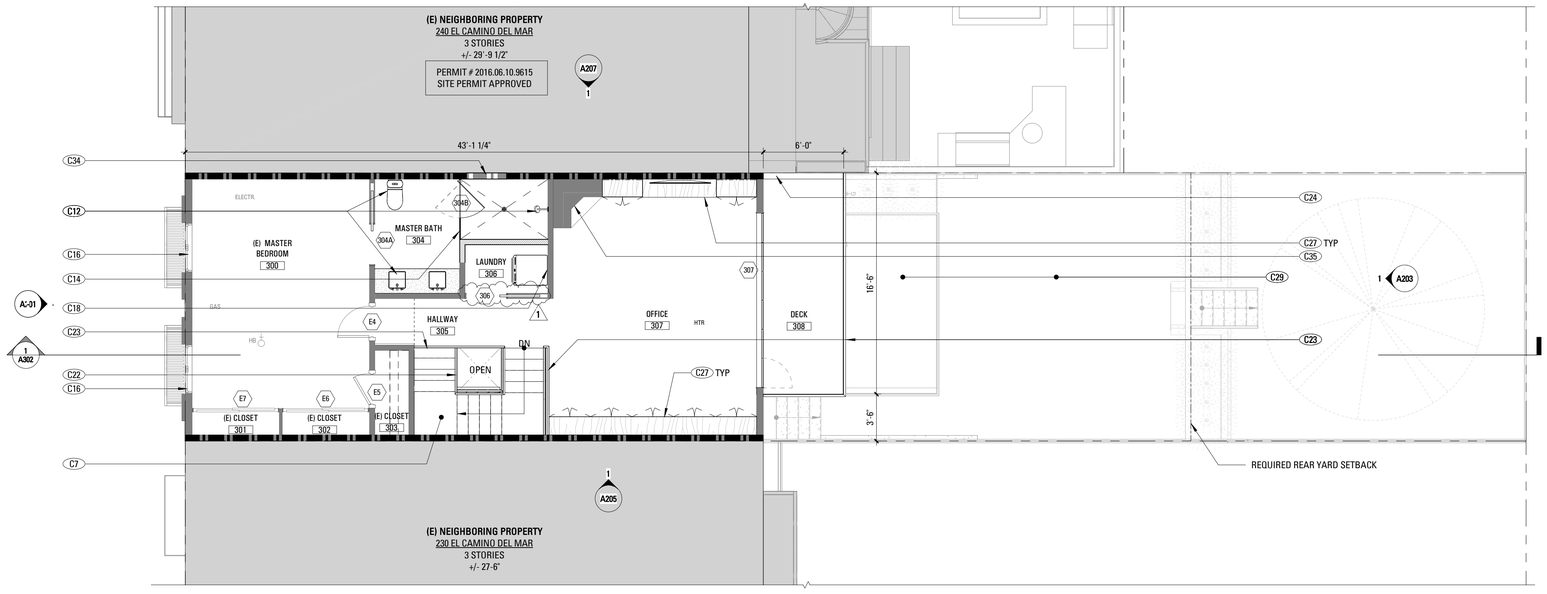
PROPOSED CONSTRUCTION PLANS

SHEET NUMBER

A111



2 ROOF - PROPOSED PLAN
3/16" = 1'-0"



1 THIRD FLOOR - PROPOSED PLAN
3/16" = 1'-0"

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CONSTRUCTION KEYNOTES

C1	(E) PROPERTY LINE
C7	(N) STAIR. PROVIDE 5/8" TYPE 'X' GYP. BOARD TO UNDERSIDE OF STAIRS.
C12	(N) PLUMBING FIXTURES, TYP. SEE SCHEDULE.
C14	(N) TEMPERED GLASS SHOWER ENCLOSURE.
C15	(E) SKYLIGHT TO REMAIN.
C16	(E) OPEARABLE WINDOW COMPLY WITH EGRESS REQUIREMENTS PER CBC 1029.
C18	(N) WASHER/DRYER AND HOOK UPS.
C22	(N) GRIRPABLE HANDRAIL @ 36" ABOVE STAIR NOSING. DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS HANDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C23	(N) GUARDRAIL AT 42" A.F.F. WITH 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
C24	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
C27	(N) BUILT-IN CASEWORK, PROVIDE BACKING.
C28	(N) ROOF TO MATCH (E) ROOF LEVEL. SEE ROOF TYPES.
C29	(N) DECK BELOW.
C30	(E) JULIETTE BALCONY TO REMAIN. REPAIR AND REPAINT.
C31	(E) ROOF TO REMAIN.
C34	(N) 1-HOUR FIRE RATED FIRE WALL AT INFILLED LIGHTWELL.
C35	(E) FIREPLACE TO REMAIN.
C37	(E) ROOF HATCH TO REMAIN.

CONSTRUCTION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 1-HR WALL TO REMAIN
- X1 — WALL TAG
- (N) NON-RATED PTN
- (N) NON-RATED ACOUSTIC INT PTN.
- (N) 1HR-RATED, INSULATED INT. PTN.
- (N) 2HR-RATED, INSULATED INT. PTN.
- (N) INT. TEMPERED GLASS PTN.
- 01 GP01 — (N) DOOR TAG
- (N) SWING DOOR
- DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
- HOT/ COLD APPLIANCE WATER SUPPLY
- COPPER WATER LINE
- HOSE BIB AND SHUT-OFF VALVE
- GAS SHUT-OFF VALVE
- HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
- GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
- ITEMS OVERHEAD
- AREA NOT IN CONTRACT.

SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
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LICENSED ARCHITECT
BRIAN T. MILFORD
No. C33430
Exp. 5/30/2019
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

PROPOSED CONSTRUCTION PLANS

SHEET NUMBER

A112

NO WORK AT FRONT ELEVATION, FOR REFERENCE ONLY.
1 REPAINT ONLY.

