

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 20, 2014

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: **415.558.6377**

Date: November 13, 2014

Case No.: **2014.1379D**

Project Address: **2895 LAKE STREET**Permit Application: 2014.0401.2150

Zoning: RH-1(D) [Residential House, One-Family, Detached]

40-X Height and Bulk District

Block/Lot: 1327/002
Project Sponsor: George Sun

Sun Architects

411 15th Avenue, Suite A San Francisco, CA 94118

Staff Contact: Laura Ajello – (415) 575-9142

laura.ajello@sfgov.org

Recommendation: Do not take DR and approve as proposed

PROJECT DESCRIPTION

The project is to construct a 2nd story addition above the existing attached garage and a 2-story addition on the south side of the building. The subject building is a two-story over basement, single family home with parking at the rear, accessible from the private easement that runs through the center of the block. The proposed rear and side additions are located above the existing attached garage and are set back 15′-2″ from the south (side) property line and 6′-6″ from the north property line. The addition above the garage is 12′ high with a mansard roof.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of Lake Street between El Camino Del Mar and 30th Avenue in the Sea Cliff neighborhood. The subject parcel measures approximately 39.58 wide by 130 feet deep with an area of 5,201 square feet. The lot contains a single-family detached building originally constructed in 1926.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Sea Cliff neighborhood is characterized by large single-family detached homes with impressive views. The neighborhood is located at the northwest corner of San Francisco overlooking the Pacific Ocean and the Golden Gate Bridge. Sea Cliff is distinguished from the surrounding Outer Richmond neighborhood by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are similar in massing and style. Buildings and ornamentation were largely executed in French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor styles.

The adjacent buildings on Lake Street are similar in size and scale to the project site with parking at the rear accessible from the private easement that runs through the center of the block. Most properties have detached garages positioned closer to the rear property line and easement. The buildings on the opposite side of the street (facing the project) are on down-sloping lots with two stories at the front and similar parking at the rear, accessed from the private easement.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311	30 davs	Aug. 19, 2014 –	September 9,	November 20,	72 days
Notice	30 days	Sept. 18, 2014	2014	2014	,

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 10, 2014	November 10, 2014	10 days
Mailed Notice	10 days	November 10, 2014	November 7, 2014	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors		1 (DR requestor)	
Other neighbors on the			
block or directly across			
the street			
Neighborhood groups			

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Diana Young, owner of 2989 Lake Street, adjacent to the north side property line of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached Discretionary Review Applications, dated September 9, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached Response to Discretionary Review, dated September 18, 2014.

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)

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PLANNING DEPARTMENT
2

Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team reviewed the project and DR Request on September 25, 2014 and found no exceptional or extraordinary circumstances related to the project or the DR requestor's concerns. The project was found to be consistent with other buildings in the neighborhood. The existing side yard setbacks exceed minimum standards and remain unchanged. All zoning standards and Residential Design Guidelines have been met.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION:

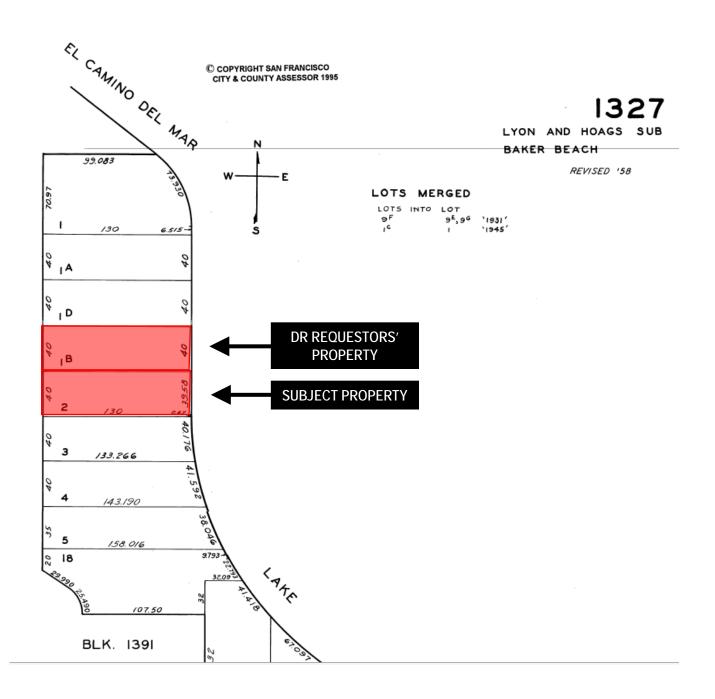
Do not take DR and approve project as proposed

Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Zoning Map
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated September 18, 2014
Reduced Plans

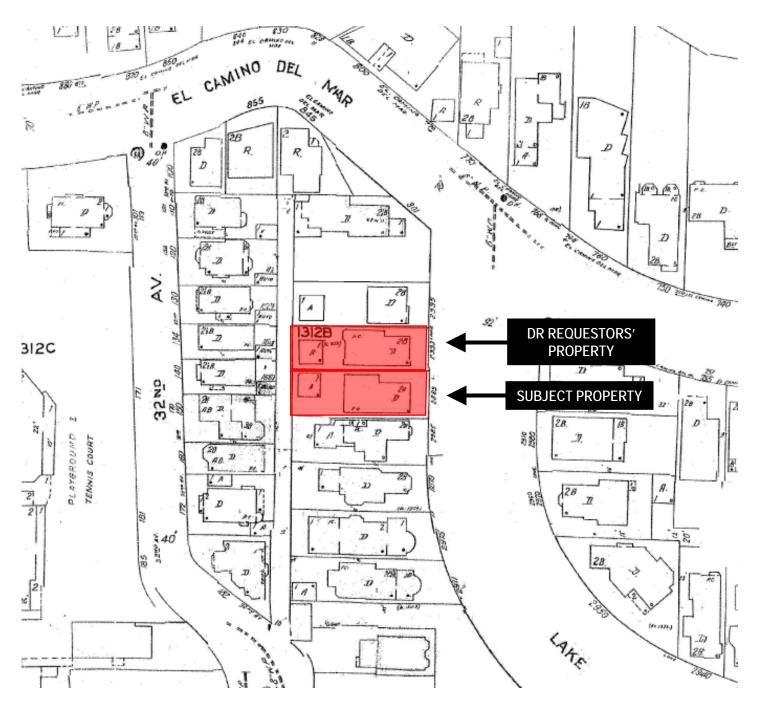
LA: G:\Cases\14.1379 D - 2985 Lake\2014.1379 DR Abbreviated Anaysis.doc

Parcel Map





Sanborn Map*

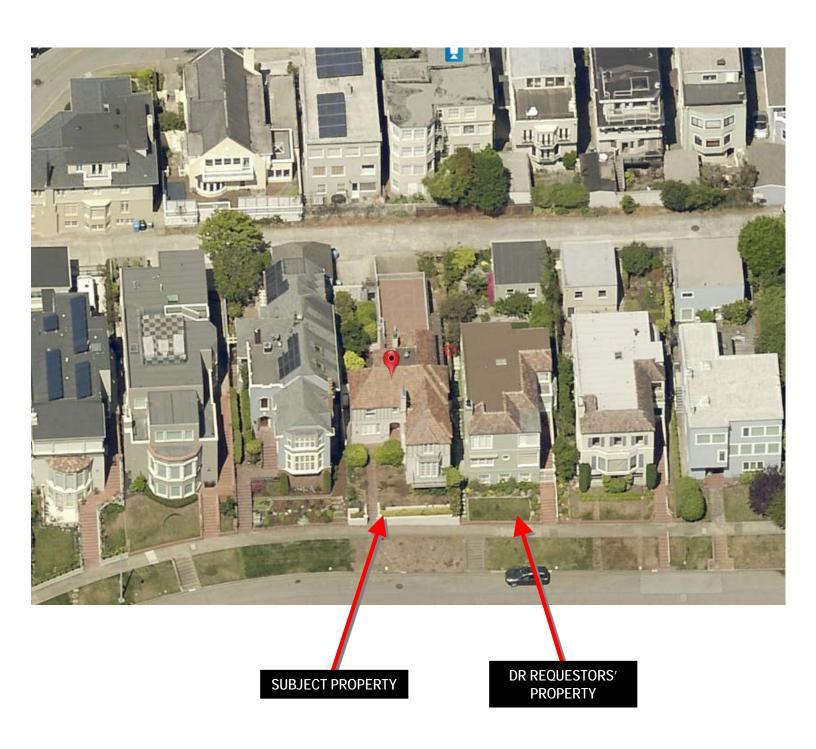


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing Case Number 2014.1379D 2895 Lake Street

