BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
TERRANCE MARSEILLE and MARLENE MARSEILLE,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **22-088**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 29, 2022, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on November 17, 2022 to Todd Berardi, of an Alteration Permit (revision to Building Permit No. 2022/0127/6780; add one 3rd-floor deck and one roof deck) at 285 Sea Cliff Avenue.

APPLICATION NO. 2022/0524/4848

FOR HEARING ON March 1, 2023

Address of Appellant(s):	Address of Other Parties:
Terrance Marseille and Marlene Marseille, Appellant(s) c/o Stephen Williams, Attorney for Appellant(s) Law Office of Stephen M. Williams 1934 Divisadero Street San Francisco, CA 94115	Todd Berardi, Permit Holder(s) c/o Brian O'Neill, Attorney for Permit Holder(s) Zacks Freedman & Patterson, P.C. 601 Montgomery Street, Suite 400 San Francisco, CA 94111

Date Filed: November 28, 2022

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 22-088

I / We, **Terrance and Marlene Marseille**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2022/05/24/4848** by the **Department of Building Inspection** which was issued or became effective on: **November 17, 2022**, to: **Todd Berardi,** for the property located at: **285 Sea Cliff Avenue**.

BRIEFING SCHEDULE:

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **December 29, 2022**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org and grant@gtlarchitects.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **January 12, 2023**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, and smw@stevewilliamslaw.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, January 18, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Signature: Via Email

Print Name: Stephen Williams, Attorney for Appellant(s)

STATEMENT OF APPEAL—285 Seacliff Ave---BPA's #202205244848 (Revision to BPA #202201276780)

Appellants Terrance and Marlene Marseille appeal BPA #202205244848 (Revision to BPA #202201276780) which was issued on November 17, 2022. The purpose of the Permit as set forth on the Permit Application is:

"Revision to Approved Permit #2022-0127-6780: 1) One 3rd Floor deck 2) Roof Deck."

Development on the property at 285 Seacliff Avenue is subject to a specific and controlling Notice of Special Restriction ("NSR") which was put into place by former owners of 285 Seacliff Ave., by an agreement with the Appellants in June 1988. The NSR is recorded against the subject property. The NSR was agreed to by the former owners in exchange for Appellants agreeing to withdraw opposition to an addition of a third floor to the subject building in 1988. The NSR states that "*no further construction shall be permitted which would result in any structure on or directly above the existing roof areas*…" The parties agreed that the limitations on future construction at the site would "*constitute a covenant running with the land and shall bind all successive owners."* The proposed project to construct new roof top decks and skylights was issued over the counter and without providing copies to the Appellants although the sponsors were well aware of the NSR and had met with the Appellants to discuss the Appellants' objections to the project because it violates the NSR. The sponsors were also aware of the restrictive NSR and were provided copies of the NSR in their escrow packets with their recent purchase of the building at 285 Seacliff Avenue.

The NSR was recorded with a Settlement Agreement and a set of building plans which specifies and makes clear the reasons for the NSR and Agreement between the parties to allow for a limited third floor addition on the property at 285 Seacliff Ave., and to preserve as much light and view for the Appellants as possible. This project violates that Agreement and the NSR.

Permit Details Report

Report Date: **11/29/2022 8:22:00 AM**

Application Number:	202205244848
Form Number:	8
Address(es):	1308 / 017 / 0 285 SEACLIFF AV
Description:	REVISION TO PA# 202201276780. ADDING ONE 3RD FLOOR DECK, AND ONE ROOF DECK.
Cost:	$75,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/24/2022	TRIAGE	
5/24/2022	FILING	
5/24/2022	FILED	
11/17/2022	APPROVED	
11/17/2022	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/24/22	5/24/22			5/24/22	CHAN CHENG	OTC PAPER PLAN
2	CP-ZOC	11/1/22	11/1/22			11/1/22	MAY CHRISTOPHER	5/24/22 Advised project sponsor that intake would be required to allow additional review by Preservation staff for two decks requiring partial carving out of existing peaked roof visible from public right-of-way. (CM) 6/6/22 Neighbor advised Planning staff that there is an NSR on subject property filed in February 1988 with BPA #8709166 restricting alterations of the roof line (CM) 11/01/22 Approved: 2 recessed roof decks above 2nd and 3rd floors with no appurtenances extending above existing roofline. (CM)
3	BLDG	11/14/22	11/14/22			11/14/22	BENDEZU SEBASTIAN	Approved OTC. PAD-STR, please review structural plans from PA#: 222-0127-6780 to verify all loads and structural requirements for this permit application are satifactory.
4	PAD-STR	11/15/22	11/15/22			11/15/22	QUAN SUE	issued comments
5	DPW-BSM	11/14/22	11/14/22			11/14/22	DENNIS RASSENDYLL	Approved no alteration of the right of way-RD
5	PAD-STR	11/17/22	11/17/22			11/17/22	QUAN SUE	OTC approved
6	PERMIT-CTR	10/18/22	10/18/22			10/18/22	ESPINO HENRY	10/18/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HE
7	PERMIT-CTR	10/21/22	10/21/22			10/21/22	PERMIT CENTER USER	10/21/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -MT
8	PERMIT-CTR	10/27/22	10/27/22			11/2/22	ESPINO HENRY	11/02/2022: Project received by Permit Center Team. Applicant may collect the project to continue OTC review. See email from PERMITCENTER@SFGOV.ORG for instructions. -HE.....10/27/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -

