



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: JULY 30, 2020

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* July 23, 2020  
*Case No.:* 2019-015999DRP  
*Project Address:* 246 Eureka Street  
*Permit Application:* 2019.0815.8852  
*Zoning:* RH-2 [Residential House, Two-Family]  
 40-X Height and Bulk District  
*Block/Lot:* 2699 / 010  
*Project Sponsor:* Karin Payson  
 KP Architecture  
 17 Jack Kerouac Alley  
 San Francisco, CA 94133  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve**

### PROJECT DESCRIPTION

The project consists of a rear horizontal at the basement and first and second floors, and 3<sup>rd</sup>- floor vertical addition.

### SITE DESCRIPTION AND PRESENT USE

The site is a 24'-4" wide x 125' deep lateral sloping lot with an existing 2-story over basement, single-family house built in 1905. The subject building is a Category "B" building - Age Eligible Historic resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Eureka Street consists of 2- and 3-story buildings set back from the street to accommodate raised stoops and characterized by steep pitched gable roofs. The architecture and detailing are from the same era. The pattern of buildings at the rear are building in relation to deep lots generally aligned with 2-story "pop-outs" extend with side setbacks.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 23, 2020 – May 26, 2020	5.26.2020	7.30.2020	65 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 10, 2020	July 10, 2020	20 days
Mailed Notice	20 days	July 10, 2020	July 10, 2020	20 days
Online Notice	20 days	July 10, 2020	July 10, 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	0	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 REQUESTOR**

Richard Brown of 238 Eureka Avenue, the adjacent property to the north.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

Is concerned that the proposed design does not conform to the following Residential Design Guidelines:

- *“In areas with defined visual character design buildings to be compatible with the patterns and architectural features of surrounding buildings.”*
- *“Design the height and depth of the building to be compatible with the existing scale at the mid-block open space.”*
- *“Articulate the building to minimize impacts to light and privacy to adjacent properties.”*
- *“Design window features to be compatible with the building’s architectural character, as well as other buildings in the neighborhood.”*

Proposed alternatives:

1. Lower the roof and modify its shape to be subordinate to the architecture of the existing building;
2. Limit the 3<sup>rd</sup> floor expansion to 5’ -0” and;
3. Design windows to be double hung.

See attached *Discretionary Review Application*, dated May 26, 2020.

## PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

The design of this modest expansion complies with the Residential Design Guidelines (RDGs), does not extend to the allowable buildable envelope per Code and was designed with sensitivity in relation to the adjacent neighbors’ houses including the DR requestor’s issues related to light and privacy.

The project sponsor provided a solar study to the neighbor which indicates a modest diminishment of sunlight at the winter solstice.

See attached *Response to Discretionary Review*, dated June 2, 2020.

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team re-reviewed this with respect to the issues raised by the DR requestor and found that:

1. The vertical addition is set back 15’ from the building front and incorporates a gable roof with similar pitch of the existing to maintain the scale and building form at the street.
2. The proposed third story addition maintains the existing 6’-3” setback from the south side property line and the 5’-0” setback from the north side property line and does not extend further than the either of the adjacent properties to the south or to the north to maintain adequate access to both mid-block open space and light to both adjacent neighbors.
3. The two proposed windows on the front façade are scaled and proportioned to be subordinate and compatible with the surrounding context.

Therefore, staff find that this complies with the Residential Design Guidelines and does not present any exceptional or extraordinary conditions with respect to mid-block open space, light or scale and form at the street, and recommends not taking DR and approving.

<b>RECOMMENDATION:</b> <b>Do Not Take DR and Approve</b>
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### Attachments:

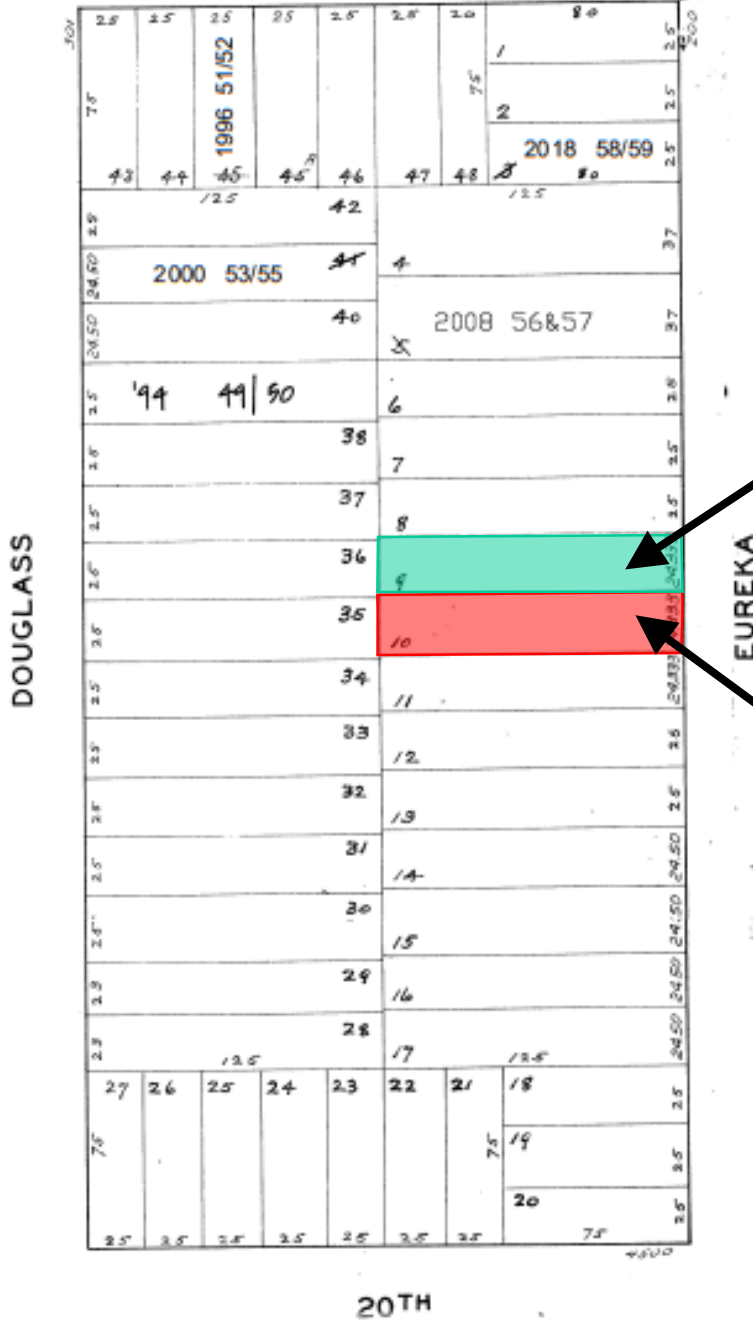
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application dated June 2, 2020  
Reduced Plans and 3-d Simulations

# Exhibits

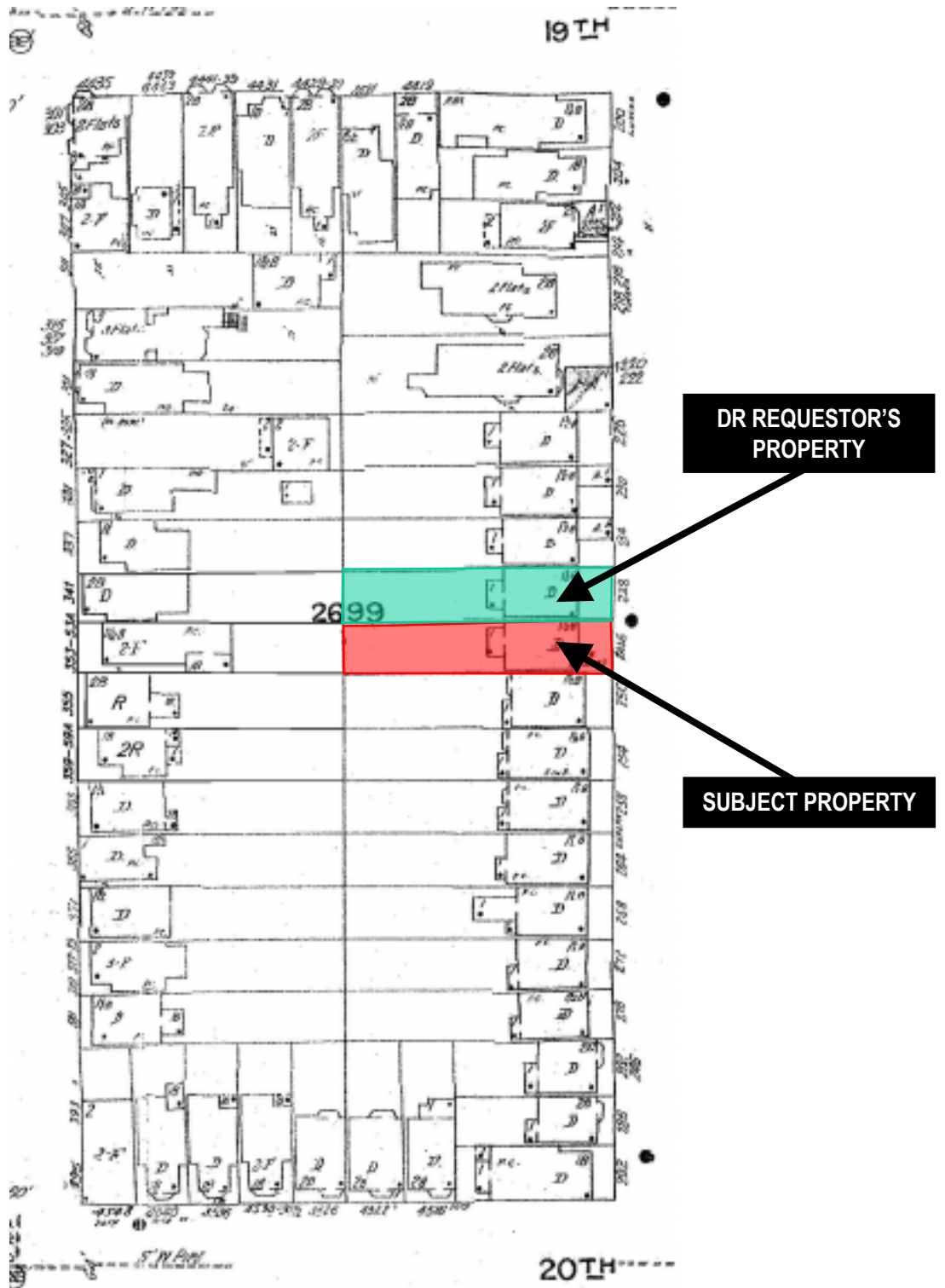
# Parcel Map

lots 56&57 for 2008 roll  
lots 58 & 59 for 2018 roll

19TH



# Sanborn Map\*

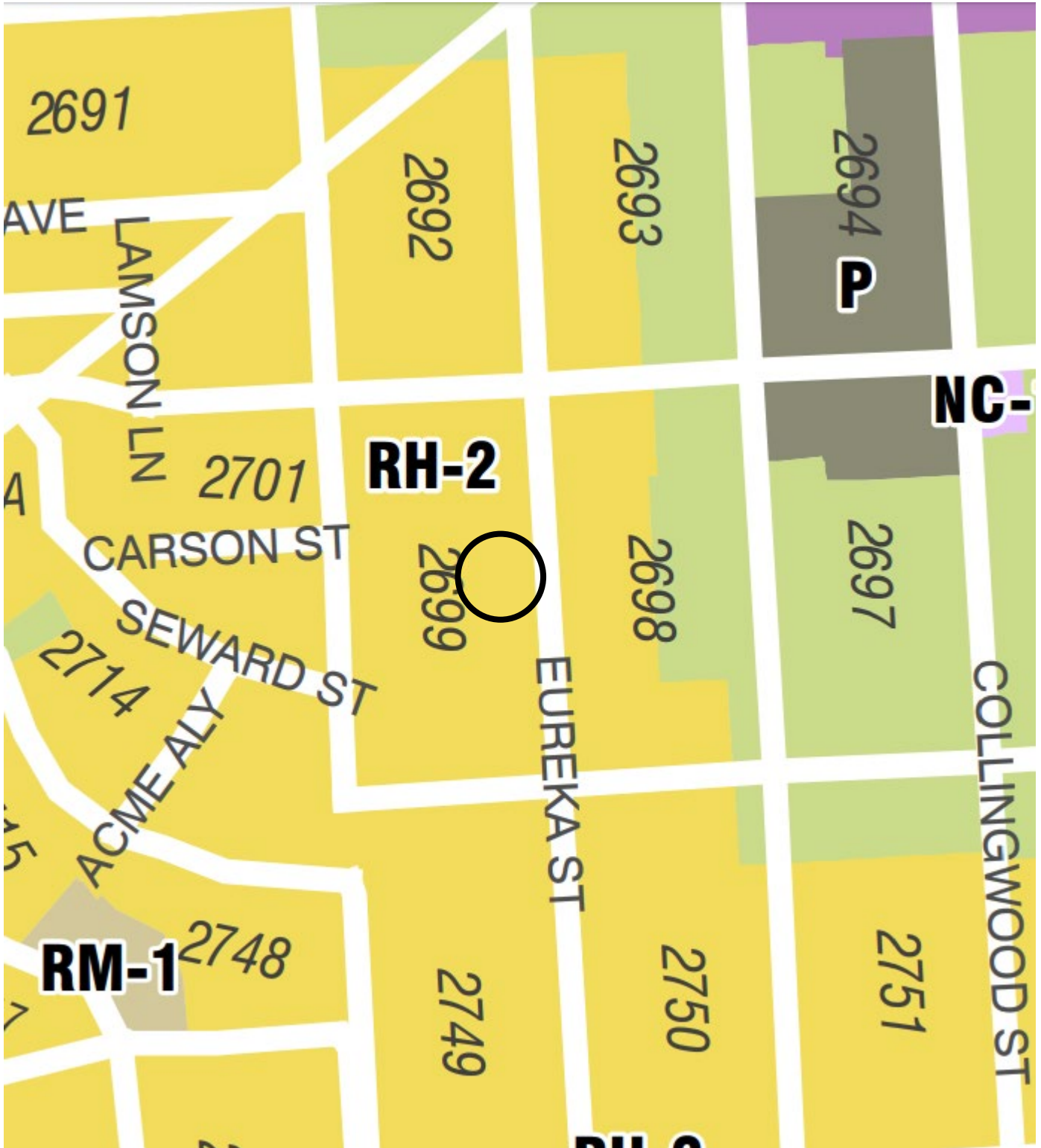


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



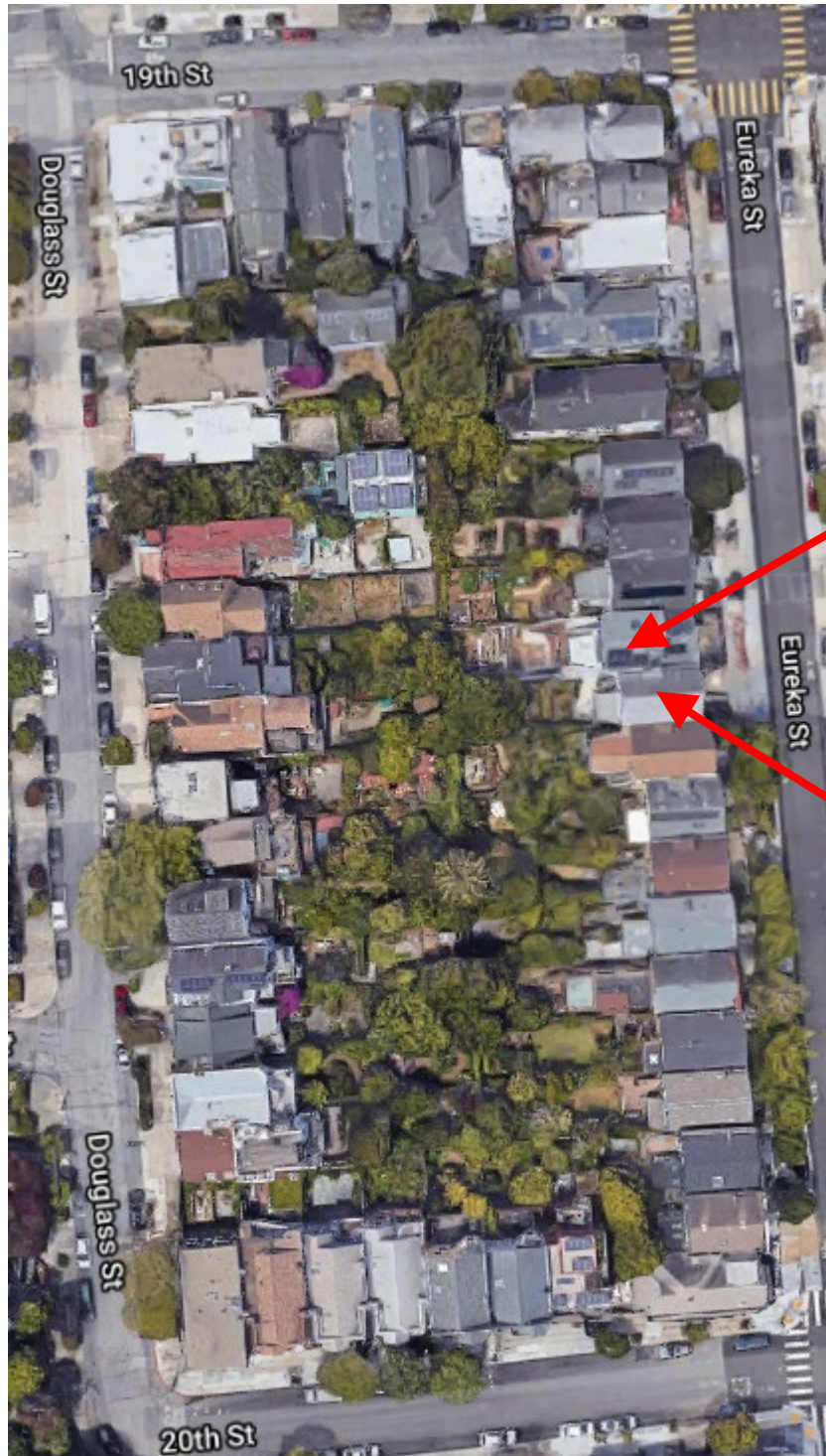
Discretionary Review Hearing  
Case Number 2019-015999DRP  
246 Eureka Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2019-015999DRP  
246 Eureka Street

# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY





# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



# Aerial Photo

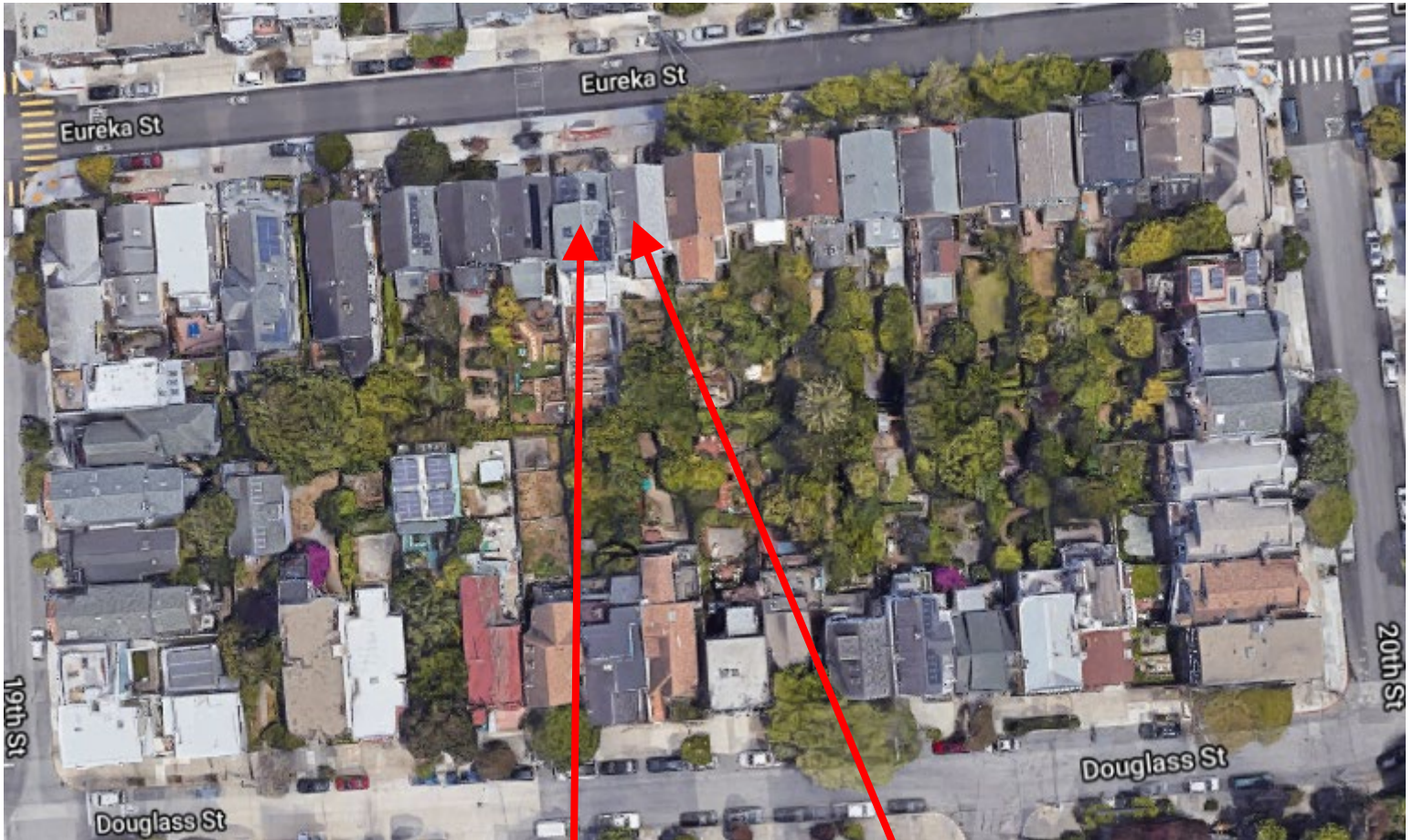


SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-015999DRP  
246 Eureka Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 15, 2019, Building Permit Application No. 201908158852 was filed for work at the Project Address below.

**Notice Date: April 23, 2020**

**Expiration Date: May 26, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>246 EUREKA ST</b>	Applicant:	<b>Karin Payson</b>
Cross Street(s):	<b>19<sup>th</sup> &amp; 20<sup>th</sup> Streets</b>	Address:	<b>17 Jack Kerouac Alley</b>
Block/Lot No.:	<b>2699 / 010</b>	City, State:	<b>San Francisco, CA 94133</b>
Zoning District(s):	<b>RH-2 /40-X</b>	Telephone:	<b>415-277-9500</b>
Record Number:	<b>2019-015999PRJ</b>	Email:	<b><a href="mailto:karinp@kpad.com">karinp@kpad.com</a></b>

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		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	14 Feet, 3.5 Inches	No Change
Side Setbacks	None	No Change
Building Depth	43 Feet, 11.5 Inches	48 Feet, 6.5 Inches
Rear Yard	66 Feet, 9.5 Inches	62 Feet, 2.5 Inches
Building Height	27 Feet, 2 Inches	36 Feet, 2 Inches
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project includes a horizontal and vertical addition to the existing two-story residence. The project will enlarge an existing basement and add a third floor. Interior alterations and modifications to the existing garage at the front ground floor are also proposed.</p> <p>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.</p>		

To view plans or related documents, visit [sf-planning.org/notices](http://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:**  
Stephanie Cisneros, 415-575-9186, [Stephanie.Cisneros@sfgov.org](mailto:Stephanie.Cisneros@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at [pic@sfgov.org](mailto:pic@sfgov.org).

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
246 EUREKA ST		2699010
<b>Case No.</b>		<b>Permit No.</b>
2019-015999ENV		201908158852
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project sponsor proposes a vertical and horizontal addition to the existing two-story over garage, 2,510-square-foot, single-family residence. The project includes enlarging the existing basement and adding a third floor. In total, the project would add approximately 1,332 gross square feet to the existing building. The finished building would be a three-story over basement, single-family residence approximately 3,842 square feet. The maximum depth of excavation would be approximately 10 feet, resulting in approximately 105 cubic yards of soil disturbance.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>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 &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Planning department staff archaeologist cleared the project with no effects on 10/2/2019.</p>	



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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  The project includes a third floor addition, set back from the front approximately 15 feet and shaped to be minimally visible from the PROW. The proposed materials and fenestration will be compatible with the existing building. No alterations are proposed for the existing building except to enlarge the garage door/opening to 9 feet.
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/20/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the 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.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. 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:**



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

### HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor  
San Francisco, CA 94103-2479

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Richard G. Brown

Address: 238 Eureka St

Email Address: 238Eureka@gmail.com

Telephone: (415) 602-7425

#### Information on the Owner of the Property Being Developed

Name: Robert W. Mark

Company/Organization: n/a

Address: 246 Eureka St

Email Address: robert.w.mark@gmail.com

Telephone: (713) 408-9600

#### Property Information and Related Applications

Project Address: 246 Eureka St

Block/Lot(s): 2699 / 010

Building Permit Application No(s): 2019-08-15-8852

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 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.

Side setback along north property line at rear of building was adjusted to match setback of neighboring property. Applicant states that matching setbacks was actually the original intent.

## DISCRETIONARY REVIEW REQUEST

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

1. What are the reasons for requesting Discretionary Review? The project meets the 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 refer to attached pages for details and explanations of violations of the following Residential Design Guidelines (2013) sections:

- II. Neighborhood Character: Defined Visual Character RDG p.9
- IV. Building Scale and Form: Scale at the Mid-Block Open Space (most noticeably at 3rd floor) RDG p.25 which in turn causes problems in section III. Site Design: Rear Yard: Light RDG p.16
- VI. Building Details: Window Features RDG p.45

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.

IV. Significant massing at the Mid-Block Open Space, through three stories, and without articulation to the rear, creates a structure which "looms" over and thus is out of place with its surroundings.

III. Properties to the north (both immediate and next) will be blocked from most to all direct sunlight during morning hours (until 1pm) for approximately 6 months of the year (fall to spring). The impact can be brought back to what would be considered a reasonable amount by bringing the project back into scale at the Mid-Block Open Space encroachment (specifically at the 3rd floor).

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?

II. The roof of the expansion should be lowered and its shape modified to be subordinate to the projects current architecture and not to emphasize deviation from it.

IV. (& III.) The expansion into the mid-block open space at the 3rd floor should be limited to 5 feet. This will align with the 3rd floor expansion of neighboring properties. It will also align with what the Planning Department itself had previously determined to be an acceptable, allowable amount.

VI. Windows should be double-hung to match the character of the architecture of both the project and surrounding neighborhood.

# 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.

**Richard G. Brown** Digitally signed by Richard G. Brown  
Date: 2020.05.21 12:29:35 -07'00'

Signature

Richard G. Brown

Name (Printed)

(self)

(415) 602-7425

RBrown7777@yahoo.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Supplement to "DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION" for:  
Address: 246 Eureka St, Permit Application: 2019-08-15-8852  
Discretionary Review Requestor: Richard G. Brown  
Owner of the Property being developed: Robert W. Mark

1. What are the reasons for requesting Discretionary Review?

*Section 311(c)(1) of the Planning Code provides that Residential Design Guidelines shall be used to review plans for all new construction and alterations.*

Note: Headings below with Roman numeral numbering have been taken from the Residential Design Guidelines 2013.

**II. Neighborhood Character: Defined Visual Character**

SF Planning Residential Design Guidelines 2013, page 9

**GUIDELINE:** In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.

On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block.

The height of the addition to 246 Eureka St and its significant fenestration, both in number and style, draw attention to, rather than away from the building addition and are incongruous with its primary architectural style.





Michael Smith (formerly) of the San Francisco Planning Department stated that without de-emphasizing a 3<sup>rd</sup> floor rear addition it gives the appearance of “a house eating a house,” which should be avoided. Mr. Smith pointed out the following real-life example in the southwest quadrant. (exact location provided on request)



Please also see the Planning Departments Notice of Planning Department's Requirements in the following section where it states:

*The added building depth should be should be substantially shortened, incorporate side setbacks, **and be lowered in height.***

**SOLUTION: Take steps to de-emphasize the addition at the 3<sup>rd</sup> floor including, and not limited to, lowering its height. This will allow the original façade of the house to continue to be the primary influence of the structure’s design and avoid a clash of architectural styles.**

#### **IV. Building Scale and Form: Scale at the Mid-Block Open Space (focus on 3rd floor)**

which in turn causes problems in section III. Site Design: Rear Yard: Light

SF Planning Residential Design Guidelines 2013, page 27



*Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.*



*A two-story addition with a pitched roof lessens the impacts of the addition and is more in scale with the rear of the adjacent buildings.*



*This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.*



*This addition extends the full width of the lot but is set back at the second floor so the building steps down to the rear yard.*

Of any of the three acceptable alternatives (upper-right, lower-left, lower-right) to the problematic design, **NONE** of them allow the extension at the 3<sup>rd</sup> floor to remain.

Following is the statement by the Planning Department addressing the similar situation immediately next door at 238 Eureka St. The Planning Department required that the extension at the 3<sup>rd</sup> floor (beyond the allowed 5 feet, see below) **be removed**.



## SAN FRANCISCO PLANNING DEPARTMENT

### Notice of Planning Department Requirements #1

RE: 238 Eureka Street (Address of Permit Work)  
2699/009 (Assessor's Block/Lot)  
2012.02.23.4716 (Building Permit Application Number)

1. **Residential Design Guidelines.**

b. **Building Scale at the Mid-Block.** Although permitted by the Code, large extensions into the rear yard may not be appropriate if they fail to protect light and air to adjacent properties or encroach too far into the mid-block open space. The proposed addition would extend much deeper and taller than the adjacent buildings. The added building depth should be substantially shortened, incorporate side setbacks, and be lowered in height. Please revise your plans to address these concerns.

The neighboring property at 238 Eureka St mitigated the encroachment into the mid-block open space by doing the following:

- Removal of the excessive extension at the 3<sup>rd</sup> floor
- Incorporation of side setbacks at the 2<sup>nd</sup> floor
- Articulation (stepping down) of the rear façade between the 2<sup>nd</sup> and 1<sup>st</sup> floors

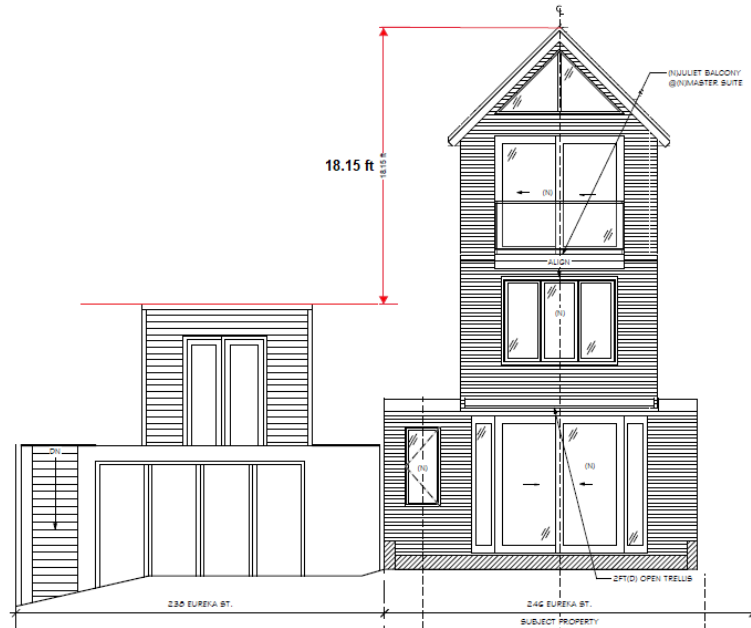
Delvin Washington of the SF Planning Department describes a massing study as follows:

“Massing study is just a more concise way of saying one is evaluating the size and scale of a structure as it relates to neighboring buildings.”

And yet when an inquiry was made to the planner as to whether a massing study was reviewed for the project at 246 Eureka, the answer was “No. The Department felt it unnecessary.” and so **allowed the 3<sup>rd</sup> floor expansion of 246 Eureka to extend 17-1/2 feet beyond that of its neighbor.** Wouldn't a project with a 3rd floor extension **four and a half times** its neighbor (22-1/2 ft vs. 5 ft) warrant review of a massing study? A

request for a massing study of the project was made on numerous occasions to the project sponsors but on each occasion they declined to share that information. Their final statement on the matter was that if the Planning Department didn't need that information then neither should I. Michael Smith's position on a massing study for 238 Eureka St was that it was **essential** to a complete analysis.

The bulk of the extension into the mid-block open space at 246 Eureka St will tower over 18 feet higher than the extension at 238 Eureka St (the latter which conforms to the Residential Design Guidelines).