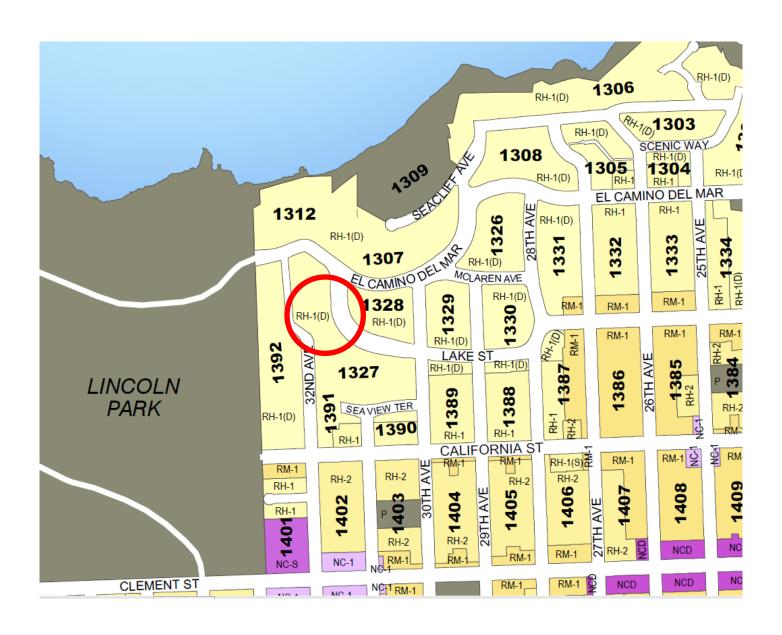
Aerial Photo 1



Aerial Photo 2



Zoning Map





Site Photo





Discretionary Review Hearing Case Number 2014.1379D 2895 Lake Street

Site Photos 2



Discretionary Review Hearing Case Number 2014.1379D 2895 Lake Street 1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **April 1, 2014**, the Applicant named below filed Building Permit Application No. **2014.04.01.2150** with the City and County of San Francisco.

PROP	ERTY INFORMATION	APPLICANT INFORMATION		
Project Address:	2985 Lake Street	Applicant:	George Sun	
Cross Streets:	El Camino Del Mar & 30 th Avenue	Address:	411 15 th Avenue Suite A	
Block/Lot No.:	1327/002	City, State:	San Francisco, CA 94118	
Zoning District(s):	RH-1 (D) / 40-X	Telephone:	(415) 387-2700	

You are receiving this notice as a property owner or resident 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 the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

	PROJECT SCOPE	
☐ Demolition	□ New Construction	■ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
■ Rear Addition	■ Side Addition	☐ Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-family dwelling	No Change
Front Setback	12 feet	No Change
Side Setbacks	3 feet	No Change
Building Depth	82 feet, 1 inch	No Change
Rear Yard	32 feet, six inches	No Change
Building Height	Not Applicable	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
	PROJECT DESCRIPT	ION
The proposal consists of a 2 nd story building. See attached plans.	addition above the existing attached gar	rage and a 2-story addition on the south side of the

Notice Date: 8/19/2014

Expiration Date: 9/18/2014

For more information, please contact Planning Department staff:

Planner: Laura Ajello Telephone: (415) 575-9142

E-mail: laura.ajello@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

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 general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. 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 which generally 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. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at 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. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. 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, on-line, at 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 Clerk of the Board at City Hall, Room 244, 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.

APPLICATION FOR Discretionary Review

Owner/Applicant Information			
DR APPLICANT'S NAME: DR APPLICANT'S ATDRESS DR APPLICANT'S ATDRESS	G		
DR APPLICANTS ADDRESS: 2989 Lake St. SF		SY121	(415)672 0842
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE		ARY REVIEW NAME:	
2995 Lake St.		ZIP CODE: 94121	TELEPHONE:
CONTACT FOR DR APPLICATION		40)	
Same as Above George Sur ADDRESS: 411-15Th Avr. Ste	. A	ZIP CODE: 54118	(415) 3872700
E-MAIL ADDRESS:			
2. Location and Classification STREET ADDRESS OF PROJECT:			ZIP CODÉ:
2985 Lake St. CROSS STREETS AVENUE & El (2n	nino del	Mar	54121
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA 1327 / 002	(SQ FT): ZONING DISTRIC	(D) /40-X	HEIGHT/BULK DISTRICT:
3. Project Description			
Please check all that apply Change of Use Change of Hours New C	Construction 🗌 🛚 A	Alterations 💢 🔠 I	Demolition Other
Additions to Building: Rear Front Pront Present or Previous Use: (esidence		e Yard 🌋	
Proposed Use: residence			
Building Permit Application No. 2014.04	1.01.215	Date Fi	led: 4.1.2014

		7 2/cm	feet
Prior Action	YES	00	व
Have you discussed this project with the permit applicant?	×		
Did you discuss the project with the Planting Department permit review planner?	×		
Drd you participate in outside mediation on this case?			
			OMA
			OWN
Changes Made to the Project as a Result of Mediation			OWN



Discretionary Review Request

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

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

The second story over the sarage /deck crowds neighboring homes, takes away privacy and light and dedracts from the style of the reighborhood. It is an unrecessary intrusion on neighboring homes.

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

The neighbors on each side of 2985 Lake street and 160 & 17.

The neighbors behind 2985 (addresses on 32nd Avenue) 32nd Avenue)

Nill be impacted. This silhoueth with the second story addition
is too bulky and intrusive and detracts from the buffer

Zone between neighbors. Remodeling the lower level of the
hove would create for less neighbor hood impact.

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?

Building out the lover level of the house would provide plenty of specific for bedrooms and bathrooms without crowding neighbors and detractive from the character of the neighborhood. Homes in Sez Cliff are not designed to crowd one another. This design is not in Keeping with the neighborhood. No second story should be built in the rear.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.

c: The other information or applications may be required.

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

Diana Young Owner, 2989 Lake St.

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	
Address labels (original), if applicable	9
Address labels (copy of the above), if applicable	0
Photocopy of this completed application	
Photographs that illustrate your concerns	10
Convenant or Deed Restrictions	201
Check payable to Planning Dept.	
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

☐ Required Material.

Optional Material.