1 FRONT ELEVATION EXISTING (NO WORK; REFERENCE ONLY)
1/4" = 1'-0"

5/3/2019 2:57:38 PM

SETO RESIDENCE REMODEL AND ADDITION

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PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

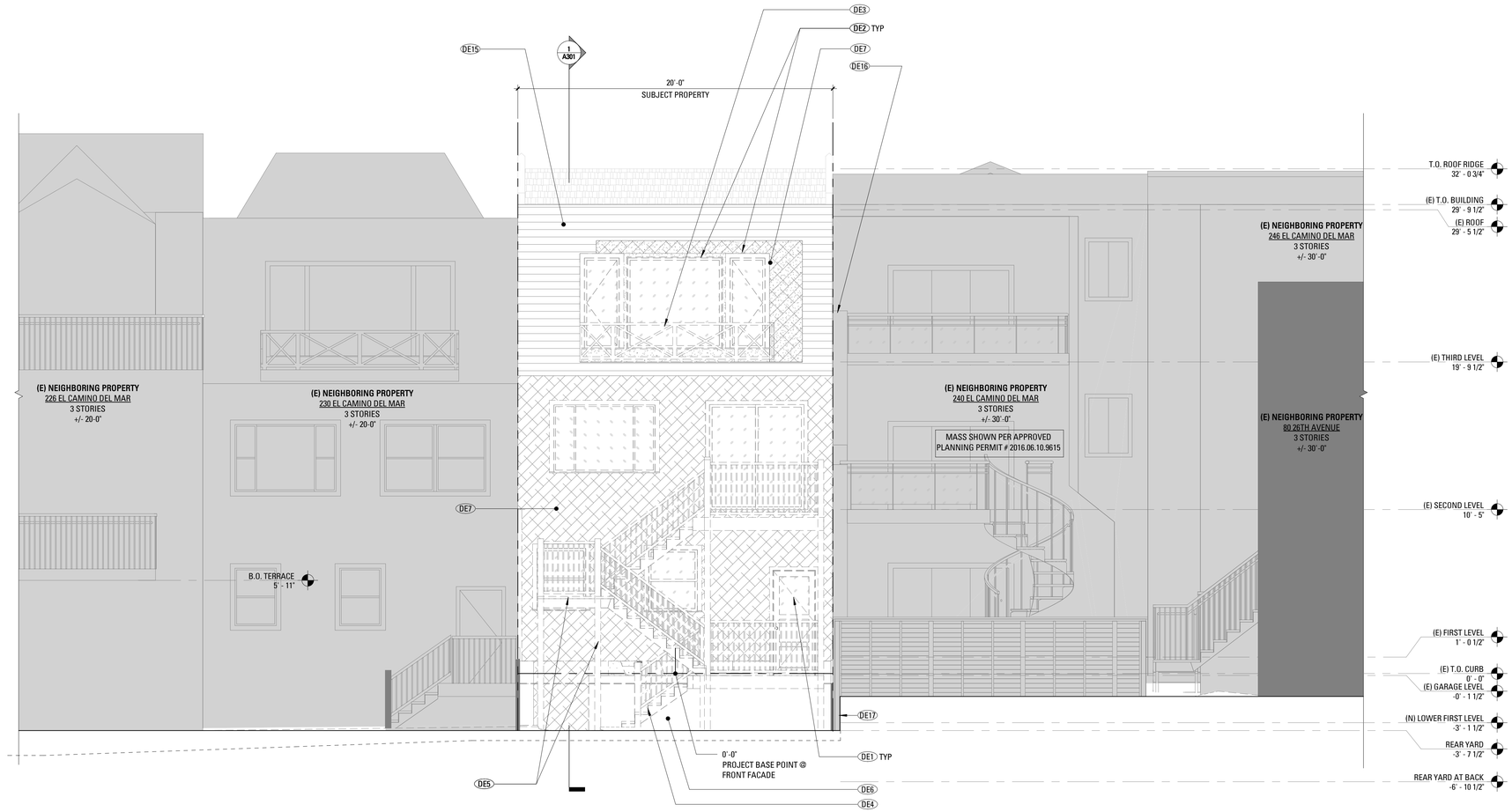
EXISTING FRONT (SOUTH) ELEVATION

SHEET NUMBER

A201

ELEVATION - DEMOLITION KEYNOTES

DE1	(E) DOOR TO BE REMOVED.
DE2	(E) WINDOW TO BE REMOVED.
DE3	(E) JULIETTE BALCONY TO BE REMOVED.
DE4	REMOVE (E) STAIRS AND RAILINGS.
DE5	(E) EXTERIOR DECK AND SUPPORTING WOOD FRAMED STRUCTURE TO BE REMOVED.
DE6	(E) CONCRETE FOUNDATION TO REMAIN. S.S.D. FOR MODIFICATIONS TO ACCOMMODATE (N) WORK.
DE7	(E) WALL FRAMING TO BE MODIFIED/REMOVED TO ACCOMMODATE (N) EXPANSION.
DE15	REMOVE (E) SIDING, FRAMING UNDERNEATH TO REMAIN.
DE16	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
DE17	(E) RETAINING WALL @ NEIGHBORING PROPERTY.



1 REAR ELEVATION EXISTING
1/4" = 1'-0"

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SETO RESIDENCE REMODEL AND ADDITION

