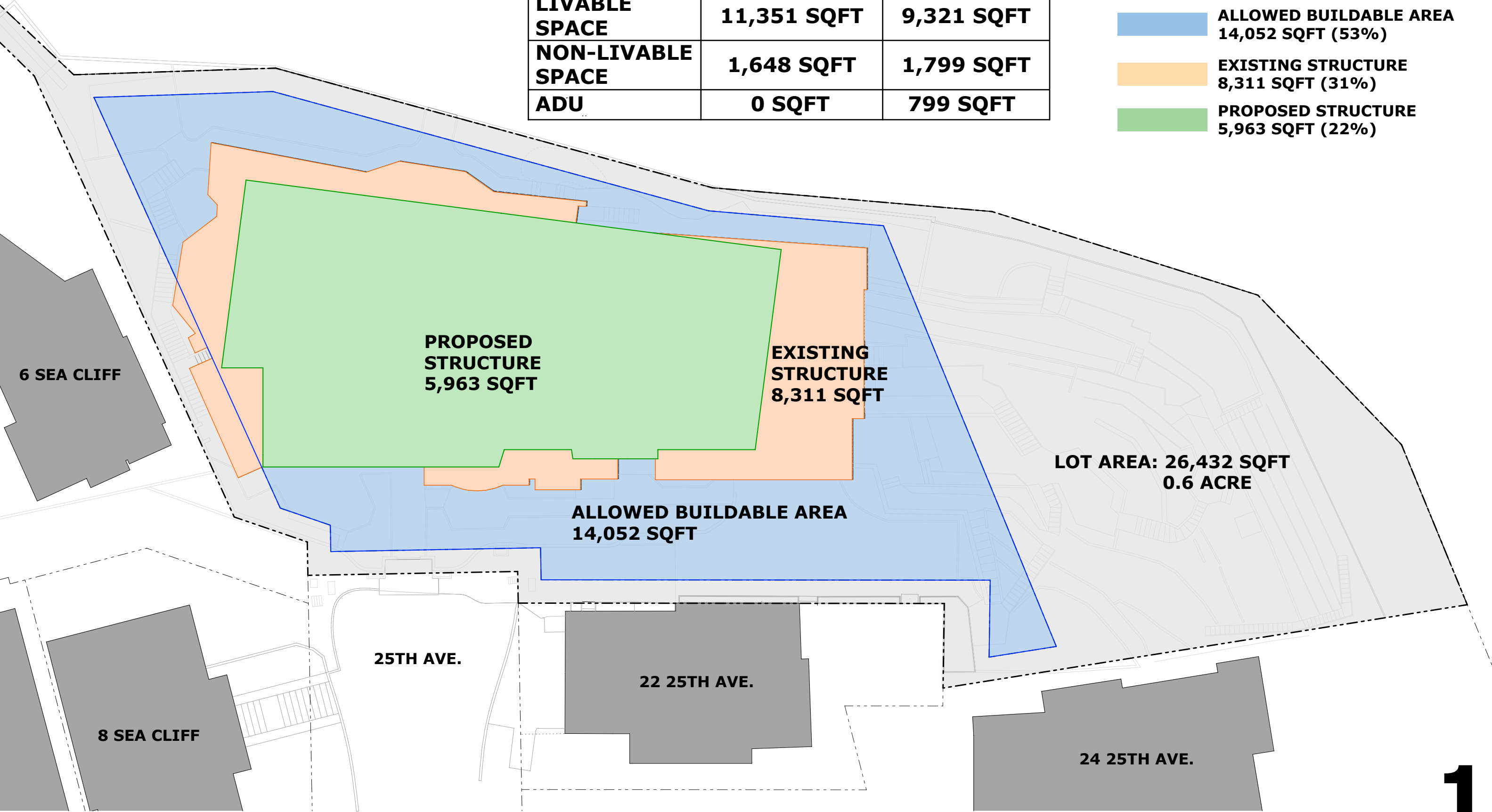


	EXISTING	PROPOSED
LIVABLE SPACE	11,351 SQFT	9,321 SQFT
NON-LIVABLE SPACE	1,648 SQFT	1,799 SQFT
ADU	0 SQFT	799 SQFT

- LOT AREA
26,432 SQFT (0.6 ACRE)
- ALLOWED BUILDABLE AREA
14,052 SQFT (53%)
- EXISTING STRUCTURE
8,311 SQFT (31%)
- PROPOSED STRUCTURE
5,963 SQFT (22%)

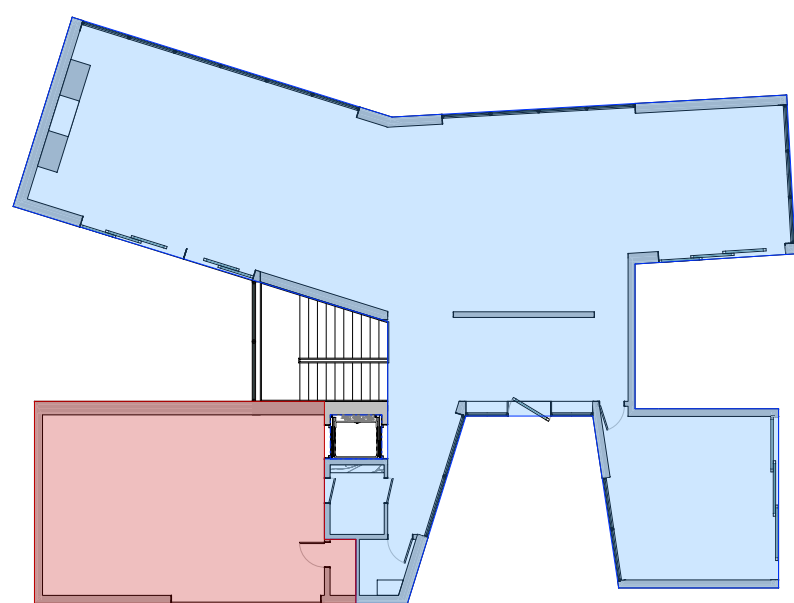


BUILDABLE AREA DIAGRAM - PLAN (NTS)

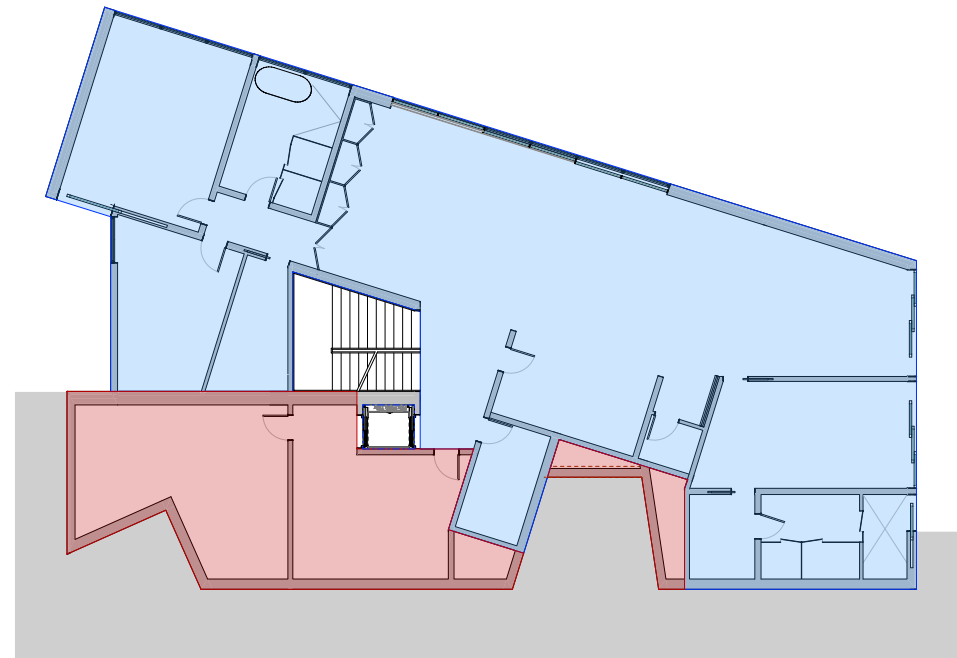
4 SEA CLIFF

4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121

- LIVABLE SPACE (9,321 SQFT)**
- NON-LIVABLE SPACE (1,799 SQFT)**
- ADU (799 SQFT)**



MAIN LEVEL

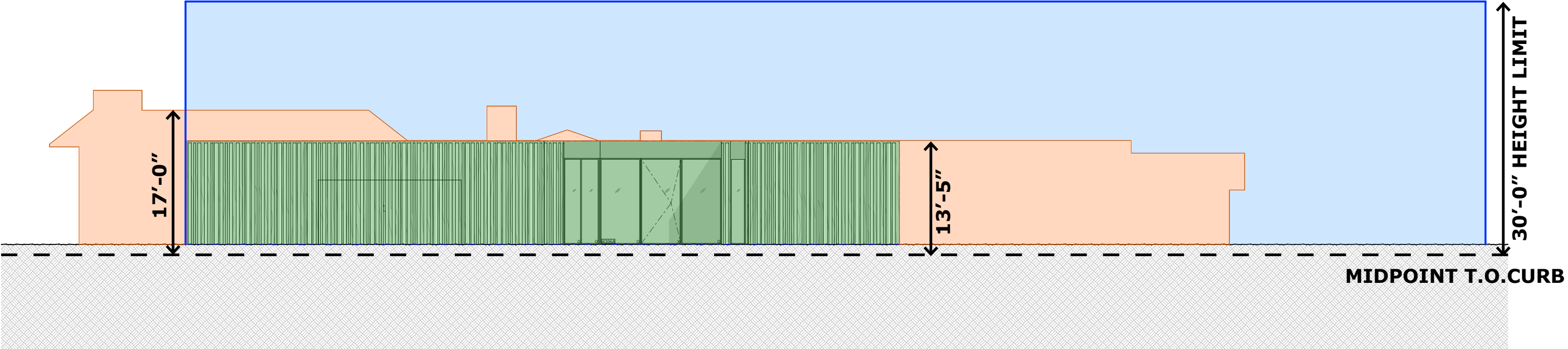


MID LEVEL



LOWER LEVEL

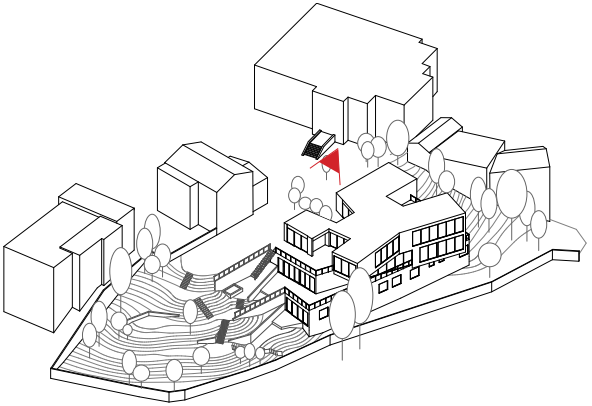
- ALLOWED BUILDABLE AREA, 30' HEIGHT LIMIT
- EXISTING STRUCTURE, 15' AVERAGE HEIGHT
- PROPOSED STRUCTURE, 13'-5" HEIGHT



BUILDABLE AREA DIAGRAM - STREET ELEVATION (NTS)



4 SEA CLIFF FROM 25TH AVENUE - PROPOSED



KEY MAP



4 SEA CLIFF FROM 25TH AVENUE - EXISTING

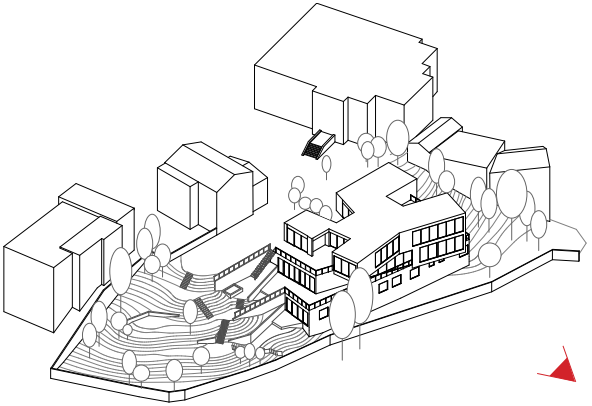
COMPARISON BETWEEN EXISTING AND PROPOSED

4 SEA CLIFF

4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121



4 SEA CLIFF FROM BAKER BEACH - PROPOSED



KEY MAP



4 SEA CLIFF FROM BAKER BEACH - EXISTING

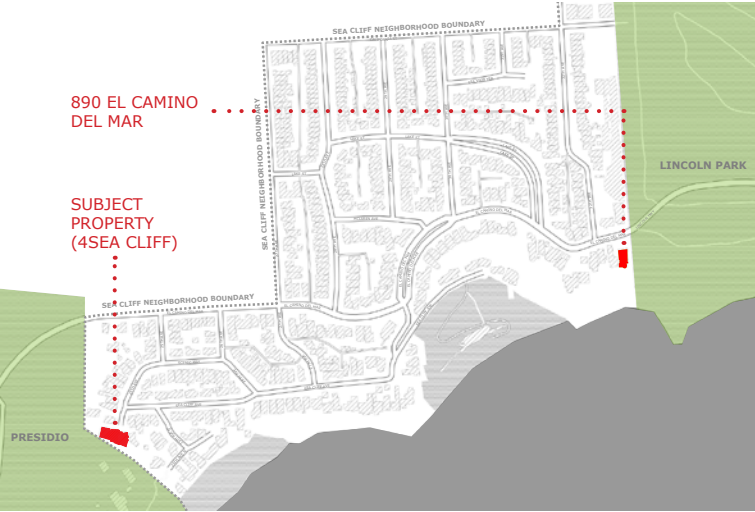
COMPARISON BETWEEN EXISTING AND PROPOSED

4 SEA CLIFF

4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121



RENDERING OF 4 SEA CLIFF FROM 25TH AVENUE



KEY MAP



890 EL CAMINO DEL MAR (1963/RENOVATED 2003)

4 Sea Cliff Avenue facades’ articulation, detailing and materials selection draws close parallels to the residence at 890 El Camino Del Mar, designed by Joseph Esherick in 1963. Both the residence at 890 El Camino Del Mar and the project at 4 Sea Cliff Avenue implement a quiet and unimposing appearance that blends into the surroundings; both residences occupy similar siting by embodying the transitional properties to the adjacent parks. 4 Sea Cliff’s design resonates with the surrounding context of the Presidio on the east and the north while 890 El Camino Del Mar relates to Lincoln Park to its west. Both properties bookend the neighborhood and are architecturally addressing a different context than the more typical Sea Cliff neighborhood lot.

Additionally, the low one-story street façade of 4 Sea Cliff enhances the view of the Golden Gate Bridge for anyone walking or driving down 25th Avenue.