								plc@sfgov.org for further project updates. - HE
9	CPB	11/17/22	11/17/22			11/17/22	BROWN SHARAE	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies
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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

BLDG. FORM 3/8

APPROVED FOR ISSUANCE NOV 17 2022

APPROVED Dept. of Building Insp. - San Francisco -

DCP FEE

NOV 17 2022

BUILDING ENLARGEMENT DESCRIPTION ☐ VERTICAL ☐ HORIZONTAL

APPLICATION NUMBER 2012 0524 4848

OSHA APPROVAL REQ'D APPROVAL NUMBER ☐

NV

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☑ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
5/20/22		285 SEA CLIFF AVENUE	1308 / 017

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:
22118520	11/17/22	~~$75,000~~	$75,000.00 BY: DATE: 11/14/22

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
V-B	3	0	RESIDENTIAL SINGLE FAMILY	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
V-B	3	0	RESIDENTIAL SINGLE FAMILY	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☑	YES ☐ NO ☑	YES ☑ NO ☐	YES ☐ NO ☑

(14) CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
TBD					

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
Todd Berardi	285 Sea Cliff SF, CA, 94121			

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REVISION TO APPROVED PERMIT #2022-0127-6780:
~~1) TWO 3F DECKS, AND~~ 1) ONE 3rd Floor deck
2) ROOF DECK

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☑		YES ☑ NO ☐	SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
GRANT TAKAHASHI LEE	P.O. BOX 16721, SAN FRANCISCO, CA, 94116	C-31769

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
UNKNOWN	GRANT@GTLARCHITECTS.COM

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☑ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier
Policy Number

( ) III. The cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(✓) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Date: 5/20/22

REV 06/13

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OFFICIAL COPY
SAN FRANCISCO DBI DEPARTMENT OF BUILDING INSPECTION

285 SEA CLIFF AVENUE

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE: / REASON:
☐	Sebastian Bendezu, DBI NOV 14 2022 PLAN REVIEW SERVICES, DEPT. OF BLDG. INSP.	NOTIFIED MR.
☐	APPROVED: 2 RECESSED ROOF DECKS ABOVE 2ND & 3RD FLOORS WITH NO APPURTENANCES EXTENDING ABOVE EXISTING ROOFLINE. APPROVED BY CHRISTOPHER MAY NOV 01 2022 PLANNING DEPARTMENT DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
☐	APPROVED: SAN FRANCISCO FIRE DEPARTMENT	NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
☒	APPROVED: Sue Quan, DBI NOV 17 2022 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
☐	APPROVED: NO ALTERATION BY CONSTRUCTION OF CITY RIGHT-OF-WAY UNDER THIS PERMIT BY 11/14/22 SFPW/BSM DEPT. OF PUBLIC WORKS	NOTIFIED MR.
☐	APPROVED: PUBLIC UTILITIES COMMISSION	NOTIFIED MR.
☐	APPROVED: DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

BRIEF SUBMITTED BY THE APPELLANT(S)

San Francisco Board of Appeals
Appeal No.22-088

Terrance and Marlene Marseille,
Appellants,
v.
San Francisco Dept. of Building Inspection,
Respondent.

Permit Holder,
Todd Berardi

Appellants' Brief

BPA No. 2022/05/24/4848 285 Sea Cliff Avenue

Date: Wednesday, March 1, 2023
Time: 5:00 PM
Location: City Hall, Room 416
#1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Stephen M. Williams SBN: 122103
1934 Divisadero Street
San Francisco, CA 94115
Tel: (415) 292-3656
smw@stevewilliamslaw.com
Attorney for Appellants

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I. EXECUTIVE SUMMARY OF APPEAL

Terry and Marlene Marseilles have lived at 275 Sea Cliff Ave., next door to the subject site at 285 Sea Cliff since 1984. In 1987 to resolve a dispute with a prior owner over a proposed new third story addition, the Marseilles entered into an Agreement which includes a recorded deed restriction on future construction, a Notice of Special Restriction ("NSR"), brokered by then ZA, Bob Passmore, and attorneys for both sides.