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	PLANNING PERMIT	07/06/17

PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

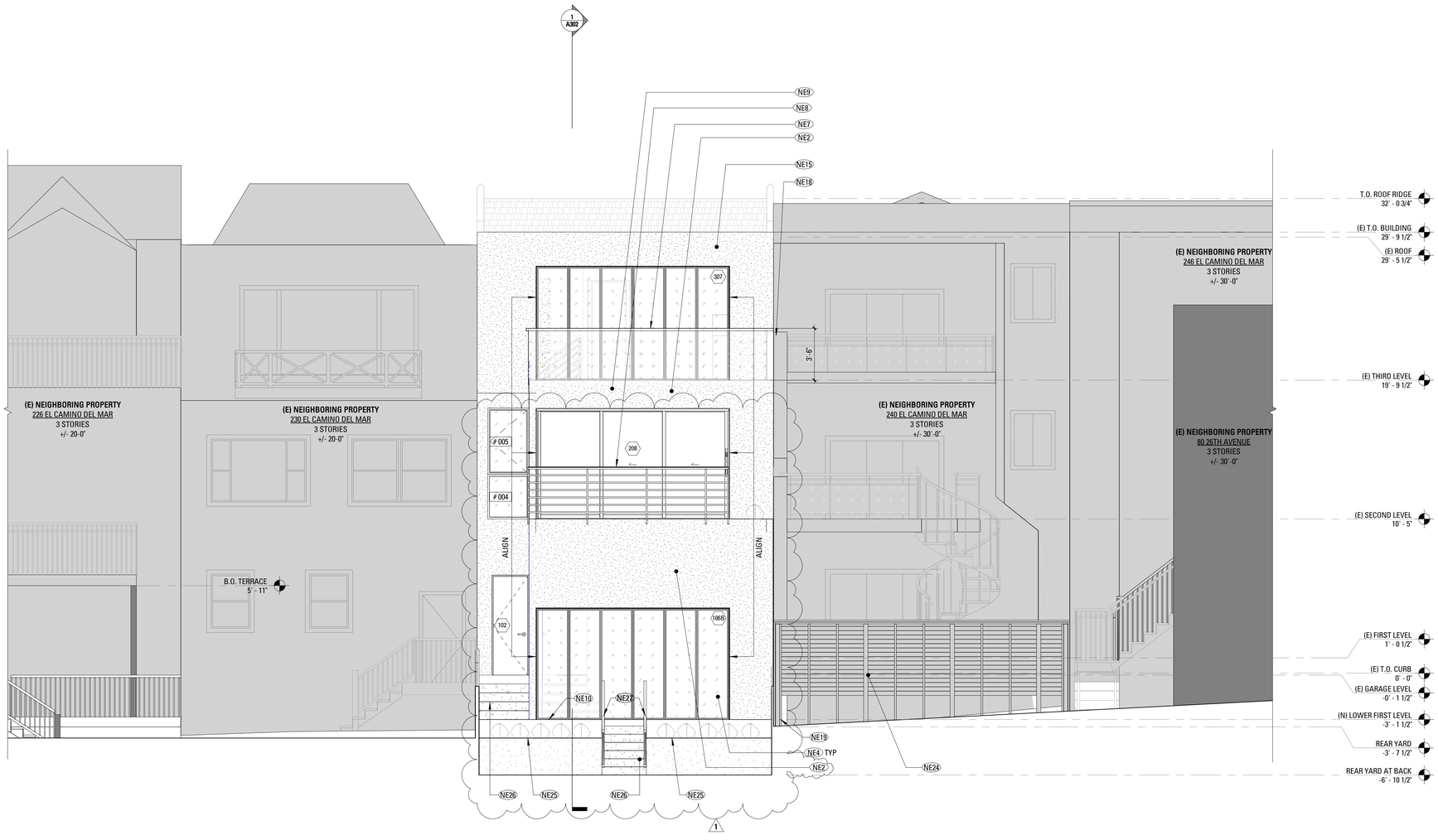
EXISTING REAR (NORTH) ELEVATION

SHEET NUMBER

A202

ELEVATION - CONSTRUCTION KEYNOTES

NE2	(N) EXTERIOR PAINTED PLASTER WALL.
NE4	(N) ACCORDION DOOR WITH INSULATED GLAZING, SEE DOOR SCHEDULE.
NE7	(N) GLASS GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
NE8	(N) PAINTED METAL OPEN GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
NE9	(N) EXTERIOR ROOF DECK WITH NON-COMBUSTIBLE DECKING.
NE10	(N) DECK WITH NON-COMBUSTIBLE DECKING.
NE15	(N) PLASTER FINISH WITH (E) FRAMING.
NE18	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
NE19	(E) RETAINING WALL @ NEIGHBORING PROPERTY.
NE24	(E) NEIGHBORING FENCE.
NE25	(E) TOP OF LANDSCAPE RETAIN WALL.
NE26	(N) STAIR - 7 1/2" MAX. RISERS, 10" MIN. TREADS.
NE27	(N) GRASPABLE HANDRAIL @ 36" ABOVE STAIR NOSING. DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1.



1 REAR ELEVATION PROPOSED
1/4" = 1'-0"

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SETO RESIDENCE REMODEL AND ADDITION

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PLANNING PERMIT REVISION
1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

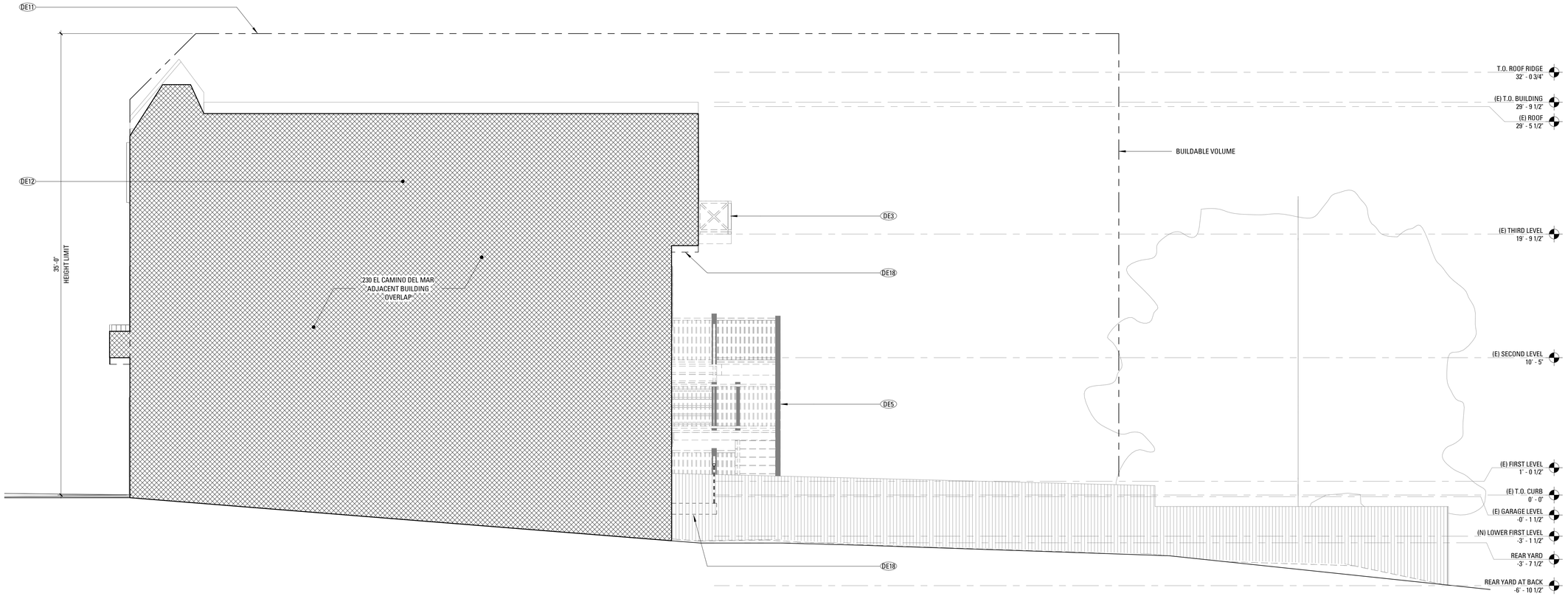
PROPOSED REAR (NORTH) ELEVATION

SHEET NUMBER

A203

ELEVATION - DEMOLITION KEYNOTES

DE3	(E) JULIETTE BALCONY TO BE REMOVED.
DE5	(E) EXTERIOR DECK AND SUPPORTING WOOD FRAMED STRUCTURE TO BE REMOVED.
DE11	ALLOWABLE BUILDING ENVELOPE.
DE12	ADJACENT BUILDING OVERLAP.
DE18	DASHED LINES INDICATE NEIGHBORING PROPERTY IN FOREGROUND.