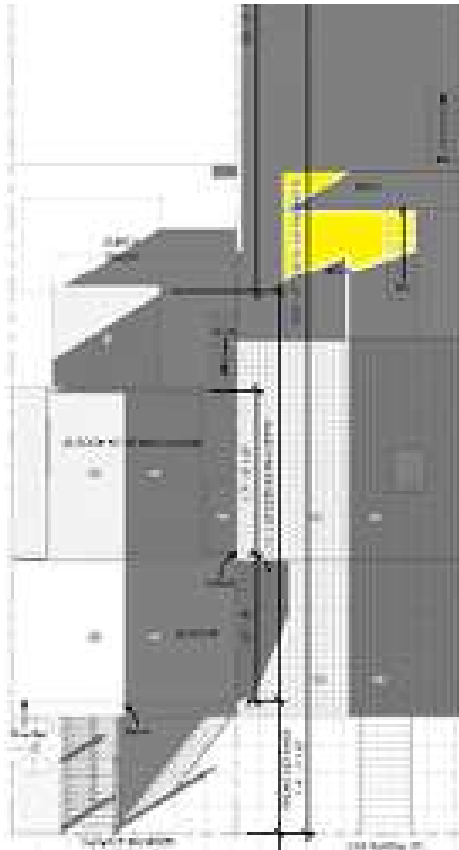
Please note that 238 Eureka St (next door) has slightly **more** square feet than the plans for 246 Eureka St but **without** the large 3<sup>rd</sup> floor extension into the mid-block open space so these extra square feet can easily be obtained elsewhere in the structure.

SF Planning Notice of Planning Department Requirements (NOPDR)  
For Project at 238 Eureka St (included above)

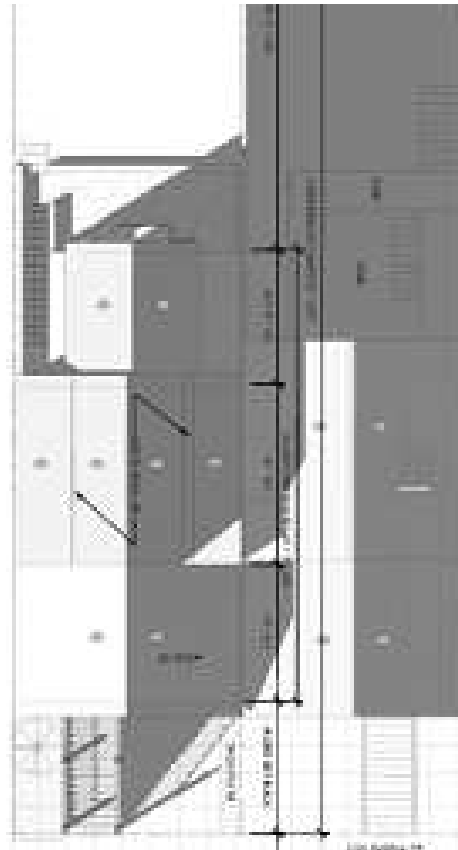
*“Although permitted by the Code, large extensions into the rear yard may not be appropriate if they fail to protect light and air to adjacent properties”.*

This is the case at 246 Eureka as well. Due to the 3<sup>rd</sup> floor extension at 246 Eureka St, 238 Eureka St (and probably 234 Eureka St as well) would lose morning sunlight from fall through spring. Please see the following shading study provided by the project sponsor.

## Shading Study



246 Eureka [ Current ] 238 Eureka



246 Eureka [ Proposed ] 238 Eureka

The shading study shows complete loss of the modest amount of morning sunlight (yellow area above) to the neighboring property to the north during winter and likely significant amounts through fall and spring due to 3rd floor extension to 246 Eureka St. (December 21<sup>st</sup> 10 a.m. shown. Additional samples requested but not received.)

**SOLUTION:** The depth of the 3<sup>rd</sup> floor extension into the rear yard should be significantly reduced. The allowed extension into the rear yard at the 3<sup>rd</sup> floor of the adjacent property was set by the San Francisco Planning Department to be 5 feet. There is no compelling reason why this amount should be any further for 246 Eureka St (and especially not 17-1/2 feet further!)

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## VI. Building Details: Window Features

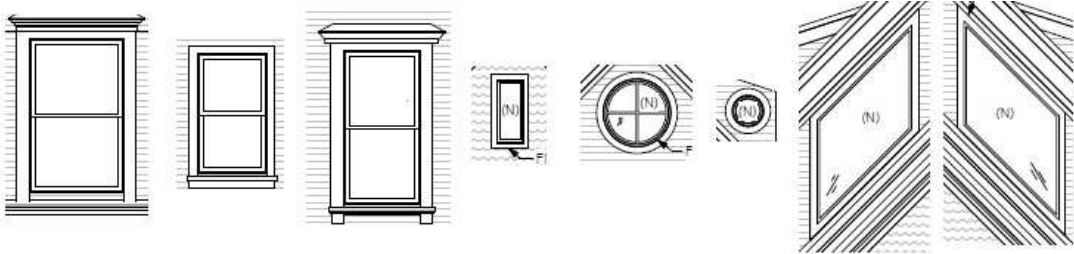
SF Planning Residential Design Guidelines 2013, page 45

**GUIDELINE:** Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.

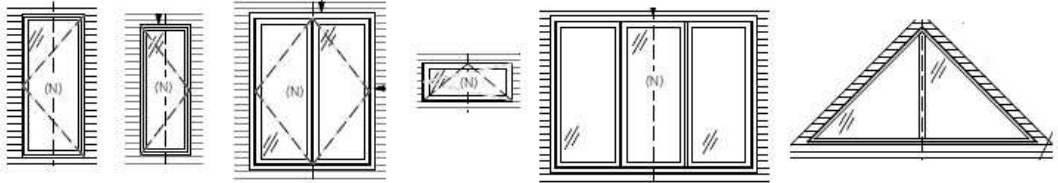
The windows on buildings with specific architectural styles such as Victorian, **Edwardian**, Spanish, Colonial Revival, or Craftsman, may have distinctive characteristics and features that typify each style. These features include size, shape, and trim elements, as well as the window function: **double-hung**, casement, or fixed. Ensure that the materials and detailing of replacement windows as well as windows on new building are appropriate to each building's architectural character, as well as the windows on other buildings in the neighborhood.

It is important to note that the discussion of window features within the Residential Design Guidelines is not limited to the *front* façade of the building.

Windows selected for front façade of 246 Eureka St



Windows selected for rear façade of 246 Eureka St



Windows present on rear façade of



**SOLUTION: Use of double-hung windows on the rear façade of 246 Eureka St would meld with the design style of the neighborhood and of the building itself.**

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



**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

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**Project Information**

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Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Assigned Planner: \_\_\_\_\_

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**Project Sponsor**

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Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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**Required Questions**

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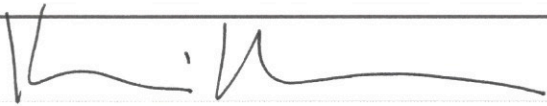
1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)  
\_\_\_\_\_  
\_\_\_\_\_
2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.  
\_\_\_\_\_  
\_\_\_\_\_
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.  
\_\_\_\_\_  
\_\_\_\_\_

## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	3	4
Height	27'-2"	36'-2"
Building Depth	43'-11 1/2"	48'-6 1/2"
Rental Value (monthly)	NA	NA
Property Value	NA	NA

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

Signature: 	Date: 6/2/20
Printed Name: Karin Payson	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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





**Re: Discretionary Review (DRP)**

1. We designed this addition with respect to principles outlined in the Residential Design Guidelines as well as in the Planning Code:
  - a. RE: Requestor's item IV: **(See appendix A)**
    - i. The proposed rear expansion limit, while not even coming close to the maximum envelope permitted by code, was established according to the Section 134(e)(3), where the "method of measuring" describes setting the rear wall at a midway point between the deepest of the two adjacent walls, where each of those is 20' above grade or higher.
    - ii. The expansion sets back from the side property lines at least as much as the adjacent neighbors' buildings are set back, so the light well is substantial on each side.
    - iii. Proposed rear yard is 62'-2.5", almost 6' deeper than the required rear yard of 56'-3".
  - b. RE: Requestor's item II (Neighborhood Character): **(See appendix B)**
    - i. The vertical addition is set back from the front façade by 15' and kept relatively low.
    - ii. The roof lines are all sloped, to be compatible with the existing buildings and to minimize the amount of shadow cast on the adjacent neighbors. The interior minimum ceiling height is 6'-10" before the slope begins, so that the rooms are usable, and the total height is kept to a minimum. It is worth noting that the owner is particularly tall—6'-5"—so the 6'-10" minimum ceiling height really is low for him.
  - c. Requestor's item III (Sunlight): **(See appendix C)**
    - i. We provided the neighbor at 238 with shadow studies for the Winter and Summer Solstices and the Equinoxes, at 10am and 2pm for each date. On the Equinox at 10am there is no change to the amount of sunlight that reaches his top floor deck and only a modest amount of loss to his rear yard. On the Summer Solstice there is no change. On the Winter Solstice at 10am there will be a loss of sunlight on his top floor deck and no change to his rear yard. By 2pm on the Winter Solstice his rear deck will be almost completely in full sun, barely any change from current conditions.



a + d

Karin Payson | architecture + design  
17 Jack Kerouac Alley | San Francisco, CA 94133  
415-277-9500 | fax: 415-277-9505 | www.kpad.com

- d. Re: Requestor's item VI (Building Details—window features): **(See Appendix D)**
  - i. The fenestration in the front façade respects but does not mimic the original fenestration. The low, sloping roof over another sloping roof makes vertical windows—and definitely double-hung windows, virtually impossible to install. The new windows are set deep into the wall to provide a shadow line comparable to the original building. Moreover, the Secretary of the Interior's Standards for exterior additions calls for respect for and differentiation from the original building; although Preservation did not determine that there is a historic resource present, we designed the front façade according to this principle.
2. Alternatives and Changes:
  - a. Side setback. At our community meeting the Requestor noted that our side setback was not as deep as his, so we modified the design before submitting our application, moving the rear addition toward the south property line. Since then we have reached out repeatedly, asking what we could do to mitigate the impact on him, but he was unwilling to engage in that kind of discussion, instead repeating the same comments that are contained in the DR Request.
  - b. The Requestor challenged the property line window on the north façade (located in a bathroom on the second floor) stating that such a window is not permitted. We responded that the window is a code-compliant replacement for an existing, non-complying property line window, permitted per San Francisco Building Department AB 009 and acknowledged that we would have to ask for his permission to install that window per the bulletin. We also offered to eliminate that window, but he did not respond.
3. We have designed the home for this owner to live in the city over the long term, raise children, and accommodate his visiting, aging parents and other extended family. The top floor addition is a master bedroom. The proposed home is far smaller than would be permitted by a strict application of envelope limitations under the Planning Code. The proposed house is actually smaller than the home of the DR Requestor by almost 700 square feet, as we sought to retain as large a rear yard as possible, contributing to the collective rear yard open space.