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only		
Application received by Planning Department:		
R _V .	Date:	

2985 LAKE - D. P.

Brent Plater
Wild Equity Institute
474 Valencia St #295
San Francisco, CA 94103

Mark Farrell
Board of Supervisors

1 Dr Carlton B Goodlett Pl Rm 244
San Francisco, CA 94102

1312/014 Josephine Gerardo 150 32nd Ave San Francisco, CA 94121

1327/001B Diana Young Fam Tr 2989 Lake St San Francisco, CA 94121

1327/003 Wong Bong 2979 Lake St San Francisco, CA 94121

1328/012 Occupant 2980 Lake St San Francisco, CA 94121 Dan Baroni Planning Assn for Richmond 2828 Fulton St San Francisco, CA 94118

Norman Kondy Lincoln Park Homeowners Assn 271 32nd Ave San Francisco, CA 94121

> 1312/015 Perez Fam Tr 160 32nd Ave San Francisco, CA 94121

> 1327/002 Watt Fam Tr 428 39th Ave San Francisco, CA 94121

> 1328/011 Zellerbach Tr 2970 Lake St San Francisco, CA 94121

> 1328/013 Zeeva Kardos Tr 775 El Camino del Mar San Francisco, CA 94121

Eric Mar
Board of Supervisors

1 Dr Carlton B Goodlett Pl Rm 244
San Francisco, CA 94102

1312/013 Yang Hun 140 32nd Ave San Francisco, CA 94121

1312/016 Kutzscher Fam Tr 172 32nd Ave San Francisco, CA 94121

1327/002 Occupant 2985 Lake St San Francisco, CA 94121

1328/012 Sandra RVC Tr PO BOX 475037 San Francisco, CA 94147

14.13790

14.13790

Affidavit for Notification Material Preparation Notification Map, Mailing List, and Mailing Labels

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, JANIE SOLORZAND, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.

2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.

3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, Sept 7 2019	in San Francisco.
Signature	
JAVIER SOLORZANO/OW	NET
Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession	n)
2985 LAYE ST.	
Project Address	
1327/802	-





2985 Lake St.-2014.1379D (2







SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

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

Reception: 415.558.6378

415.558.6409

Fax:

Planning Information: 415.558.6377

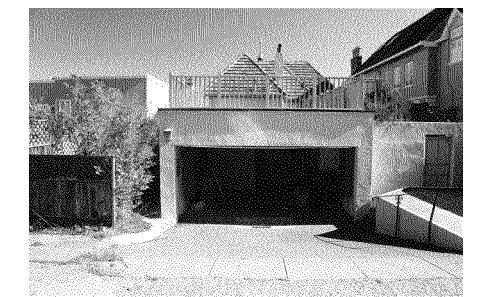
		Case No.:
		Building Permit No.:
		Address:
roje	ct Sponsor's Name:	
		(for Planning Department to contact)
•	feel your proposed project s	R requester and other concerned parties, why do you hould be approved? (If you are not aware of the requester, please meet the DR requester in addition application.
-	order to address the concern- If you have already changed	s to the proposed project are you willing to make in s of the DR requester and other concerned parties? the project to meet neighborhood concerns, please cate whether the changes were made before filing or after filing the application.
•	please state why you feel that the surrounding properties.	the proposed project or pursue other alternatives, to your project would not have any adverse effect on Please explain your needs for space or other revent you from making the changes requested by

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

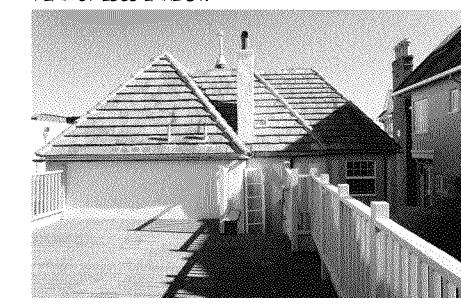
4. Please supply the following information about the proposed project and the existing improvements on the property.

Number of	<u>!</u>	Existing	Proposed
Dwelling units (only one kitchen per ur			
kitchens count as additional units)			
Occupied stories (all levels with habita	ble rooms)	*	
Basement levels (may include garage			
storage rooms) Parking spaces (Off-Street)			
Bedrooms	•••••		
Gross square footage (floor area from exterior wall), not including basement and Height	parking areas		-
Building Depth			
Most recent rent received (if any)		**	
Projected rents after completion of pro	ject		
Current value of property			
Projected value (sale price) after comp			
I attest that the above information is tr	ue to the best of	my knowledge	9.
Signature	Date	Name (ple	ease print)

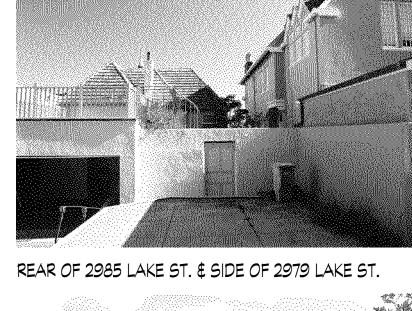




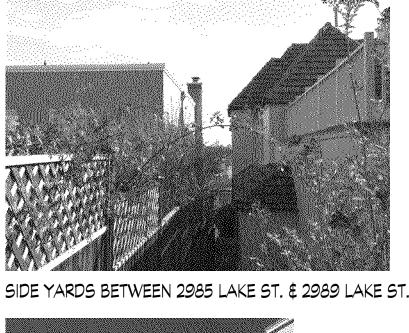
REAR OF 2985 LAKE ST.



REAR OF 2985 LAKE ST. ON THE (E) DECK ABV. GARAGE









ACROSS OF 2985 LAKE ST. IN THE REAR

BUILDING

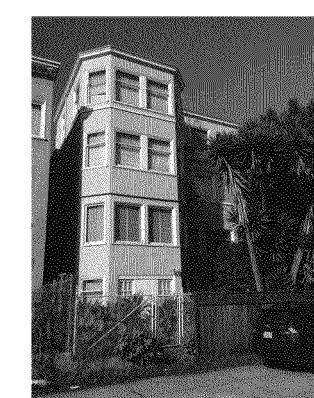
ELEVATION

WALL SECTION

ROOM NAME

DOOR NUMBER

\$ NUMBER



REAR OF 2979 LAKE ST.

ACROSS OF 2985 LAKE ST. IN THE REAR



EASEMENT



FRONT ON LAKE ST.



ACROSS OF 2985 LAKE ST.



411 15TH AVE., SUITE A SAN FRANCISCO, CA 94121 PHONE 415 387-2700



George S Sun, AIA, Architect

ODITION な

ABBREVIATIONS FABRICATE ANCHOR BOLT FAN COIL UNIT FLOOR DRAIN ASPHALTIC CONCRETE FOUNDATION

APPROX

ARCH

ASTM

AUTO

BLDG

BTWN BUR

CONST CONT CONTR CORR CPT

CTSK

EMERGENCY

EQUIPMENT

EXHAUST

ELECTRICAL SUB-PANEL

AIR CONDITIONING ACOUSTIC CEILING AREA DRAIN ADMINISTRATIVE ABOVE FINISH FLOOR ABOVE FINISH GRADE ALTERNATE ALUMNINUM APPROXIMATE ARCHITECT OR ARCHITECTURAL AMERICAN SOCIETY TESTING & MATERIALS AUTOMATIC BOARD BITUMINOUS BUILDING BLOCKING BASEMENT BETWEEN BUILT-UP ROOFING CATCH BASIN

CUBIC FEET PER MINUTE HORIZ CORNER GUARD CONTROL JOINT CENTER LINE CEILING CONCRETE MASONARY UNI CLEAN OUT CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CARPET