The deed restriction recorded against 285 Sea Cliff states that "*no further construction shall be permitted which would result in any structure on or directly above the existing roof areas*…" The NSR is to "*constitute a covenant running with the land and shall bind all successive owners."* Sponsors are the fourth owners since the NSR was recorded in 1988---but the first to propose construction in violation of the NSR and Agreement.

Sponsors purchased 285 Sea Cliff one year ago (12/21) and immediately demolished the interior and exterior of the building(1/22). Replace all windows and doors and the exterior stucco(3/22). Next, ignoring the NSR from their escrow packet, Sponsors applied O-T-C to add three exterior roof decks(5/22). The Marseilles had to inform staff of the recorded NSR which forbids the decks (6/22). Without Sponsors or staff informing, or meeting with the Marseilles, (as both promised to do in September 2022), sponsors then "recessed" the decks and obtained an O-T-C permit (11/22). This appeal followed.

The proposed "recessed" roof decks still violate the letter, spirit, and purpose of the NSR. Although the decks are just below parts of the surface of the roof, they are still "on the roof" and are above the "roof line" and will require construction which will *result in structures on or directly above the existing roof areas.* The Board should not allow a strained "interpretation" to thwart the plain language, purpose, and intent of the NSR.

The NSR may not be "interpreted" to allow decks that will block views, light, and invade the Marseilles' privacy. Such a result makes the NSR meaningless and is the opposite of the intention of the original parties. There is no difference in the impact whether the decks are "recessed" or built on the roof surface. The NSR must be interpreted as to give effect to the mutual intention of the parties as it existed at the time of contracting. The intent of the NSR is clear. As set forth in the Declaration of Marlene Marseille, the parties intended to leave roof areas non-buildable and without changes.

II. INTRODUCTION

The subject site is one of the most picturesque blocks in the Sea Cliff Neighborhood.

285 Sea Cliff Ave(subject site) **275 Sea Cliff Ave(Marseilles Home)**

The neighborhood is zoned RH-1(D) and is surveyed by the Dept. for a Historic District. The subject building is a large single-family home of 4,669 square feet(Assessors Records).

The Neighbors, Appellants Terrance and Marlene Marseille purchased their home in 1984 and have lived at 275 Sea Cliff Avenue, next door to the subject site for thirty-nine years. They

have been married for 53 years. They raised their daughter there and now have two grandchildren. They both are retired. Terry owned a dental laboratory in Oakland and Marlene was a Social Worker for the Department of Health in San Mateo County.

A. Timeline of Project and Multiple Building Permit Applications by Sponsors

December 2, 2021, Sponsors recently purchased 285 Sea Cliff Avenue. Although the building had been renovated and remodeled just prior to the sale (including a new roof, new foundation, new kitchen, interior remodel and exterior stucco and painting) Sponsors immediately set about to completely demolish the interior and exterior of the building.

January 27,2022--BPA#202201276780—O-T-C permit "INTERIOR REMODEL ALL LEVELS AND SEISMIC RETROFIT. NO CHANGES TO WINDOWS" (Exhibit 1). March 7, 2022, O-T-C permit "REPLACE IN-KIND ALL EXISTING WINDOWS AND STUCCO FINISH @ EXTERIOR WALLS,"-- BPA# 202203079358 (Exhibit 2). These permits were issued O-T-C without notice to the neighbors. In early October, after this dispute arose, Sponsors covered the building in plastic sheathing so that the work being conducted cannot be viewed from the street by the public or the neighbors.

B. Expansion at the Site is Limited by a Prior Settlement and Deed Restriction

In 1987 prior owners of the subject site at 285 Sea Cliff Ave (Ann and Clifford Perry) proposed a large third floor addition (1030 square feet) on what was then a two-story structure. (Exhibit 3 is photographs of the subject site as a two-story building). The Marseille home at 275 Sea Cliff is still a two-story structure. Because the proposal in 1987 would dramatically change the views, light and privacy for the Marseille home, they objected and filed a request for Discretionary Review. Before the hearing, with the help of Planning Staff and then Zoning Administrator Robert Passmore, the parties entered into a written settlement agreement. As part

of that settlement a Notice of Special Restrictions ("NSR") and Plan set were attached to the Settlement Agreement as exhibits and recorded on the title of 285 Sea Cliff Avenue. (Exhibit 4). Sponsors have confirmed that they received a copy of the NSR in their escrow package when they purchased the building last year and were aware of the deed restriction.