1 EAST ELEVATION - EXISTING / DEMOLITION
1/4" = 1'-0"

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SETO RESIDENCE REMODEL AND ADDITION

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	PLANNING PERMIT	07/06/17

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Checked By:	AB/BM
Project Number:	17012.1

EXISTING SIDE (EAST) ELEVATION

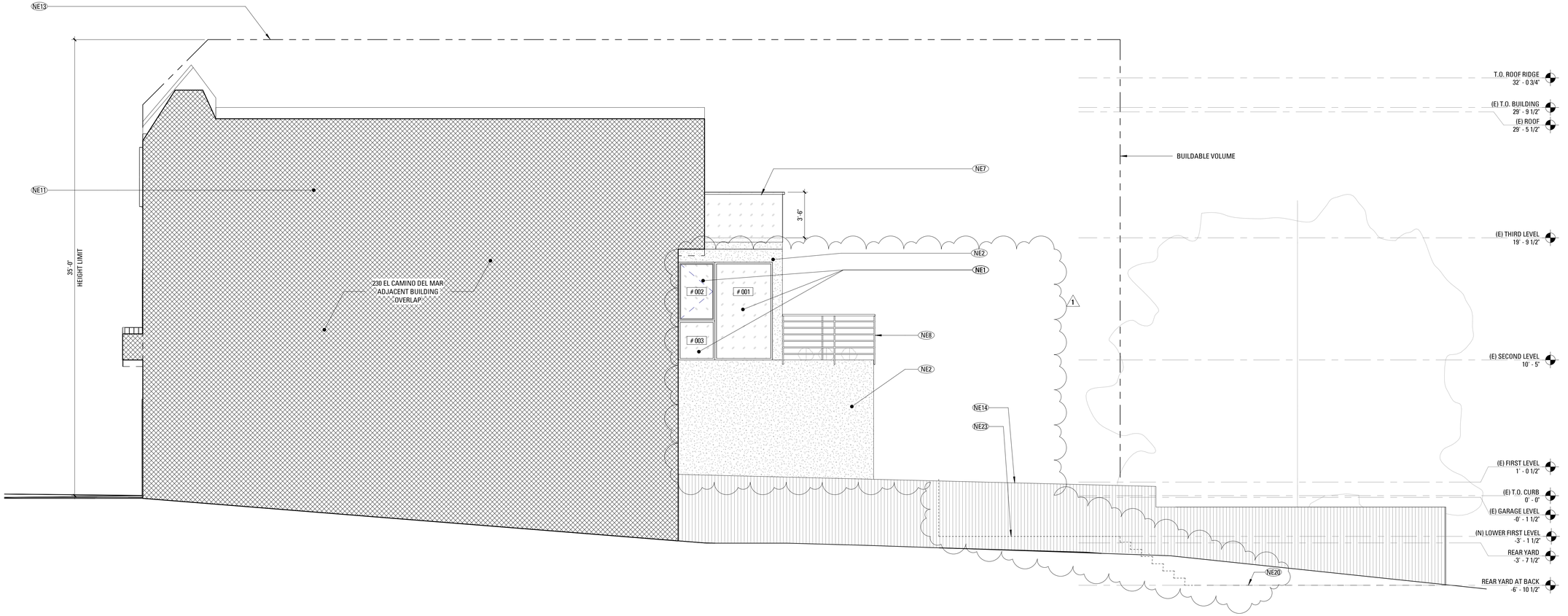
SHEET NUMBER

A204

ELEVATION - CONSTRUCTION KEYNOTES

NE1	(N) WINDOW TO CONTAIN ACOUSTICALLY RATED IGU, SEE WINDOW SCHEDULE.
NE2	(N) EXTERIOR PAINTED PLASTER WALL.
NE7	(N) GLASS GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1; GLASS GUARDRAIL ASSEMBLIES SHALL ALSO COMPLY WITH CBC 2407.
NE8	(N) PAINTED METAL OPEN GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
NE11	ADJACENT BUILDING OVERLAP.
NE13	ALLOWABLE BUILDING ENVELOPE.
NE14	(E) PROPERTY LINE FENCE TO REMAIN.
NE20	DASHED LINES INDICATE SUBJECT PROPERTY'S REAR YARD BEYOND FENCE.
NE23	DASHLINE REPRESENTS (N) DECK BEYOND FENCE

1



1 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

5/3/2019 2:57:46 PM

SETO RESIDENCE REMODEL AND ADDITION

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1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION 1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

