



# SAN FRANCISCO PLANNING DEPARTMENT

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## 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:* **2985 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 15<sup>th</sup> Avenue, Suite A  
San Francisco, CA 94118  
*Staff Contact:* Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project is to construct a 2<sup>nd</sup> 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 30<sup>th</sup> 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 Notice	30 days	Aug. 19, 2014 – Sept. 18, 2014	September 9, 2014	November 20, 2014	72 days

**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)

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.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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**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*

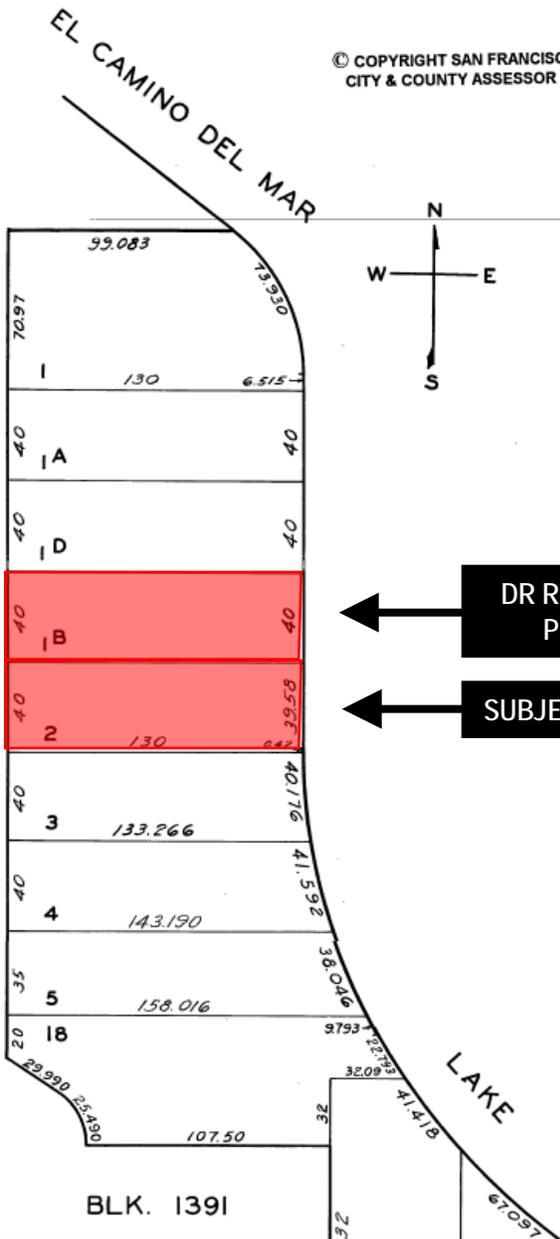
# Parcel Map

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1995

## 1327

LYON AND HOAGS SUB  
BAKER BEACH

REVISED '58



### LOTS MERGED

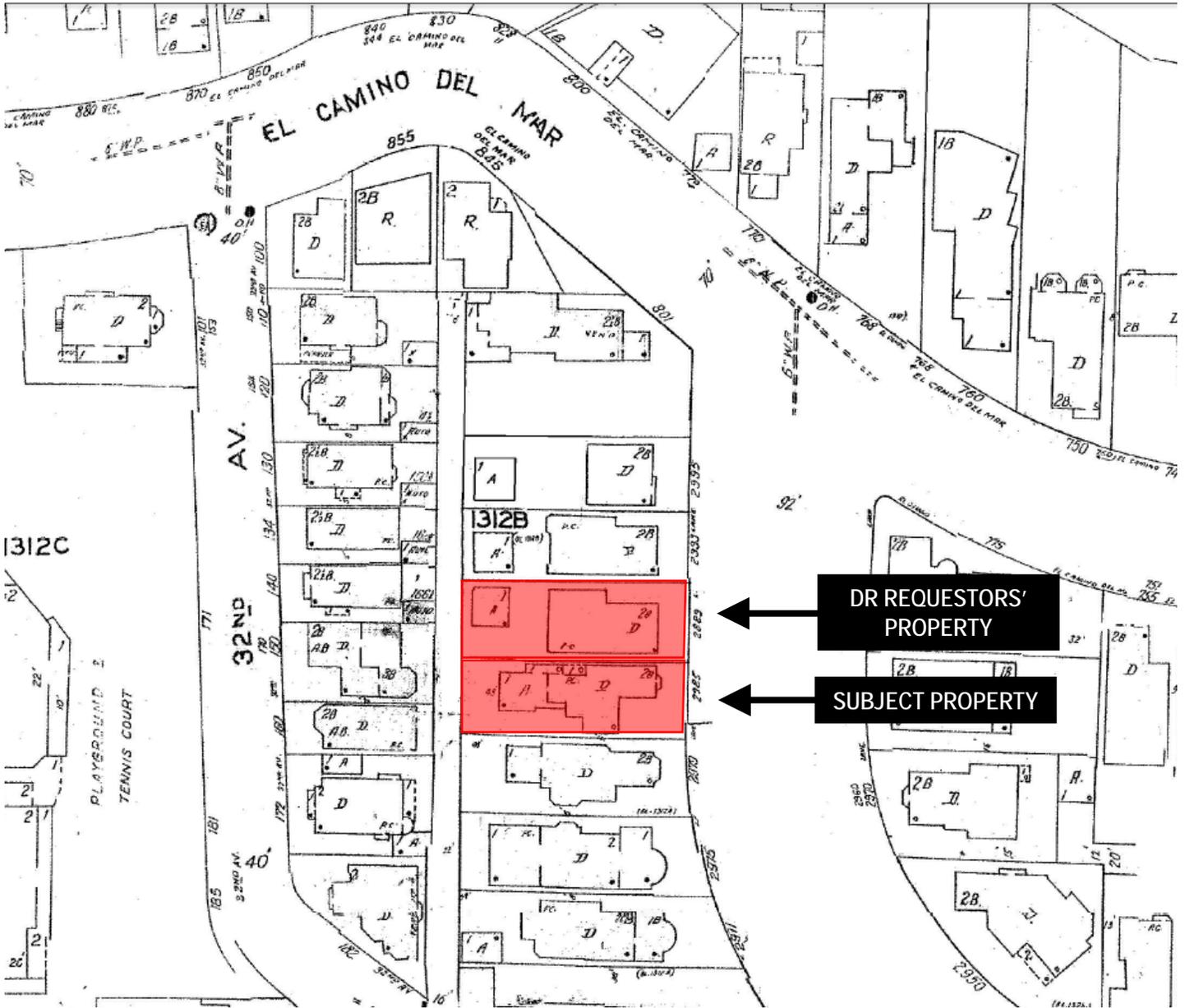
LOTS INTO	LOT	
9 <sup>F</sup>	9 <sup>E, 9<sup>G</sup></sup>	'1931'
1 <sup>C</sup>	1	'1945'