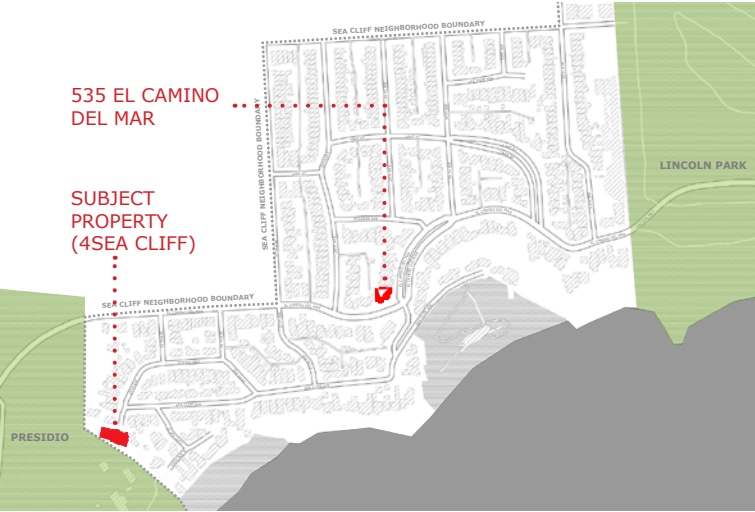
HISTORICAL PRECEDENTS

4 SEA CLIFF

4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121



RENDERING OF 4 SEA CLIFF FROM BAKER BEACH



KEY MAP



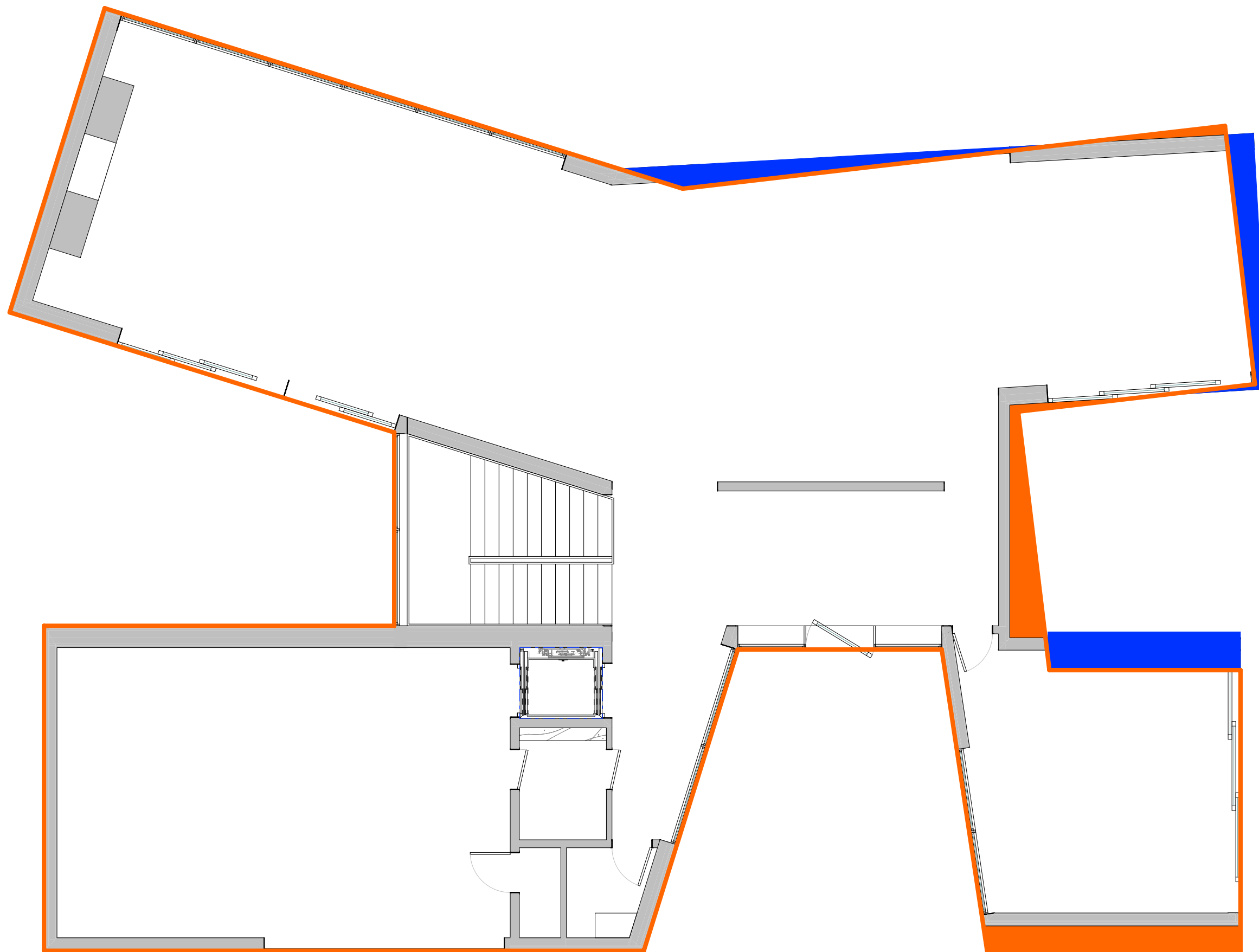
535 EL CAMINO DEL MAR (1951/RENOVATED 2014)

The massing, the rhythm of the openings within the facades and the meticulous detailing of the exterior materials of the project at 4 Sea Cliff Avenue resemble the Modern aesthetic of the residence at 535 El Camino Del Mar, designed by J. Lloyd Conrich in 1951. 535 El Camino Del Mar is primarily characterized by the simplicity of the facades, mostly clad in stained horizontal wood siding, the large openings, and the lack of ornamentation. In spite of being surrounded by many historical residences, both 535 El Camino Del Mar and 4 Sea Cliff Avenue create a natural presence that fits appropriately in the context of the Sea Cliff neighborhood.

HISTORICAL PRECEDENTS

4 SEA CLIFF

4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121



AREA ADDED
91 SQFT

AREA DELETED
63 SQFT

**MAIN LV. FOOTPRINT
PRIOR TO THE CHANGE**

28 SQFT ADDED TOTAL

8

ADJUSTED AREA DIAGRAM - PLAN (NTS)

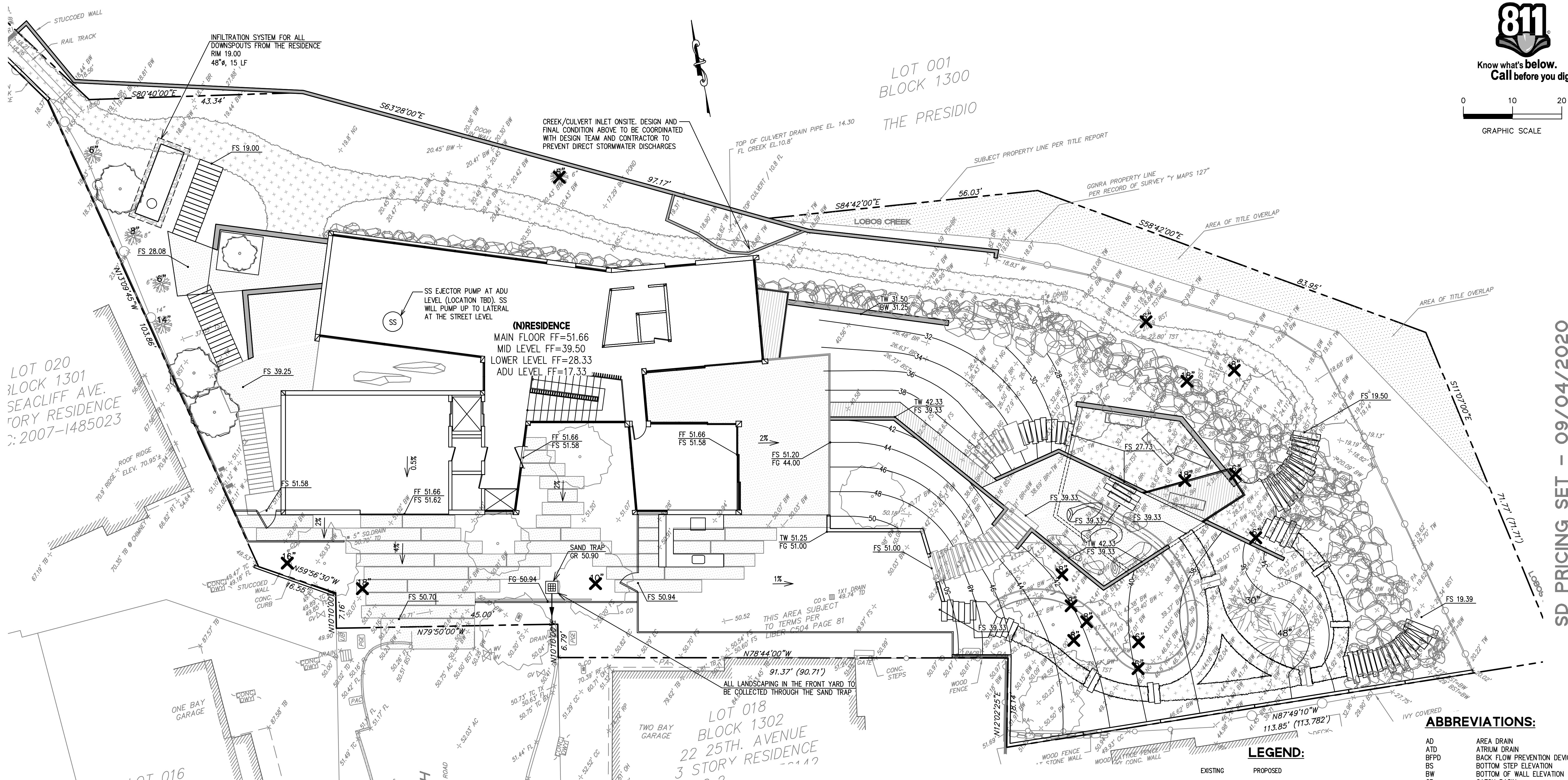
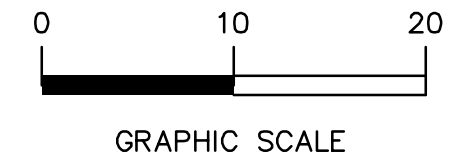
4 SEA CLIFF

4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121

CIVIL



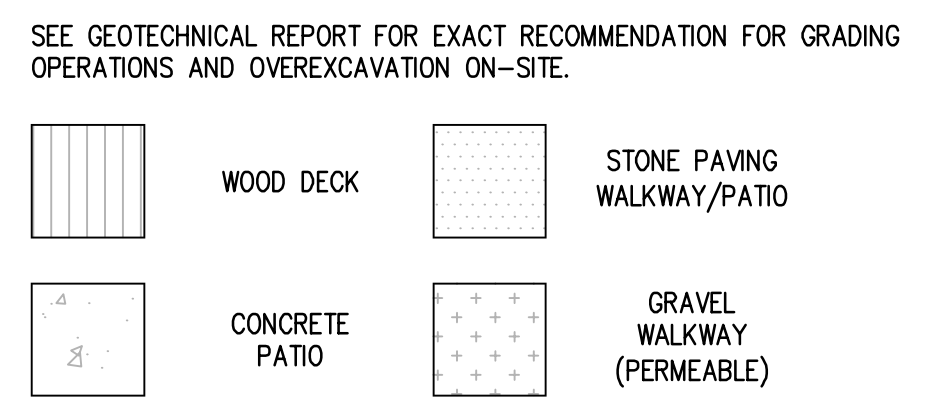
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GRADING NOTES:

- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
- CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
- ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
- IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
- COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
- DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
- SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 4" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
- ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
- DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
- PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:



PAVEMENT NOTES:

- PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
- COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
- SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

EARTHWORK QUANTITIES

TOTAL FIGURES		QUANTITY BREAKDOWN	
CUT	22,000 YDS	BUILDINGS	
FILL	22,000 YDS	CUT	22,000 YDS
TOTAL	22,000 YDS	FILL	22,000 YDS
BALANCE	22,000 YDS OF EXPORT	SITE WORK AND LANDSCAPING	
		CUT	22,000 YDS
		FILL	22,000 YDS

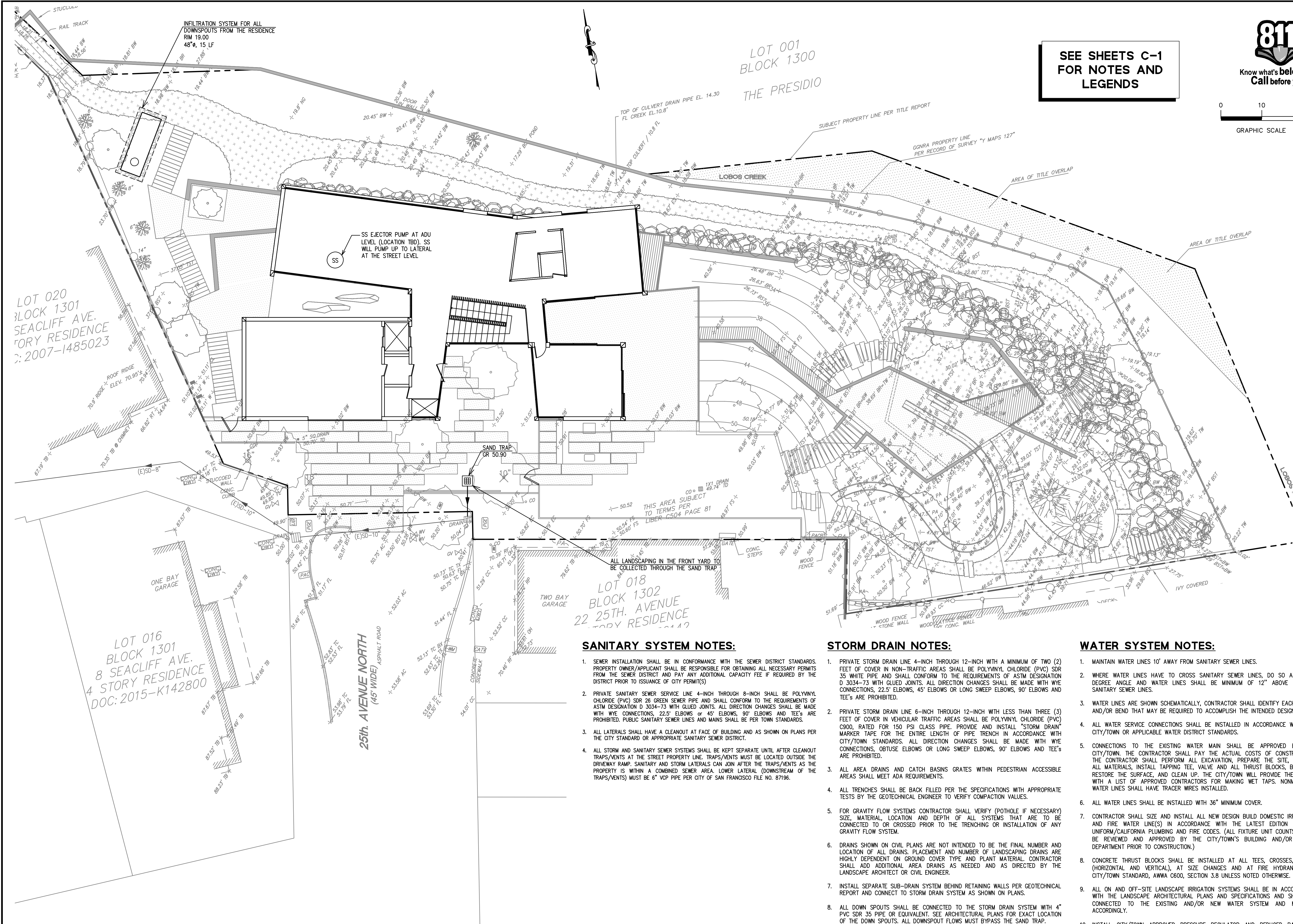
EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