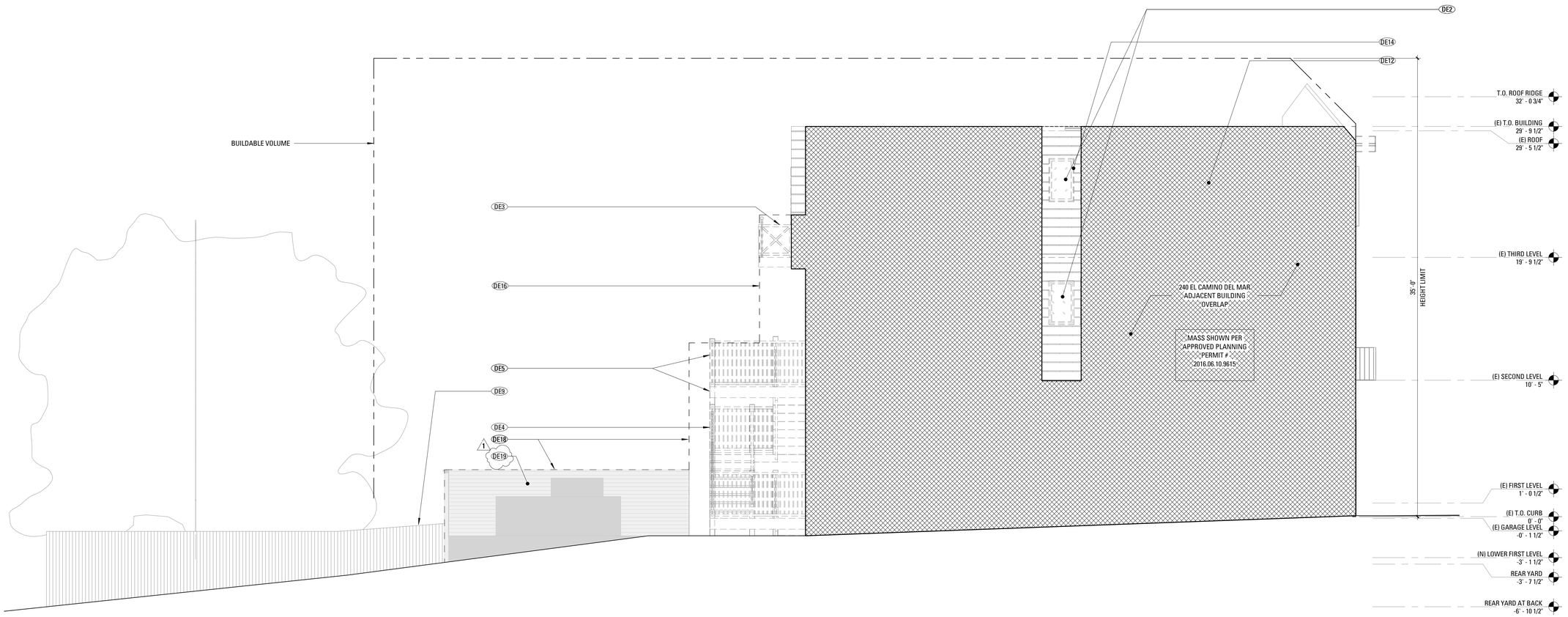
PROPOSED SIDE (EAST) ELEVATION

SHEET NUMBER

A205

ELEVATION - DEMOLITION KEYNOTES

DE2	(E) WINDOW TO BE REMOVED.
DE3	(E) JULIETTE BALCONY TO BE REMOVED.
DE4	REMOVE (E) STAIRS AND RAILINGS.
DE5	(E) EXTERIOR DECK AND SUPPORTING WOOD FRAMED STRUCTURE TO BE REMOVED.
DE9	(E) PROPERTY LINE FENCE TO REMAIN.
DE12	ADJACENT BUILDING OVERLAP.
DE14	(E) LIGHT WELL @ SUBJECT PROPERTY; TO BE INFILLED. SEE DEMOLITION AND CONSTRUCTION PLANS. NO LIGHT WELL @ NEIGHBORING PROPERTY
DE16	(E) FIRE RATED WALL AT NEIGHBORING PROPERTY PER APPROVED PERMIT # 2016.06.10.9615
DE18	DASHED LINES INDICATE NEIGHBORING PROPERTY IN FOREGROUND.
DE19	(E) WOOD NEIGHBOR FENCE.



1 WEST ELEVATION - EXISTING / DEMOLITION
1/4" = 1'-0"

5/3/2019 2:57:46 PM

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PLANNING PERMIT REVISION
1

Drawn By:	HC
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Project Number:	17012.1

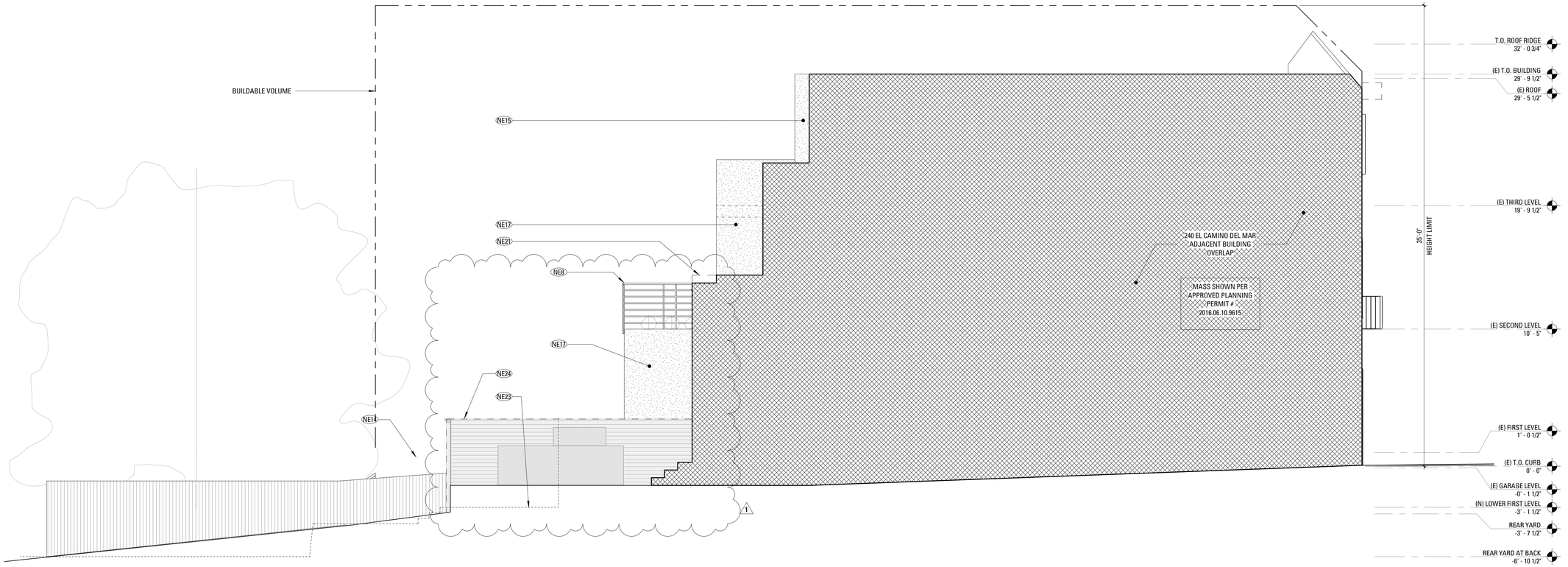
EXISITING SIDE (WEST) ELEVATION

SHEET NUMBER

A206

ELEVATION - CONSTRUCTION KEYNOTES

NE8	(N) PAINTED METAL OPEN GUARDRAIL AT 42" A.F.F.; DESIGN SHALL RESIST LINEAR LOAD OF 50 P.L.F. IN ACCORDANCE W/ SECTION 4.5.1 OF ASCE 7 PER CBC 1607.8.1
NE14	(E) PROPERTY LINE FENCE TO REMAIN.
NE15	(N) PLASTER FINISH WITH (E) FRAMING.
NE17	(N) 1-HOUR FIRE RATED FIRE WALL AT PROPERTY LINE, WITH PLASTER FINISH.
NE21	DASHED LINE INDICATE NEIGHBORING PROPERTY IN FOREGROUND.
NE23	DASHLINE REPRESENTS (N) DECK BEYOND FENCE
NE24	(E) NEIGHBORING FENCE.