INVERT JUNCTION BOX JANITOR'S CLOSET KITCHEN CERAMIC TILE KNOCK OUT COUNTERSUNK LENGTH DOUBLE LAVATORY DEMOLISH LAMINATED DEPARTMENT LEFTHAND LOW POINT DRINKING FOUNTAIN LOWER DIAMETER MACH MACHINE DIAGONAL MAINT MFR DIMENSION MAINTENANCE DISPENSER MANUFACTURE MAXIMUM DOUBLE OVEN MEDICINE CABINET DOWNSPOU MEMBRANE DRY STAND PIPE MISCELLANEOUS DISHWASHER MOISTURE RESISTANT DRAWING MOUNTING EXISTING **FXPANSION JOIN** NATURAL ELEVATION NOT IN CONTRACT ELECTRICAL NOMINAL ELEVATOR NOT TO SCALE

PRE-CAST PENTHOUSE PLATE PLASTIC LAMINATE PLAS PLYWD PNT PLASTER PLTWOOD PAINT(ED) PREFAB PREFABRICATED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED

FIRE EXTINGUISHER CABINET

FLOOR

FLUORESCENT

FACE OF FINISH

FACE OF STUD

FACE OF WALL

FIRE RESISTANT

FOOTING FURRING

GALLON

GRADE

GALVANIZED

GRAB BAR

FACE OF CONCRETE

FACE OF MANSONRY

FABRIC WALL COVERING

GENERAL CONTRACTOR

GALVANIZED SHEET META

GALVANIZED IRON

HOLLOW CORE

HANDICAPPED

HARDWOOD

HORIZONTAL

HIGH POINT

INTERIOR

OVER ALL

ON CENTER

OVERHEAD

OPENING OPPOSITE

OUTSIDE DIAMETER

HOLLOW METAL

INSIDE DIAMETER

HEIGHT

PAPER TOWEL DISPENSER PAPER TOWEL RECEPTACLE POLYVINYL CHLORIDE POLE AND SHELF QUARRY TILE RETURN AIR RADIUS ROOF DRAIN REFERENCE REFRIGERATO REINFORCED REQD RES REQUIRED RESILIENT RETAINING REVISION RIGHT HAND ROUND ROUGH OPENING

RAIN WATER LEADER SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SEE ELECTRICAL DRAWINGS SHEATHING SEE MECHANICAL DRAWINGS SPECIFICATION SEE PLUMBING DRAWINGS SQUARE STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STOR STRUCT SUSP SYM STORAGE STRUCTURA SUSPENDED SYMETRICAL TOP AND BOTTOM

TONGUE AND GROVE TACKBOARD TELEPHONE TEMP TEMP'D TH TEMPERATURE TEMPERED THRESHOLD THICK(NESS) THROUGH TOC TOCONC TOP OF CURE TOP OF CONCRETE TOP OF PLATE TOP OF SLAB TOSTL TOW TOP OF STEEL TOP OF WALL TOILET PAPER DISPENSER TELEVATION UNIFORM BUILDING CODE UNIT HEATER

UNFINISHED

VAPOR BARRIER VITRIFIED CLAY PIPE VINYL COMPOSITION TILE **VEHICULAR** VENTILATOR(TION) VERIFY IN FIELD VINYL WALL COVERING WASHER

ACROSS OF 2985 LAKE ST. IN THE REAR

WATER HEATER WITHOUT WATER CLOSET WOOD WIRE GLASS WALK-IN CLOSE WHERE OCCURS **WATERPROOF** WEATHERSTRIP WELDED WIRE FABRIC WELDED WIRE MESH YARD

W/O

SYMBOLS

BUILDING SECTION

INTERIOR ELEVATION --- NO IDEN DETAIL INDICATOR – DWG NO

LOBBY 123

WINDOW NUMBER GRID LINE

PLAN DETAIL/ ENLARGED PLAN DIMENSION TO FACE

GENERAL NOTES

1. EXAMINATION OF SITE: THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND EXISTING SITE CONDITIONS, AND SATISFY HIM/ HERSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING THE WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS FOR EXPENSES DUE TO HIS NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT THE WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERROR OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.

2. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.

3. GENERAL OPERATIONS: THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, INTERFERE UNDULY WITH NEIGHBORS, ETC. CONTRACTOR SHALL ALLAY DUST BY APPROVED MEANS AND MINIMIZE NOISE AS MUCH AS PRACTICAL. IN NO CASE SHALL THE WORK INTERFERE WITH EXISTING STREETS, DRIVES, WALKS, PASSAGEWAYS, NEIGHBOR'S PROPERTY, IMPROVEMENTS AND THE LIKE.

4. LIMITS OF WORK: WORK ZONE LIMITS ARE ESTABLISHED ON THE DRAWINGS. ALL CONTRACTORS, SUBCONTRACTORS AND TRADESMAN SHALL COORDINATE THEIR WORK WITH ONE ANOTHER WITHIN THE ESTABLISHED LIMITS.

5. SEQUENCE OF WORK: IN THE EVEN ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

6. MEASUREMENTS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED AND SUCH OTHER WORK AS HAS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT IN WRITING TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.

7. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

8. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE ONLY, THE CONTRACTORS SHALL CONTACT THE RESPECTIVE 2010 CALIFORNIA BUILDING CODE, 2010 SFBC, 2010 CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES, AND ALL LOCAL AND STATE LAWS AND ORDINANCES. NOTHING ON THE DRAWINGS SHALL BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

9. CONSTRUCTION QUALITY: THE CONTRACTOR SHALL COMPLETE ALL WORK IN A GOOD WORKMANLIKE MANNER AT A LEVEL OR QUALITY OR TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY.

CONTRACTOR SHALL......" OR "THE CONTRACTOR SHALL INSTALL..... 11. ALL CONDITIONS NOT SPECIFICALLY DETAILED ON DRAWINGS

10. NOTES: ALL PLAN NOTES IMPLY THE WORDS "THE

SHALL BE SIMILAR TO THOSE SHOWN, OR THOSE DETAIL EXISTING IN THE FIELD AS OCCUR. 12. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION

MATERIAL AND WORKMANSHIP THROUGHOUT. 13. INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND

APPLICABLE ICBO REPORTS. FURNISH AND INSTALL ALL

FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN

ACCORDANCE WITH THE CONTRACT DOCUMENTS.

COMPONENTS REQUIRED FOR A COMPLETE AND OPERATING

14. NEITHER THE ARCHITECT, NOR THE ENGINEERS, NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONTRACTOR; SAFTY PRECAUTIONS AND PROGRANS OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE

15. SHOULD CONFLECTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.

16. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL PER SECTION 303 OF THE UNIFORM BUILDING CODE AS AMENDED BY THE CALIFORNIA AMENDMENTS.

17. THE ARCHITECTS DO NOT ASSUME RESPONSIBLITY FOR UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE UTILITY COMPANY & PROVIDE UTILITY LOCATION SERVICES AS REQUIRED TO OBTAIN THE EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES, CONDUITS, PIPING, ETC.. PRIOR TO PERFORMING UNDERGROUND CONSTRUCTION, THE CONTRACTORS SHALL MAKE THE NECESSARY PROBES AND EXPLORATION TO IDENTIFY AREAS OF POSSIBLE CONFLECT WITH THE PROPOSED WORK.