DR REQUESTORS'  
PROPERTY

SUBJECT PROPERTY



# Sanborn Map\*

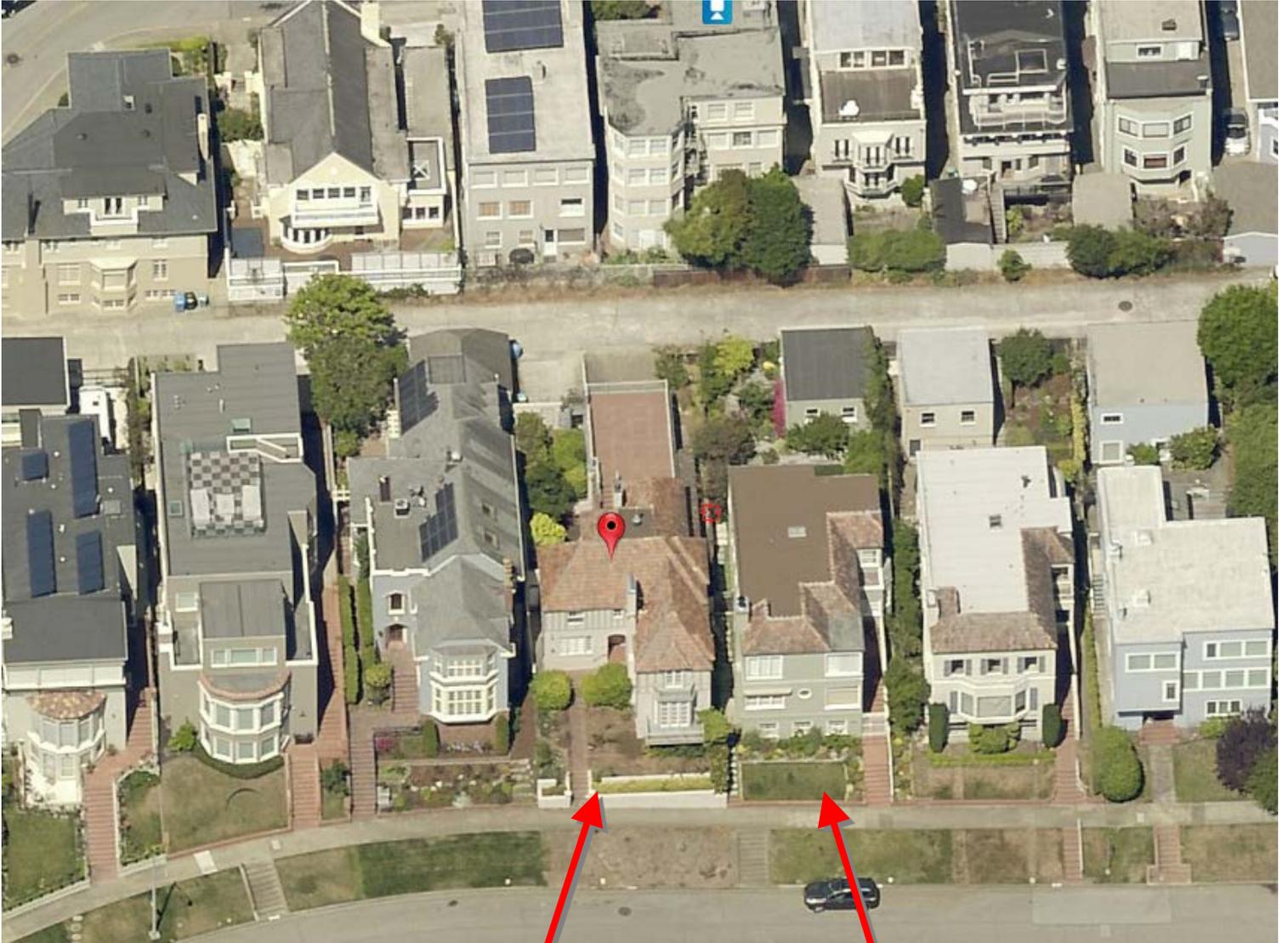


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2014.1379D  
2985 Lake Street

# Aerial Photo 1



SUBJECT PROPERTY

DR REQUESTORS'  
PROPERTY



Discretionary Review Hearing  
Case Number 2014.1379D  
2985 Lake Street

# Aerial Photo 2

DR REQUESTORS'  
PROPERTY

SUBJECT PROPERTY



# Zoning Map



Discretionary Review Hearing  
Case Number 2014.1379D  
2985 Lake Street



# Site Photo



↑  
**SUBJECT PROPERTY**

↑  
**DR REQUESTORS' PROPERTY**

Discretionary Review Hearing  
**Case Number 2014.1379D**  
2985 Lake Street

# Site Photos 2



DR REQUESTORS'  
PROPERTY



2979 Lake Street



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2014.1379D  
2985 Lake Street



# SAN FRANCISCO PLANNING DEPARTMENT

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.

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

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		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> 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 DESCRIPTION		
The proposal consists of a 2 <sup>nd</sup> story addition above the existing attached garage and a 2-story addition on the south side of the building. See attached plans.		

**For more information, please contact Planning Department staff:**

Planner: Laura Ajello  
 Telephone: (415) 575-9142  
 E-mail: laura.ajello@sfgov.org

**Notice Date: 8/19/2014**  
**Expiration Date: 9/18/2014**

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](http://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](http://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](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. 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](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 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

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: DIANA YOUNG		
DR APPLICANT'S ADDRESS: 2989 Lake St. SF	ZIP CODE: 94121	TELEPHONE: (415) 672 0842
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
ADDRESS: 2985 Lake St.	ZIP CODE: 94121	TELEPHONE: ( )
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> George Sun		
ADDRESS: 411 - 15 <sup>th</sup> Ave. Ste. A	ZIP CODE: 94118	TELEPHONE: (415) 387 2700
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2985 Lake St.		ZIP CODE: 94121
CROSS STREETS: 30 <sup>th</sup> Avenue & El Camino del Mar		
ASSESSORS BLOCK/LOT: 1327 1002	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: RH-1 (D) / 40-X		HEIGHT/BULK DISTRICT:

## 3. Project Description

Please check all that apply

Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other

Additions to Building: Rear  Front  Height  Side Yard

Present or Previous Use: residence

Proposed Use: residence

Building Permit Application No. 2014.04.01.2150 Date Filed: 4.1.2014

4. 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? <i>phone call to Laura Ajello on 9/8</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

with architect

George Sun.  
Do not know who the owner is.

5. 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 there were made to the proposed project.

I had a phone conversation with George Sun and said I would prefer that no addition be built over the deck on the west elevation. He said he could consider changes to the roof line (flat roof) or reducing the window size, but would need to discuss this with the owner.

## 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 cite specific sections of the Residential Design Guidelines.

The second story over the garage/deck crowds neighboring homes, takes away privacy and light and detracts from the style of the neighborhood. It is an unnecessary 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 the neighbors behind 2985 (addresses on 32<sup>nd</sup> Avenue) will be impacted. This silhouette with the second story addition is too bulky and intrusive and detracts from the buffer zone between neighbors. Remodeling the lower level of the house would create far less neighborhood impact. 160 E 172 32<sup>nd</sup> Ave.

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 lower level of the house would provide plenty of space for bedrooms and bathrooms without crowding neighbors and detracting 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.

Signature: Diana Young Date: 9/9/2014

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

Diana Young owner, 2989 Lake St.

Owner / Authorized Agent (circle one)

# 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	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

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:

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

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

2985 LAKE - D.P.

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

Dan Baroni  
Planning Assn for Richmond  
2828 Fulton St  
San Francisco, CA 94118

Eric Mar  
Board of Supervisors  
1 Dr Carlton B Goodlett Pl Rm 244  
San Francisco, CA 94102

Mark Farrell  
Board of Supervisors  
1 Dr Carlton B Goodlett Pl Rm 244  
San Francisco, CA 94102

Norman Kondy  
Lincoln Park Homeowners Assn  
271 32<sup>nd</sup> Ave  
San Francisco, CA 94121

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

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

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

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

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

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

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

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

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

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

1328/012  
Occupant  
2980 Lake St  
San Francisco, CA 94121

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

14.137901

14.137901

**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, JAVIER SOLORZANO, 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 2014 in San Francisco.  
Date

Signature

Name (Print), Title

JAVIER SOLORZANO/OWNER  
AGENT  
Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

Project Address

2985 LAKE ST.  
1327 / 002  
Block / Lot

2985 Lake St. - 2014-13791

①



2985 Lake St. - 2014.1379D (2)





# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: \_\_\_\_\_

Building Permit No.: \_\_\_\_\_

Address: \_\_\_\_\_

Project Sponsor's Name: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ (for Planning Department to contact)

- 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.

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- 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. Indicate whether the changes were made before filing your application with the City or after filing the application.