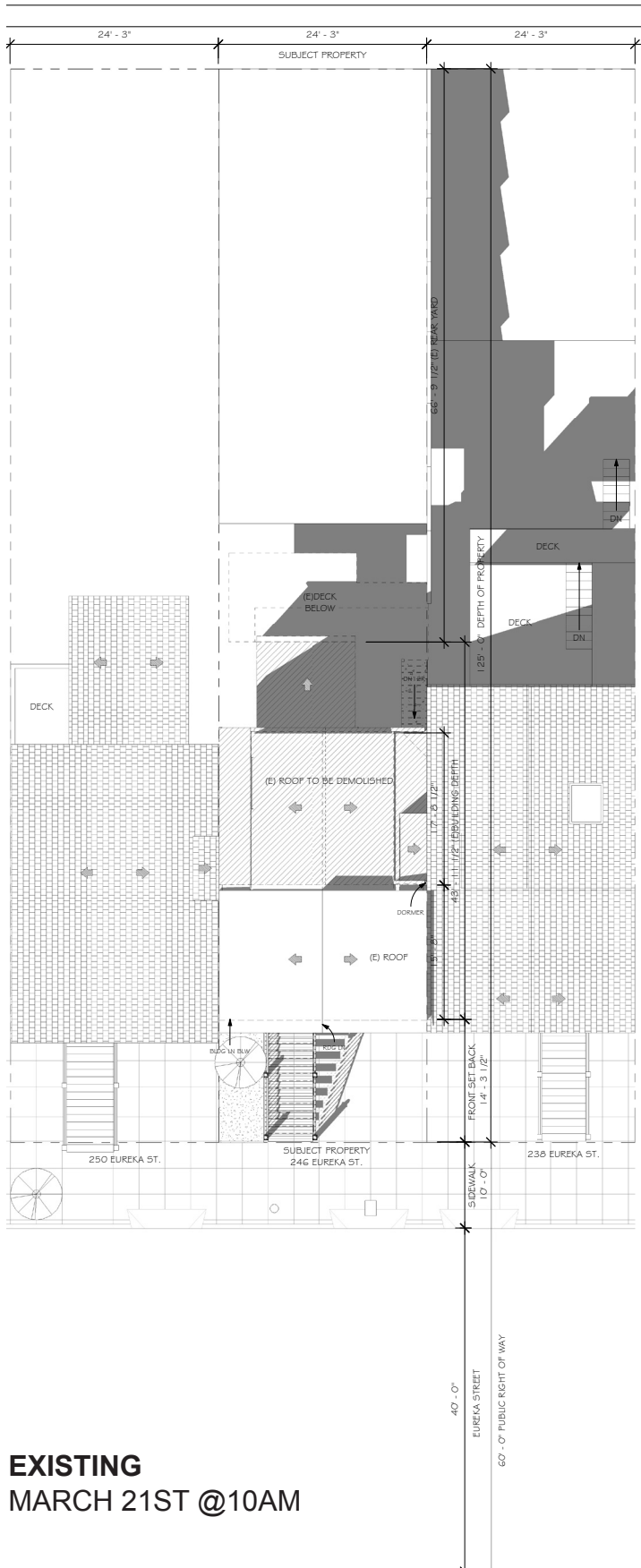




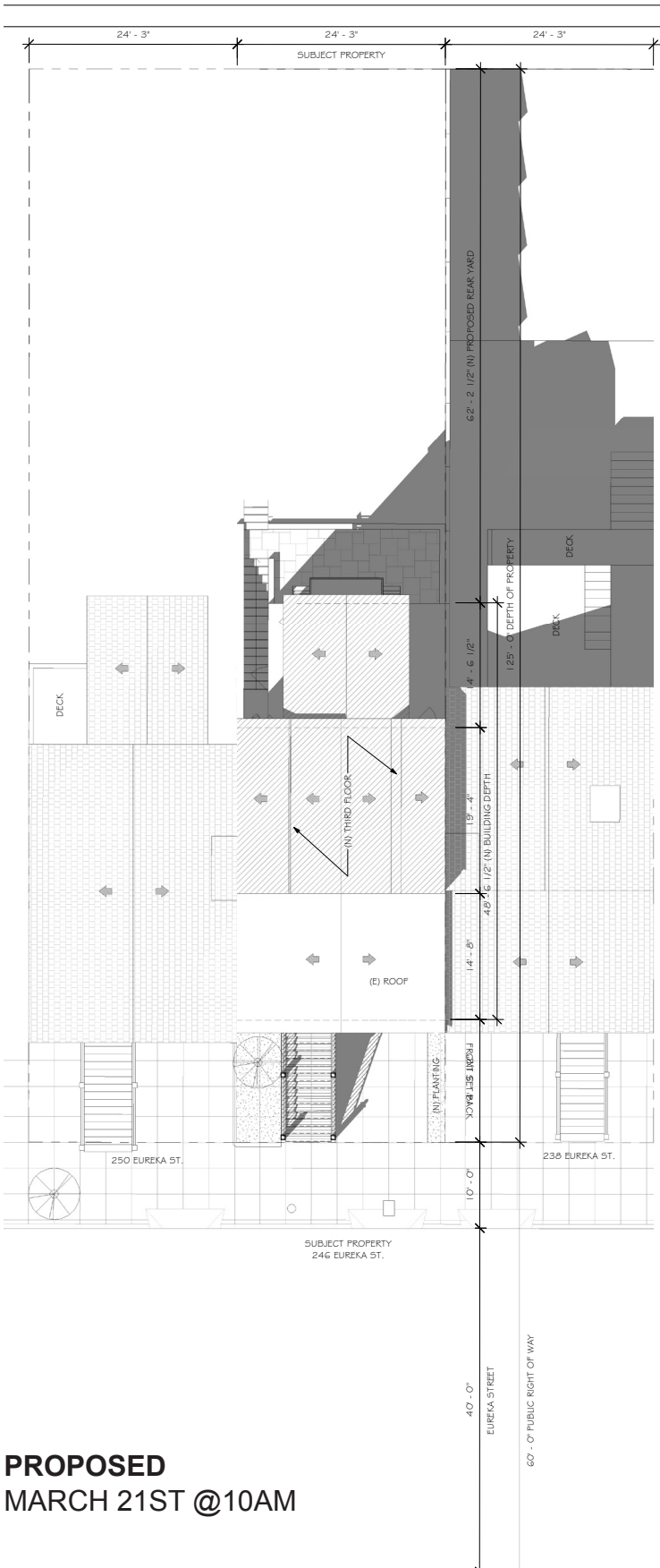
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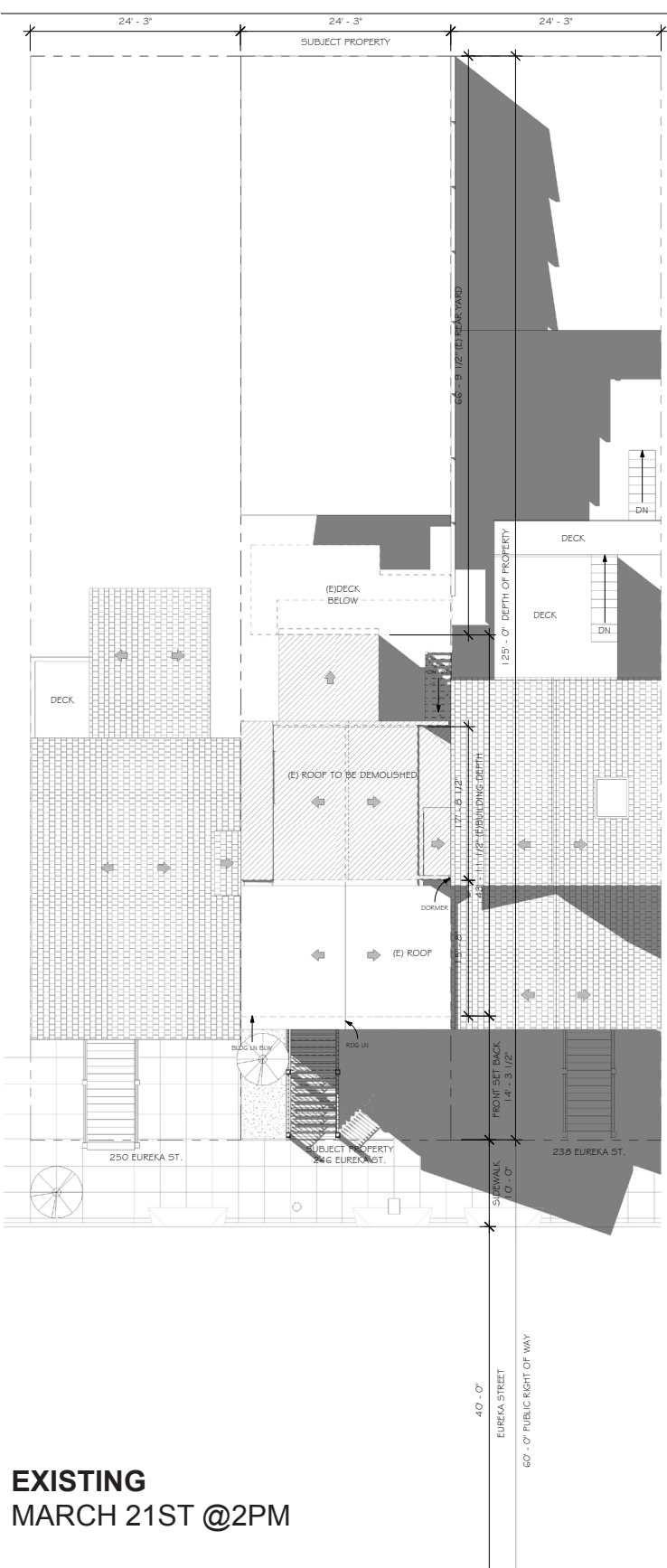




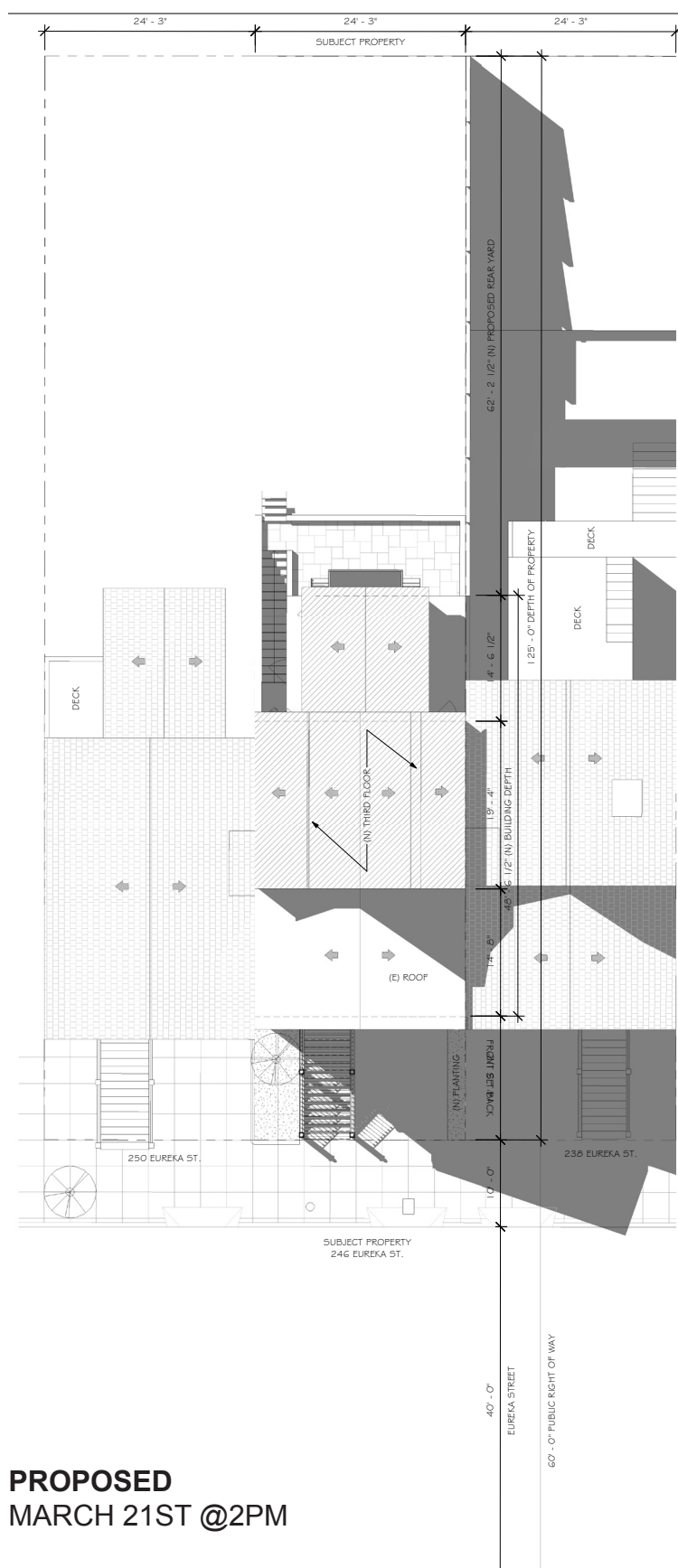
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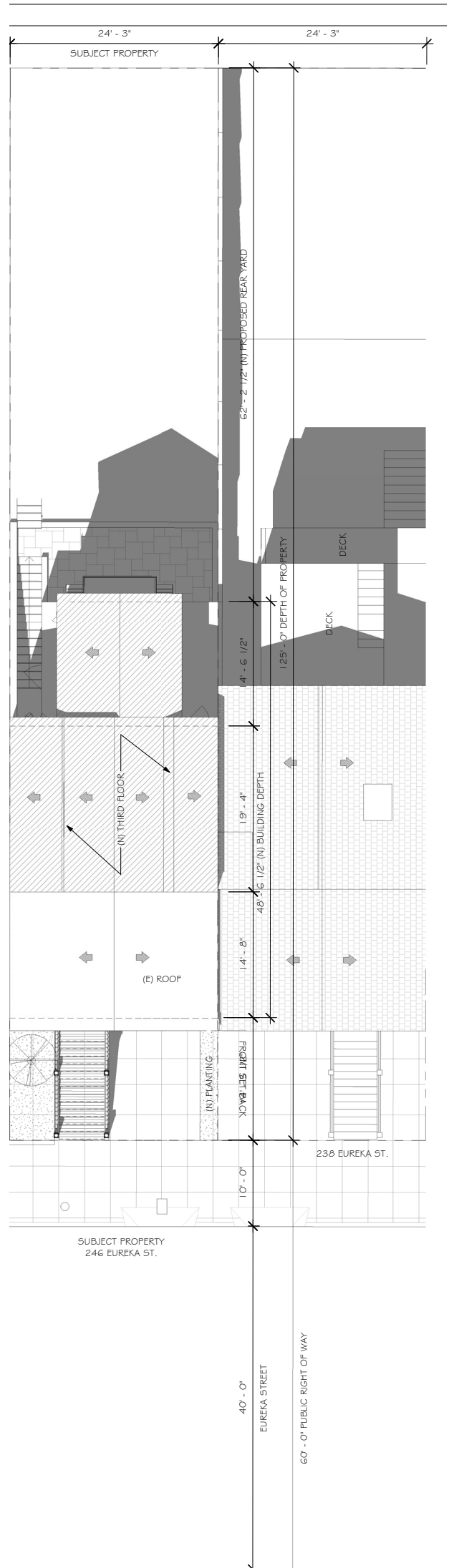
**PROPOSED**  
MARCH 21ST @10AM



**EXISTING**  
MARCH 21ST @2PM



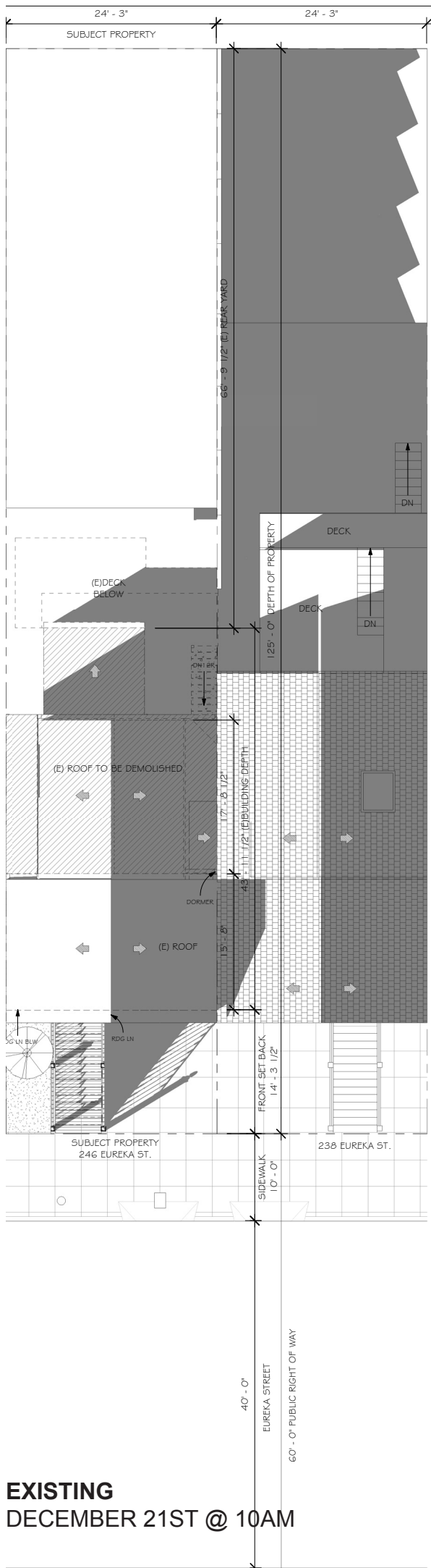
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MARCH 21ST @2PM



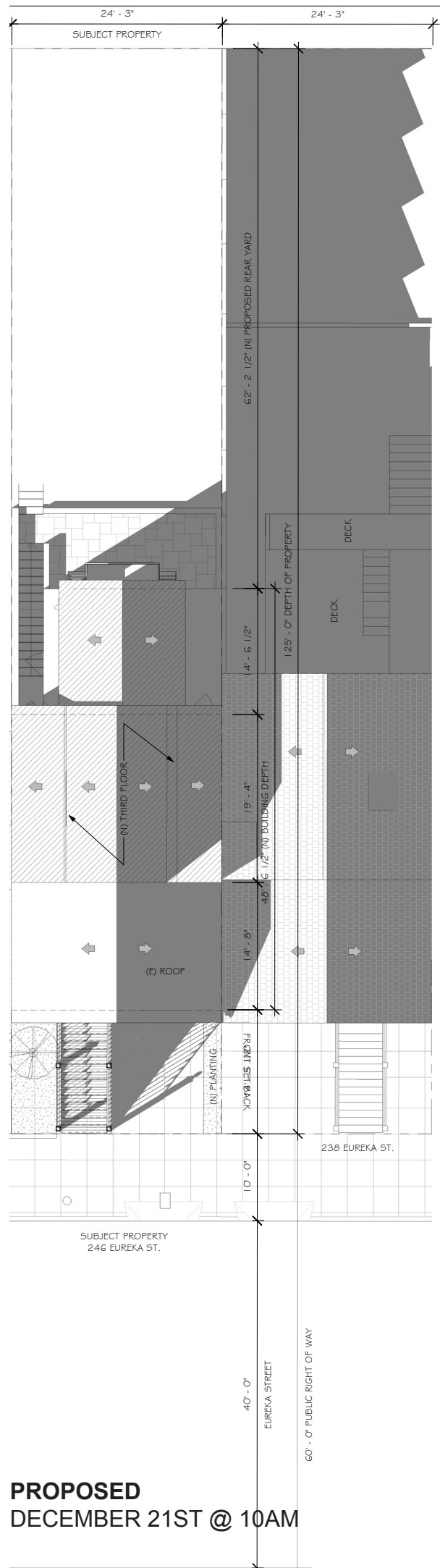
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**JUNE 21ST@ 10 AM**



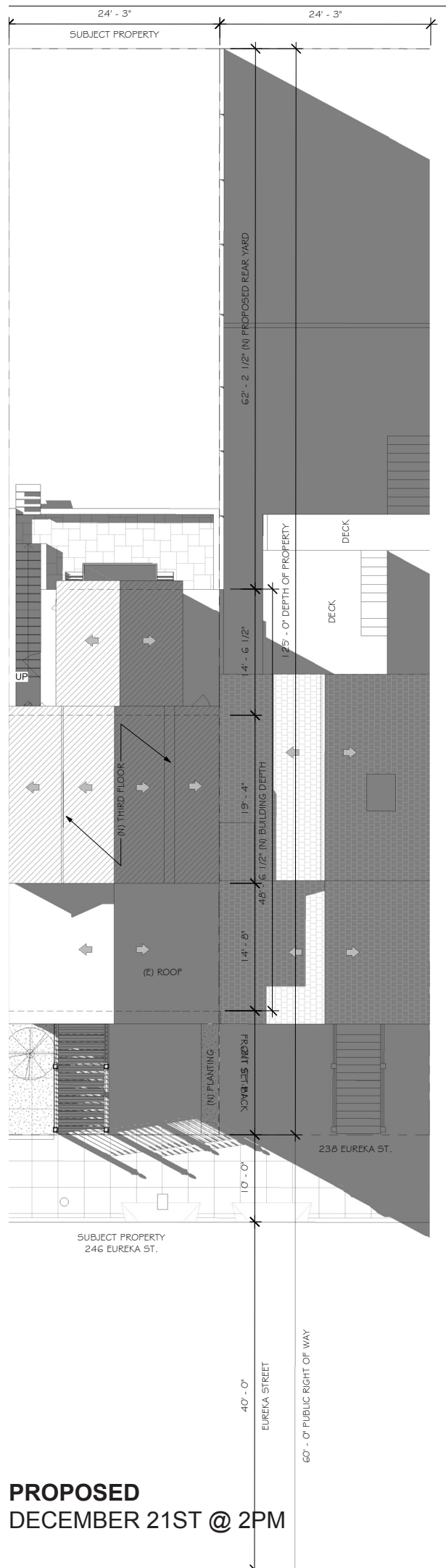
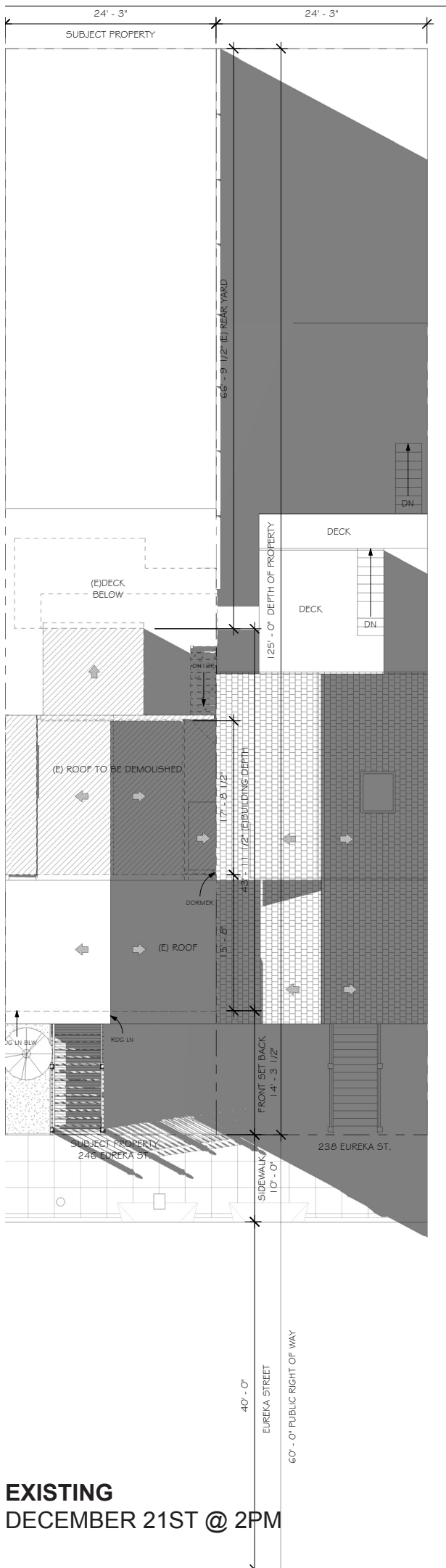