PROJECT DATA

INDEX

EXISTING AND PROPOSED SITE/ROOF PLAN

GENERAL NOTES

(E) FLOOR PLANS

A3.5 BUILDING SECTION

PROPOSED FLOOR PLANS

(E) EXTERIOR ELEVATIONS (E) EXTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATION PROPOSED EXTERIOR ELEVATIONS

(E) GARAGE: (N) ADDITION ON MAIN FLOOR: (N) ADDITION ON SECOND FLOOR: 590 SF TOTAL (N) SQ. FT. ADDED: 650 SF TOTAL SQ. FT.: 4272 SF LOT AREA: 5201 SF		(N) ADDITION ON SECOND FLOOR: TOTAL (N) SQ. FT. ADDED: TOTAL SQ. FT.:	590 SF 650 SF 4272 SF
---	--	---	-----------------------------

DESCRIPTION OF PROJECT: ADD TWO NEW BEDROOMS AND A FULL BATH ABOVE THE (E) GARAGE. INTERIOR REMODEL FOR A KITCHEN, A HALF BATH, A FAMILY ROOM, AND A NEW MASTER

DIRECTORIES

OWNER'S CONTACT:

ARCHITECT:

GEORGE SUN SUN ARCHITECTURE 411 15TH AVE., SUITE A SAN FRANCISCO, CA 94118 (415) 387-2700 GSUN@SUNARCHITECTURE.COM

SUSANNA WATT

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DRAWN BY:

SHEET TITLE:

PRE-APPLICATION

SITE PERMIT-SECTION 311

SITE PERMIT PLAN CHECK

3/31/14

GENERAL NOTES

AND SHEET INDEX

SHEET 1 OF 9

SHEET NUMBER:







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SIDENT

ISSUED FOR: DESCRIPTION CLIENT REVIEW
 PRE-APPLICATION
 3/5/14

 SITE PERMIT-SECTION 311
 3/31/14

 SITE PERMIT PLAN CHECK
 6/25/14

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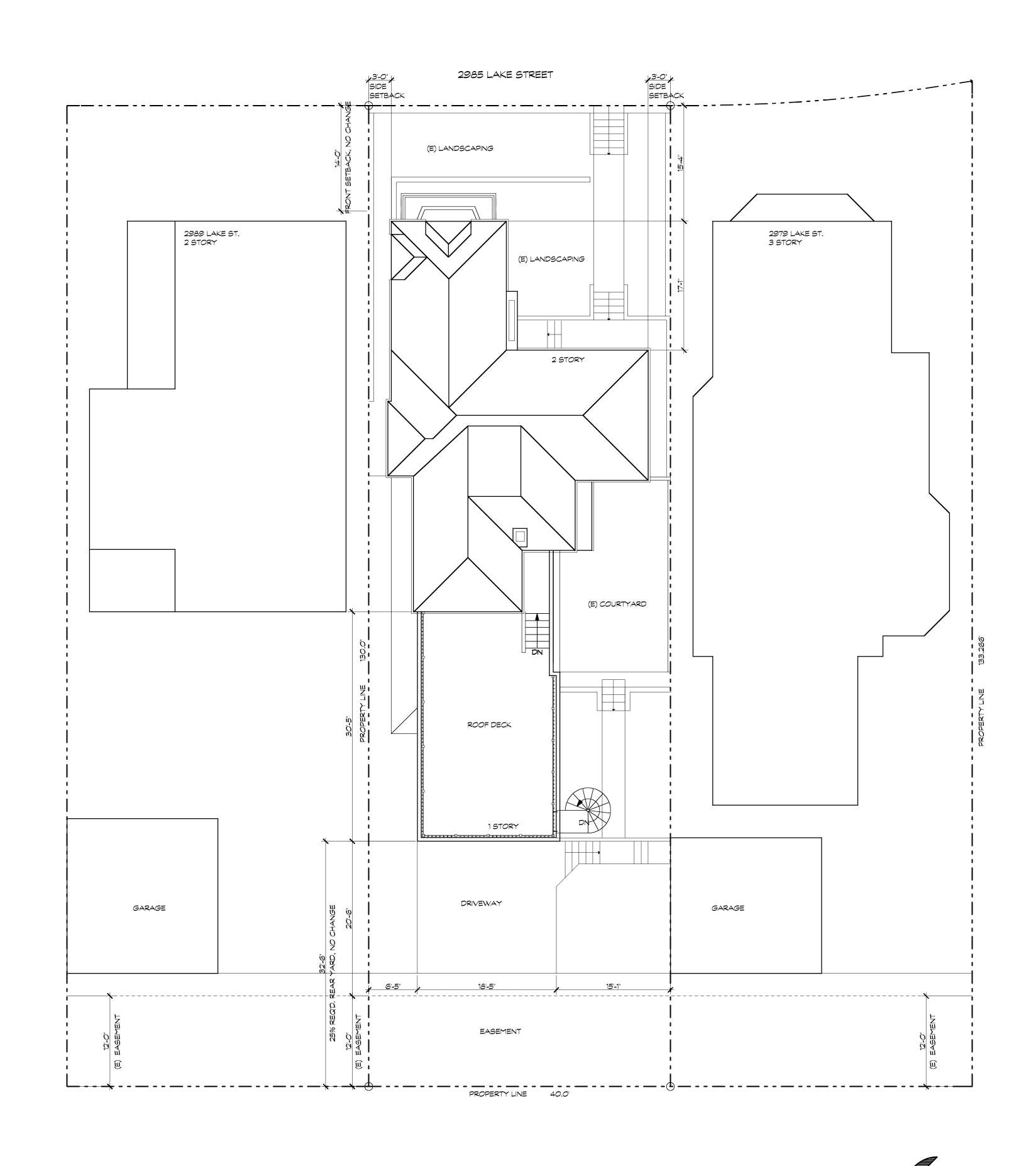
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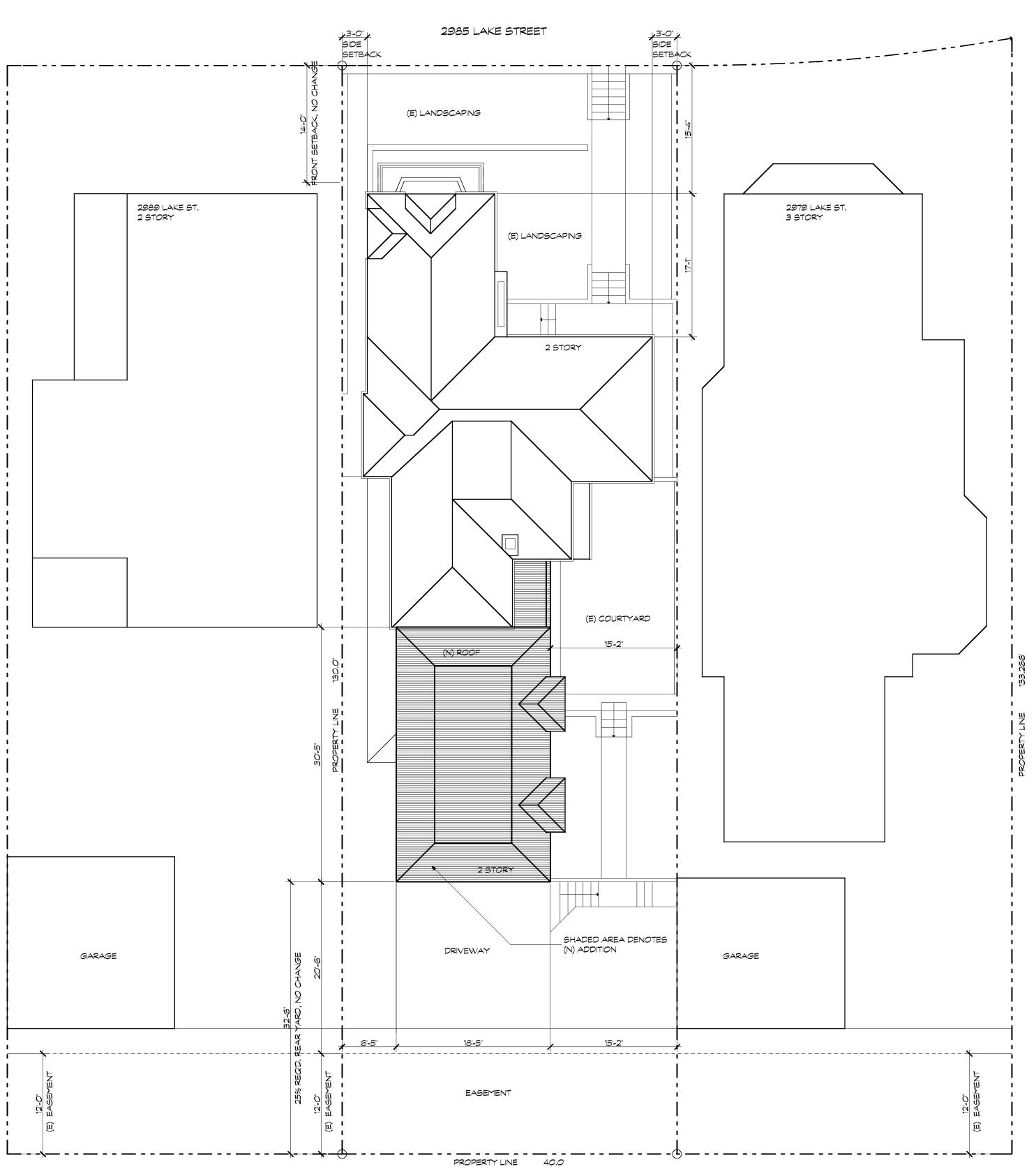