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

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SETO RESIDENCE REMODEL AND ADDITION

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PLANNING PERMIT REVISION
1

Drawn By:	HC
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Project Number:	17012.1

PROPOSED SIDE (WEST) ELEVATION

SHEET NUMBER

A207

AREA OF EXCAVATION CALCULATION

1

AREA x DEPTH x 1 CU.YD/27 CU.FT

43.14 SF x 1.17 FT x 1 CU.YD/27 CU.FT = 1.87 CU.YDS
+
6 SF x 3 FT x 1 CU.YD/27 CU.FT = .67 CU.YDS

= 2.54 CUBIC YARDS

SETO RESIDENCE REMODEL AND ADDITION

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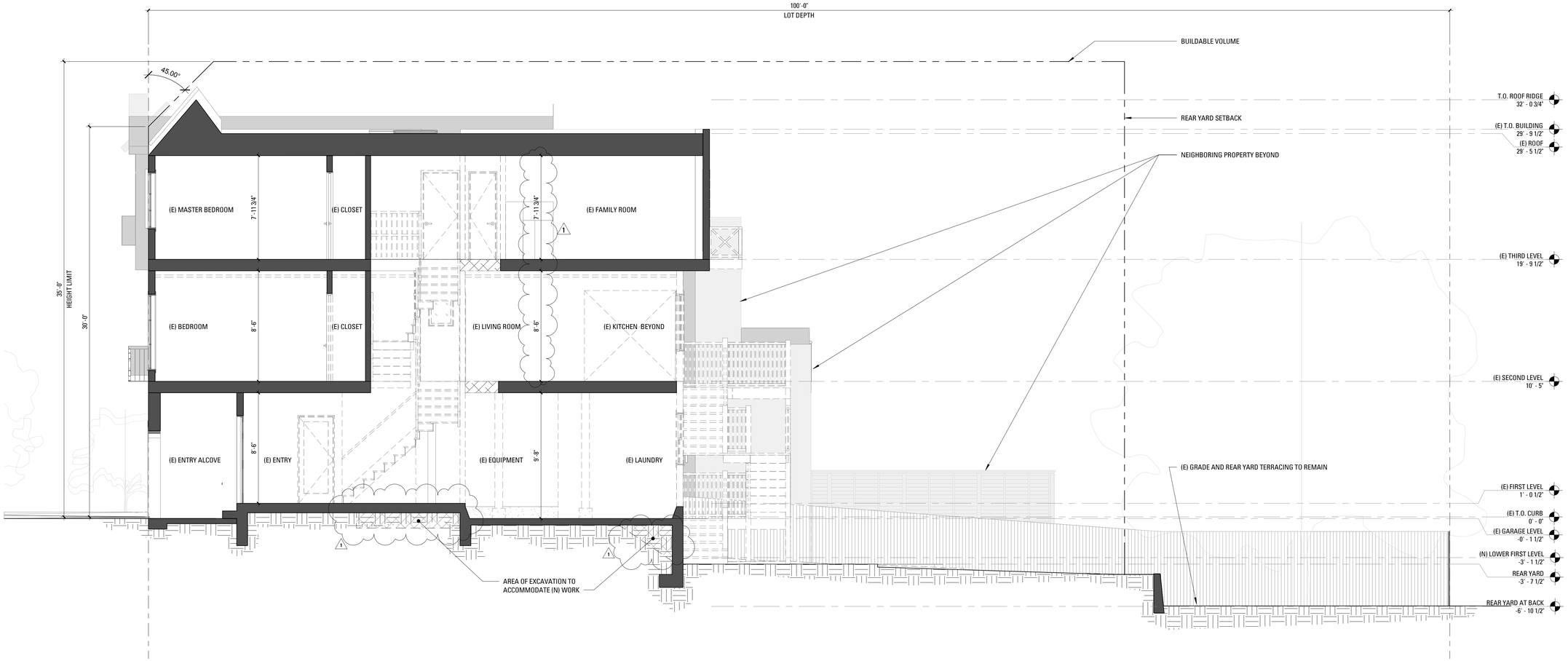

1 EXISTION SECTION
1/4" = 1'-0"

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PLANNING PERMIT REVISION
1

Drawn By:	HC
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Project Number:	17012.1