**EXISTING**  
DECEMBER 21ST @ 10AM



**PROPOSED**  
DECEMBER 21ST @ 10AM



**THE WINDOW  
PROBABLY ADDED  
WHEN THIS ADDITION  
WAS DONE**

**1800' COTTAGE**

**THE BEAUTY OF THESE OLDER HOUSES IS  
HOW THEY CHANGE ORGANICALLY  
OVER TIME TO ADAPT TO THEIR NEW OWNERS  
AND CHANGING USES**

**GENERAL NOTES**

1. ALL WORK HEREIN SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, LATEST EDITION. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL PROVISIONS OF PREVAILING APPLICABLE CODES (UBC, UPC, UMC, NEC, ETC.) OF THE STATE OF CALIFORNIA AND THE CITY OF SAN FRANCISCO. CODE COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IN THE CASE OF CONFLICT BETWEEN THE DRAWINGS AND APPLICABLE CODES, OR OF CONFLICT WITHIN THE DRAWINGS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTOR'S. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS (INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, DRAINAGE LINES, ETC.) IN FIELD PRIOR TO SUBMITTING PRICES, AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES OR THE START OF ANY RELATED WORK. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH AN EXAMINATION.

3. THE CONTRACTOR SHALL VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFIT FIXTURES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ANY ITEM OF WORK.

4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY WHEN ANY CONDITION IS DISCOVERED IN WORK OR IN C.D. THAT WOULD PREVENT PROPER EXECUTION OF THE CONTRACT DOCUMENTS INCLUDING ANY CONFLICTS BETWEEN THE SITE CONDITIONS AND THE CONTRACT DOCUMENTS, AND ANY DOCUMENTS OR AMBIGUITIES WITHIN THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY COORDINATION AND SEQUENCING OF VARIOUS ARCHITECTS, ENGINEERS, LOCAL AUTHORITIES, MANUFACTURERS, SUPPLIERS, AND INSTALLERS REQUIREMENTS AND FOR THE TIMELY REVIEW OF REQUIRED EQUIPMENT AND MATERIALS FOR INSTALLATION PRIOR TO BEGINNING CONSTRUCTION OR SEQUENCING SUBSEQUENT CONSTRUCTION.

6. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS/HER RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS/HER BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF CONTRACTOR'S BID.

7. THE CONTRACTOR SHALL, AS A PART OF THE CONTRACT, SECURE AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS REQUIRED FOR THE CONSTRUCTION WORK.

8. UNLESS SPECIFICALLY NOTED OTHERWISE IN THE DRAWINGS, ALL WORK, MATERIALS, LABOR, TRANSPORTATION, TOOLS AND EQUIPMENT CALLED FOR ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS A PART OF THE CONTRACT FOR CONSTRUCTION.

9. THE DRAWINGS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE DRAWINGS OR MENTIONED IN THE NOTES.

10. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

11. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMAN-LIKE MANNER IN KEEPING WITH THE HIGHEST STANDARDS OF THE CONSTRUCTION INDUSTRY BY WORKMEN EXPERIENCED AND LICENSED IN THEIR RESPECTIVE TRADES. ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK AND SCHEDULING WITH THE WORK OF OTHER SUBCONTRACTORS AND/OR THE GENERAL CONTRACTOR, AND SHALL BE RESPONSIBLE FOR HIS/HER OWN MATERIALS, TOOLS AND LABOR, REMOVE HIS TOOLS AND SURPLUS MATERIALS, AS WELL AS ANY DEBRIS RESULTING FROM THIS WORK FROM THE SITE.

12. SOME OF THE SPECIFICATIONS APPEAR IN THE FORM OF NOTES AND SCHEDULES IN THE DRAWINGS AND, EXCEPT WHERE SPECIFICALLY CALLED OUT BY MANUFACTURER OR CATALOG NUMBER, ARE GENERIC IN NATURE. UNLESS NOTED OTHERWISE, ALL PRODUCTS ARE TO BE NEW AND UNUSED. ALL PRODUCTS USED IN CONSTRUCTION ARE TO BE COMPATIBLE WITH OTHER PRODUCTS USED WITHIN THE SAME BUILDING COMPONENTS OR SYSTEMS. ALL PRODUCTS ARE TO BE INSTALLED IN STRICT CONFORMANCE WITH THE MFR. PRINTED INSTRUCTIONS, RECOMMENDATIONS, DRAWINGS OR SPECIFICATIONS, AS WELL AS WITH ALL APPLICABLE BUILDING CODES.

13. DETAILS SHOWN ARE REPRESENTATIVE. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. VERIFY USE OF SIMILAR DETAILS WITH ARCHITECT PRIOR TO PROCEEDING. LOCATIONS OF SEALANT, CAULKING, AND FLASHING, ETC., SHOWN ON DRAWINGS ARE REPRESENTATIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE.

14. CONTRACTOR IS TO INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. IN THE EVENT THAT MANUFACTURER'S SPECIFICATIONS CONFLICT WITH THE DRAWINGS THEN CONTACT THE ARCHITECT FOR RESOLUTION.

15. THE INFORMATION ON EXISTING SITE HAS BEEN PROVIDED TO THE ARCHITECT BY THE OWNER. THE ACCURACY OF THIS INFORMATION HAS NOT BEEN COMPLETELY VERIFIED AND THE CONTRACTOR MUST BRING DISCOVERED INACCURACIES TO THE ARCHITECT'S ATTENTION DURING THE COURSE OF CONSTRUCTION.

16. THE CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BRACING AND SHORING REQUIRED TO ADEQUATELY SUPPORT ALL LOADS TO WHICH THE NEW CONSTRUCTION, SOILS, UTILITIES, ETC., MAY BE SUBJECT TO DURING CONSTRUCTION. THE CONTRACTOR SHALL ENGAGE SERVICES OF STRUCTURAL ENGINEER IF REQUIRED.

17. CONTRACTOR SHALL PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS, IF ANY. SHOP DRAWINGS AND MATERIALS GIVEN TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

18. CONTRACTOR SHALL PROVIDE ALL SUBMITTALS REQUESTED FOR ARCHITECT'S REVIEW INCLUDING MATERIAL SAMPLES, IN FIELD PAINT-OUTS AND CABINET AND OTHER REQUESTED SHOP DRAWINGS.

19. CONTRACTOR SHALL NOT DUMP NOR ALLOW TO BE DUMPED ANY PLASTER, PAINT, OR SOLID WASTES ON THE SITE OR THROUGH THE SITE WASTE DISPOSAL SYSTEM. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUB-CONTRACTORS AND TRADES ON A REGULAR BASIS. THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

20. THE CONTRACTOR SHALL CONDUCT THE FINAL CLEANING OF ALL AREAS AFFECTED BY THIS WORK. HE SHALL VISUALLY INSPECT ALL EXTERIOR AND INTERIOR SURFACES AND REMOVE ALL DIRT, WASTE, STAINS, PAINT DROPPINGS, CLEAN AND POLISH ALL GLASS EITHER INSTALLED OR AFFECTED BY THIS WORK.

21. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS, TYP

22. THE CONTRACTOR SHALL TAKE GREAT CARE TO ENSURE THAT KEY ELEMENTS ALIGN AND ARE PLACED ON CENTER AS NOTED IN THE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT SHOULD ANY DISCREPANCIES OCCUR TO MAINTAIN DESIGN INTENTIONS.

23. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. CABINET DIMENSIONS AND CLEAR DIMENSIONS ARE TO FACE OF FINISH. CONCRETE AND CONCRETE BLOCK DIMENSIONS ARE TO FACE OF CONCRETE AND CONCRETE BLOCK. ALL VERTICAL DIMENSIONS ARE TO THE TOP OF THE STRUCTURE UNLESS OTHERWISE NOTED.

24. WINDOW AND DOOR DIMENSIONS ARE GIVEN AS UNIT SIZES. THE CONTRACTOR SHALL CO-ORDINATE WITH SPECIFIC MFR. OF DOOR & WINDOW PRODUCTS for REQ'D R.O. DIMENSIONS.

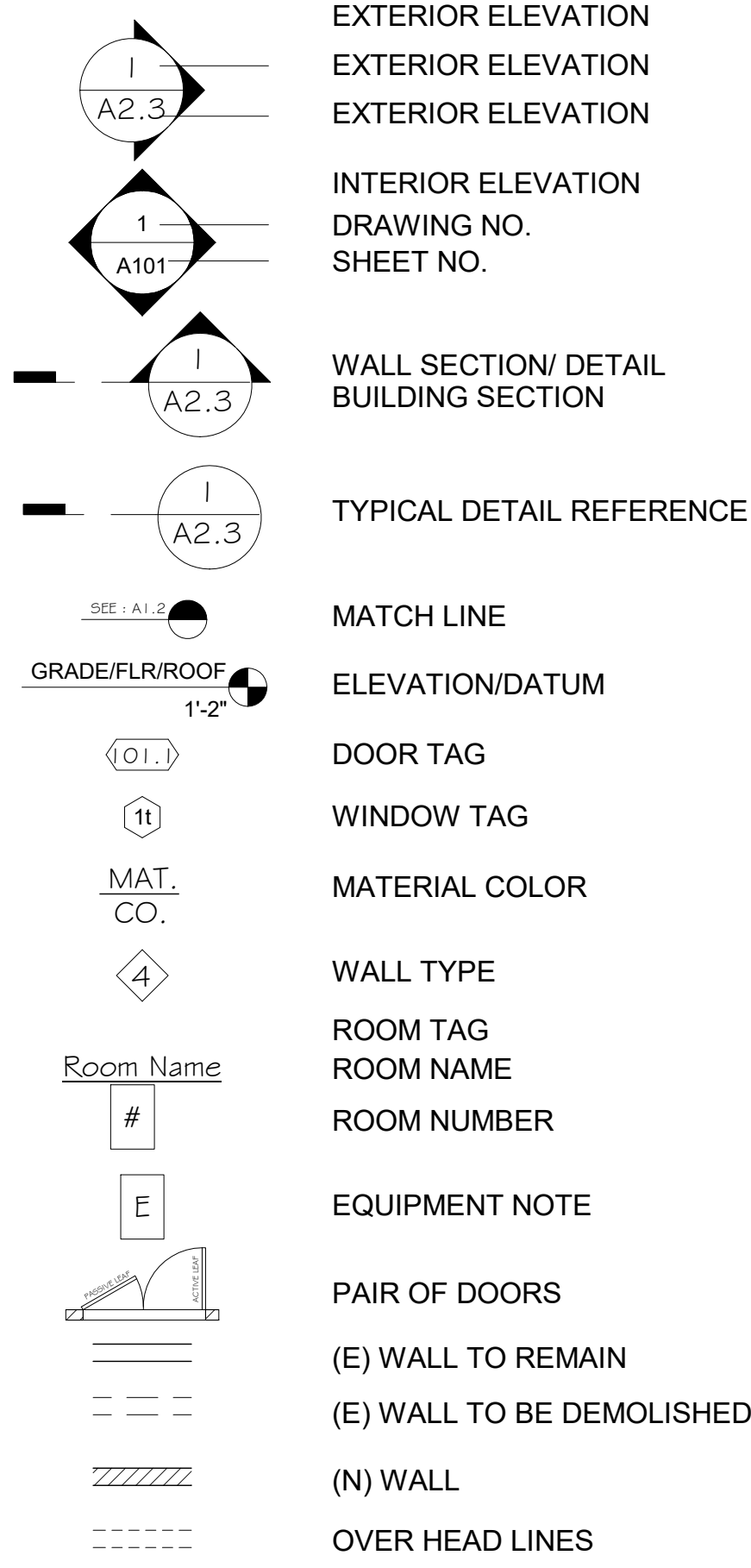
25. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. CONTRACTOR AGREES TO PROVIDE A FACSIMILE MACHINE ON THE JOB SITE PREMISES. ALL QUESTIONS, DISCREPANCIES, AND CLARIFICATIONS BROUGHT TO THE ARCHITECTS AND OWNERS ATTENTION WILL BE SENT BY THE CONTRACTOR VIA EMAIL, WITH RECEIPT CONFIRMATION REQUIRED.

26. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE PREPARED BY THE ARCHITECT EXCLUSIVELY AND COPYRIGHT OF THE ARCHITECT ALONE, AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

**ABBREVIATIONS**

ADJ ADJACENT  
 AFF ABOVE FINISH FLOOR  
 ALT ALTERNATE  
 APPROX APPROXIMATELY  
 ARCH ARCHITECT  
 BLDG BUILDING  
 BLKG BLOCKING  
 CAB CABINET  
 CL/CLOS CLOSET  
 CLG CEILING  
 CLR CLEAR  
 CONC CONCRETE  
 CPT CARPET  
 DEMO DEMOLITION  
 DET DETAIL  
 DIA DIAMETER  
 DIM DIMENSION  
 DN DOWN  
 DRW DRAWER  
 DS DOWNSPOUT  
 DWG DRAWING  
 E EXISTING  
 EA EACH  
 EL ELEVATION  
 ELECT ELECTRICAL  
 EQ EQUAL  
 EXP EXPOSED  
 EXT EXTERIOR  
 F.A. FIRE ALARM  
 F.D. FLOOR DRAIN  
 F.E. FIRE STINGUISHER  
 FDN FOUNDATION  
 FIN FINISH  
 FLR FLOOR  
 FLUOR FLUORESCENT  
 FOF FACE OF FINISH  
 FOS FACE OF STUD  
 FTG FOOTING  
 GL GLASS  
 GWB GYPSUM WALL BOARD  
 HDWD HARDWOOD  
 HDWR HARDWARE  
 HR HOUR  
 HT HEIGHT  
 HW HOT WATER  
 I.D. INTERIOR DESIGNER  
 INFO INFORMATION  
 MAX MAXIMUM  
 MECH MECHANICAL  
 MFR MANUFACTURER  
 MIN MINIMUM  
 MTL METAL  
 N NEW  
 N.I.C NOT IN CONTRACT  
 N.T.S. NOT TO SCALE  
 NO. NUMBER  
 O.C. ON CENTER  
 O.H. OPPOSITE HAND  
 OP'G OPENING  
 PLYWD PLYWOOD  
 PT PRESSURE TREATED  
 R RELOCATED  
 R RISER  
 RAD RADIUS  
 REQ'D REQUIRED  
 RF RESILIENT FLOORING  
 RM ROOM  
 SCHED SCHEDULE  
 SEAL SEALANT  
 SHT SHEET  
 SIM SIMILAR  
 SPEC'D SPECIFIED  
 SSD SEE STRUCTURAL DWGS  
 ST. STL STAINLESS STEEL  
 STOR STORAGE  
 T TREAD  
 T.W. TOP OF WALL  
 TEL TELEPHONE  
 TEMP TEMPERED  
 THK THICKNESS  
 TME TO MATCH EXISTING  
 TYP TYPICAL  
 U.O.N. UNLESS OTHERWISE NOTED  
 V.I.F. VERIFY IN FIELD  
 VAR VARIES  
 W/ WITH  
 W/O WITHOUT  
 WD WOOD  
 WIND WINDOW