IMPERVIOUS AREAS


TOTAL PROPERTY AREA	26,544 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	14,800 SF
POST-CONSTRUCTION	9,000 SF

ABBREVIATIONS:

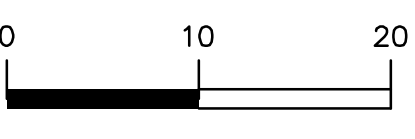
EXISTING	PROPOSED		
6" SS	6" SS	BOUNDARY	AD
10" SD	10" SD	LIMIT OF WORK	ATD
4" SBD	4" SBD	SANITARY SEWER	BFPD
FM	2" FM	SOLID STORM DRAIN	BS
10" FW	10" FW	PERFORATED SUB DRAIN	BW
2" W	2" W	FORCE MAIN	CB
IRR	2" IRR	FIRE SERVICE	CO
G	G	DOMESTIC WATER SERVICE	CONC
JT	JT	IRRIGATION SERVICE	DS
0/H	0/H	NATURAL GAS	DW
X	X	JOINT TRENCH	DWY
		OVERHEAD WIRES	(E)
		FENCE	EG
		CLEAN OUT TO GRADE	ELEC
		FOUND MONUMENT	EP
		DOUBLE DETECTOR CHECK VALVE	FF
		VALVE	FG
		METER BOX	FL
		STREET LIGHT	FM
		DRAIN	FS
		CATCH BASIN	GB
		FIRE HYDRANT	GM
		FIRE DEPARTMENT CONNECTION	HP
		BENCHMARK	INV
		MANHOLE	LD
		SIGN	LF
		SPLASH BLOCK	LP
			NEW
			POINT OF CONNECTION
			RIM ELEVATION
			SLOPE
			SPLASH BLOCK
			STORM SUB DRAIN
			STORM DRAIN
			SEE LANDSCAPE PLANS
			SANITARY SEWER
			SANITARY SEWER CLEANOUT
			TOP OF STEP ELEVATION
			TOP OF WALL ELEVATION
			TYPICAL
			DOMESTIC WATER LINE
			WATER METER



SEE SHEETS C-1
FOR NOTES AND
LEGENDS



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0 10 20
GRAPHIC SCALE

SANITARY SYSTEM NOTES:

- SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE SEWER DISTRICT STANDARDS. PROPERTY OWNER/APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE SEWER DISTRICT AND PAY ANY ADDITIONAL CAPACITY FEE IF REQUIRED BY THE DISTRICT PRIOR TO ISSUANCE OF CITY PERMIT(S).
- PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GULF JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
- ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
- ALL STORM AND SANITARY SEWER SYSTEMS SHALL BE KEPT SEPARATE UNTIL AFTER CLEANOUT TRAPS/VENTS AT THE STREET PROPERTY LINE. TRAPS/VENTS MUST BE LOCATED OUTSIDE THE DRIVEWAY RAMP. SANITARY AND STORM LATERALS CAN JOIN AFTER THE TRAPS/VENTS AS THE PROPERTY IS WITHIN A COMBINED SEWER AREA. LOWER LATERAL (DOWNSTREAM OF THE TRAPS/VENTS) MUST BE 6" VCP PIPE PER CITY OF SAN FRANCISCO FILE NO. 87196.

STORM DRAIN NOTES:

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GULF JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPE DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
- INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
- ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS. ALL DOWNSPOUT FLOWS MUST BYPASS THE SAND TRAP.

WATER SYSTEM NOTES:

- MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
- CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SD PRICING SET - 09/04/2020



Date	Revisions	No.	Date	Scale	Design	Drawn	Approved	Job No.
08/04/2020				1" = 10'	CHS	CHS	D.J.L.	20201337-10
Drawing Number:								

C3.1
OF

UTILITY PLAN
4 SEA CLIFF AVENUE

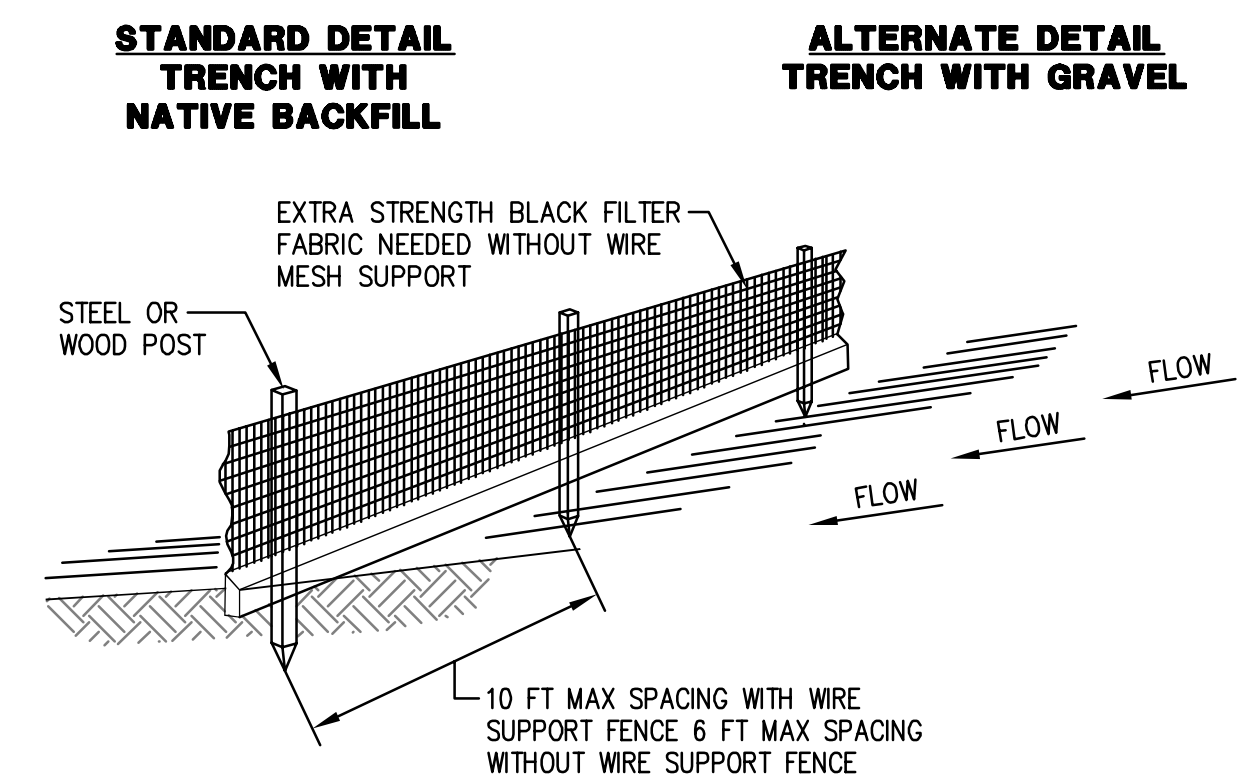
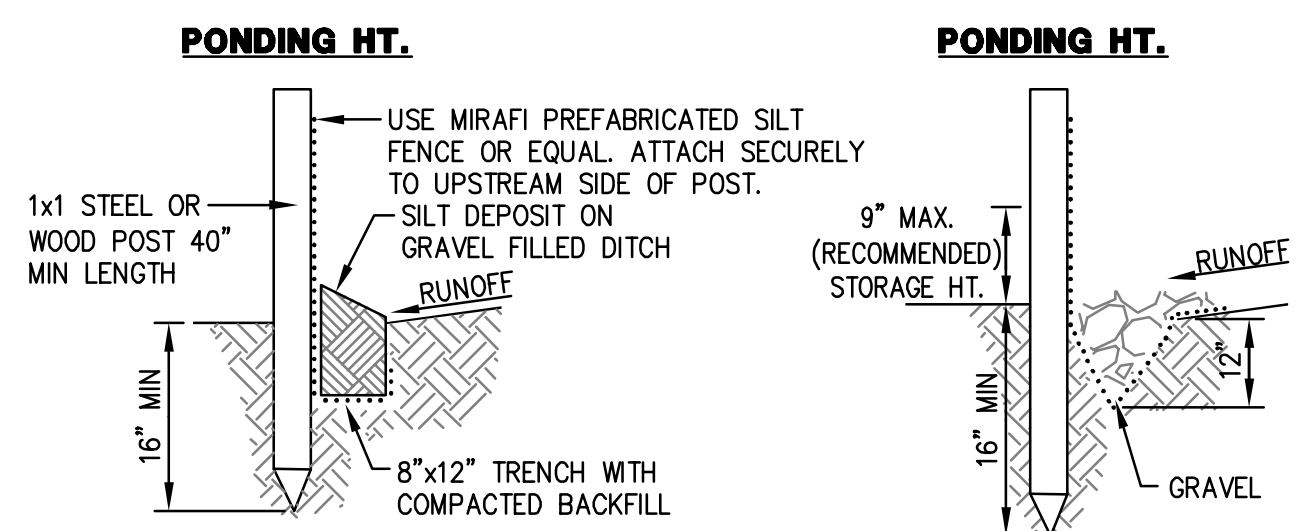
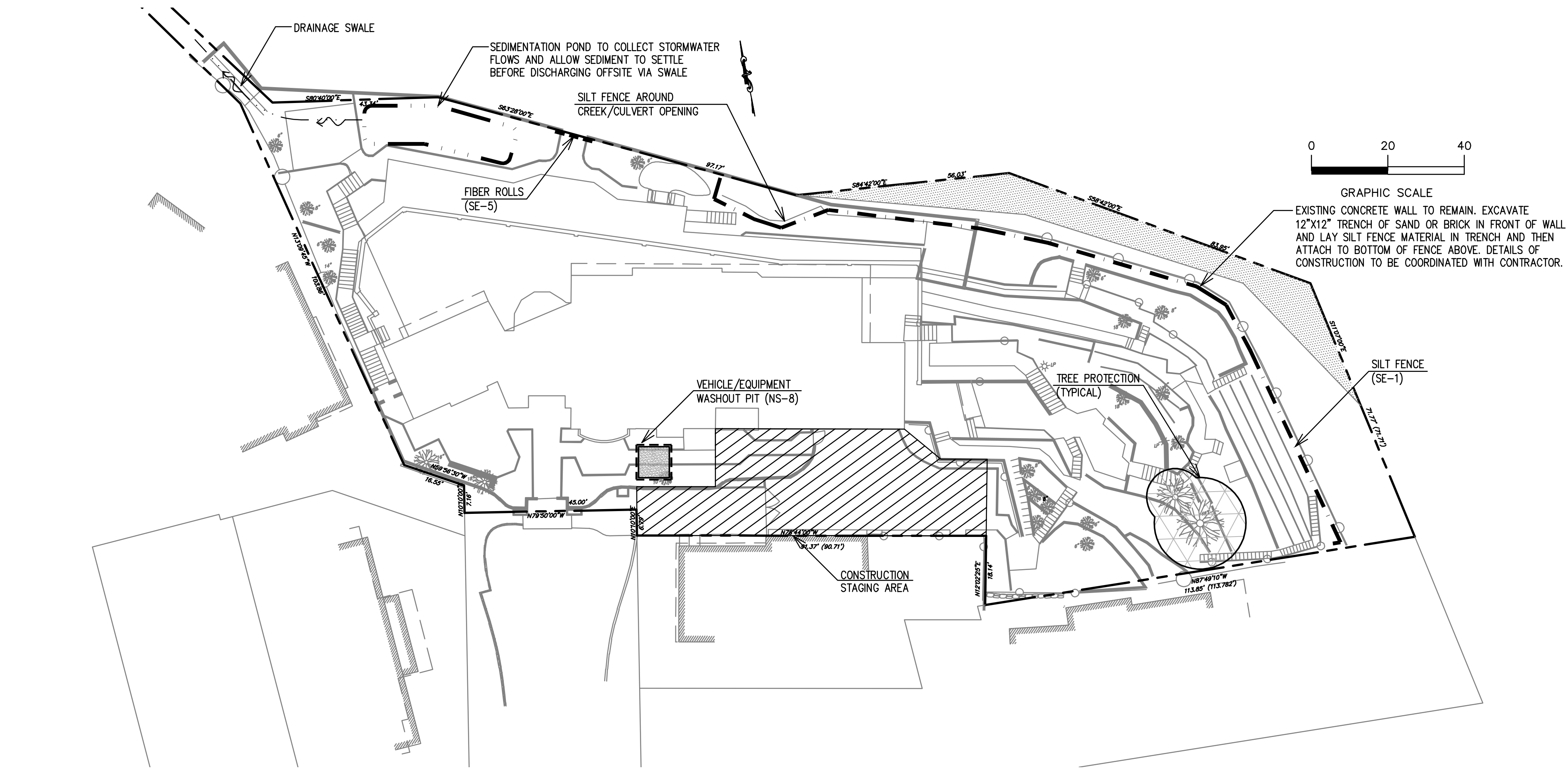
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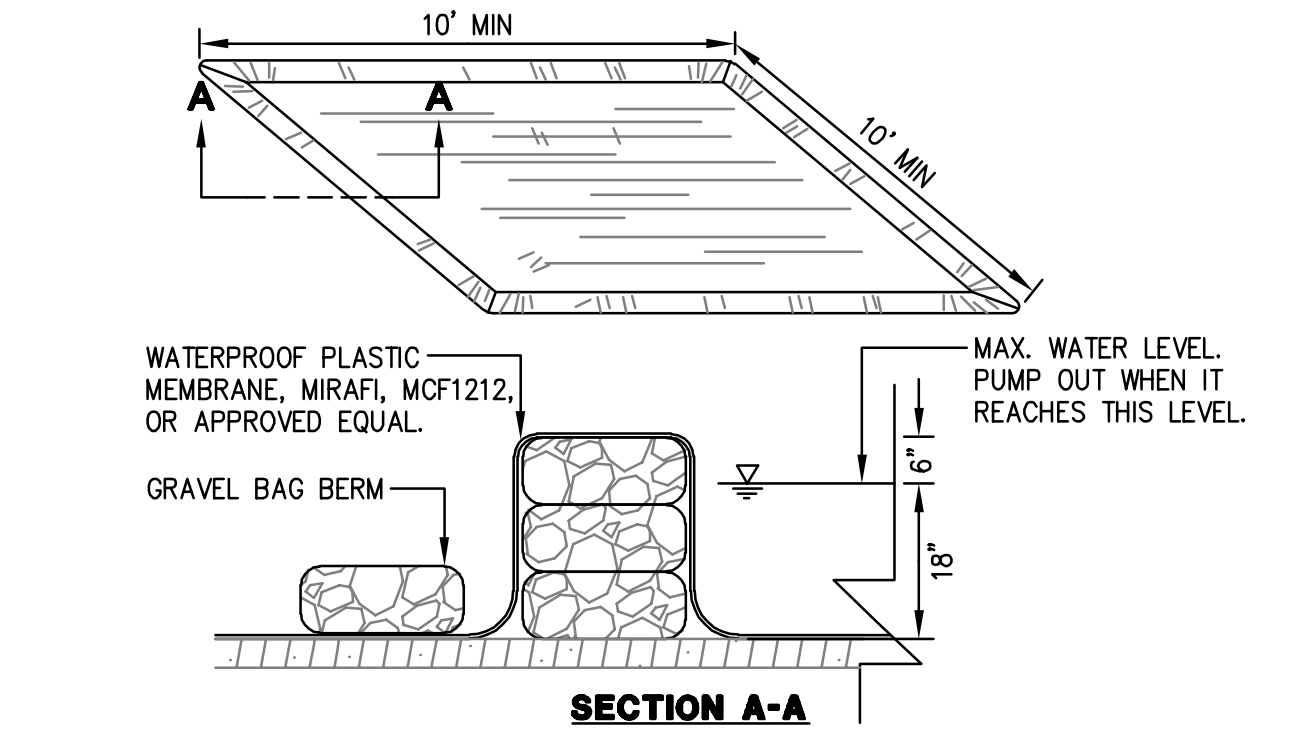


- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

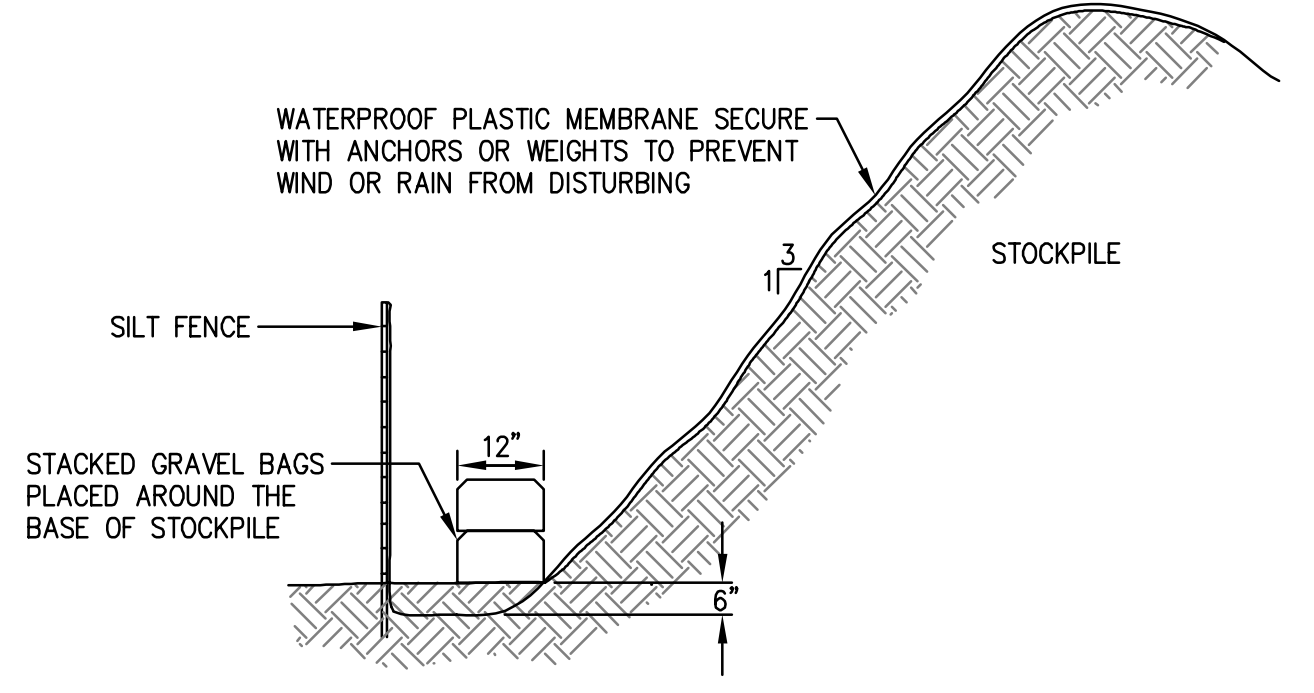
SILT FENCE
NTS

- NOTES:
1. TREE PROTECTION SHALL BE COMPRISED OF SIX-FOOT HIGH CHAIN LINK FENCING MOUNTED ON EIGHT-FOOT TALL, 2-INCH DIAMETER GALVANIZED POSTS, DRIVEN 24 INCHES INTO THE GROUND AND SPACED NO MORE THAN 10 FEET APART.
 2. TREE PROTECTION SHALL BE POSTED WITH SIGNS SAYING, "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST".
 3. WHEREVER PROTECTION IS NEEDED OUTSIDE OF FENCES, UNPROCESSED WOOD CHIPS, OR APPROVED EQUIVALENT, SHALL BE PLACED TO THE EDGE OF THE TREE'S CANOPY AND TO A DEPTH OF 6 INCHES.
 4. TREE PROTECTION FENCING (TPF) SHALL BE SET A RADIAL DISTANCE (R) AT THE BASE OF THE TREE, OR EXTENDING TO THE LIMITS OF THE TREE DRIPLINE, WHICHEVER IS GREATER.
 5. FENCING MUST BE INSTALLED PRIOR TO ARRIVAL OF MATERIALS, VEHICLES, OR CONSTRUCTION EQUIPMENT.
 6. NO STOCKPILING OF CONSTRUCTION MATERIALS OR SOIL IS ALLOWED WITHIN TPF.
 7. TRENCHING FOR UNDERGROUND UTILITIES WITHIN THE TPF MUST BE APPROVED BY A CERTIFIED ARBORIST AND BE COMPLETED BY HAND. NO ROOTS ENCOUNTERED SHALL BE CUT WITHOUT APPROVAL OF A CERTIFIED ARBORIST.
- MIN. RADIAL DISTANCE (R):
 $R = (6) \times \text{TRUNK DIAMETER}$
- TYPE I - LANDSCAPE ONLY**
- CONTINUE FENCING BEYOND SIDEWALK WHERE REQUIRED.
- TYPE II - NEAR PUBLIC ROW**
- DO NOT OBSTRUCT PUBLIC SIDEWALKS OR STREETS WITH TREE PROTECTION FENCING.

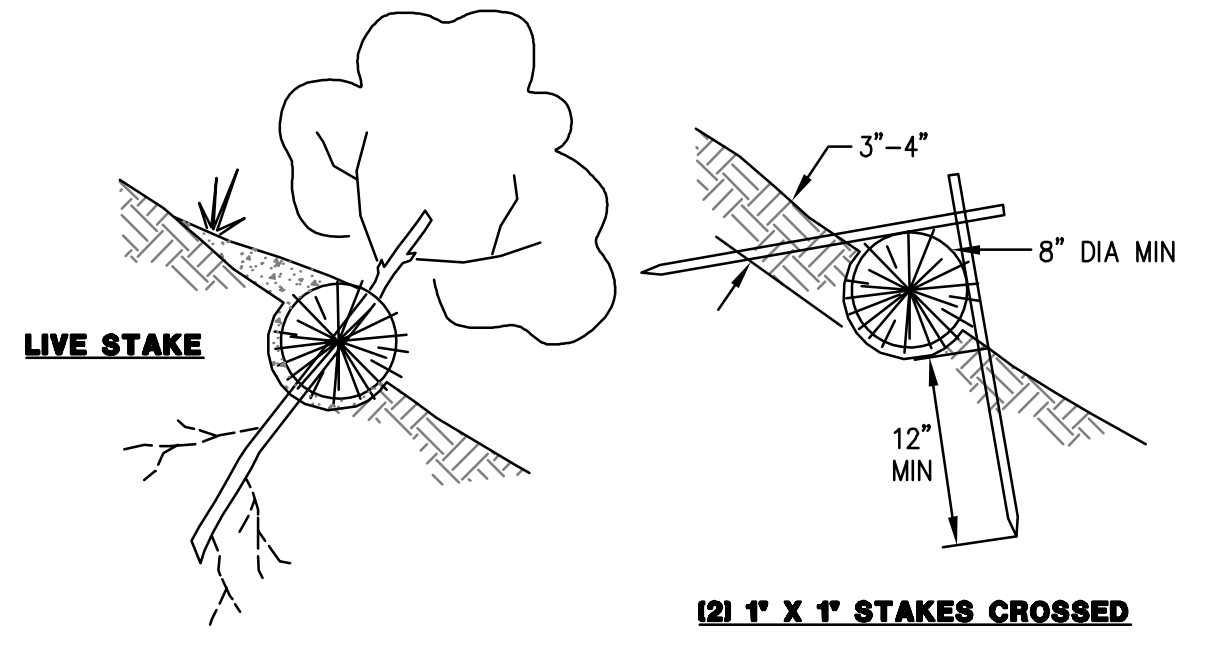
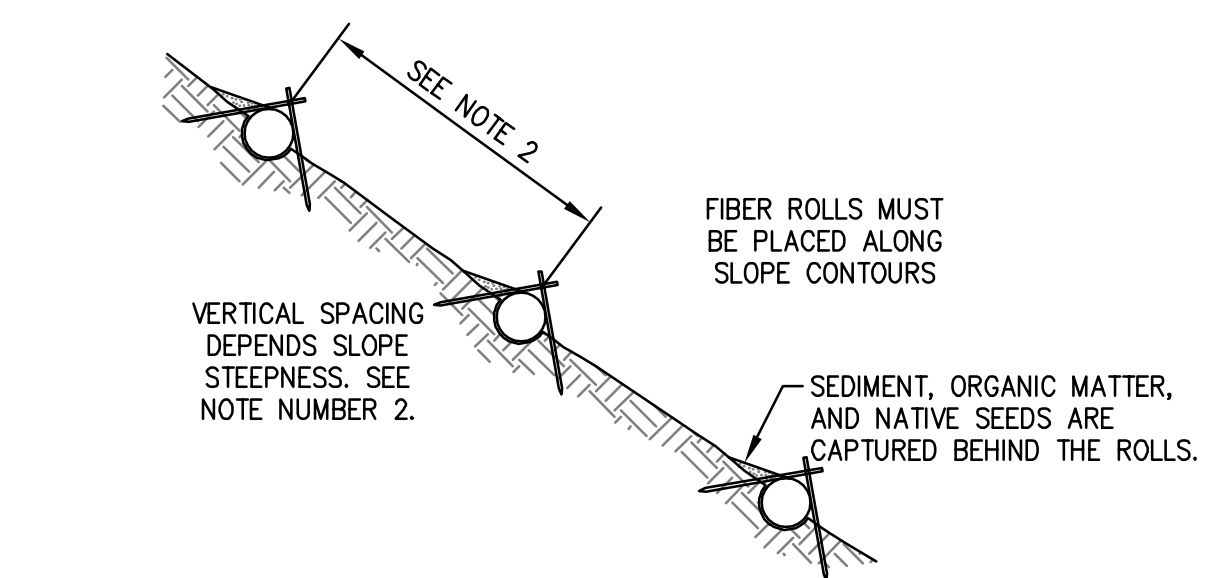
TREE PROTECTION FENCING
NTS



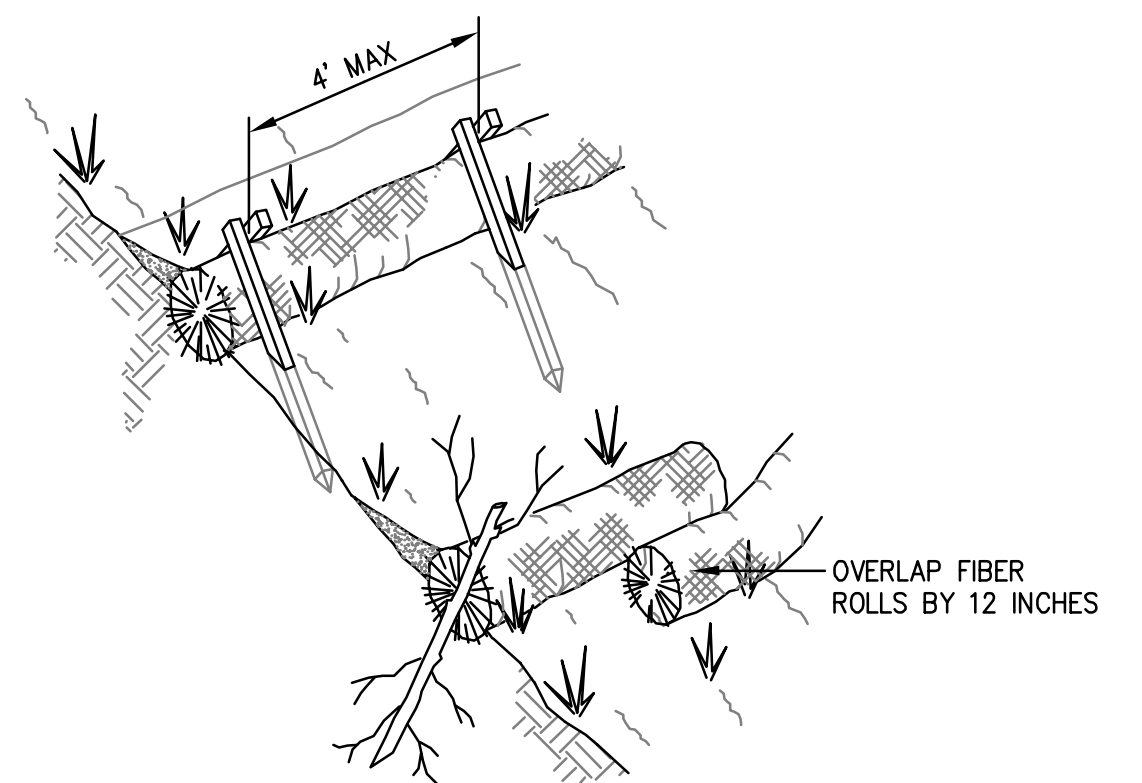
VEHICLE/EQUIPMENT WASHOUT PIT
NTS



STOCKPILE COVERING
NTS



FIBER ROLL
NTS



- NOTES:
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
SLOPE OF 2:1 OR GREATER = 10 FEET APART
SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SD PRICING SET - 09/04/2020

EROSION CONTROL PLAN
4 SEA CLIFF AVENUE

REVIEW ONLY
NOT FOR CONSTRUCTION

Date	Revisions	No.	Date
08/04/2020			
Scale	AS SHOWN		
Design	CHS		
Drawn	CHS		
Approved	D.J.L.		
Job No	20201337-10		

Drawing Number:
C4.1
OF

PROPOSED

PRINTED:10/19/21, 2:14 PM
Volume:\bae-projects\projects\4 Sea Cliff\8.05 Archive Sets\8.05A Record Sets\210716 Site Permit R2\1013 SitePermit R2 CU HEARING CM COMMENTS.plt