BUILDING SECTION - DEMOLITION

SHEET NUMBER

A301

5/2/2019 2:57:48 PM

AREA OF EXCAVATION CALCULATION

1

AREA x DEPTH x 1 CU.YD/27 CU.FT

43.14 SF x 1.17 FT x 1 CU.YD/27 CU.FT = 1.87 CU.YDS
+
6 SF x 3 FT x 1 CU.YD/27 CU.FT = .67 CU.YDS

= 2.54 CUBIC YARDS

SETO RESIDENCE REMODEL AND ADDITION

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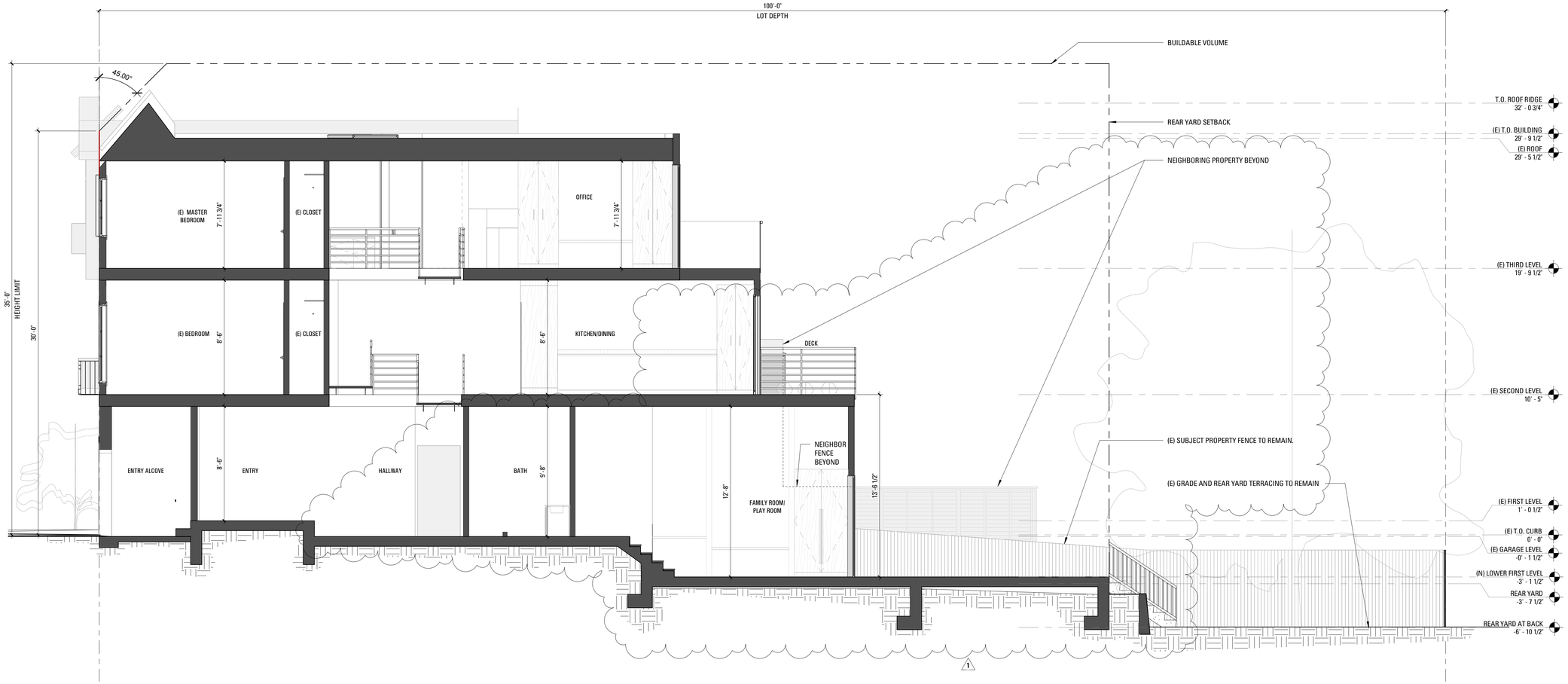

1 PROPOSED SECTION
1/4" = 1'-0"

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
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1	REVISED PLANNING PERMIT	02/22/19

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Drawn By:	HC
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BUILDING SECTION - CONSTRUCTION

SHEET NUMBER

A302

5/2/2019 2:57:48 PM

DOOR MATERIAL LEGEND

AL	ALUMINUM
AL-GL	GLASS W/ ALUM FRAME
GL	TEMPERED FRAMELESS GLASS
HM	HOLLOW METAL
MTL	STEEL
PLC	HIGH IMPACT POLYCARBONATE
WD-GL	GLASS W/ WOOD FRAME
WD-HC	HOLLOW CORE WOOD
WD-MF	MINERAL FIBER CORE WOOD
WD-SC	SOLID CORE WOOD

DOOR FINISH LEGEND

AN	GLEAR ANNODIZED
BLK	BLACKENED
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROMED
CL	CLEAR GLASS
FPC	FACTORY POWDER COAT
OX	OXIDIZED
PT	PAINTED
SS	SATIN STAINLESS STEEL
ST	STAINED

FRAME MATERIAL LEGEND

AL	ALUMINUM
BL	BLIND / HIDDEN FRAME
GL	GLASS
HM	HOLLOW METAL
MTL	STEEL
SS	STAINLESS STEEL
WD	WOOD
WD-AL	ALUMINUM CLAD WOOD
WD-FG	FIGLASS CLAD WOOD

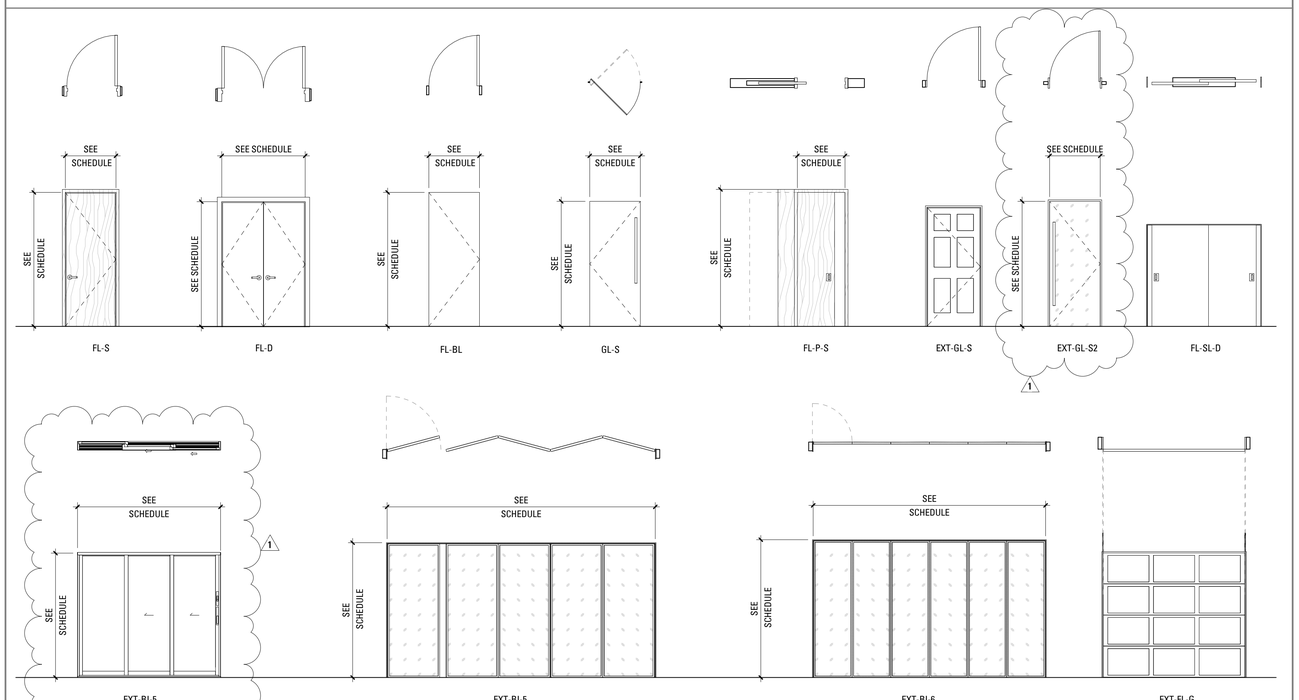
FRAME FINISH LEGEND

AN	CLEAR ANNODIZED
BLK	BLACKENDED STEEL
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROME
CL	CLEAR
FPC	FACTORY POWDER COAT
OX	OXIDIZED
PT	PAINT (FIELD)
SS	SATIN STAINLESS
ST	STAINED