**SYMBOLS LEGEND**



**SITE ANALYSIS**

BLOCK AND LOT #	2699-010
ZONING CLASIFICATION	RH-2
YEAR BUILT	1905
LOT AREA	3,040 SF
EXISTING FLOOR AREA	2,510 GSF
PROPOSED FLOOR AREA	3,842 GSF
EXISTING NUMBER OF STORIES	2
PROPOSED NUMBER OF STORIES	3
(E) HT (PER AVG HEIGHT OF HIGHEST ROOF)	27'-2"
PROPOSED HT (PER AVG HEIGHT OF HIGHEST ROOF)	36' 2"
DEPTH OF EXCAVATION	4'-7" (AVG) [10'-1" (H) MAX]
TOTAL SOIL DISTURBANCE	105 CUYARD
NUMBER OF UNITS	1

**DESCRIPTION & CODES**

PROJECT DESCRIPTION: RELOCATE LAUNDRY; ADD LOWER LEVEL  
 FIRST FLOOR  
 SECOND FLOOR  
 THIRD FLOOR  
 PROJECT LOCATION: 246 EUREKA STREET  
 COUNTY: SAN FRANCISCO  
 CONSTRUCTION TYPE: TYPE V  
 PREVAILING CODE: ALL PROPOSED CONSTRUCTION COMPLIES WITH THE FOLLOWING: 2016 CA BUILDING CODE WITH SAN FRANCISCO CITY AMENDMENTS

**OWNER**

ROB MARK  
 246 EUREKA STREET  
 SAN FRANCISCO, CA 94114

**ARCHITECT**

KARIN PAYSON  
 KARIN PAYSON  
 ARCHITECTURE + DESIGN  
 17 JACK KEROUAC ALLEY  
 SAN FRANCISCO, CA 94133  
 CONTACT: T: 415.277.9502

**CONTRACTOR**

TBD

**STRUCTURAL ENGINEER**

GFDS ENGINEERS  
 ELLEN HUANG  
 99 GREEN STREET 3RD FLOOR  
 SAN FRANCISCO CA 94111  
 TEL: 415-512-1301

**SHEET INDEX**

DRAWING #	DRAWING TITLE	REV 1	Sheet Issue Date
A	3D VIEW - PROPOSED		08.13.19
A0.0	TITLE SHEET	02.06.2020	08.13.19
A1.0	SITE PLAN - EXISTING & PROPOSED	02.06.2020	08.13.19
A2.0	BASEMENT / FIRST FLOOR - EXISTING & PROPOSED		08.13.19
A2.1	SECOND FLOOR / THIRD FLOOR / ROOF - EXISTING & PROPOSED	02.06.2020	08.13.19
A3.0	EAST ELEVATIONS - DEMO & PROPOSED	02.06.2020	08.13.19
A3.1	WEST ELEVATIONS - DEMO & PROPOSED		08.13.19
A3.2	SOUTH ELEVATIONS - DEMO & PROPOSED		08.13.19
A3.3	NORTH ELEVATIONS - DEMO & PROPOSED		08.13.19
A3.4	SECTION PROPOSED	02.06.2020	08.13.19
A3.5	DEMO CALC		08.13.19



**MATERIALS**

(N) GABLE ROOF: LAMINATED ASPHALT OR COMPOSITION SHINGLES WITH SLATE PATTERN  
 (N) DECK: NATURAL WOOD  
 (N) PATIO: NATURAL STONE  
 (N) SIDING: (REAR) HARDIE PLANK OR SIM.  
 (N) SIDING: (FRONT) WOOD MATCH (E)  
 (N) WINDOW: PAINTED WOOD, MARVIN OR SIM  
 (N) GARAGE DOOR: PAINTED WOOD

**VICINITY MAP**

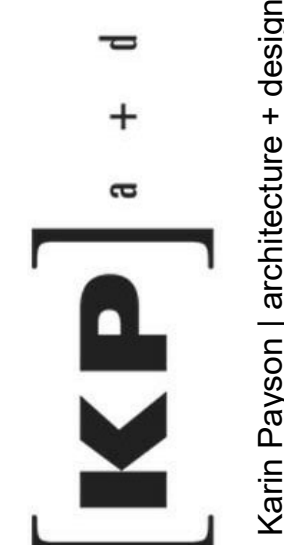


**N.T.S**

**PROJECT DIRECTORY**

OWNER	ARCHITECT	CONTRACTOR	STRUCTURAL ENGINEER
ROB MARK 246 EUREKA STREET SAN FRANCISCO, CA 94114	KARIN PAYSON KARIN PAYSON ARCHITECTURE + DESIGN 17 JACK KEROUAC ALLEY SAN FRANCISCO, CA 94133 CONTACT: T: 415.277.9502	TBD	GFDS ENGINEERS ELLEN HUANG 99 GREEN STREET 3RD FLOOR SAN FRANCISCO CA 94111 TEL: 415-512-1301

17 Jack Kerouac Alley  
 San Francisco  
 CA 94133  
 tel: 415.277.9500  
 fax: 415.277.9505  
 www.kpad.com



246 EUREKA STREET  
**MARK II**  
 RESIDENTIAL REMODEL  
 SAN FRANCISCO, CA, 94114



Drawing Title  
 TITLE SHEET

02.06.20  
 SITE PERMIT

By KP / JH / AC

Date 08.13.19

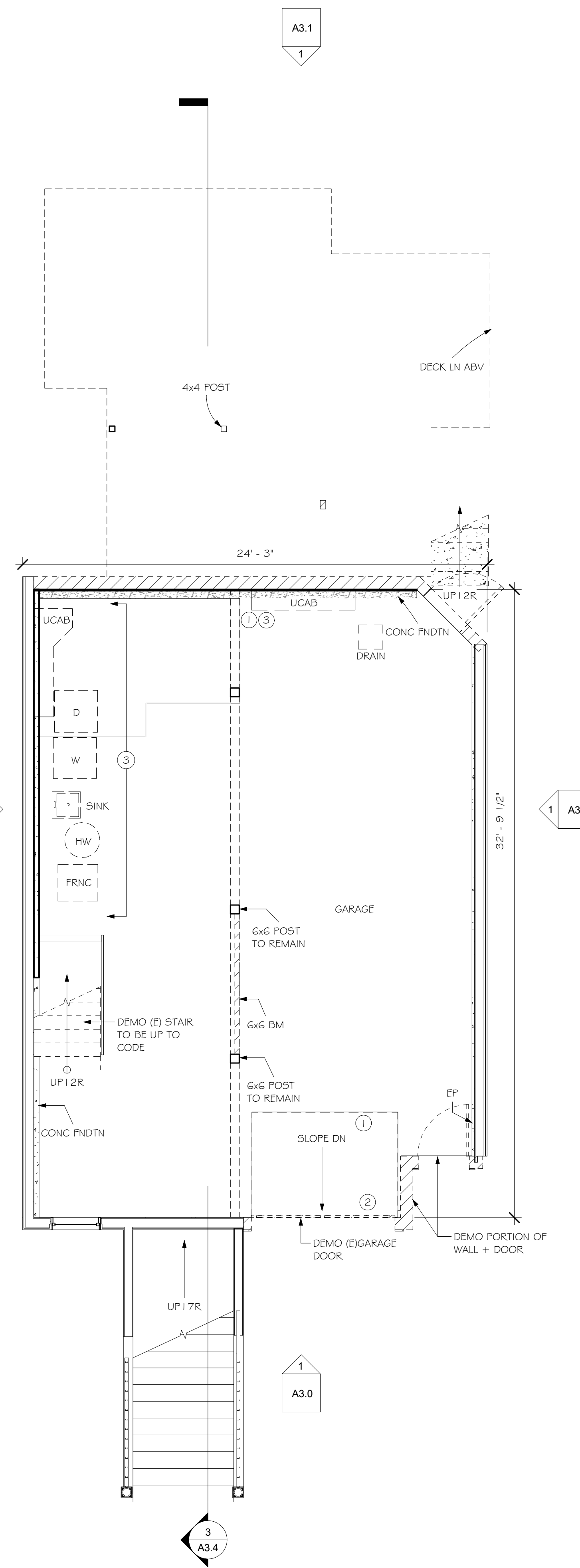
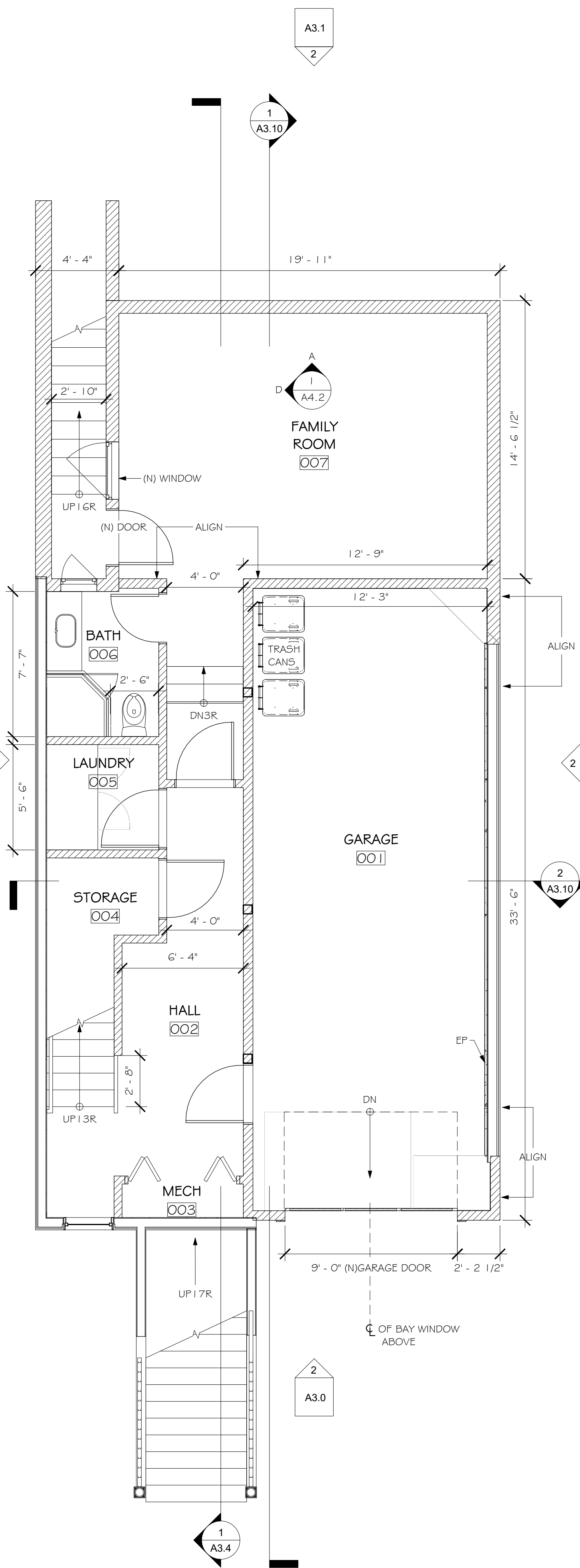
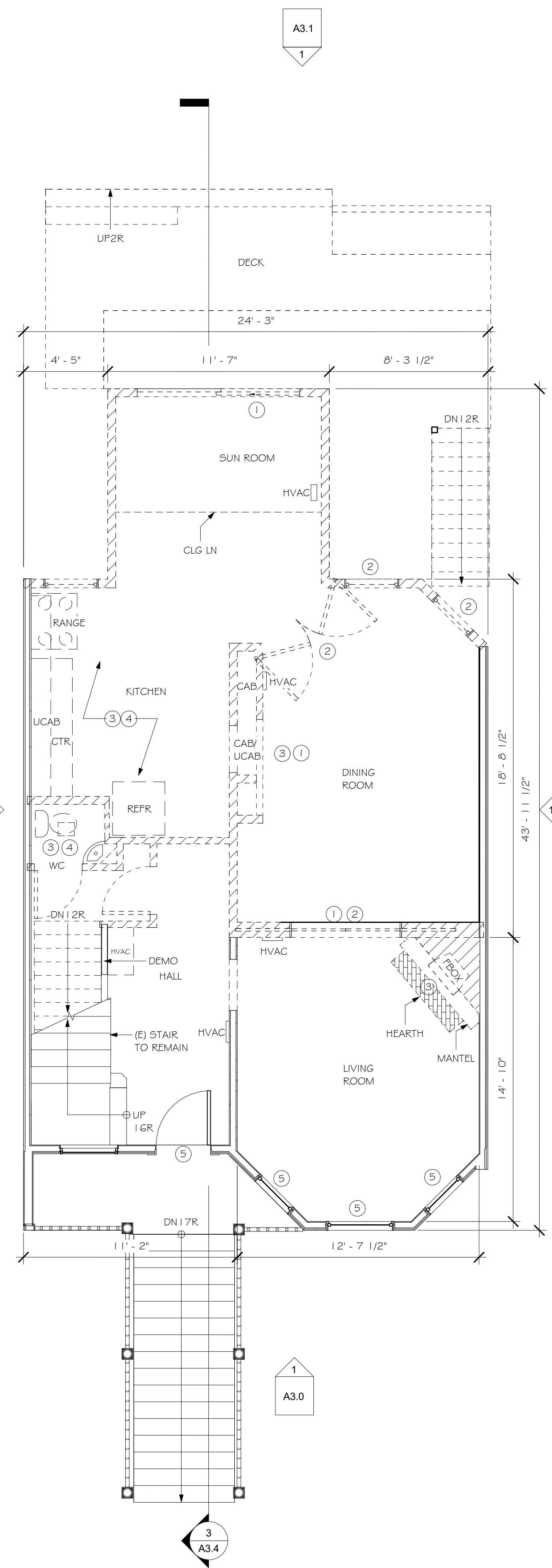
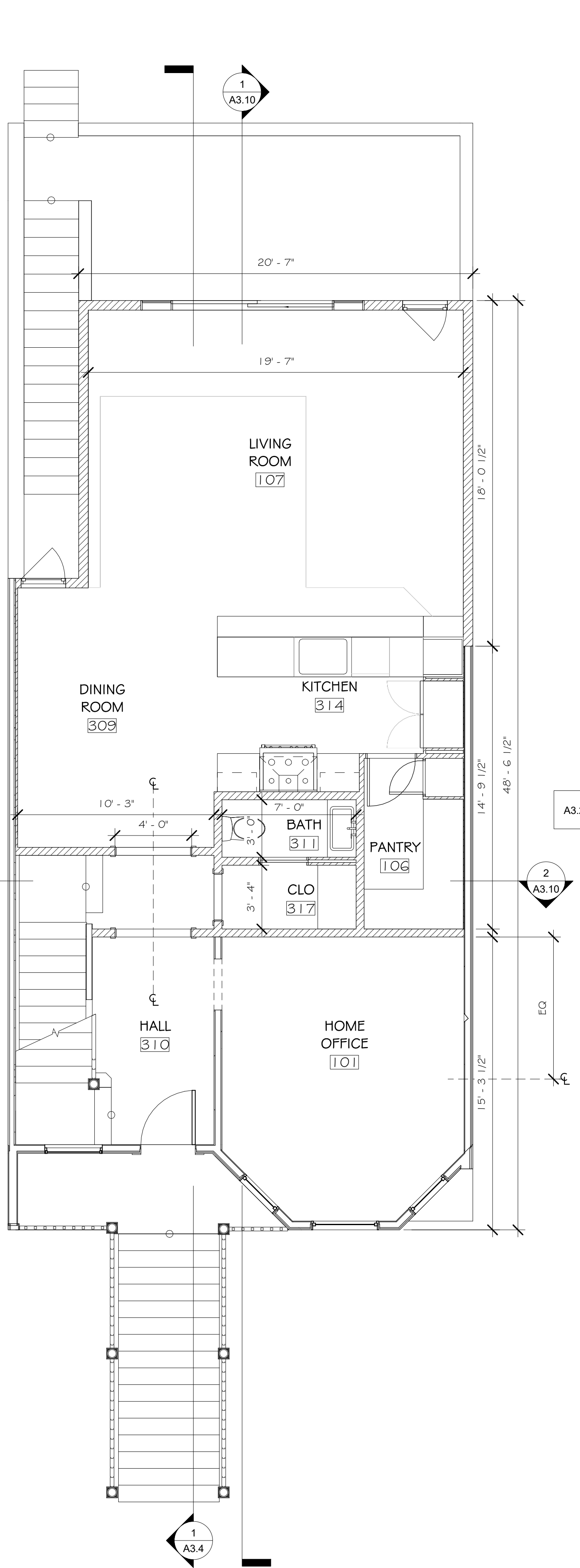
Scale As indicated

Drawing No.