Despite having received a copy of the NSR, within a few months, Sponsors attempted to ignore it and amend the O-T-C permit for an "interior remodel" (Exhibit 1) by filing a "revision permit" to add three roof decks at the third and second floors. On May 24, 2022, Sponsors filed a revision O-T-C permit for roof decks. BPA #202205244848 –Exhibit 5. The plans submitted by Sponsors in May 2022, to add three new roof decks to the building are attached as Exhibit 6.

C. Planning was Unaware of the NSR and Promised to Keep the Neighbors Updated

The Neighbors learned of the plan to add three exterior roof decks and notified Planning staff of the NSR forbidding such construction. As stated in the notes written in the permit summary (Exhibit 5), the Dept was unaware of the recorded NSR. "*Neighbor advised Planning staff that there is an NSR on subject property filed in February 1988 with BPA #8709166 restricting alterations of the roof line*." (Note written on permit by Planner Christopher May)

Once Planning became aware of the NSR, the Dept correctly refused to issue the permit for the roof decks sought by Sponsors. After Planning became aware of the deed restriction, Marlene wrote to Principal Planner Elizabeth Gordon-Jonckheer on July 25, 2022, expressing her concerns that the Sponsors were already working away on portions of the roof, and she asked to be informed of any new steps taken on the project. Ms. Gordon-Jonckheer wrote back and stated that the project was not yet assigned but that once it was, the assigned planner would contact the Marseilles. That email exchange is attached as Exhibit 7. Two months later, Marlene sent a second email to Ms. Gordon-Jonckheer asking to be notified about changes or movement on the

permit on September 11, 2022. (Exhibit 8). Despite these two written requests and the promise by Planning to keep the Marseilles informed, Planning did not notify them before this new permit was issued and the Marseilles were not shown the plans before the permit was issued. Ms. Gordon-Jonckheer has acknowledged this error and apologized. (Exhibit 9).

D. Sponsors Hid the New Plans and Got a Third OTC Permit for Decks

The Marseilles also contacted sponsors to try and work out a compromise. They sent the sponsors a detailed email on September 12, 2022, (Exhibit 10) outlining their position and the reasons for the opposition to the proposed three roof decks(this is before the change to "recess" the decks). The Marseilles also met with Sponsors and their engineer David Kane on September 14, 2022. At the meeting, Sponsors pushed hard for the Marseilles to simply set aside the deed restriction so that the three-roof decks could be added as proposed. They requested a letter for approval of the project and decks. Marlene and Terry were concerned because of the aggressive push to build the roof decks which they believe are obviously in violation of the NSR.

At the end of the meeting in September, Sponsors and the engineer promised to provide revised plans to the Marseilles to review and to let them know what the next steps would be. That promise was also broken. Sponsors did not provide any new plans and engaged in **ZERO OUTREACH** on the current plan before the Board**.** The Sponsors simply devised a new plan to "recess" the decks and received yet another O-T-C permit on November 18, 2022. The Marseilles' first and only notice was a Notification of a Structural Addition by mail after the new O-T-C permit was issued. (Exhibit 11). Sponsors deliberately hid the new plans to "recess" the decks from the Marseilles and the permit issued before the Marseilles ever saw the plans. Planning also did not provide the new plans or notify the Marseilles that new plans were being

proposed. The Marseilles had no choice but to file this appeal. They were not provided with the new proposal and were not contacted by the Sponsors or by Planning as both promised.

Sponsors also filed an additional improper application, this time to extend the building into the rear yard and add another deck to a new horizonal addition. BPA #202210265173 was filed O-T-C on October 26, 2022, (Exhibit 12) for a "horizontal addition to rear yard with deck above." Again, this was filed by sponsors without notice or discussion while the dispute on the other decks was going on with **ZERO OUTREACH**. Planning has now determined that Sponsors should have conducted a *mandatory* pre-application meeting with the neighborhood before filing the application and must now retroactively notify all the neighbors of the new project. As they did with the other parts of the project, Sponsors already started on the rear yard extension long before filing an application or obtaining a permit (photos attached as Exhibit 13).