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- 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. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

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

Reception:  
415.558.6378

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Planning  
Information:  
415.558.6377

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.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) .....	_____	_____
Occupied stories (all levels with habitable rooms) ...	_____	_____
Basement levels (may include garage or windowless storage rooms) .....	_____	_____
Parking spaces (Off-Street) .....	_____	_____
Bedrooms .....	_____	_____
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	_____	_____
Height .....	_____	_____
Building Depth .....	_____	_____
Most recent rent received (if any) .....	_____	_____
Projected rents after completion of project .....	_____	_____
Current value of property .....	_____	_____
Projected value (sale price) after completion of project (if known) .....	_____	_____

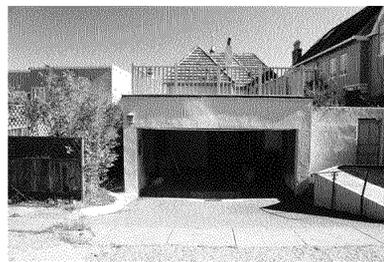
I attest that the above information is true to the best of my knowledge.

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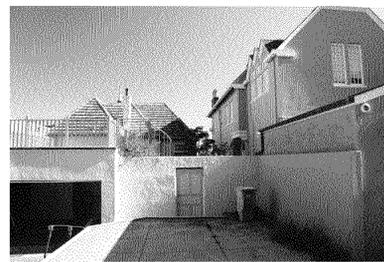
Signature	Date	Name (please print)
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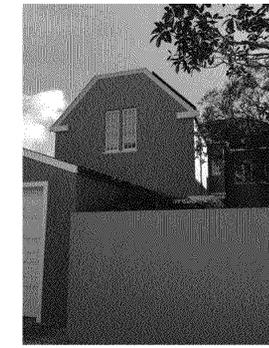
REAR OF 2985 LAKE ST. & 2989 LAKE ST.



REAR OF 2985 LAKE ST.



REAR OF 2985 LAKE ST. & SIDE OF 2979 LAKE ST.



REAR OF 2979 LAKE ST.



FRONT ON LAKE ST.



REAR OF 2985 LAKE ST. & 2989 LAKE ST.



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



SIDE YARDS BETWEEN 2985 LAKE ST. & 2989 LAKE ST.



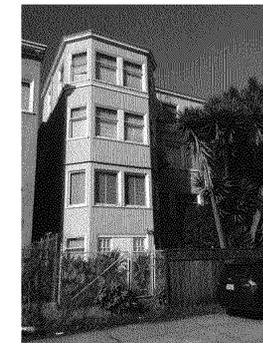
ACROSS OF 2985 LAKE ST.



ACROSS OF 2985 LAKE ST. IN THE REAR



ACROSS OF 2985 LAKE ST. IN THE REAR



ACROSS OF 2985 LAKE ST. IN THE REAR



EASEMENT

# SHEET INDEX

- AO GENERAL NOTES
- A1.1 EXISTING AND PROPOSED SITE/ROOF PLAN
- A2.1 (E) FLOOR PLANS
- A2.2 PROPOSED FLOOR PLANS
- A3.1 (E) EXTERIOR ELEVATIONS
- A3.2 (E) EXTERIOR ELEVATIONS
- A3.3 PROPOSED EXTERIOR ELEVATION
- A3.4 PROPOSED EXTERIOR ELEVATIONS
- A3.5 BUILDING SECTION



411 15TH AVE, SUITE A  
SAN FRANCISCO, CA 94112  
PHONE 415 387-2700



George S Sun, AIA, Architect

**RESIDENTIAL ADDITION**  
2985 LAKE ST.  
SAN FRANCISCO, CA 94121

## ABBREVIATIONS

AB	ANCHOR BOLT	FAB	FABRICATE	PC	PRE-CAST	VB	VAPOR BARRIER
AC	ASPHALTIC CONCRETE	FCU	FAN COIL UNIT	PENT	PENTHOUSE	VCP	VITRIFIED CLAY PIPE
A/C	AIR CONDITIONING	FD	FLOOR DRAIN	PL	PLATE	VCT	VINYL COMPOSITION TILE
ACT	ACOUSTIC CEILING	FDN	FOUNDATION	PLAM	PLASTIC LAMINATE	VEH	VEHICULAR
AD	AREA DRAIN	FE	FIRE EXTINGUISHER CABINET	PLAS	PLASTER	VENT	VENTILATION
ADJ	ADJACENT	FIN	FINISH	PLYWD	PLYWOOD	VERT	VERTICAL
ADMN	ADMINISTRATIVE	FL	FLOOR	PNT	PAINTED	VIF	VERIFY IN FIELD
AF	ALTERNATE	FLOR	FLORESCENT	PRE	PREFABRICATED	VVC	VINYL WALL COVERING
AFS	ABOVE FINISH FLOOR	FPC	FACE OF CONCRETE	PRF	PREFABRICATED	W	WASHER
AG	ABOVE FINISH GRADE	RF	FACE OF FINISH	PSF	POUNDS PER SQUARE FOOT	W	WITH
ALUM	ALUMINUM	RFH	FACE OF MASONRY	PSI	POUNDS PER SQUARE INCH	WO	WITHOUT
APPROX	APPROXIMATE	RFSD	FACE OF STUD	PT	PRESSURE TREATED	WH	WATER HEATER
ARCH	ARCHITECT OR ARCHITECTURAL	RFW	FACE OF WALL	PTD	PAPER TOWEL DISPENSER	W/O	WITHOUT
ASTM	AMERICAN SOCIETY TESTING & MATERIALS	RF	FIRE RESISTANT	PTB	PAPER TOWEL RECEPTACLE	WC	WATER CLOSET
AUTO	AUTOMATIC	RF	FIRE RESISTANT	PVC	POLYVINYL CHLORIDE	WD	WOOD
		RWC	FABRIC WALL COVERING	PUR	FURNITURE	WG	WIRE GLASS
				QTY	QUANTITY	WIC	WALK-IN CLOSET
						WO	WHERE OCCURS
						WP	WATERPROOF
						WS	WEATHERSTRIP
						WT	WEIGHT
						W/F	WELDED WIRE FABRIC
						W/M	WELDED WIRE MESH
						YD	YARD

## SYMBOLS

	NO IDEN		BUILDING ELEVATION
	DWG NO		WALL SECTION
	NO IDEN		BUILDING SECTION
	DWG NO		INTERIOR ELEVATION
	NO IDEN		DETAIL INDICATOR
	DWG NO		ROOM NAME & NUMBER
	NO IDEN		DOOR NUMBER
	DWG NO		WINDOW NUMBER
	NO IDEN		GRID LINE
	DWG NO		PLAN DETAIL/ ENLARGED PLAN
	NO IDEN		DIMENSION TO FACE
	DWG NO		

## GENERAL NOTES

- 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 NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT THE WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERROR OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.
- DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.
- GENERAL OPERATIONS: THE CONTRACTOR SHALL, AFTER CONSULTING WITH THE OWNER, SCHEDULE THE WORK SO AS NOT TO 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, NEIGHBORS PROPERTY, IMPROVEMENTS AND THE LIKE.
- 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.
- SEQUENCE OF WORK: IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.
- 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.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
- RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE 2010 CALIFORNIA BUILDING CODE, 2010 SPEC, 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.
- 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.
- NOTES: ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL....." OR "THE CONTRACTOR SHALL INSTALL....."
- ALL CONDITIONS NOT SPECIFICALLY DETAILED ON DRAWINGS SHALL BE SIMILAR TO THOSE SHOWN, OR THOSE DETAIL EXISTING IN THE FIELD AS OCCUR.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- INSTALL ALL MATERIALS AND PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND APPLICABLE ICBO REPORTS. FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.
- 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 PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF CONTRACTOR; OR THE FAILURE OF CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS OR FINISHES.
- 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.
- THE ARCHITECTS DO NOT ASSUME RESPONSIBILITY 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 ONLY. THE CONTRACTORS SHALL CONTACT THE RESPECTIVE 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 CONFLICT WITH THE PROPOSED WORK.