**A0.0**

Project No. 1904





**4** FIRST FLOOR - PROPOSED  
1/4" = 1'-0"

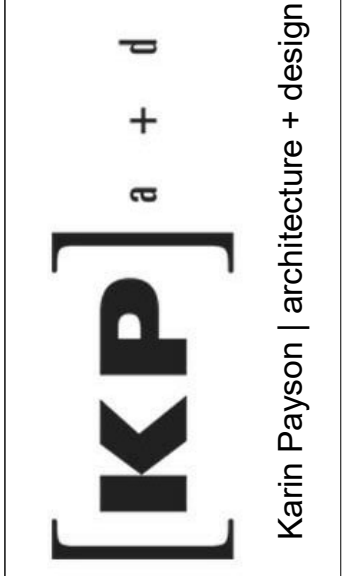
**3** FIRST FLOOR - DEMO  
1/4" = 1'-0"

**2** BASEMENT - PROPOSED  
1/4" = 1'-0"

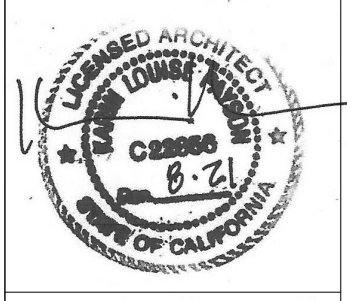
**1** BASEMENT - DEMO  
1/4" = 1'-0"

- SHEET NOTES
- ① (E) WALL TO BE DEMOLISHED
  - ② (E) DOOR OR/AND WINDOW TO BE DEMO
  - ③ (E) CAB/EQUIPMENT/FIXTURE TO BE DEMO
  - ④ (E) FL FINISH TO BE DEMO
  - ⑤ (E) DOOR AND/OR WINDOW TO BE REMAINED

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SAN FRANCISCO, CA, 94114

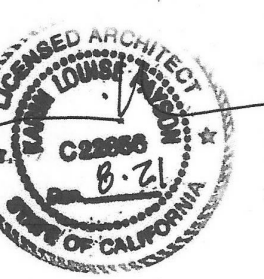


Drawing Title  
BASEMENT / FIRST  
FLOOR - EXISTING &  
PROPOSED

SITE PERMIT  
By KP / JH / AC  
Date 08.13.19  
Scale 1/4" = 1'-0"

Drawing No.  
**A2.0**

Project No. 1904



Drawing Title  
 SECOND FLOOR /  
 THIRD FLOOR / ROOF  
 - EXISTING &  
 PROPOSED

02.06.20

SITE PERMIT

By KP / JH / AC

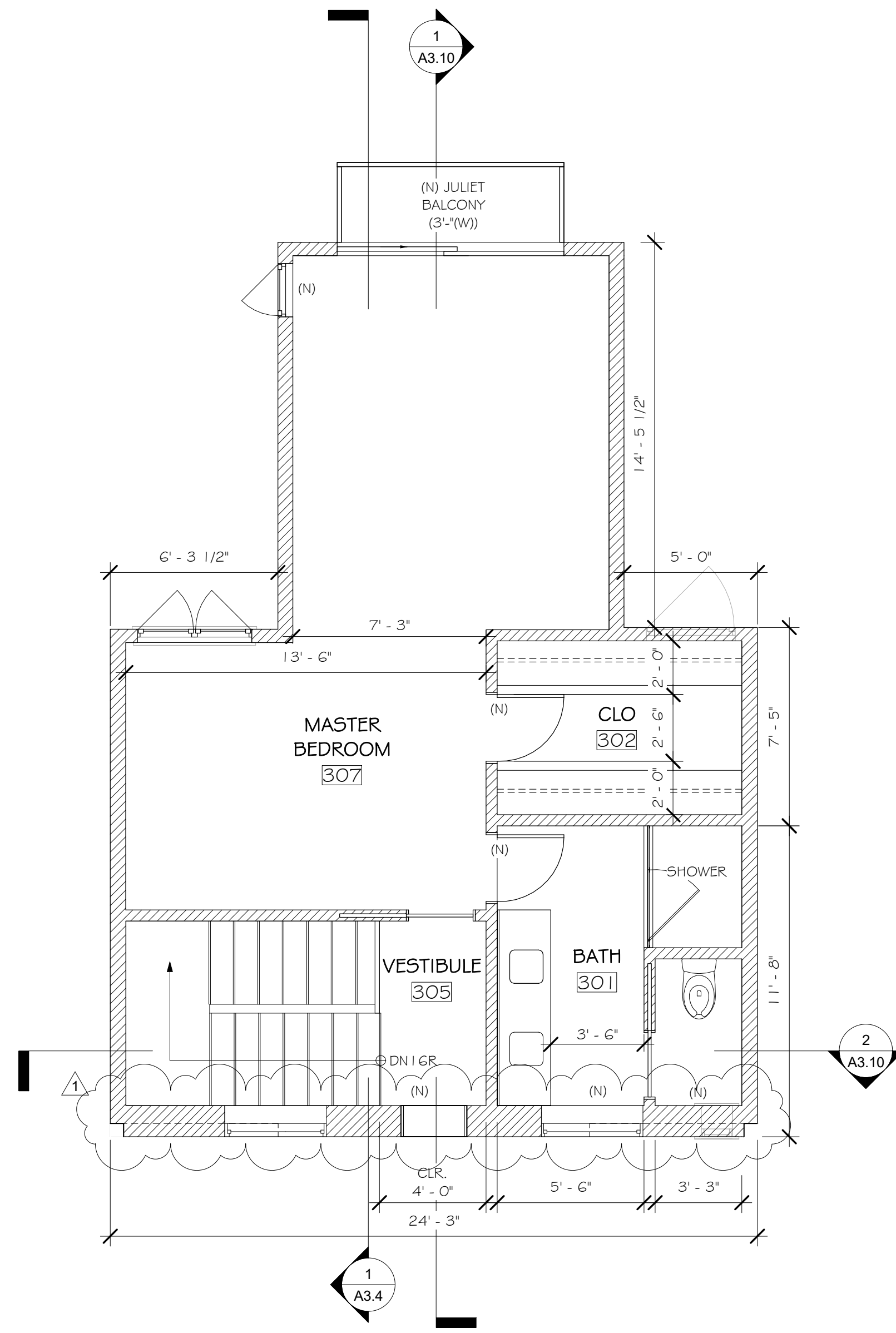
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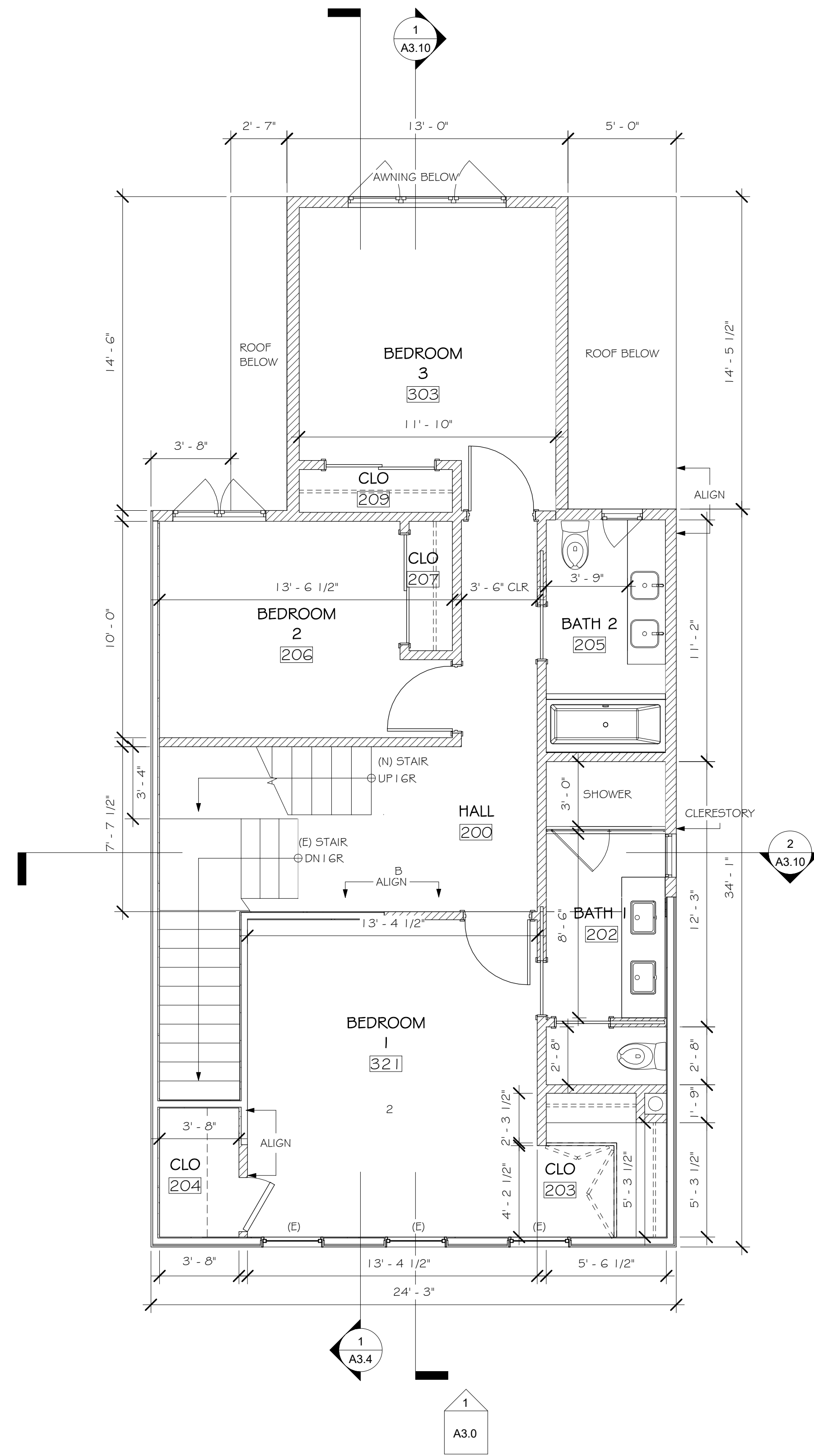
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**A2.1**

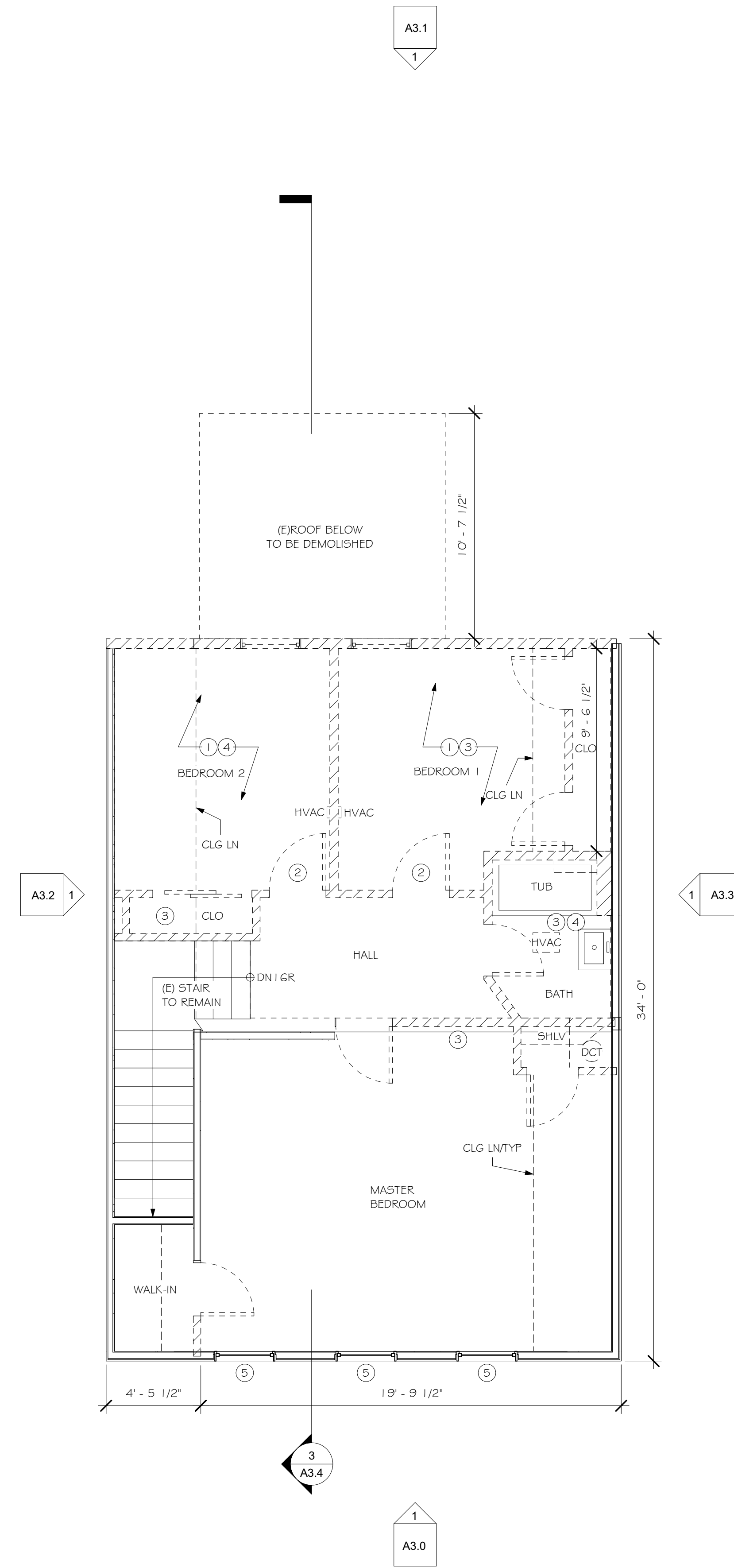
Project No. 1904



**3** THIRD FLOOR - PROPOSED  
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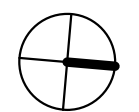


**2** SECOND FLOOR - PROPOSED  
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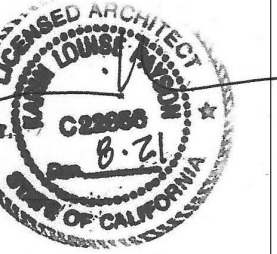


**1** SECOND FLOOR - DEMO  
 1/4" = 1'-0"

- SHEET NOTES
- ① (E) WALL TO BE DEMOLISHED
  - ② (E) DOOR OR AND WINDOW TO BE DEMO
  - ③ (E) CABEQUIPMENT/FIXTURE TO BE DEMO
  - ④ (E) FL FINISH TO BE DEMO
  - ⑤ (E) DOOR AND/OR WINDOW TO BE REMAINED







Drawing Title  
 EAST ELEVATIONS -  
 DEMO & PROPOSED

02.06.20  
 SITE PERMIT

By KP / JH / AC

Date 08.13.19

Scale 1/4" = 1'-0"

Drawing No.

**A3.0**

Project No. 1904

08.13.19



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



**1 EAST ELEVATION - DEMO**  
 1/4" = 1'-0"

- (N) AVERAGE HEIGHT OF HIGHEST ROOF  
36' 2"
- (N) 3RD LEVEL  
24' 5"
- (E) EXISTING SECOND LEVEL  
F.F.E.  
15' 1"
- (E) EXISTING ENTRY LEVEL  
F.F.E.  
4' 7"
- AVERAGE GRADE  
0' 0"
- (E) EXISTING LOWER LEVEL  
F.F.E.  
-3' 6"
- (N) LOWER LEVEL  
-5' 1"



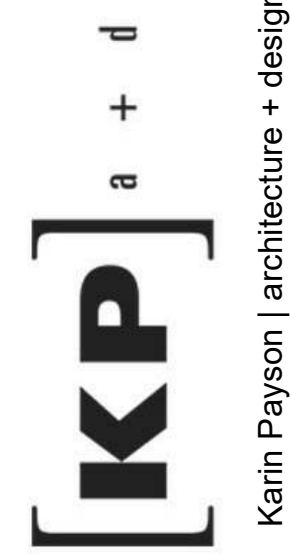
**2 WEST ELEVATION - PROPOSED**  
1/4" = 1'-0"

- (E) AVERAGE HEIGHT OF HIGHEST ROOF  
27' 2"
- (E) EXISTING ATTIC LEVEL  
24' 11"
- (E) EXISTING SECOND LEVEL  
F.F.E.  
15' 1"
- (E) EXISTING ENTRY LEVEL  
F.F.E.  
4' 7"
- AVERAGE GRADE  
0' 0"
- (E) EXISTING LOWER LEVEL  
F.F.E.  
-3' 6"



**1 WEST ELEVATION - DEMO**  
1/4" = 1'-0"

17 Jack Kerouac Alley  
San Francisco  
CA 94133  
tel: 415.277.9500  
fax: 415.277.9505  
www.kpad.com



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**MARK II**  
RESIDENTIAL REMODEL  
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Drawing Title  
WEST ELEVATIONS - DEMO & PROPOSED

SITE PERMIT

By KP / JH / AC

Date 08.13.19

Scale 1/4" = 1'-0"

Drawing No.