III. LEGAL AUTHORITIES AND ARGUMENT

A. The Proposed Decks Violate the Letter, Spirit and Purpose of the Settlement and the Language of the Recorded NSR—The Decks Will be "On" the Roof and the Construction will Result in Structures "Directly Above the Existing Roof Areas"

The NSR is attached as Exhibit A to the Settlement Agreement (Exhibit 4, pages 1-3) signed by the Marseilles and the former owners of the site in 1988 and is recorded against the deed of 285 Sea Cliff Ave. The agreed upon plans from that time are attached as Exhibit B to that same Settlement Agreement (Exhibit 4, pages 4-10). For an interpretation of the documents, all three must be read as a whole and within the context of the signing of the Agreement. The plain language of the NSR states that, *no further construction shall be permitted which would result in any structure on or directly above the existing roof areas*…". The decks violate this phrase.

The approved decks are still "*on the existing roof areas*." The decks are not located on the lower floors, the structures are still "*roof decks*" and are still "*on the roof*" as those phrases are commonly used and understood. Further, the construction will result in structures directly above

the existing roof areas. Allowing decks that are slightly "recessed" in the context of the NSR, the Settlement Agreement and the Plans approved by the parties at the time (which specifically removed a deck in the same location) is an absurd result and contrary to the rules of contract interpretation. The NSR was agreed upon by the parties in 1988 with the specific intent of removing and preventing decks or any other structure of any kind that might protrude above the current plane of the existing roof areas. To interpret the NSR so as to allow for decks that are slightly recessed below the surface of part of the roof but still allow for ample activities on the decks above the surface of the roof is an absurdity and not what intended by the original parties to the Settlement which resulted in the NSR. Such an interpretation renders the NSR and Settlement void or meaningless and will block views, light and invade the Marseilles' privacy.

It is black letter contractual and statutory law that interpretation starts with the basic premise that a contract must be so interpreted as to give effect to the mutual intention of the parties as it existed at the time of contracting, so far as the same is ascertainable and lawful (Civil Code section 1636). Next, the principles of construction of such instruments demand that absurdity be avoided, and that interpretation of any agreement must yield to common sense.

From any honest, logical, or rational point of view, the deed restriction was designed to prevent and forbid exactly what is being proposed. It was the intention of the parties to prevent *any* construction of *any* structure which might rise above the existing roof and block views or light or air or which might invade the privacy of the building next door or block specific windows called out in the Settlement Agreement. The idea that a subsequent owner (and sponsors are the <u>fourth</u>) might try and create a loophole and ignore the plain language by sinking decks slightly below a portion of the roof surface is contrary to the rules of contract and statutory construction, otherwise the NSR becomes meaningless and unenforceable.

California Civil Code Section 1636 states at relevant part: "*A contract must be so interpreted as to give effect to the mutual intention of the parties as it existed at the time of contracting…*"

Terry and Marlene would not have signed or agreed to a settlement or NSR that could be easily sidestepped by building the same decks just inches below the surface of the roof. That is not reasonable and not the way agreements and deed restrictions (or any contract) function. Such instruments must be interpreted to fulfill the intentions of the parties who signed them and to bind those who come after. The Sponsors bought a building which has a very specific deed restriction that forbids the construction of decks or *any* structures on the roof or above the existing roof surface. The first thing Sponsors did was propose to build several roof decks and to obtain permits OTC. The idea of lowering the decks slightly doesn't change the fact that the decks violate the NSR and Settlement Agreement and block windows meant to be preserved.

The mutual intention of the parties as it existed at the time of contracting is easy to ascertain. Attached hereto as Exhibit 14 is a declaration under penalty of perjury from Marlene Marseille wherein she states exactly what was her and her husband's intention and that of her former neighbors, the Perry's when they entered into the Agreement and NSR. Contemporaneous records also affirm the parties' intention. Attached as Exhibit 15 is a letter Marlene sent to the attorneys thirty-five years ago on January 26, 1988, stating exactly her and her husband's intention at the time the Agreement and the NSR were entered into. As she states in her letter:

"*We want to make sure that this proposal to have the Zoning Administrator designate the non-buildable parts of the roof cannot be overturned at some future date. We want to make sure that once this is in the deed no one can remove it. We want to make sure that the roofs remain as they are and nothing further happens to them. We wouldn't want the Perry's or anyone else saying that because of the construction or any other excuse, they have to change the roofs that exist on the non-buildable parts of the roof or add anything that would obstruct our view."* (Exhibit 13)

The "interpretation" urged by sponsors is not reasonable and was not intended by the original parties. Building the same front (north) deck proposed in 1987 only slightly recessed violates the NSR. The Marseilles' northwest facing windows are supposed to remain unblocked as specified

in the Settlement Agreement (Exhibit 4, page 11, paragraph (a)). Attached as Exhibit 16 is a photo looking out of the NW windows of the Marseille family room showing the deck area with construction of the deck in progress. Exhibit 17 shows the same area since the sponsors shrink wrapped the building in white plastic.