1/8"=1'-0"

SITE / ROOF PLAN

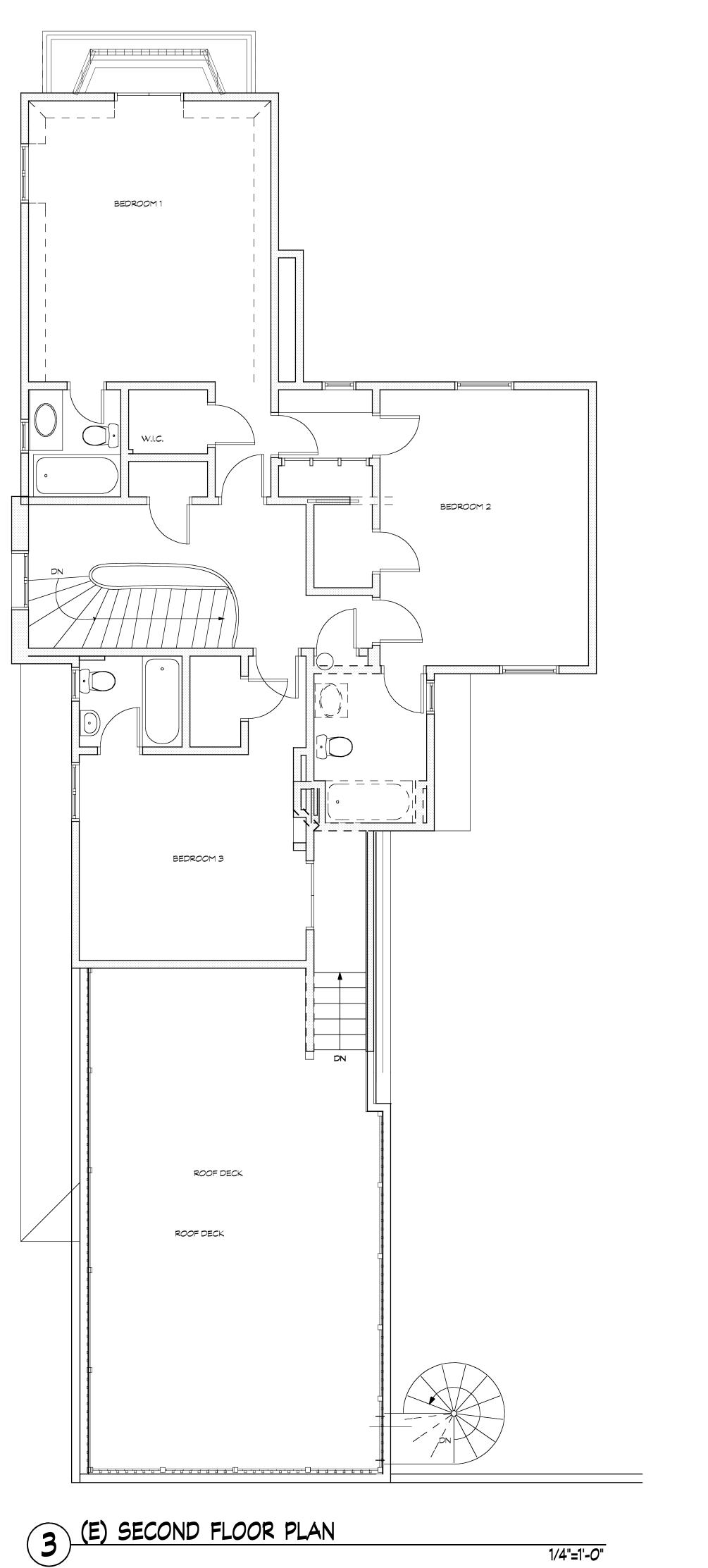
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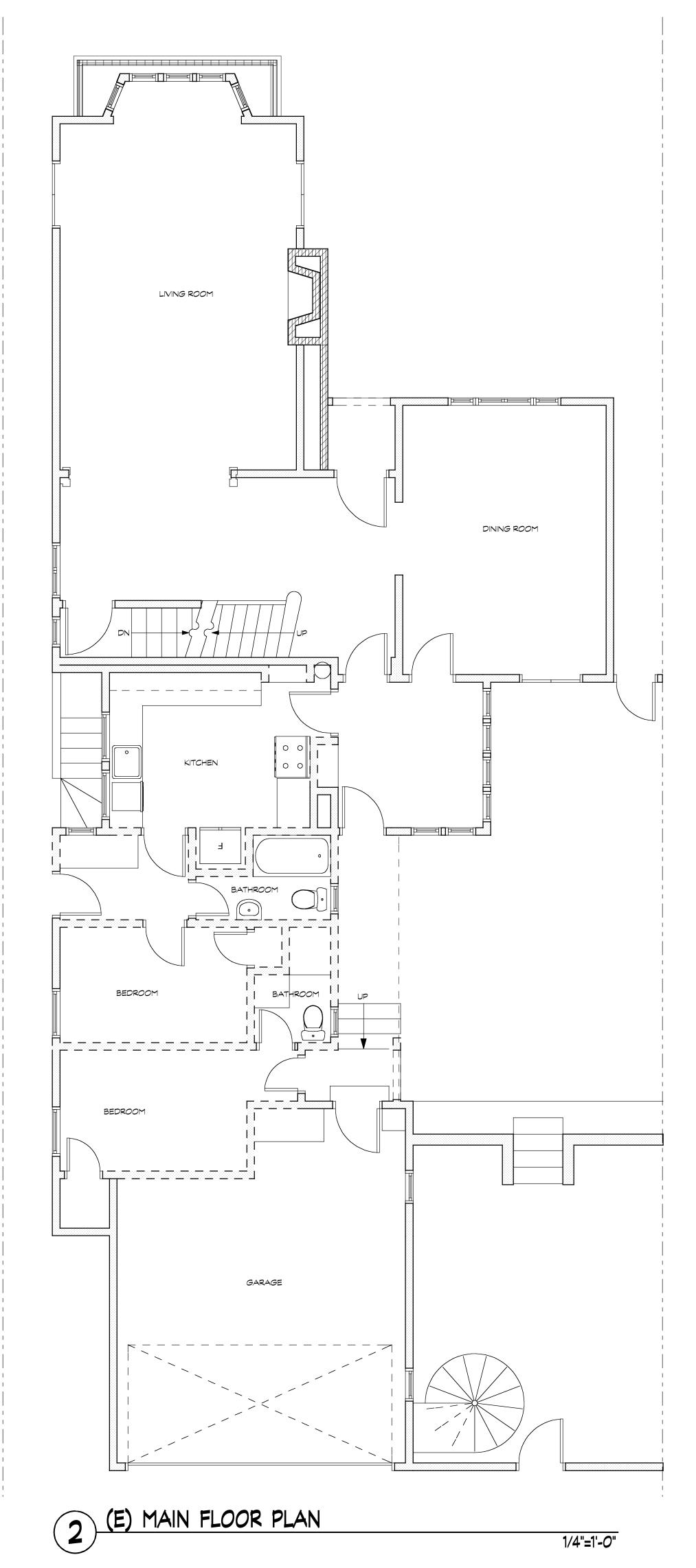