SYMBOLS

NEW WALL

BUTLER ARMSDEN
ARCHITECTS

1420 SUTTER STREET 1ST FLOOR
SAN FRANCISCO, CA 94109
BUTLERARMSDEN.COM

E INFO@BUTLERARMSDEN.COM
T 415-674-5554

PLANTED

PERMEABLE SURFACE



2 LANDSCAPE DIAGRAM
SCALE: 1/16" = 1'-0"

SITE PERMIT

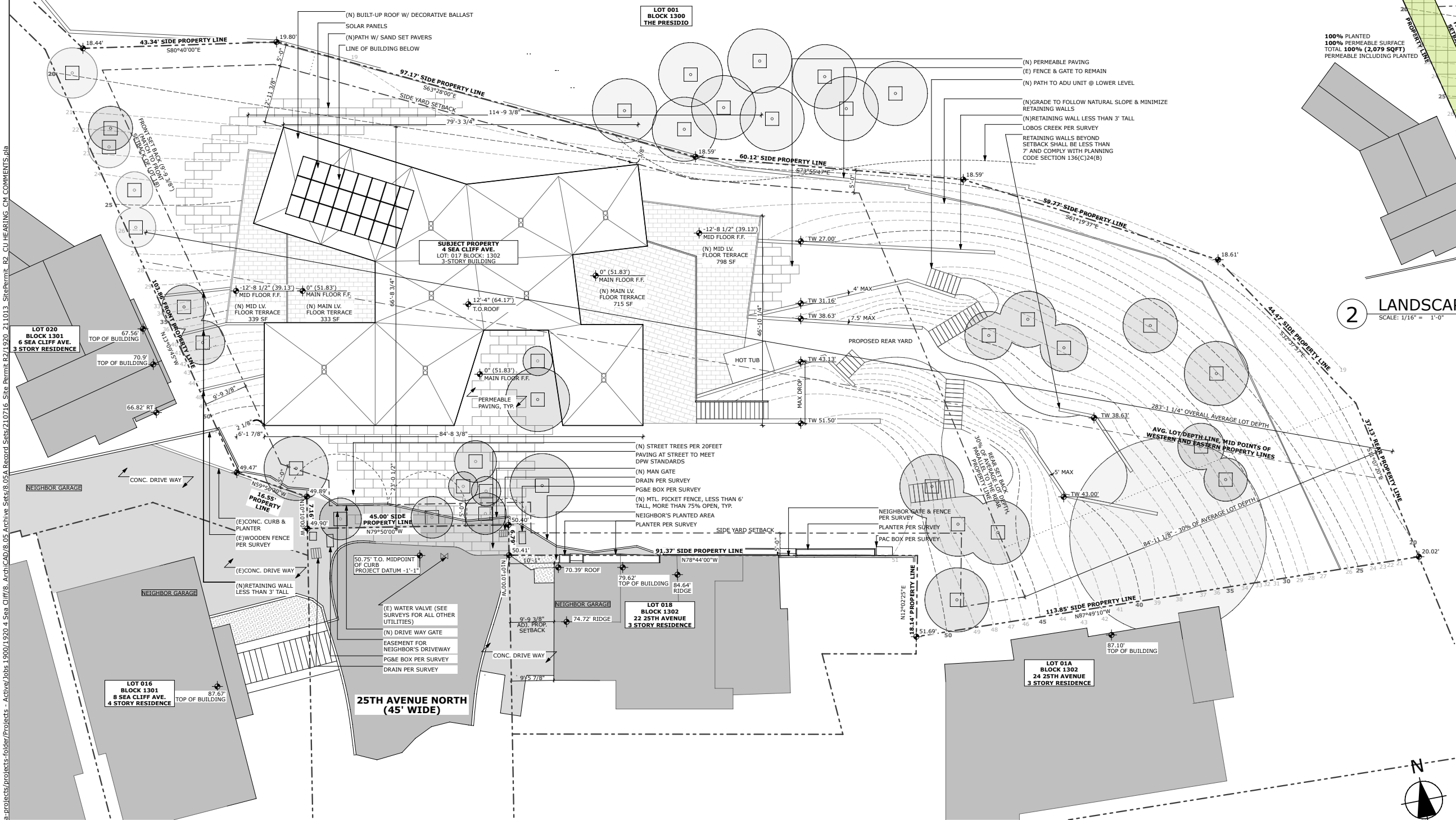
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1 REVISION 1 5/26/2021	SK & AM

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DATE:	5/29/2020
DRAWN:	JW, SK, AM
CHECKED:	GF, JW
SCALE:	AS NOTED



PROPOSED SITE PLAN

1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



4 SEA CLIFF
4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121

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SYMBOLS

NEW WALL

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4 SEA CLIFF AVENUE, SAN FRANCISCO, CA 94121

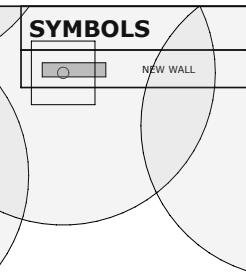
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JOB#:	1920
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CHECKED:	GF, JW
SCALE:	AS NOTED



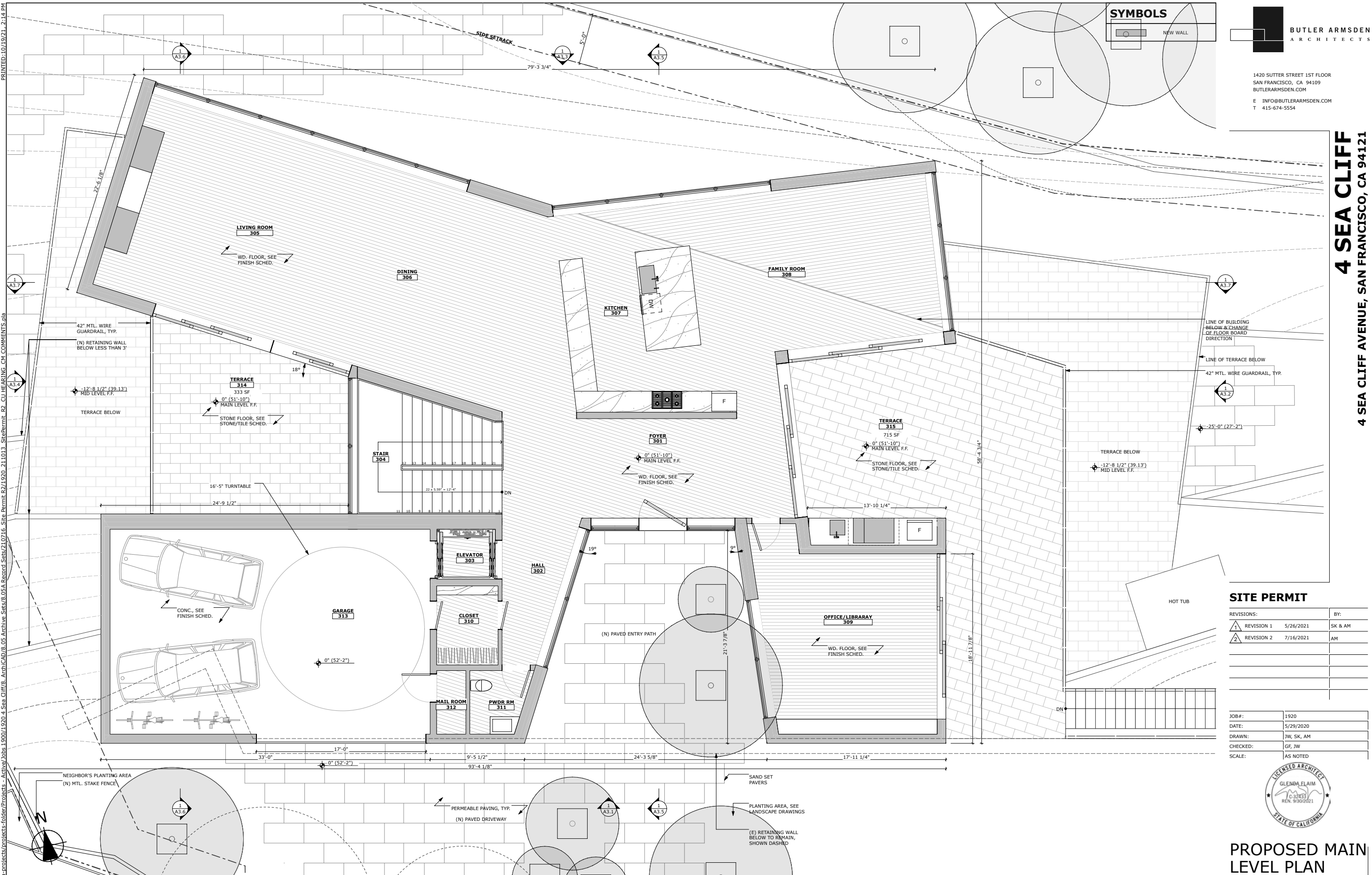
**PROPOSED
LOWER LEVEL
PLAN**



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DRAWN:	JW, SK, AM
CHECKED:	GF, JW
SCALE:	AS NOTED

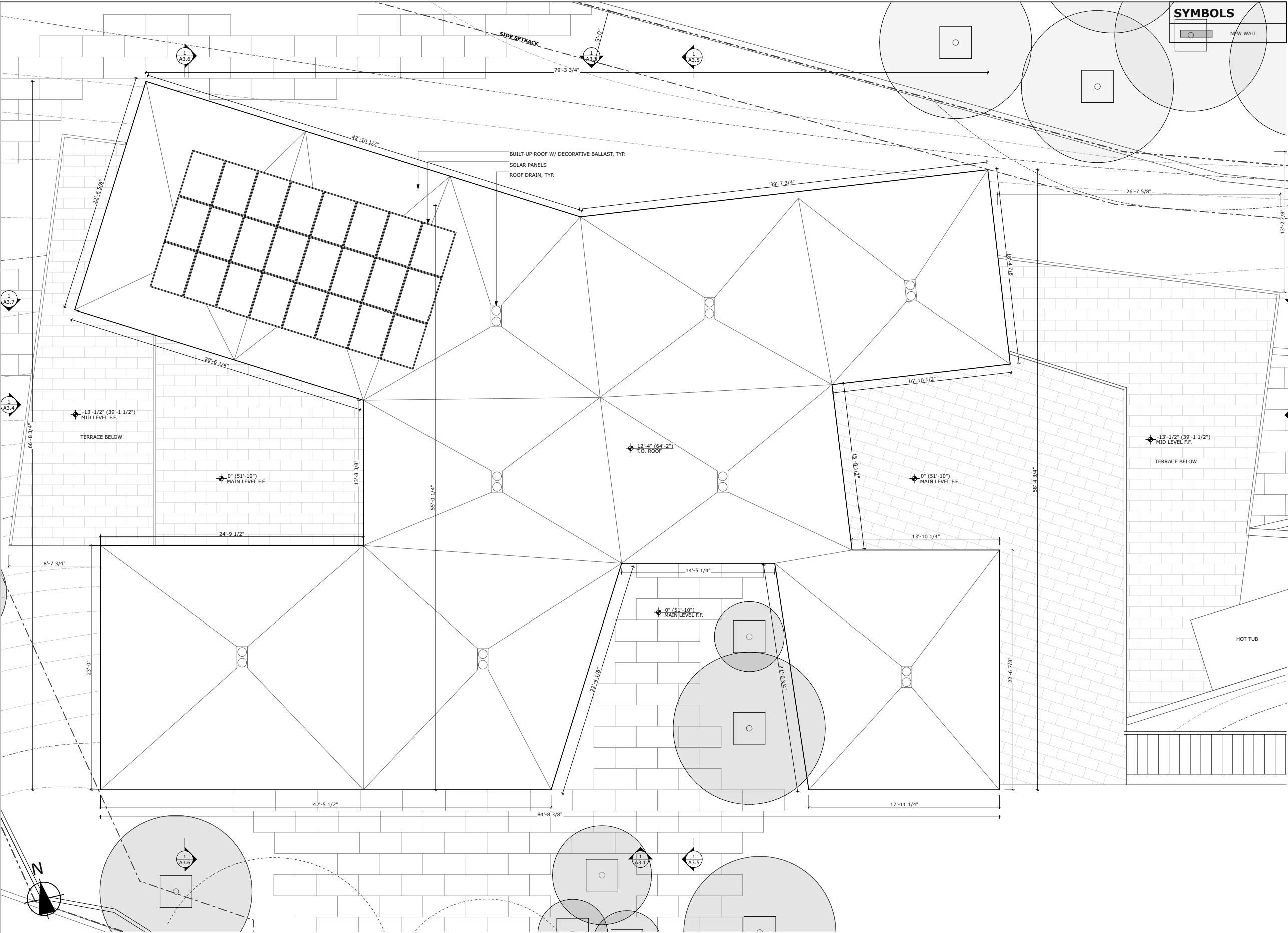


PROPOSED MAIN LEVEL PLAN

1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.4

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SYMBOLS

NEW WALL

BUTLER ARMSDEN
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JOB#:	1920
DATE:	5/29/2020
DRAWN:	JW, SK, AM
CHECKED:	GF, JW
SCALE:	AS NOTED

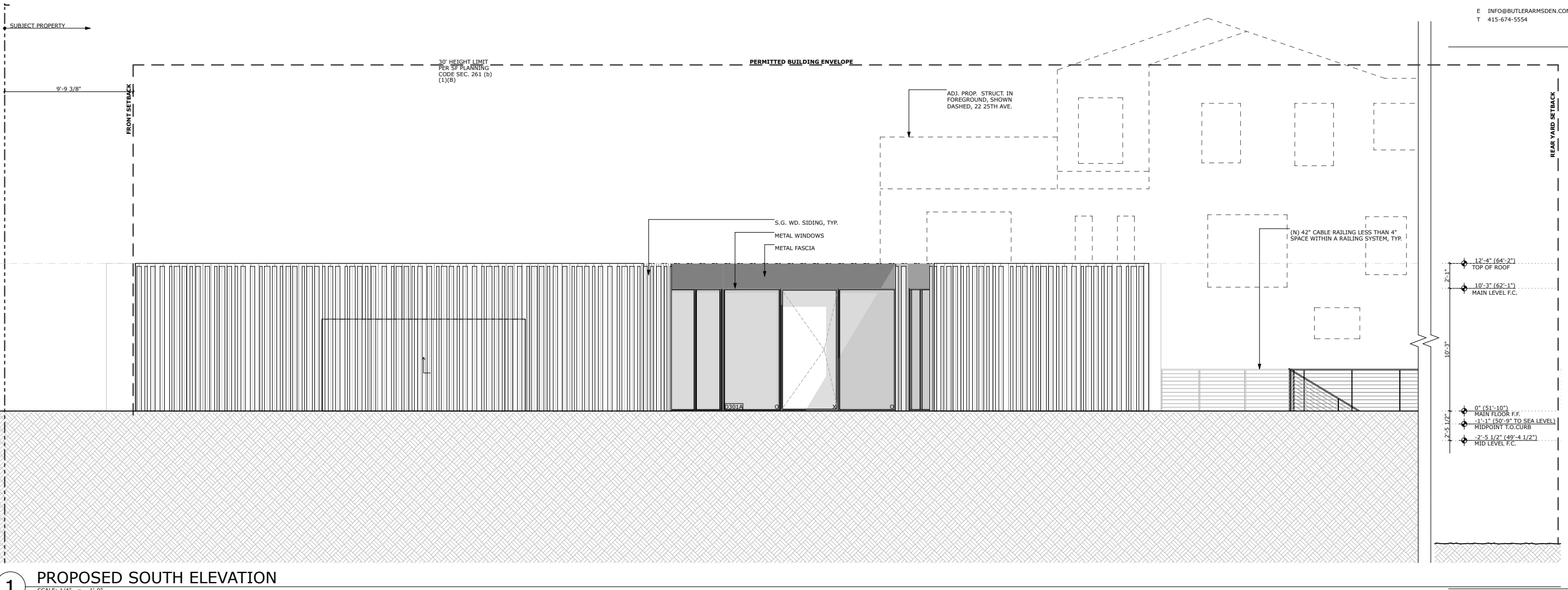


**PROPOSED
ROOF PLAN**

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

SITE PERMIT

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JOB#:	1920
DATE:	5/29/2020
DRAWN:	JW, SK, AM
CHECKED:	GF, JW
SCALE:	AS NOTED