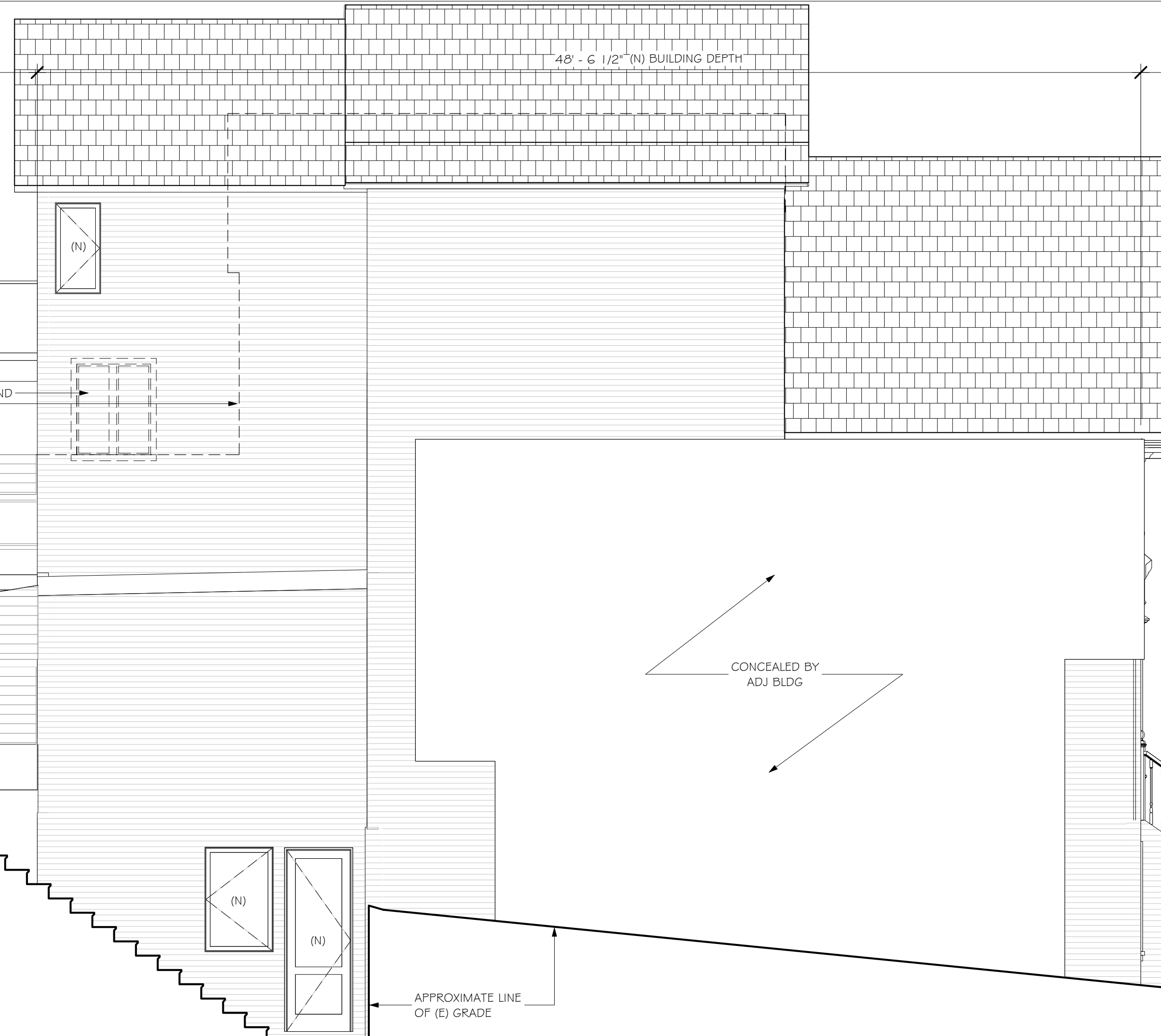
**A3.1**

Project No. 1904

125' - 0" DEPTH OF LOT

62' - 2 1/2" DEPTH OF REAR YARD

PROPERTY LINE

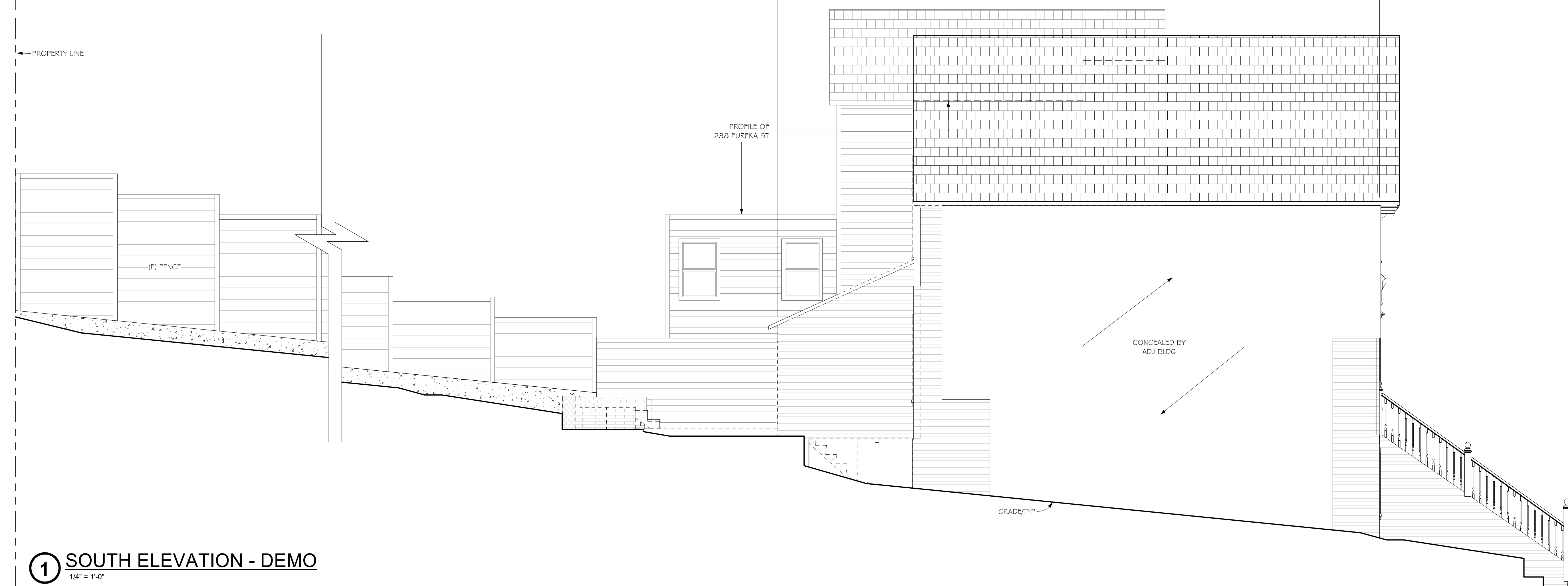


**2 SOUTH ELEVATION - PROPOSED**  
1/4" = 1'-0"

125' - 0" DEPTH OF LOT

66' - 9 1/2" DEPTH OF REAR YARD

PROPERTY LINE



**1 SOUTH ELEVATION - DEMO**  
1/4" = 1'-0"

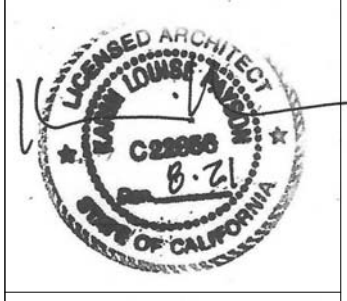
- (N) AVERAGE HEIGHT OF HIGHEST ROOF 36' 2"
- (N) 3RD LEVEL 24' 5"
- (E) EXISTING SECOND LEVEL F.F.E. 15' 1"
- (E) EXISTING ENTRY LEVEL F.F.E. 4' 7"
- AVERAGE GRADE 0' 0"
- (E) EXISTING LOWER LEVEL F.F.E. -3' 6"
- (N) LOWER LEVEL -5' 1"

- PROPERTY LINE
- (E) AVERAGE HEIGHT OF HIGHEST ROOF 27' 2"
- (E) EXISTING ATTIC LEVEL 24' 11"
- (E) EXISTING SECOND LEVEL F.F.E. 15' 1"
- (E) EXISTING ENTRY LEVEL F.F.E. 4' 7"
- AVERAGE GRADE 0' 0"
- (E) EXISTING LOWER LEVEL F.F.E. -3' 6"

17 Jack Kerouac Alley  
 San Francisco  
 CA 94133  
 tel: 415.277.9500  
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**[KP]** a + d  
 Karin Payson | architecture + design

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**MARK II**  
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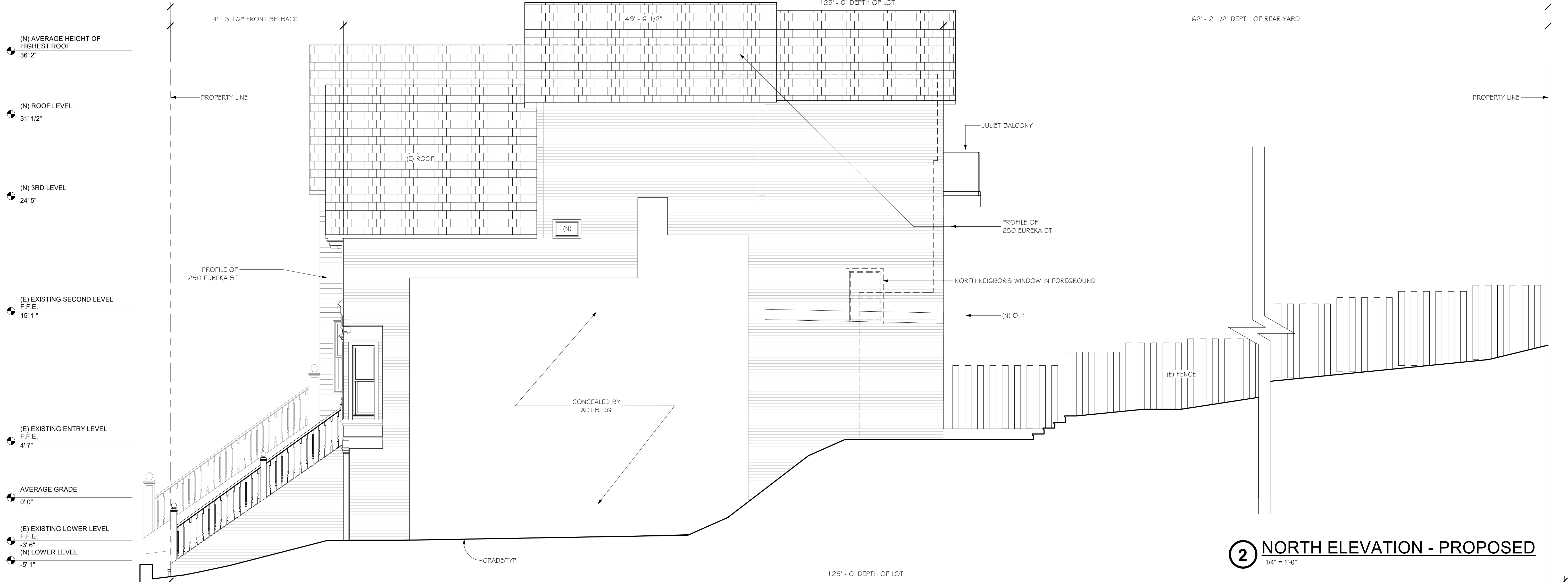


Drawing Title  
 SOUTH ELEVATIONS - DEMO & PROPOSED

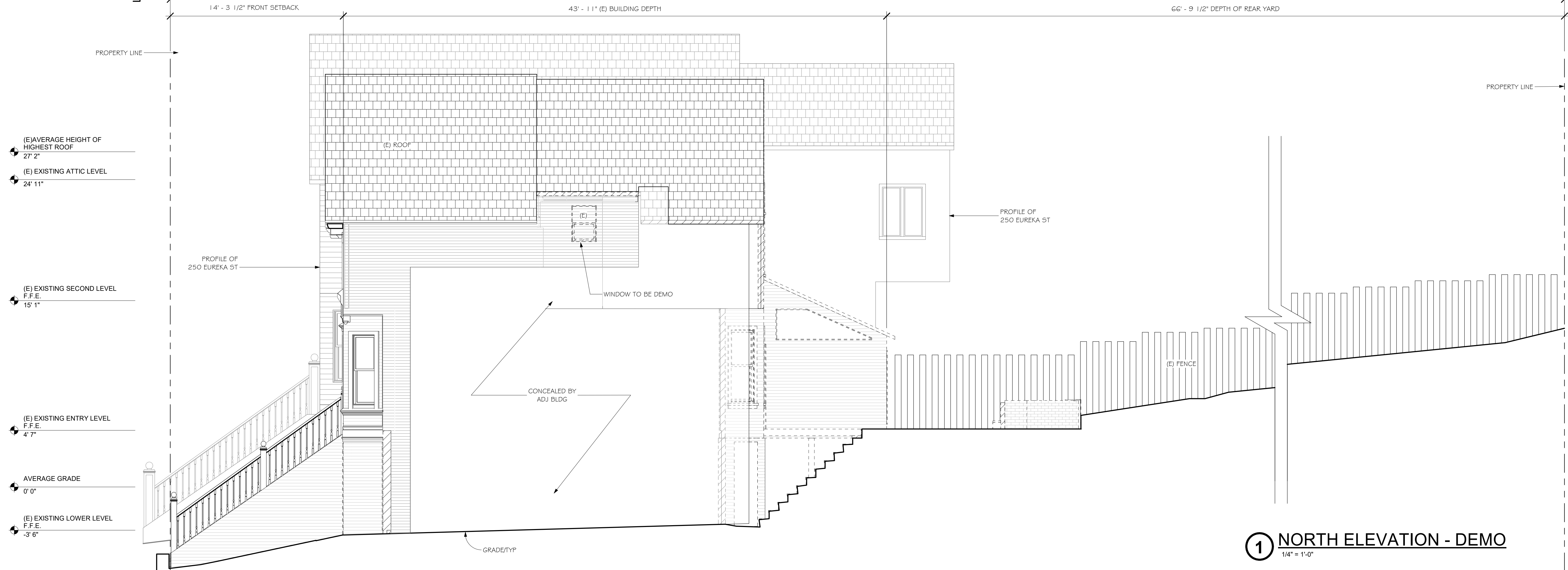
SITE PERMIT  
 By KP / JH / AC  
 Date 08.13.19  
 Scale 1/4" = 1'-0"

Drawing No.  
**A3.2**

Project No. 1904



**2 NORTH ELEVATION - PROPOSED**  
1/4" = 1'-0"



**1 NORTH ELEVATION - DEMO**  
1/4" = 1'-0"

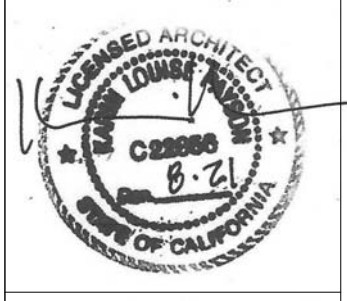
- (N) AVERAGE HEIGHT OF HIGHEST ROOF 36' 2"
- (N) ROOF LEVEL 31' 1/2"
- (N) 3RD LEVEL 24' 5"
- (E) EXISTING SECOND LEVEL F.F.E. 15' 1"
- (E) EXISTING ENTRY LEVEL F.F.E. 4' 7"
- AVERAGE GRADE 0' 0"
- (E) EXISTING LOWER LEVEL F.F.E. -3' 6"
- (N) LOWER LEVEL -5' 1"

- (E) AVERAGE HEIGHT OF HIGHEST ROOF 27' 2"
- (E) EXISTING ATTIC LEVEL 24' 11"
- (E) EXISTING SECOND LEVEL F.F.E. 15' 1"
- (E) EXISTING ENTRY LEVEL F.F.E. 4' 7"
- AVERAGE GRADE 0' 0"
- (E) EXISTING LOWER LEVEL F.F.E. -3' 6"

17 Jack Kerouac Alley  
San Francisco  
CA 94133  
tel: 415.277.9500  
fax: 415.277.9505  
www.kpad.com

**[KP]** a + d  
Karin Payson | architecture + design

246 EUREKA STREET  
**MARK II**  
RESIDENTIAL REMODEL  
SAN FRANCISCO, CA, 94114



Drawing Title  
NORTH ELEVATIONS - DEMO & PROPOSED

SITE PERMIT  
By KP / JH / AC  
Date 08.13.19  
Scale 1/4" = 1'-0"

Drawing No.  
**A3.3**

Project No. 1904