## PROJECT DATA

ZONING/USE:	RH, R3
BLOCK/LOT:	1927/002
TYPE OF CONSTRUCTION:	V
SPRINKLERED:	NO
(E) GROUND FLR:	1050 SF
(E) MAIN FLOOR:	1407 SF
(E) SECOND FLOOR:	1165 SF
(E) TOTAL:	3622 SF
(E) GARAGE:	370 SF
(N) ADDITION ON MAIN FLOOR:	60 SF
(N) ADDITION ON SECOND FLOOR:	590 SF
TOTAL (N) SQ. FT. ADDED:	650 SF
TOTAL SQ. FT.:	4272 SF
LOT AREA:	5201 SF

ISSUED FOR:	DATE
DESCRIPTION	3/5/14
PRE APPLICATION	3/31/14
SITE PERMIT SECTION 311	3/31/14
SITE PERMIT PLAN CHECK	4/25/14

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 SUITE.

APPROVED FOR THE OWNER BY:

DRAWN BY:	GSS
REVIEWED BY:	
DATE:	4/25/14
PROJECT #:	130900

OWNERS CONTACT: SUSANNA WATT

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

GENERAL NOTES AND SHEET INDEX

SCALE: AS INDICATED  
SHEET NUMBER: AO

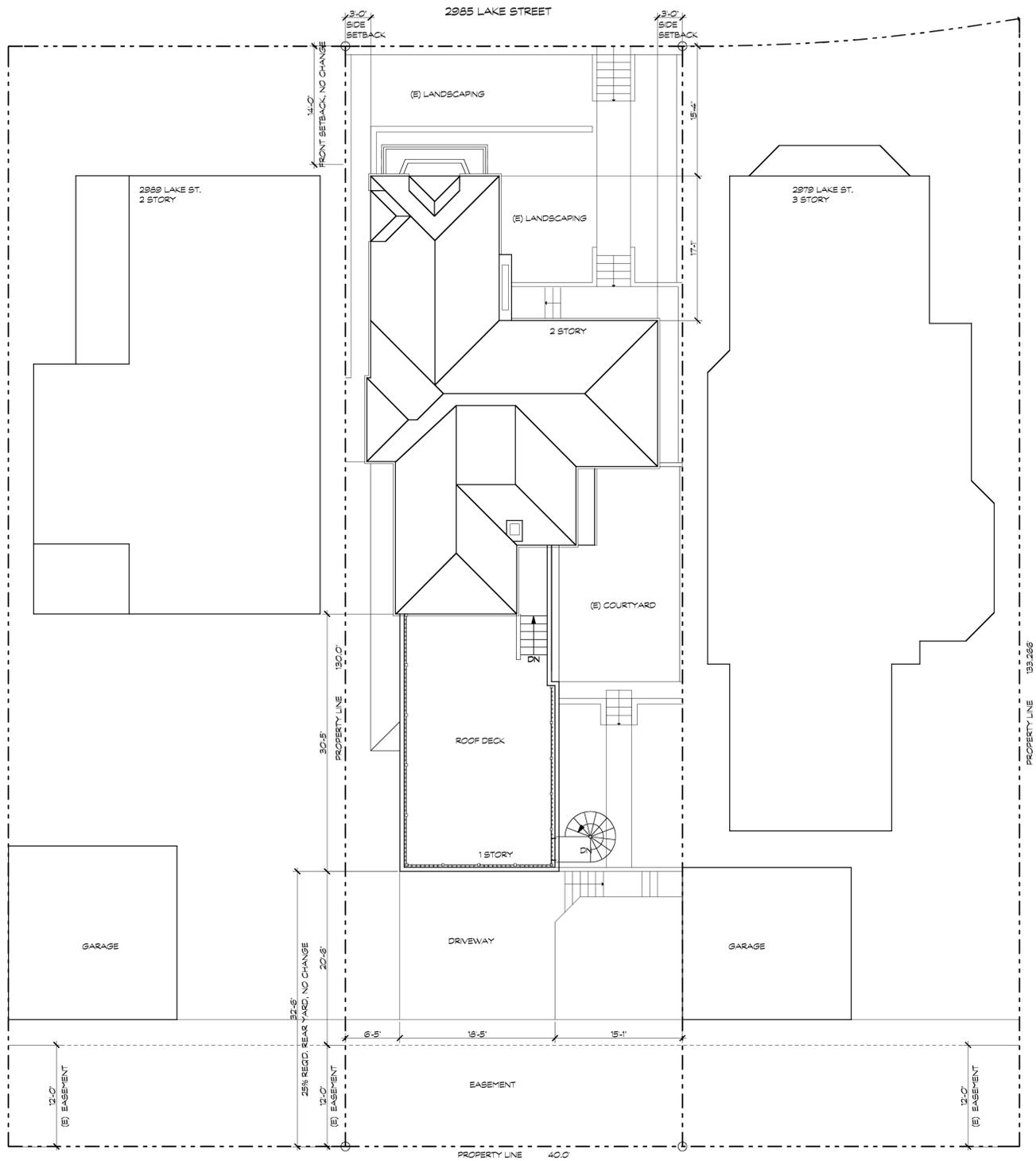
SHEET 1 OF 9

FRONT SETBACK, NO CHANGE



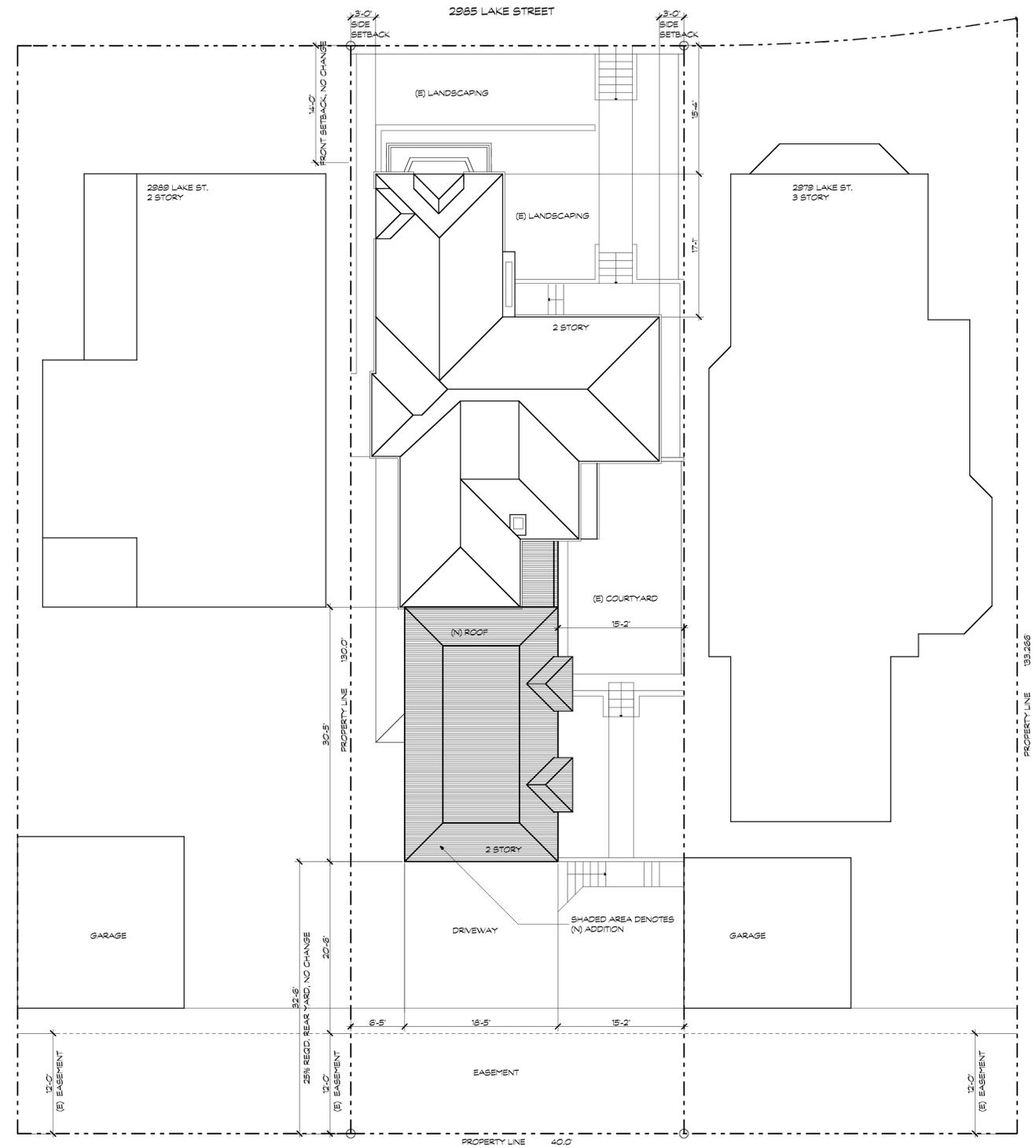
George S. Sun, AIA, Architect

**RESIDENTIAL ADDITION**  
2985 LAKE ST.  
SAN FRANCISCO, CA 94121



**1** EXISTING SITE / ROOF PLAN

1/8"=1'-0"