The two new skylights in the proposed project as well as the hatch for the roof top deck and other "hardware" are all built directly on the roof as well and must also be removed.

B. The Purpose of the NSR is to Preserve Views, Light and Privacy for the Marseilles and It Resulted in Removal of a Similar Deck from the Plans in 1987

The project proposed in 1987 which resulted in the Settlement Agreement and NSR also included a deck in the same area now proposed. The front or north deck was removed at that time as violating the Agreement and NSR and to fulfill the intentions of the parties.(Exhibit 18 is a copy of the plan from 1987 showing the north or front deck—which was removed under the settlement). It makes little sense now for a new "interpretation" to result in the installation of a deck which was previously removed. The Settlement Agreement which has the NSR attached (a)calls out specific measurements for the limits and setbacks for the third floor addition on 285 Sea Cliff which are sufficient to clear the Marseilles' family room and bedroom windows, and (b) specially states the purpose of the Agreement as "*no more than two (2) of the six (6) windows on the Marseille's west wall are blocked leaving at least four (4) of the west wall windows completely clear*;" (Exhibit 4, page 11). Those windows will not be "completely clear" as envisioned in the Settlement Agreement if recessed decks are erected in front of them which allow for people and objects to occupy a deck directly in front of the protected windows, well above the "roof line" and "on the roof."

At the time of the settlement in 1988, the architect drew up color coded plans (Exhibit 19) to show which windows of the Marseilles' would remain "*completely clear*" and unblocked as

expressed in the Settlement Agreement. The Marseille home is shown in purple and the windows in the front facing northwest and the four at the rear facing west are shown just as those same windows are called out to remain "*completely clear*" in the Settlement Agreement.

The Settlement Agreement is clear that no construction at 285 Sea Cliff Ave. must result in any new structure of any kind above the existing roof areas that might block the protected windows. The NSR was designed to enforce and safeguard the terms of the written Settlement Agreement. The settlement documents must be read as a whole as required by the code.

As provided in the Civil Code at Section 1642:
"*Several contracts relating to the same matters, between the same parties, and made as parts of substantially one transaction, are to be taken together*."

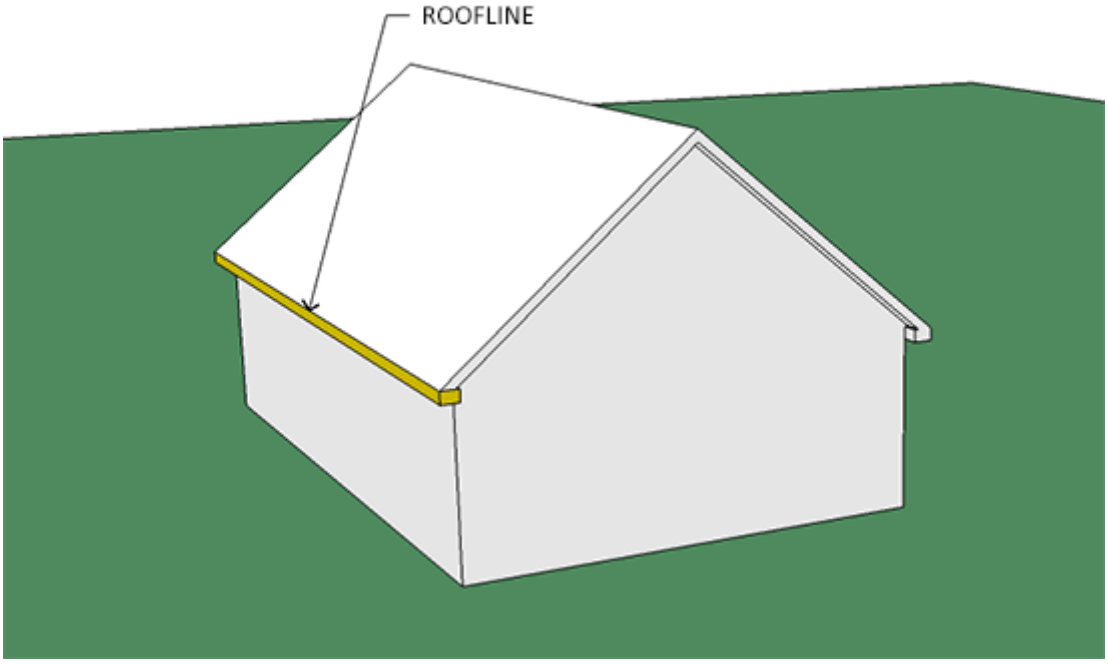
Accordingly, the Settlement Agreement the Plans and the NSR (Exhibit 4) must be read together to provide context and clarity as to the intention of the parties and the purpose of the agreement. Those three documents are all part of the transaction and the NSR is attached to the Agreement as Exhibit A and Plans as B. The Settlement Agreement echoes the NSR and states :