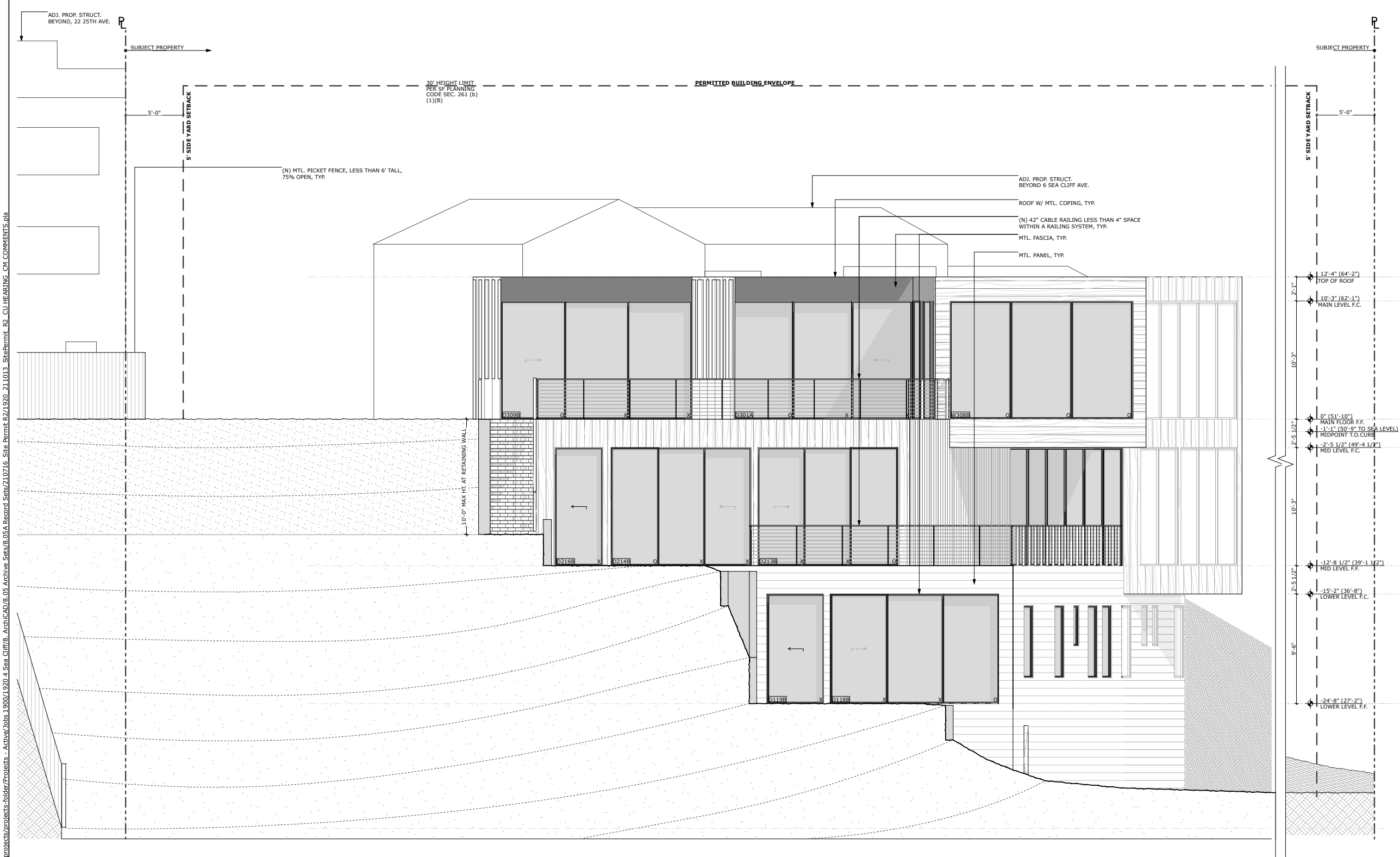


PROPOSED
ELEVATION

4 SEA CLIFF
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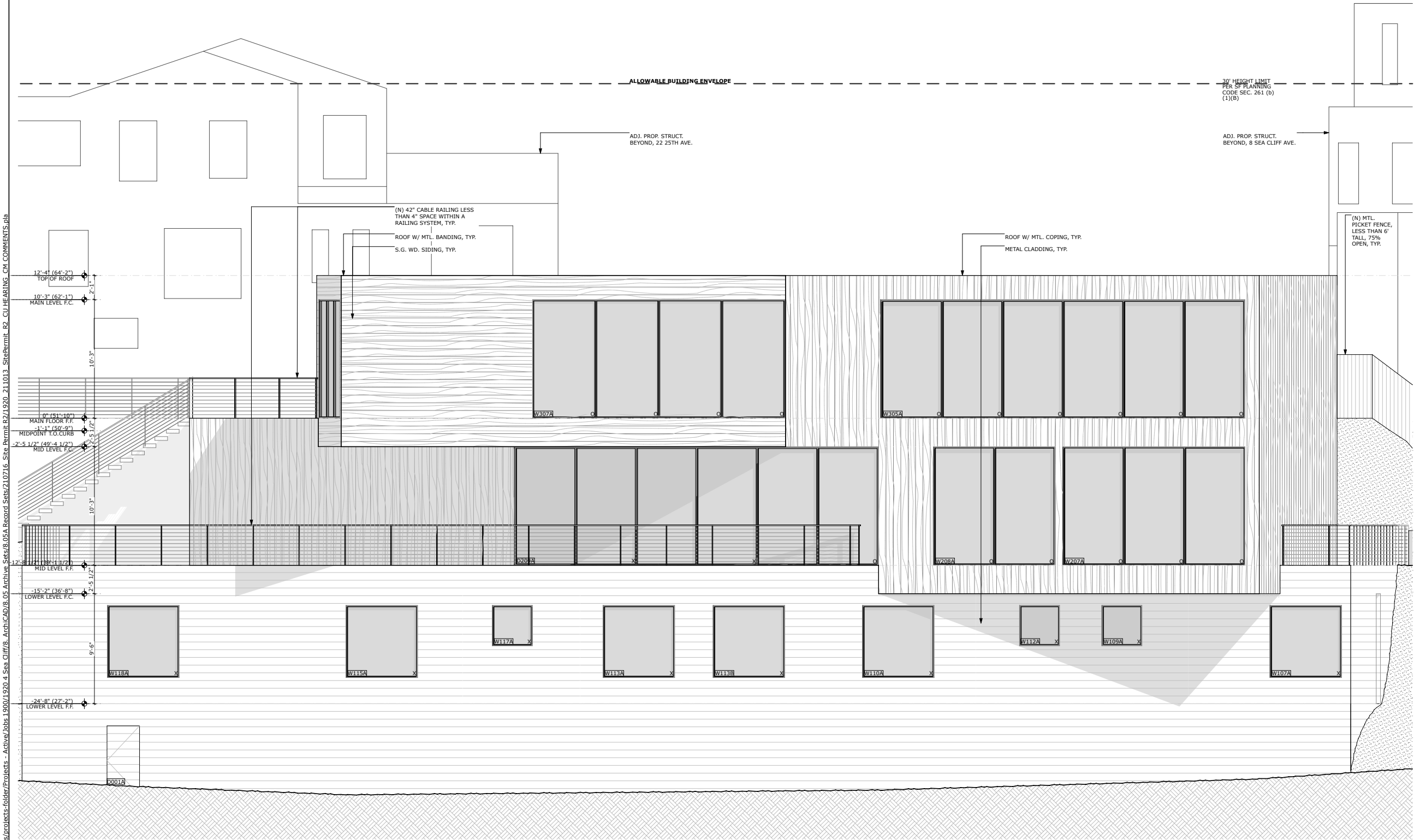
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DATE:	5/29/2020
DRAWN:	JW, SK, AM
CHECKED:	GF, JW
SCALE:	AS NOTED



PROPOSED
ELEVATION

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

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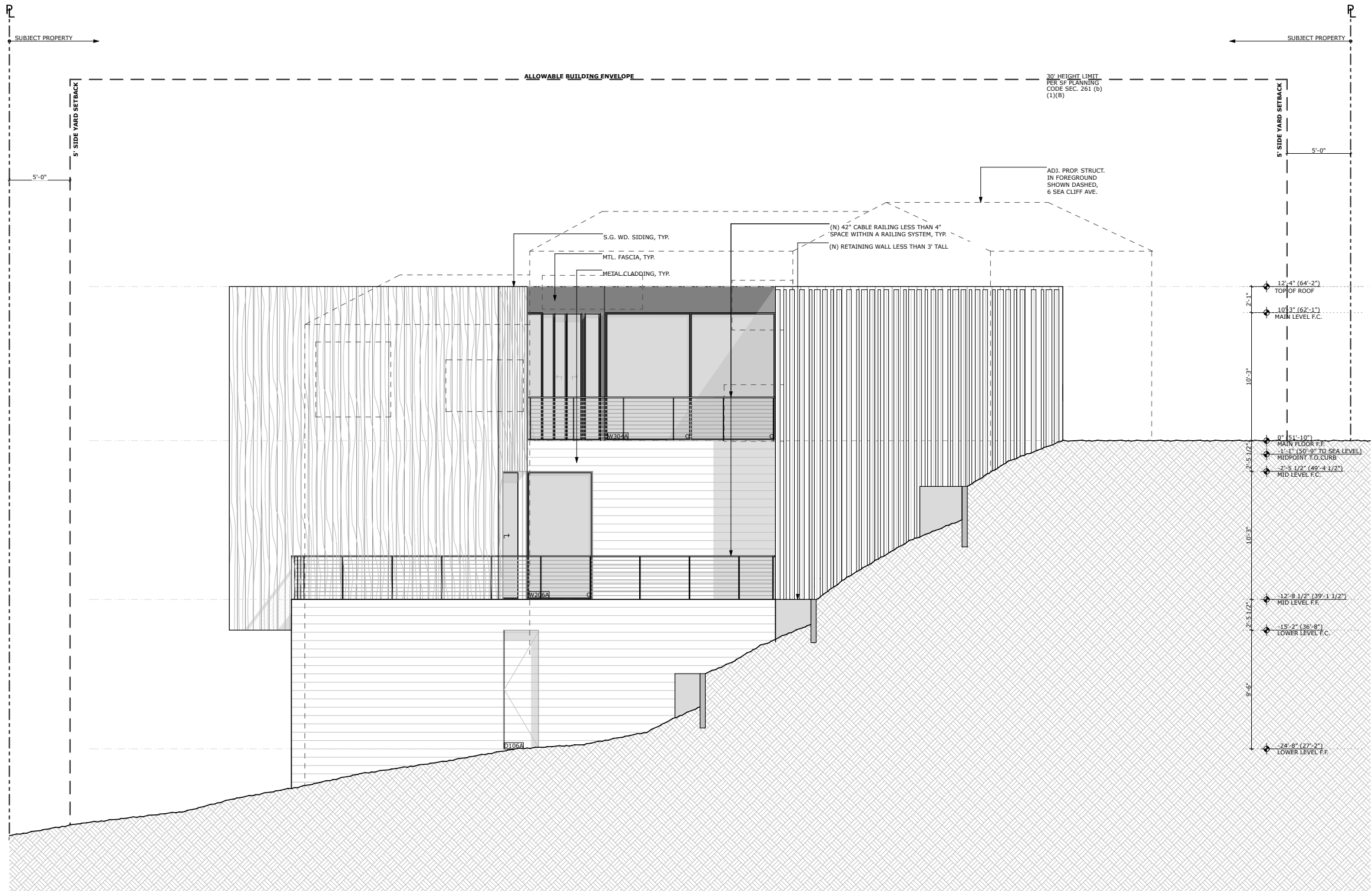
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JOB#:	1920
DATE:	5/29/2020
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CHECKED:	GF, JW
SCALE:	AS NOTED



**PROPOSED
ELEVATION**

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



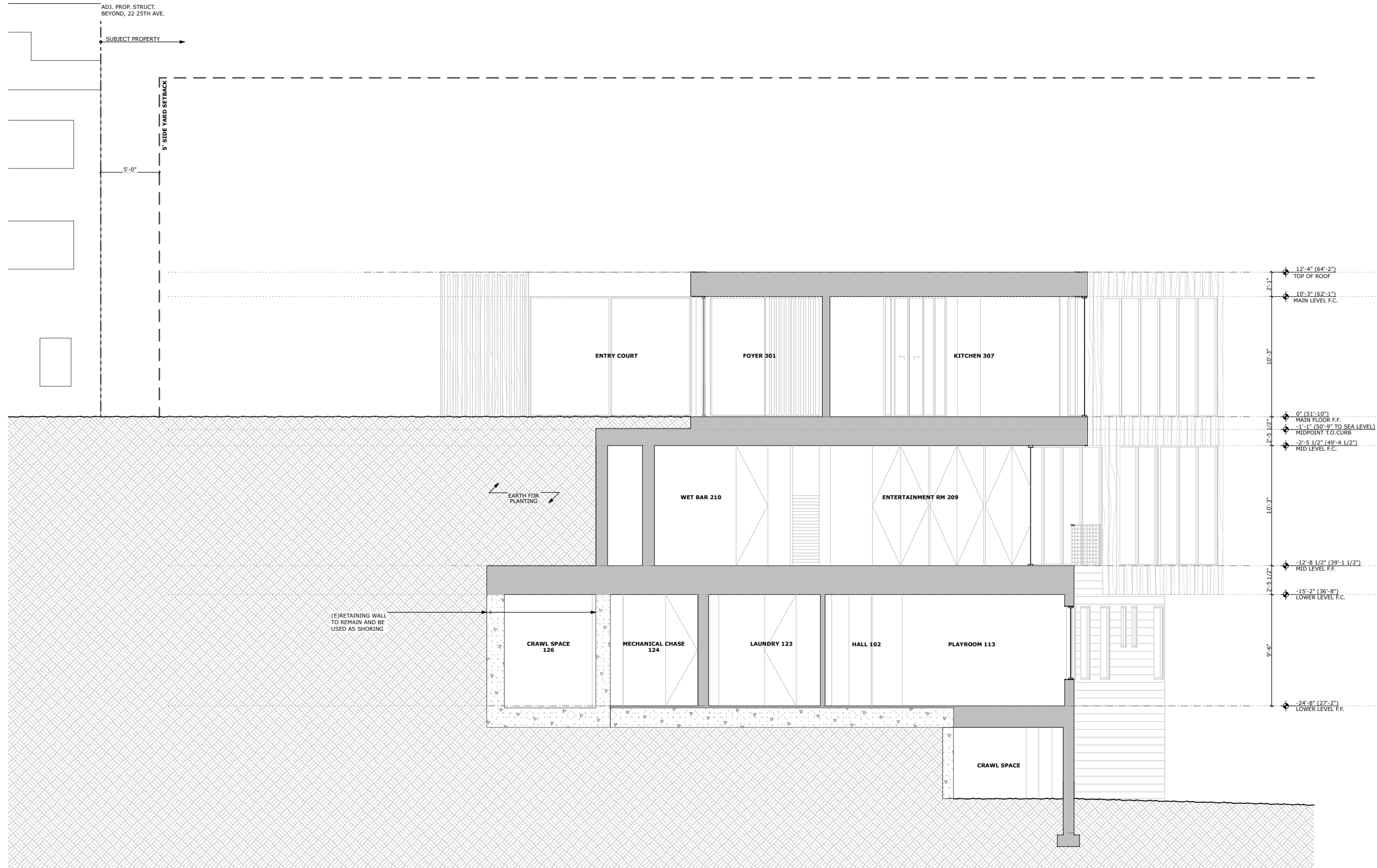
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SCALE:	AS NOTED