**1** PROPOSED SITE / ROOF PLAN

1/8"=1'-0"



ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	3/5/14
PRE APPLICATION	3/31/14
SITE PERMIT SECTION 311	6/25/14
SITE PERMIT PLAN CHECK	6/25/14

APPROVED FOR THE OWNER BY:

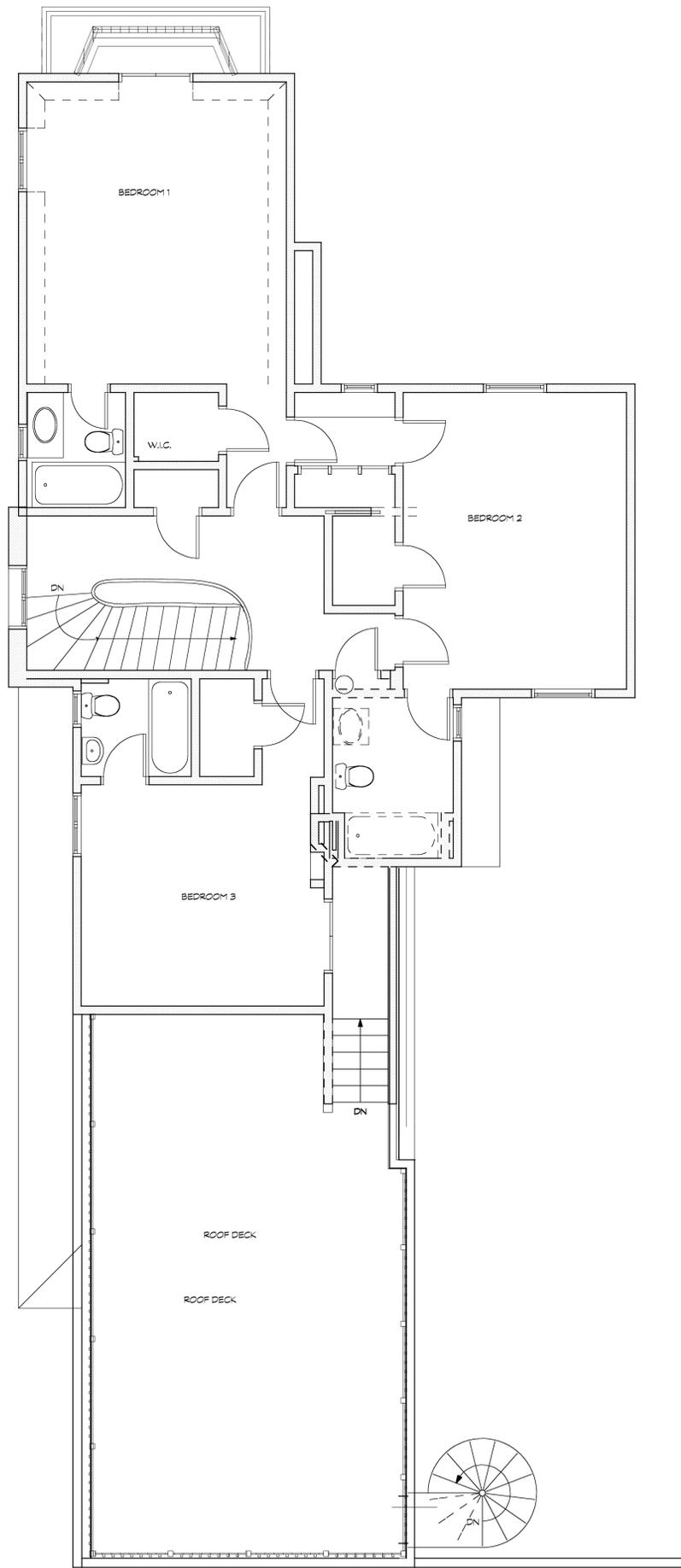
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	6/25/14
PROJECT #:	1309.00

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CONTRIBUTION TO THE ARCHITECT: 10% DRAWINGS  
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SHEET TITLE:

SITE / ROOF PLAN

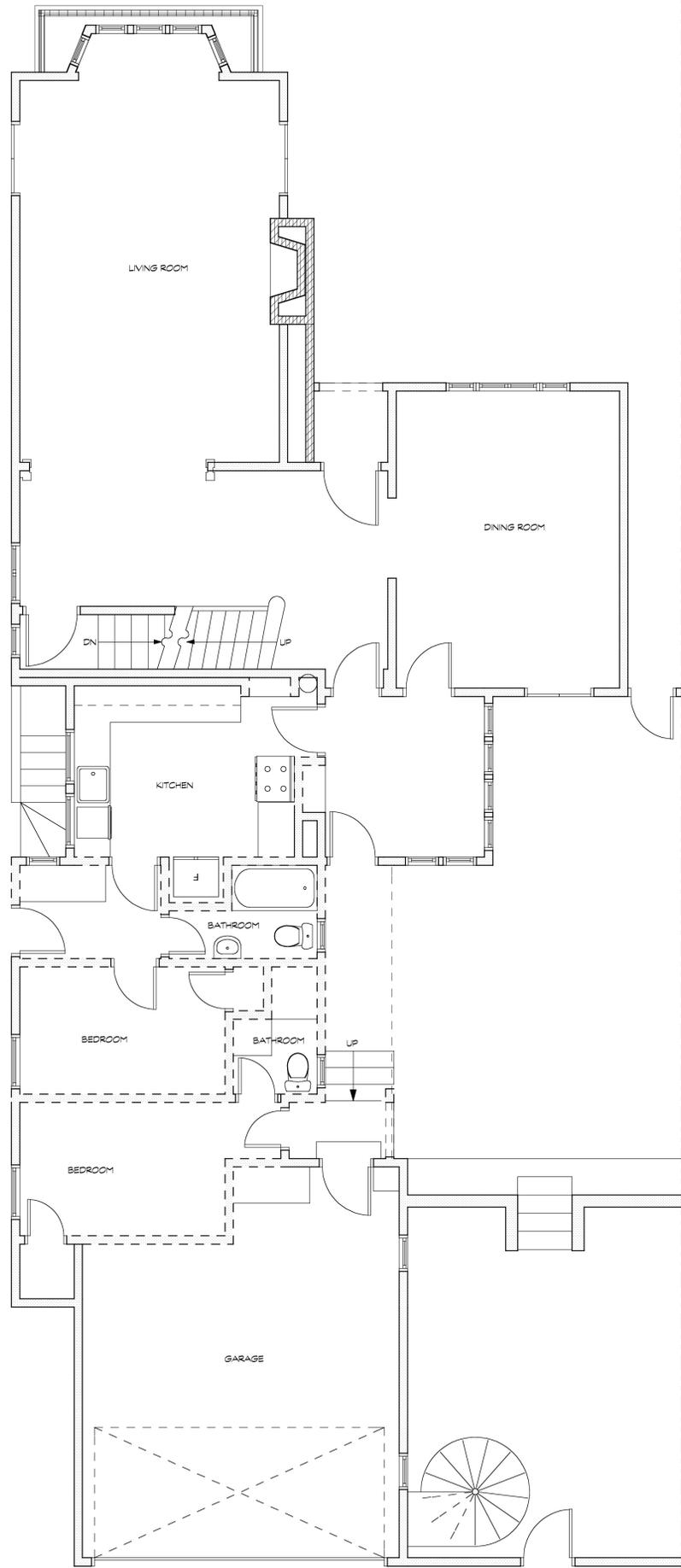
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SHEET NUMBER:

**A.1.1**



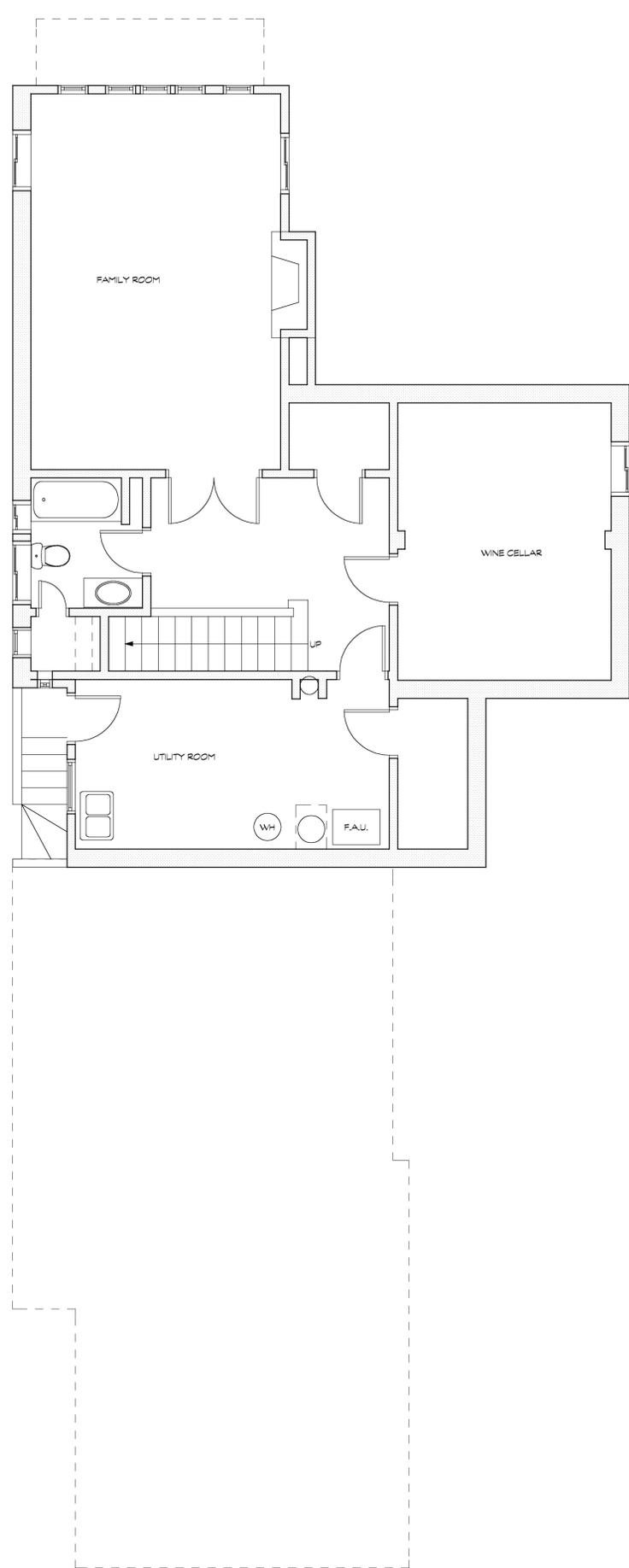
3 (E) SECOND FLOOR PLAN

1/4"=1'-0"



2 (E) MAIN FLOOR PLAN

1/4"=1'-0"



1 (E) GROUND FLOOR PLAN

1/4"=1'-0"



**RESIDENTIAL ADDITION**  
2985 LAKE ST.  
SAN FRANCISCO, CA 94121

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

APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	3/31/14
PROJECT #:	1309.00

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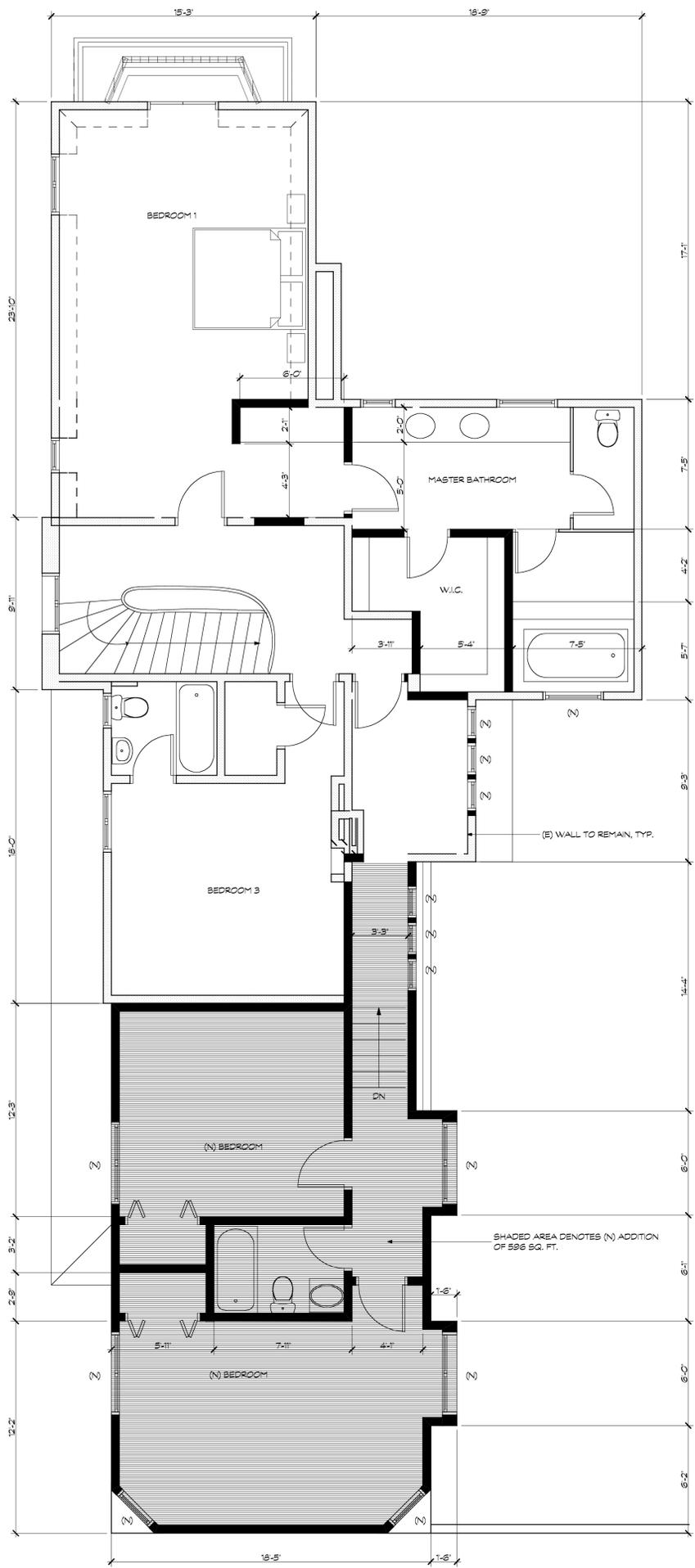
EXISTING FLOOR PLANS

SCALE: AS INDICATED  
SHEET NUMBER:

A 2.1

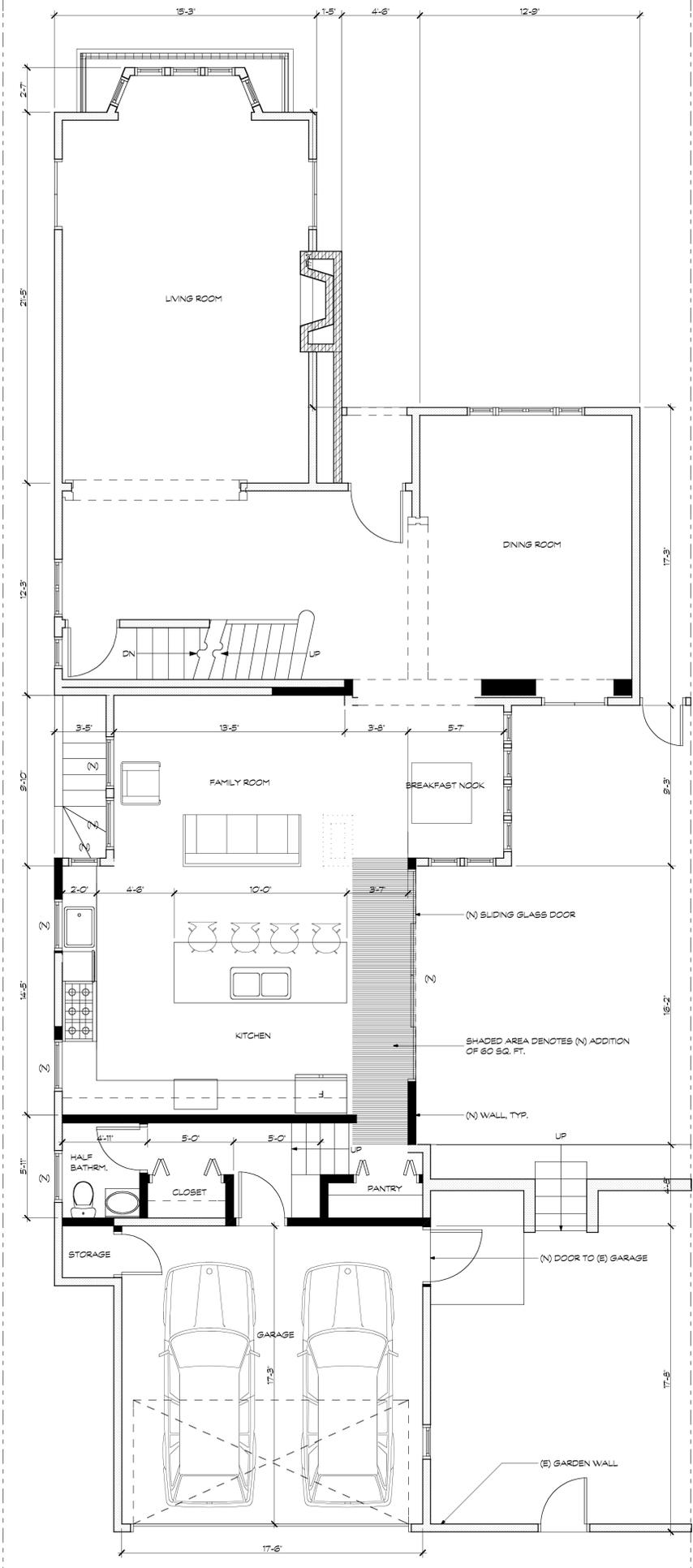
SHEET 3 OF 9





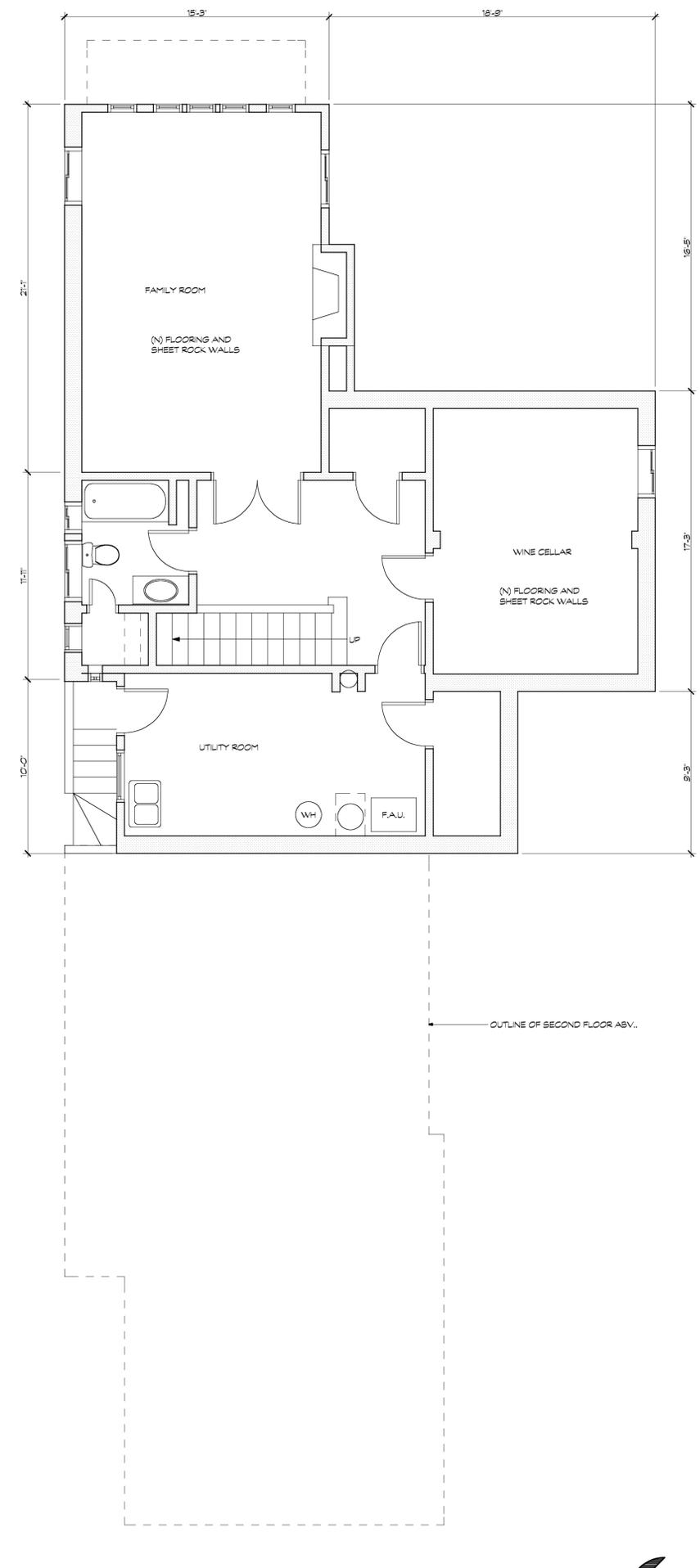
**3** PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"



**2** PROPOSED MAIN FLOOR PLAN

1/4"=1'-0"



**1** (E) GROUND FLOOR PLAN

1/4"=1'-0"



411 15TH AVE. SUITE A  
SAN FRANCISCO, CA 94107  
PHONE 415 387-2700



George S. Sun, AIA, Architect

**RESIDENTIAL ADDITION**  
**2985 LAKE ST.**  
**SAN FRANCISCO, CA 94121**

ISSUED FOR:	DATE
DESCRIPTION	12/12/13
CLIENT REVIEW	2/7/14
CLIENT REVIEW	2/20/14
PRE-APPLICATION	3/5/14
SITE PERMIT SECTION 311	3/31/14
SITE PERMIT PLAN CHECK	6/25/14

APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	6/25/14
PROJECT #:	1309.00

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**PROPOSED FLOOR PLANS**

SCALE: AS INDICATED  
SHEET NUMBER:

**A 2.2**

SHEET 4 OF 9





NO ALTERATION IN THE FRONT

① (E) EAST ELEVATION- FRONT

1/4"=1'-0"



② (E) SOUTH ELEVATION- LEFT SIDE

1/4"=1'-0"

RESIDENTIAL ADDITION  
2985 LAKE ST.  
SAN FRANCISCO, CA 94121

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

APPROVED FOR THE OWNER BY:

DRAWN BY: GSS  
REVIEWED BY:  
PLOT DATE: 3/31/14  
PROJECT #: 1309.00

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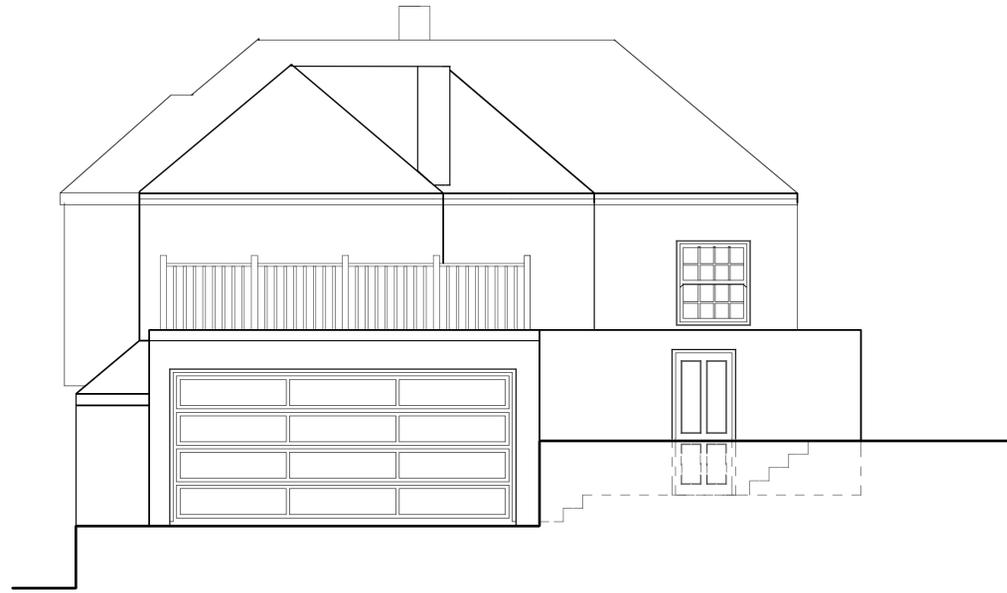
EXISTING EXTERIOR ELEVATIONS

SCALE: AS INDICATED  
SHEET NUMBER:

A 3.1



George S. Sun, AIA, Architect



1 (E) WEST ELEVATION- REAR 1/4"=1'-0"



2 (E) NORTH ELEVATION- RIGHT SIDE 1/4"=1'-0"

**RESIDENTIAL ADDITION**  
**2985 LAKE ST.**  
**SAN FRANCISCO, CA 94121**

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

APPROVED FOR THE OWNER BY:	
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PLOT DATE:	3/31/14
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EXISTING EXTERIOR  
ELEVATIONS

SCALE: AS INDICATED  
SHEET NUMBER:

**A 3.2**



- DASHED OUTLINE OF THE ADJ. PROPERTY ON THE SOUTH SIDE, 2879 LAKE ST.
- DASHED LINES SHOW WINDOW LOCATION OF 2879 LAKE ST.
- (E) TILED ROOF, TYP.
- (N) ASPHALT SHINGLE ROOF
- (N) CEM. PLAS. WALL TO MATCH (E), TYP.
- SHADED AREA DENOTES (N) ADDITION
- (N) EXTRUDED FIBERGLASS WINDOWS, TYP.
- (N) WOOD TRIM, PNT, TYP.
- (E) TILED ROOF
- (E) TILED ROOF
- (N) CEM. PLASTER WALL TO MATCH (E), TYP.

**RESIDENTIAL REMODEL**  
**2985 LAKE ST.**  
**SAN FRANCISCO, CA 94121**

**1** PROPOSED SOUTH ELEVATION- LEFT SIDE

1/4"=1'-0"

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

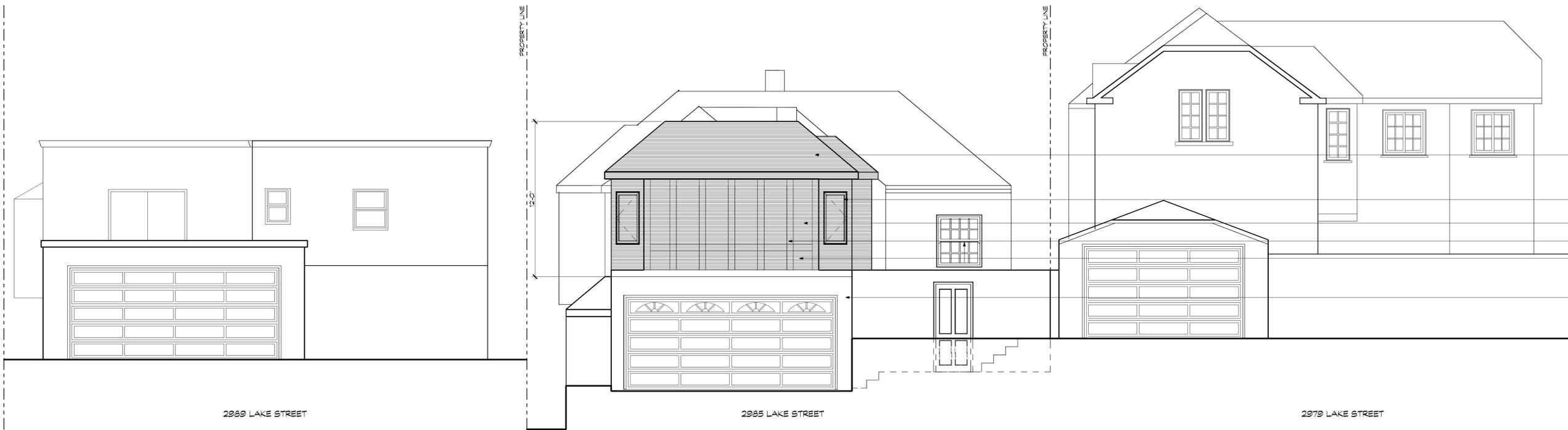
APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
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PLOT DATE:	3/31/14
PROJECT #:	1309.00

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**PROPOSED  
EXTERIOR  
ELEVATION**

SCALE: AS INDICATED  
SHEET NUMBER:

**A 3.3**



- (N) ASPHALT SHINGLE ROOF
- (N) EXTRUDED FIBERGLASS WINDOWS, TYP.
- SHADED AREA DENOTES (N) ADDITION
- (N) WD TRIM, PNT, TYP.
- (N) CEM. PLASTER WALL TO MATCH (E), TYP.
- (E) GARAGE WALL

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



- DASHED OUTLINE OF THE ADJ. PROPERTY ON THE NORTH SIDE, 2989 LAKE ST. DASHED LINES SHOW WINDOW LOCATION OF 2989 LAK ST.
- SHADED AREA DENOTES (N) ADDITION
- (N) EXTRUDED FIBERGLASS WINDOWS, TYP.
- (N) CEM. PLAS. WALL TO MATCH (E), TYP
- DASHED OUTLINE OF THE ADJ. PROPERTY'S DETACHED GARAGE ON THE NORTH SIDE, 2989 LAKE ST.

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

**RESIDENTIAL ADDITION**  
**2985 LAKE ST.**  
**SAN FRANCISCO, CA 94121**

ISSUED FOR:	DATE
DESCRIPTION	12/13/13
CLIENT REVIEW	2/7/14
PRE-APPLICATION	3/5/14
SITE PERMIT SECTION 311	3/31/14
SITE PERMIT PLAN CHECK	6/25/14

APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	6/25/14
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**PROPOSED EXTERIOR ELEVATIONS**

SCALE: AS INDICATED  
SHEET NUMBER:

**A 3.4**



**1 BUILDING SECTION**

1/4"=1'-0"

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

APPROVED FOR THE OWNER BY:	
DRAWN BY:	GSS
REVIEWED BY:	
PLOT DATE:	3/31/14
PROJECT #:	1309.00

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**BUILDING SECTION**

SCALE: AS INDICATED  
SHEET NUMBER:

**A 3.5**