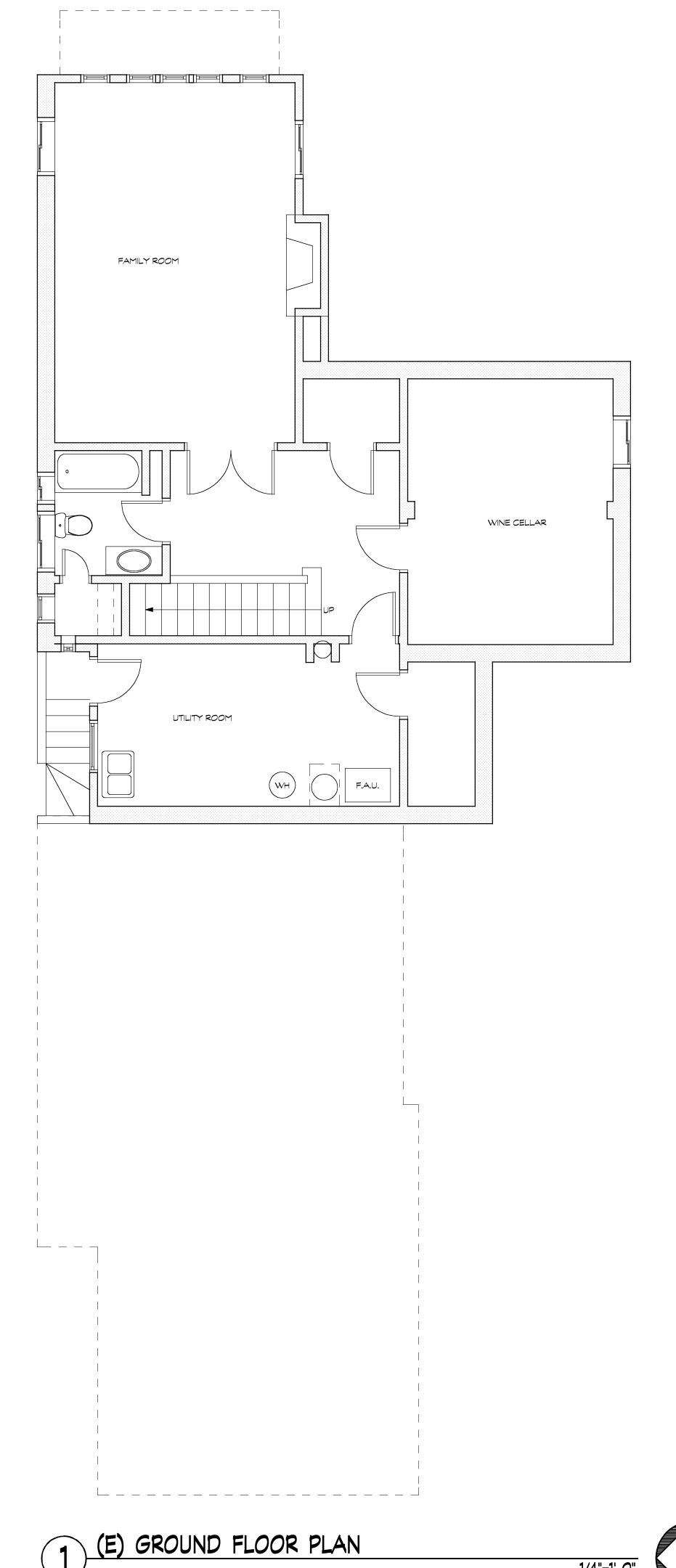




1/8"=1'-0"











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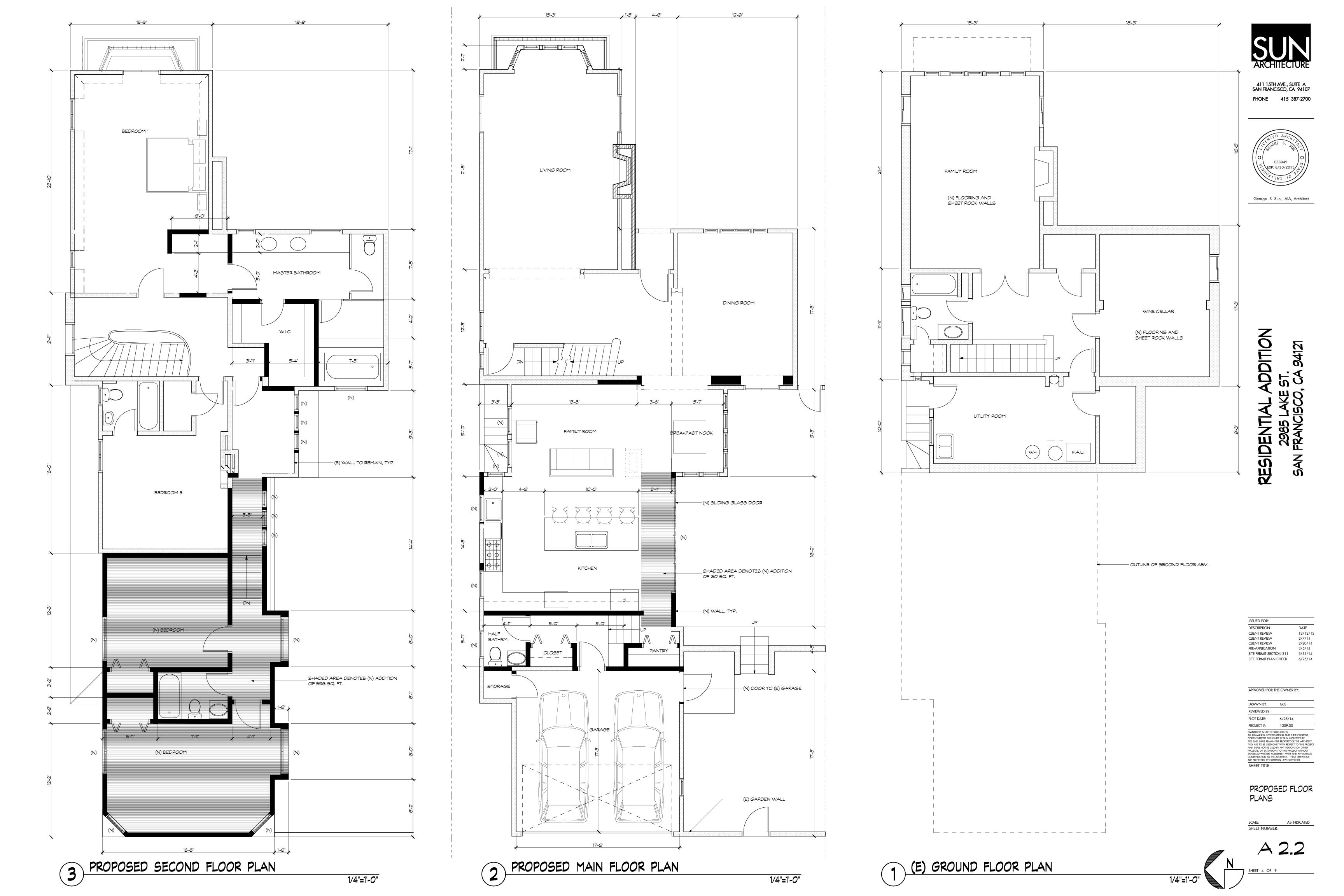
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PRE-APPLICATION 3/5/14
SITE PERMIT-SECTION 311 3/31/14