PROPOSED
ELEVATION



1 PROPOSED TRANSVERSE SECTION-2
SCALE: 1/4" = 1'-0"

SITE PERMIT

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1	REVISION 1	5/26/2021	SK & AM
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CHECKED:	GF, JW
SCALE:	AS NOTED



**PROPOSED
SECTION**



1 PROPOSED TRANSVERSE SECTION-4
SCALE: 1/4" = 1'-0"

SITE PERMIT

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SCALE:	AS NOTED



PROPOSED
SECTION

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1 PROPOSED LONGITUDINAL SECTION-1
SCALE: 1/4" = 1'-0"

4 SEA CLIFF
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SITE PERMIT

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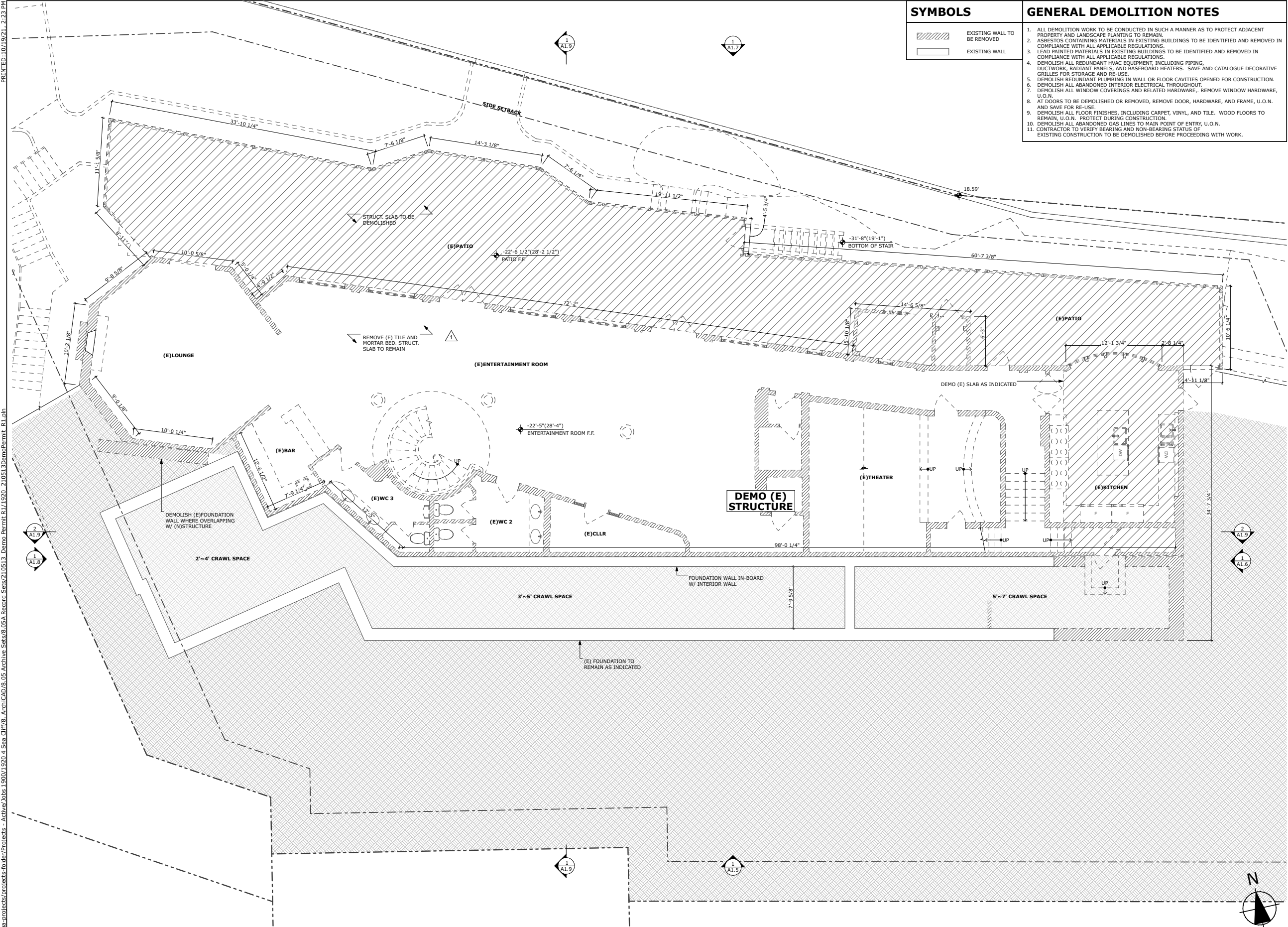
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CHECKED:	GF, JW
SCALE:	AS NOTED



**PROPOSED
SECTION**

DEMO

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DEMO PERMIT

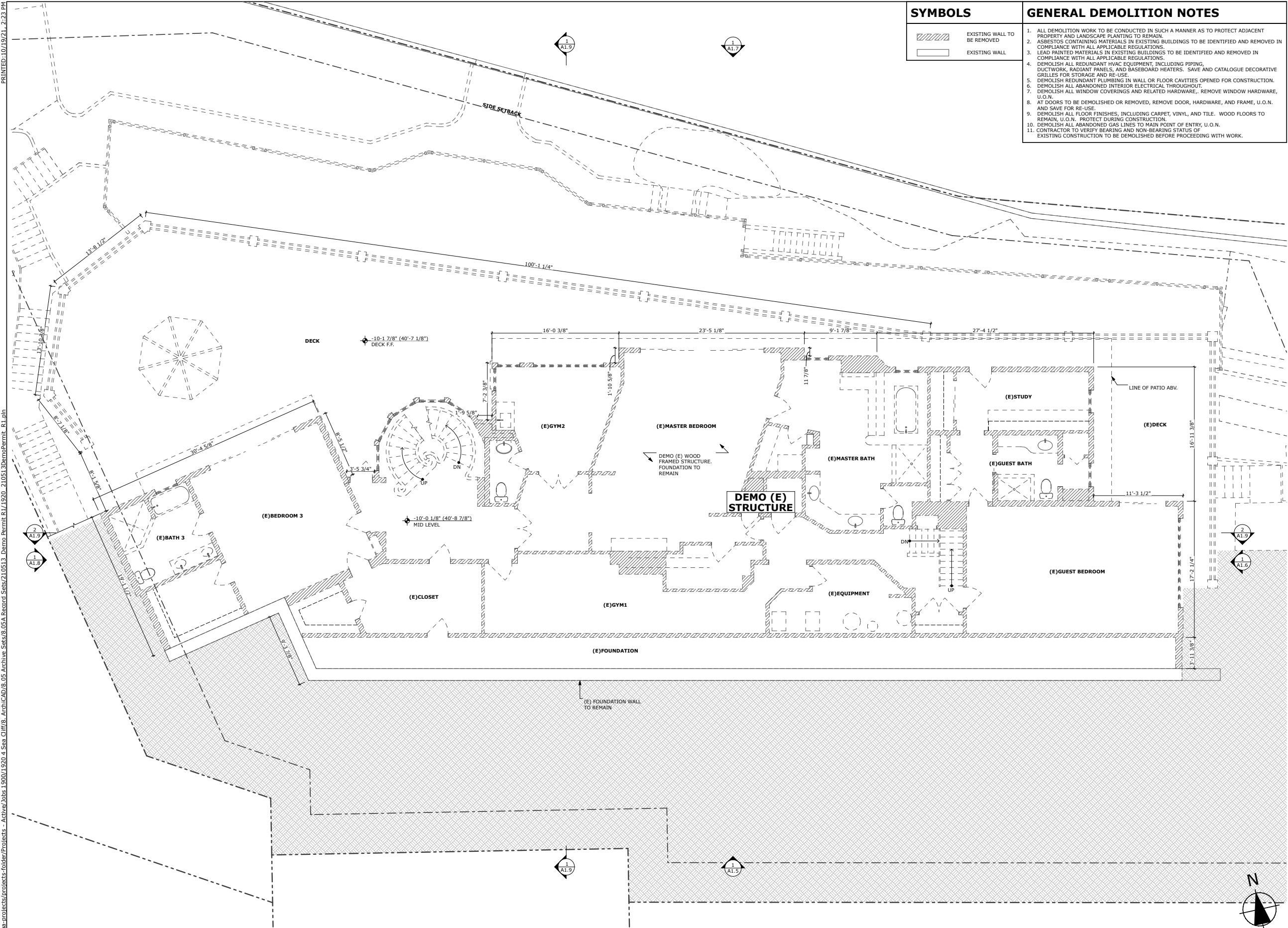
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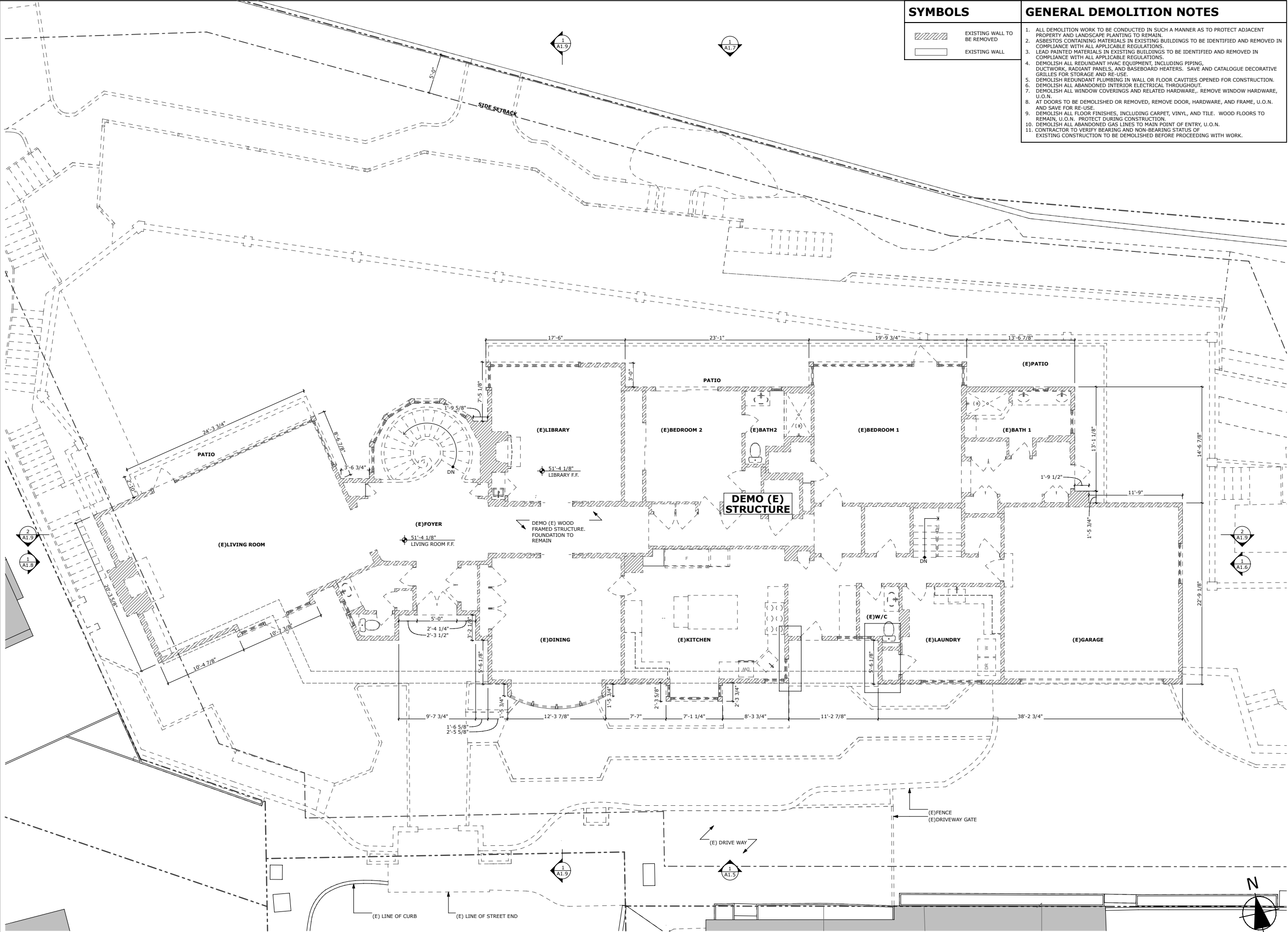
EXISTING
LOWER LEVEL
PLAN

A1.1



SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
	EXISTING WALL	2.	ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		3.	LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		4.	DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
		5.	DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION. DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
		6.	DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE, REMOVE WINDOW HARDWARE, U.O.N.
		7.	AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
		8.	DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
		9.	DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
		11.	CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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SYMBOLS		GENERAL DEMOLITION NOTES	
	EXISTING WALL TO BE REMOVED	1.	ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
	EXISTING WALL	2.	ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		3.	LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
		4.	DEMOLISH ALL REDUNDANT HVAC EQUIPMENT, INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS. SAVE AND CATALOGUE DECORATIVE GRILLES FOR STORAGE AND RE-USE.
		5.	DEMOLISH REDUNDANT PLUMBING IN WALL OR FLOOR CAVITIES OPENED FOR CONSTRUCTION.
		6.	DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
		7.	DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE., REMOVE WINDOW HARDWARE, U.O.N.
		8.	AT DOORS TO BE DEMOLISHED OR REMOVED, REMOVE DOOR, HARDWARE, AND FRAME, U.O.N. AND SAVE FOR RE-USE.
		9.	DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. WOOD FLOORS TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
		10.	DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
		11.	CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

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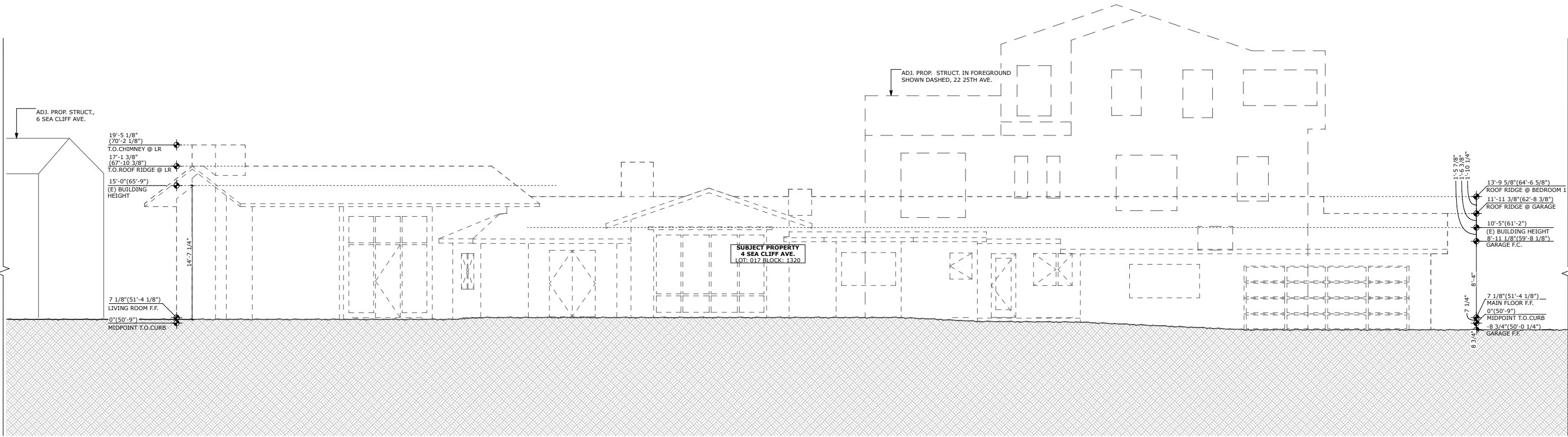
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CHECKED:	GF, JW
SCALE:	AS NOTED