DOOR SCHEDULE

DOOR NUM	ELEV. TYPE	ROOM NUM	ROOM NAME	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	DOOR MATERIAL	DOOR FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	RATING	HDWR	COMMENTS
102	FL-S	102	HALLWAY	2' - 4"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		
103	FL-S	102	HALLWAY	3' - 0"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	20		
104	FL-BL	102	HALLWAY	2' - 6"	7' - 6"	1 3/4"	SC WD	PT			WD	PT	NR		HIDDEN DOOR
105	FL-S	105	BATH	2' - 6"	6' - 8"	1 3/4"	SC WD	PT			WD	PT			
106A	FL-S	106	FAMILY ROOM/ PLAY ROOM	2' - 8"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		
106B	EXT-BI-5	106	FAMILY ROOM/ PLAY ROOM	13' - 0"	7' - 6"	0"	AL-GL	CLR, AL			AL	AN			
200	FL-S	200	(E) BEDROOM	2' - 6"	7' - 0"	1 3/4"	HC WD	PT			WD	PT	NR		
201	FL-D	200	(E) BEDROOM	4' - 8"	7' - 0"	1 3/4"	WD	PT			WD	PT	NR		
203	FL-D	202	(E) BEDROOM	4' - 8"	7' - 0"	1 3/4"	WD	PT			WD	PT	NR		
205	FL-S	205	BATH	2' - 6"	7' - 0"	1 3/4"	HC WD	PT			WD	PT	NR		
207	FL-S	207	PANTRY	2' - 8"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		
208	EXT-BI-4	208	DECK	13' - 0"	7' - 6"	0"	AL-GL	CLR, AL			AL	AN	NR		
304A	FL-P-S	300	(E) MASTER BEDROOM	3' - 0"	8' - 0"	1 3/4"	WD	PT			WD	PFN	NR		
304B	GL-S	304	MASTER BATH	2' - 10"	7' - 0"	1/2"	GL	CLR			-	-	NR		
306	FL-P-S	306	LAUNDRY	3' - 0"	8' - 0"	1 3/4"	WD	PT			WD	PFN	NR		
307	EXT-BI-6	308	DECK	13' - 0"	7' - 6"	0"	AL-GL	CLR, AL			AL	AN	NR		
E1	EXT-FL-G	103	GARAGE	7' - 11"	6' - 11 1/2"	1 1/2"	HM	ST			WD	ST	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E2	EXT-GL-S	101	ENTRY	3' - 0"	6' - 8"	1 3/8"	SC WD	ST			WD	ST	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E3	FL-S	202	(E) BEDROOM	2' - 8"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E4	FL-S	300	(E) MASTER BEDROOM	2' - 4"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E5	FL-S	300	(E) MASTER BEDROOM	2' - 4"	6' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E6	FL-SL-D	302	(E) CLOSET	6' - 4"	5' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.
E7	FL-SL-D	301	(E) CLOSET	6' - 4"	5' - 8"	1 3/4"	SC WD	PT			WD	PT	NR		(E) TO REMAIN; REPAIR AND REPAINT AS REQUIRED.

DOOR TYPE ELEVATIONS (01)



WINDOW MATERIAL LEGEND

AL	ALUMINUM
AL/GL	GLASS W/ ALUM FRAME
CLR	CLEAR TEMPERED GLASS
GL	TEMPERED FRAMELESS GLASS
HM	HOLLOW METAL
MTL	STEEL
PLC	HIGH IMPACT POLYCARBONATE
WD-GL	GLASS W/ WOOD FRAME
WD-PT	WOOD FRAME, PAINT GRADE
WD-ST	WOOD, STAIN GRADE
WD-VN	WOOD VENEER

WINDOW FINISH LEGEND

AN	GLEAR ANNODIZED
BLK	BLACKENED
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROMED
CL	CLEAR GLASS
FPC	FACTORY POWDER COAT
OX	OXIDIZED
PT	PAINTED
SS	SATIN STAINLESS STEEL
ST	STAINED

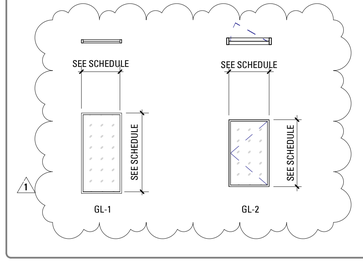
WINDOW SCHEDULE

NO.	TYPE	ROOM	ROOM NUMBER	HEIGHT	WIDTH	INT. FINISH	EXT. FINISH	EXT. MATERIAL	MFR	COMMENT
# 001	GL-1	KITCHEN/DINING	206	7' - 6"	4' - 5"	PT	PT	AL/GL	-	-
# 002	GL-2	KITCHEN/DINING	206	4' - 6"	2' - 9 1/2"	PT	PT	AL/GL	-	CASEMENT
# 003	GL-1	KITCHEN/DINING	206	3' - 0"	2' - 9 1/2"	PT	PT	AL/GL	-	-
# 004	GL-1	KITCHEN/DINING	206	3' - 0"	2' - 9 1/2"	PT	PT	AL/GL	-	-
# 005	GL-2	KITCHEN/DINING	206	4' - 6"	2' - 9 1/2"	PT	PT	AL/GL	-	CASEMENT

WINDOW TYPE ELEVATIONS

GL-0 GLAZING TYPE

001 GLAZING NUMBER



SETO RESIDENCE REMODEL AND ADDITION

236 EL CAMINO DEL MAR
SAN FRANCISCO, CA 94121

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

LICENSED ARCHITECT
BRIAN T. MILFORD
No. C33430
EXP. 5/30/2019
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PRE-APPLICATION MEETING	06/29/17
	PLANNING PERMIT	07/06/17
1	REVISED PLANNING PERMIT	02/22/19

PLANNING PERMIT REVISION 1

Drawn By:	HC
Checked By:	AB/BM
Project Number:	17012.1

SCHEDULES

SHEET NUMBER

A901

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