"The Perrys hereby covenant not to cause or permit any further construction in any manner on or directly above the existing roof area of 285 Sea Cliff aside from the addition as approved by the Marseille's architect." (Exhibit 4, page 12, paragraph #3)

The proposed project obviously entails new construction on the existing roof, not reflected in the Plans attached to the Settlement Agreement and which is not approved by the Marseille's architect, including removing large portions of the existing roof. The stated purpose of the transaction was to ensure that at least six (6) of the Marseilles west windows would remain "*completely clear*" and unblocked. (Exhibit 4, page 11, para (a) and (b)—illustrated in Ex. 19) Further, the front deck shown in Exhibit 18, in the same location as that now proposed (again) was removed from the Plans when the Settlement was reached and the NSR was recorded in 1988. The deck proposed in 1987 violated the Settlement and NSR just as that now proposed also violates the requirements of those recorded documents to keep the windows clear.

C. The NSR Terms "On the Roof," "Roof Line" and "Roof Ridge" Are Ambiguous and <u>Must be Interpreted so as to Give Meaning to the Parties' Original Intention</u>

The interpretation of the NSR and Settlement Agreement proposed by the sponsors violates the plain language of the NSR and Settlement because it allows for the construction of decks at 285 Sea Cliff above the "roof line" as that term is commonly and ordinarily understood. It also allows for construction of decks "on the roof" as that term is commonly understood. The common and ordinary meaning of the term "roof line" means that portion of the roof which is the horizontal line made **by the intersection of the wall of the building with the roof of the building or the top of the edge of the parapet**. In the case of a building with a pitched roof, the roof line shall be at the eave level. Every portion of the proposed decks exceeds that line.



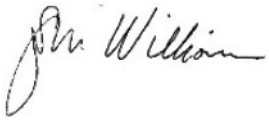
Obviously, the proposal to "recess" decks into the roof at the roof ridge at the top of the two roofs means that the new deck structures will still be far above the "roof line" das that phrase is commonly understood. The NSR, Plans and Settlement Agreement, when taken together and read as a single document, forbids the new construction of any structures above the roof line, above

the roof ridge, above the roof surface and on the roof areas. All of these phrases are used in the documents interchangeably and stand for the proposition that nothing can be constructed above any part of the current roof. Constructing it under part of the roof surface but having it, and objects on it, extend above the roof is contrary to the plain meaning and intention of the documents.

IV. CONCLUSION

The Marseilles respectfully request that the Board look carefully at this proposed project and the NSR, Settlement Agreement and Plans, especially given the fact that the sponsors intentionally hid the project and conducted ZERO public outreach on any aspect of the project before grabbing over-the-counter permits for every aspect of the project. The building at 285 Sea Cliff Ave has a specific deed restriction forbidding changes to the roof. That deed restriction does not exist in a vacuum, and it does not allow for roof decks whether "recessed" or not. The proposed decks violate the terms of the NSR and also violate the very purpose and the intention of the parties who entered into the settlement with the help of the Planning Dept back in 1987-1988. The appeal should be granted, and the permit rescinded.

Respectfully Submitted, February 13, 2022



STEPHEN M. WILLIAMS,
For Terrance and Marlene Marseille

San Francisco Board of Appeals
Appeal No.22-088

Terrance and Marlene Marseille,
Appellants,
v.
San Francisco Dept. of Building Inspection,
Respondent.

Permit Holder,
Todd Berardi

Appellants' Exhibits 1 - 19

BPA No. 2022/05/24/4848 **285 Sea Cliff Avenue**

Date: Wednesday, March 1, 2023
Time: 5:00 PM
Location: City Hall, Room 416
#1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Stephen M. Williams SBN: 122103
1934 Divisadero Street
San Francisco, CA 94115
Tel: (415) 292-3656
smw@stevewilliamslaw.com
Attorney for Appellant