EXISTING MAIN
LEVEL PLAN

1 EXISTING MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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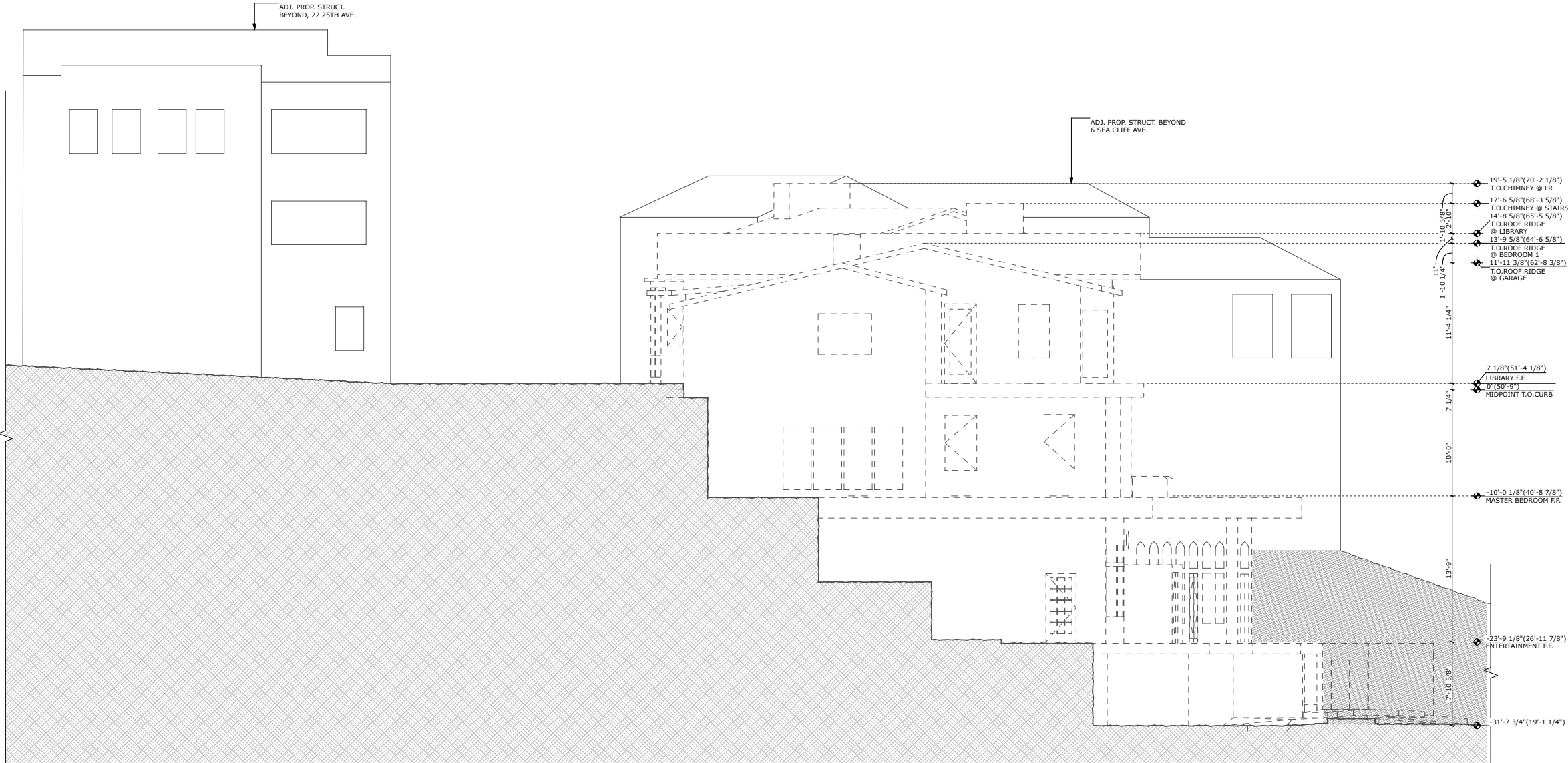
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EXISTING
ELEVATION



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EXISTING
ELEVATION

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1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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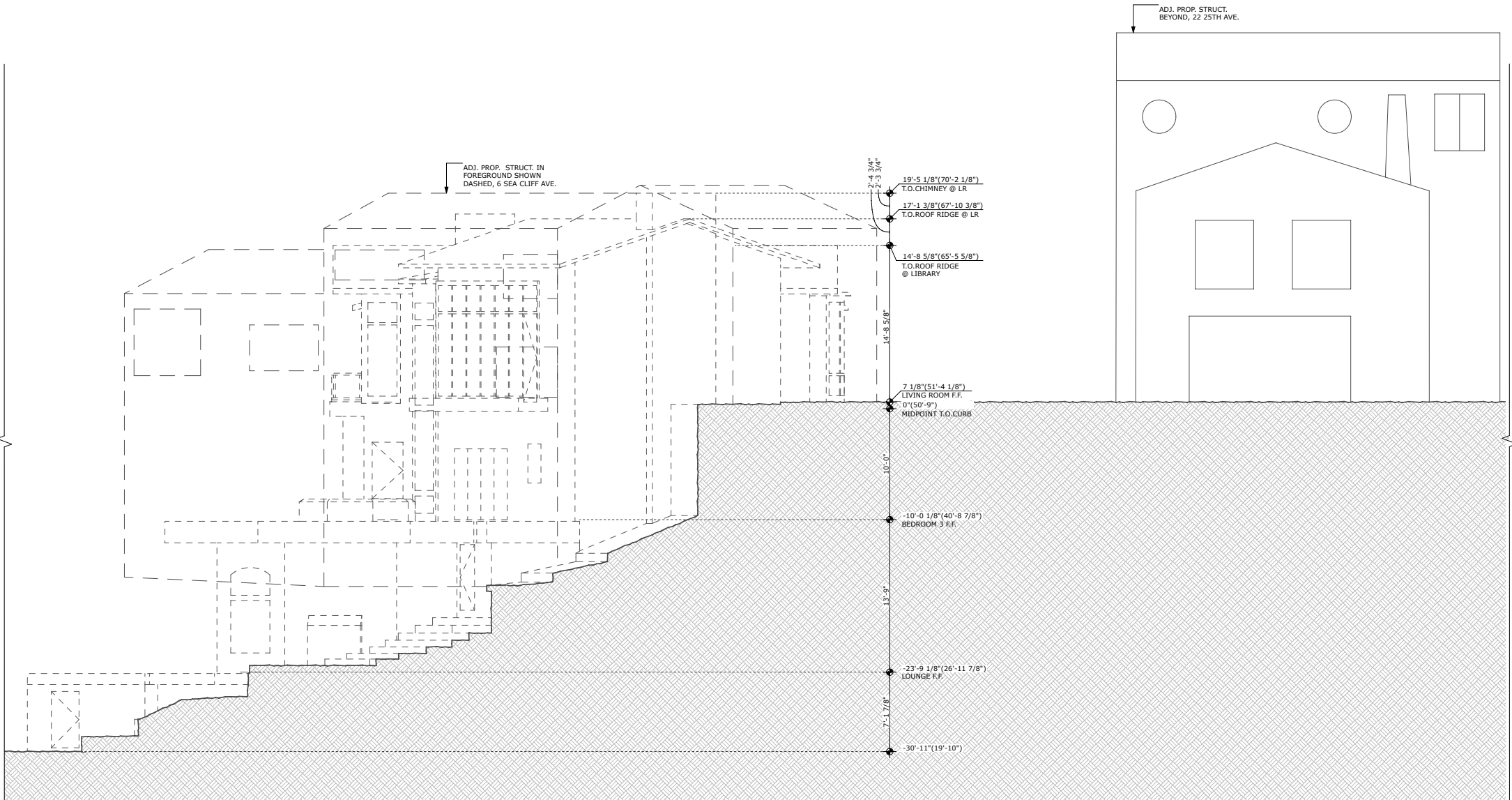
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CHECKED:	GF, JW
SCALE:	AS NOTED



EXISTING
ELEVATION



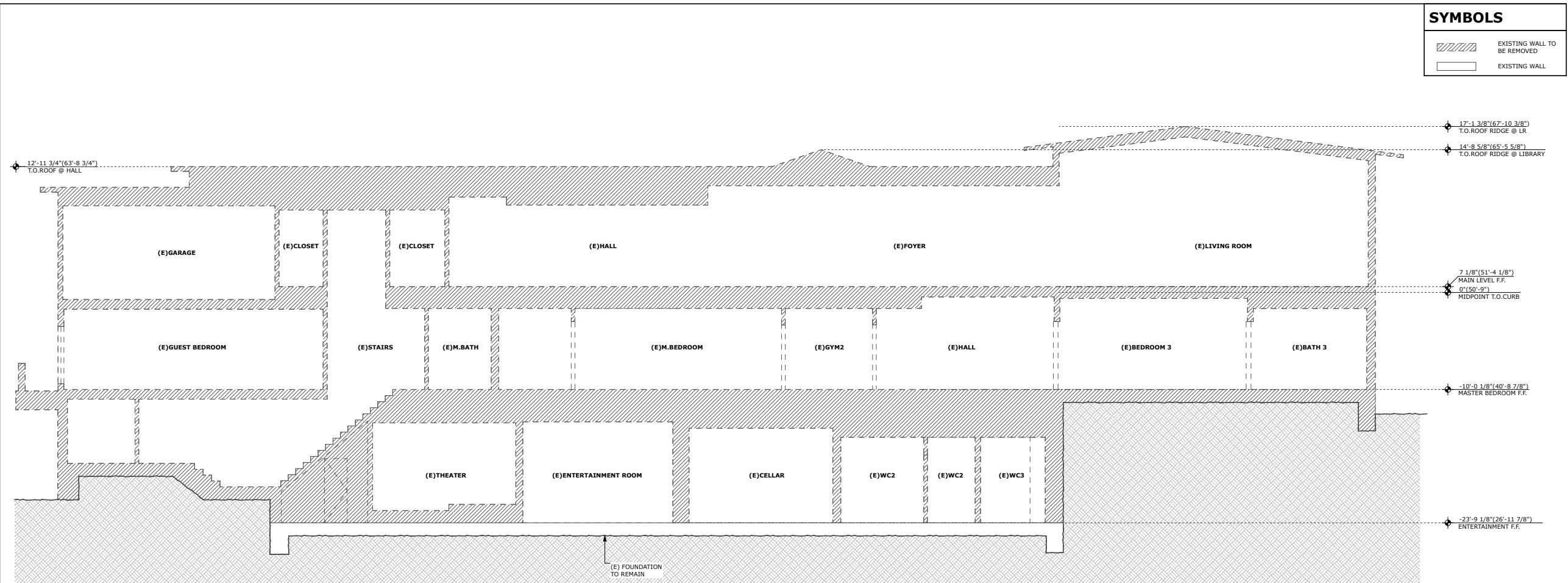
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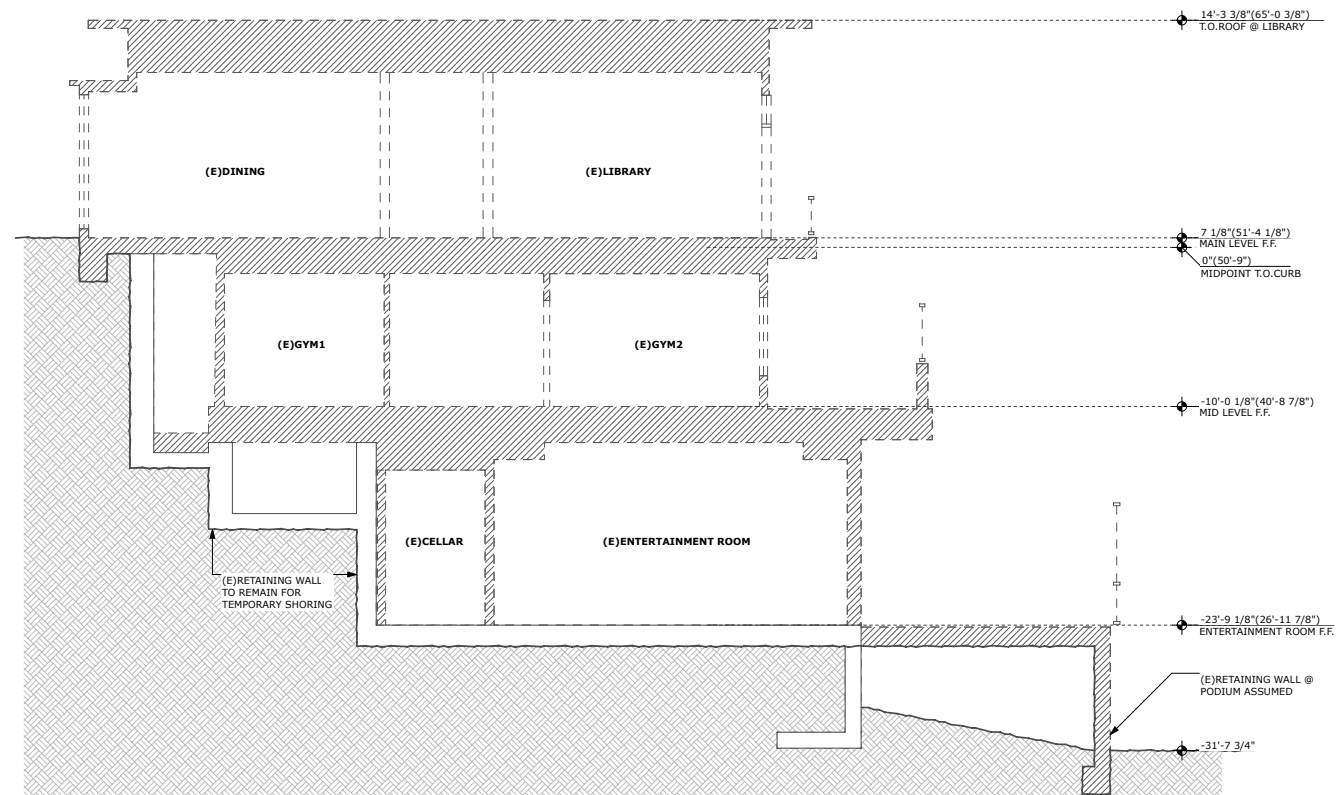
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CHECKED:	GF, JW
SCALE:	AS NOTED





EXISTING
ELEVATION




2 EXISTING LONGITUDINAL SECTION



1 EXISTING TRANSVERSE SECTION
SCALE: 3/16" = 1'-0"

SYMBOLS	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL




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EXISTING SECTIONS