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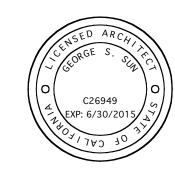
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SHEET TITLE:

EXISTING FLOOR PLANS







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PRE-APPLICATION 3/5/14

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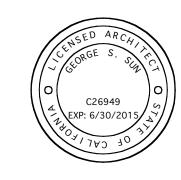
EXISTING EXTERIOR ELEVATIONS

SCALE: AS INDICATED SHEET NUMBER:

A 3.1

SHEET 5 OF 9





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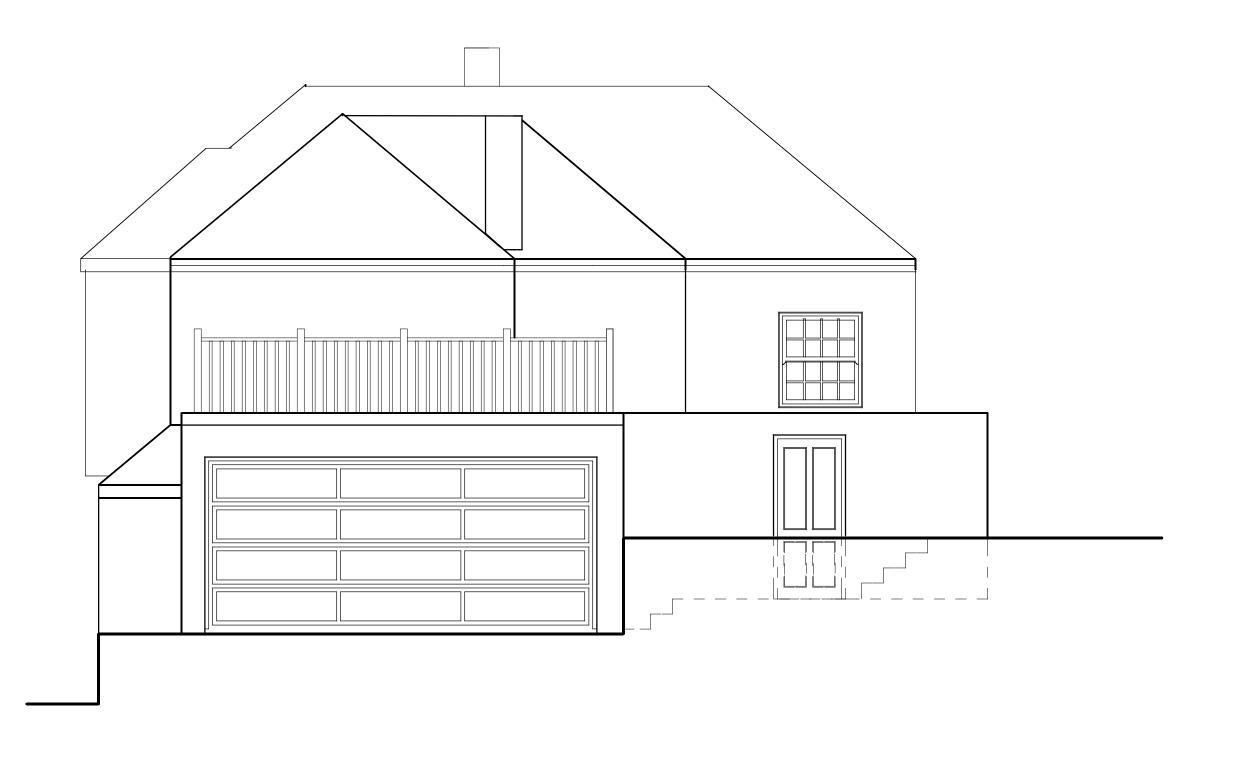
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EXISTING EXTERIOR ELEVATIONS

SCALE: AS INDICATED SHEET NUMBER:

A3.2



1 (E) WEST ELEVATION- REAR

1/4"=1'-0"







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PROPOSED SOUTH ELEVATION- LEFT SIDE

1/4"=1'-0"

ISSUED FOR:	
DESCRIPTION	DATE
CLIENT REVIEW	12/13/13
CLIENT REVIEW	2/7/14
PRE-APPLICATION	3/5/14
SITE PERMIT-SECTION 311	3/31/14

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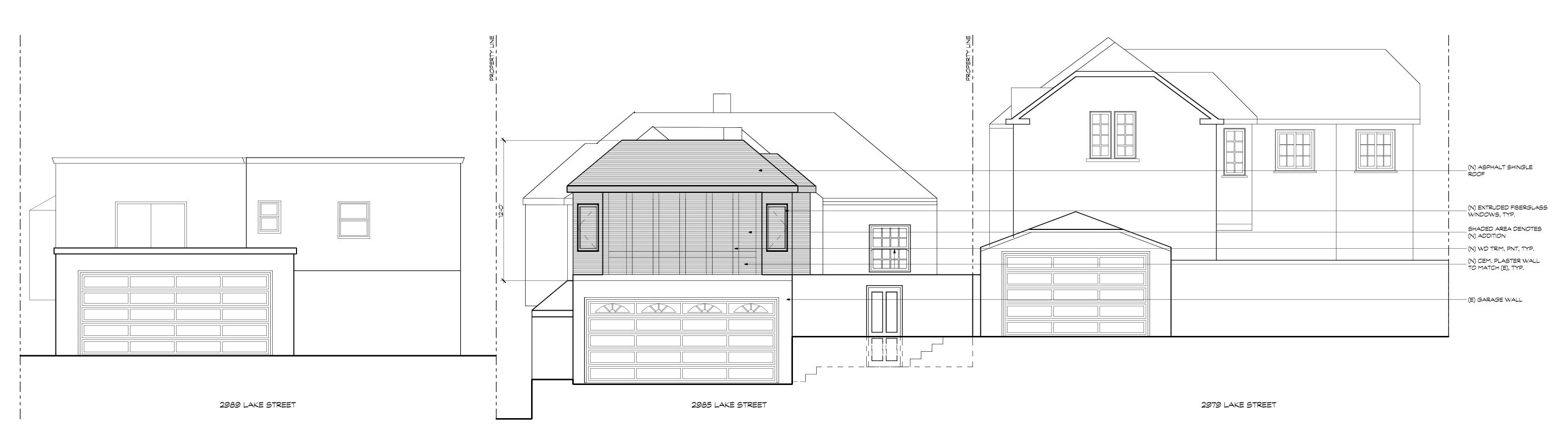
PROPOSED EXTERIOR ELEVATION

SCALE: AS INDICATED

SHEET NUMBER:

A 3.3

SHEET 7 OF 9





EXP: 6/30/2015

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SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

SHEET 8 OF 9

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







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SHEET TITLE:

1/4"=1'-0"

BUILDING SECTION

SCALE: AS INDICATED
SHEET NUMBER:

A 3.5

SHEET 9 OF 9

1 BUILDING SECTION