Table of Exhibits

Exhibit 1	Over-The-Counter Permit #202201276780 Interior Remodel
Exhibit 2	Over-The-Counter Permit #202203079358 Replace All Windows & Stucco
Exhibit 3	Photos of 285 Seacliff Avenue as a two-story structure
Exhibit 4	Notice of Special Restrictions; plans from 1988; Settlement Agreement
Exhibit 5	Over-The-Counter Permit #202205244848 Revision Permit for Roof Decks
Exhibit 6	Original Plans for Roof Decks and Skylights 05/20/22
Exhibit 7	E-mail Exchange with Planner 07/25/22
Exhibit 8	Email to Planner 09/11/22
Exhibit 9	E-mail from Planner 11/29/22
Exhibit 10	E-mail to Sponsors 9/12/22
Exhibit 11	Notification of Structural Addition 11/18/22
Exhibit 12	Over-The-Counter Permit #202210265173 Horizontal Addition with Deck 10/26/22
Exhibit 13	Photos of Demolition and Start of Construction of Horizontal Addition
Exhibit 14	Declaration of Marlene Marseille Under Penalty of Perjury
Exhibit 15	Marseille Letter to Attorney Dated January 26, 1988
Exhibit 16	Photo of View of Roof from Marseille Living Room with Start of Front Deck on Roof
Exhibit 17	Photo of View Out of Marseille Living Room Window with Plastic Sheeting
Exhibit 18	Proposed Plans from 1987 with Front Deck
Exhibit 19	Architect Drawing to Show Marseille Windows to be Kept Completely Clear

EXHIBIT 1

Permit Details Report

Report Date: **12/23/2022 4:23:50 PM**

Application Number:	202201276780
Form Number:	8
Address(es):	1308 / 017 / 0 285 SEACLIFF AV
Description:	INTERIOR REMODEL ALL LEVELS AND SEISMIC RETROFIT. NO CHANGES TO WINDOWS
Cost:	$650,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
1/27/2022	TRIAGE	
1/27/2022	FILING	
1/27/2022	FILED	
5/5/2022	APPROVED	
5/5/2022	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	1/27/22	1/27/22			1/27/22	CHAN CHENG	OTC PAPER PLAN.
2	CP-ZOC	1/27/22	1/27/22			1/27/22	OROPEZA EDGAR	N/A no loss of dwellings per this review per setion 317 of the planning code, 5 bedrooms or less to be used as a single family dwelling not group housing, no exxterior work per this review, per plans and application less than 75 percent interior demo - not subject to public notice. E.O 4/19/2022
3	BLDG	4/25/22	4/25/22	4/25/22		5/5/22	WALLS MARK	COMMENTS ISSUED.
4	PAD-STR	5/5/22	5/5/22			5/5/22	QUAN SUE	OTC approved.
5	MECH	5/2/22	5/2/22			5/2/22	ORTEGA REYNALDO	Approved OTC, plans back to customer for SFPUC review
6	SFPUC	5/2/22	5/2/22			5/2/22	CHUNG DIANA	OTC - Capacity Charge not applicable. Not enough additional fixture. Return to Applicant - 05/02/22.
7	CPB	5/5/22	5/5/22			5/5/22	SHAWL HAREGGEWAIN	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
0			IB1	CF2R-ENV-01-E - FENESTRATION INSTALLATION	
				CF2R-PLR-02-E - SINGLE	

0			IP5	DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			24E	WOOD FRAMING	
0			6	HIGH-STRENGTH BOLTING	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0			20	HOLDOWNS	
0			5B5	MOMENT-RESISTING FRAMES	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT 2

Permit Details Report

Report Date: **12/23/2022 4:26:33 PM**

Application Number:	202203079358
Form Number:	8
Address(es):	1308 / 017 / 0 285 SEACLIFF AV
Description:	REPLACE IN-KIND ALL EXISTING WINDOWS AND STUCCO FINISH @ EXTERIOR WALLS
Cost:	$55,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
3/7/2022	TRIAGE	
3/7/2022	FILING	
3/7/2022	FILED	
3/8/2022	APPROVED	
3/8/2022	ISSUED	

Contact Details:

Contractor Details:

License Number:	826384
Name:	BRIAN CHRISTOPHER MACNAMARA
Company Name:	BRIAN MAC NAMARA CONSTRUCTION
Address:	1763 GROVE ST * SAN FRANCISCO CA 94117-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	3/7/22	3/7/22			3/7/22	PANGELINAN MARIANNE	
2	CP-ZOC	3/7/22	3/7/22			3/7/22	LANGLIE MICHELLE	03/07/2022 OTC APPROVAL AS FOLLOWS: REPLACE ALL WINDOWS IN-KIND W/NEW ALUM CLAD WOOD CASEMENT WINDOWS W/IN EXISTING OPENINGS PER PLANS. REPLACE STUCCO THROUGHOUT. MICHELLE.LANGLIE@SFGOV.ORG
3	BLDG	3/7/22	3/7/22			3/7/22	JONES DAVID	
4	CPB	3/8/22	3/8/22			3/8/22	CHAN CHENG	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT 3

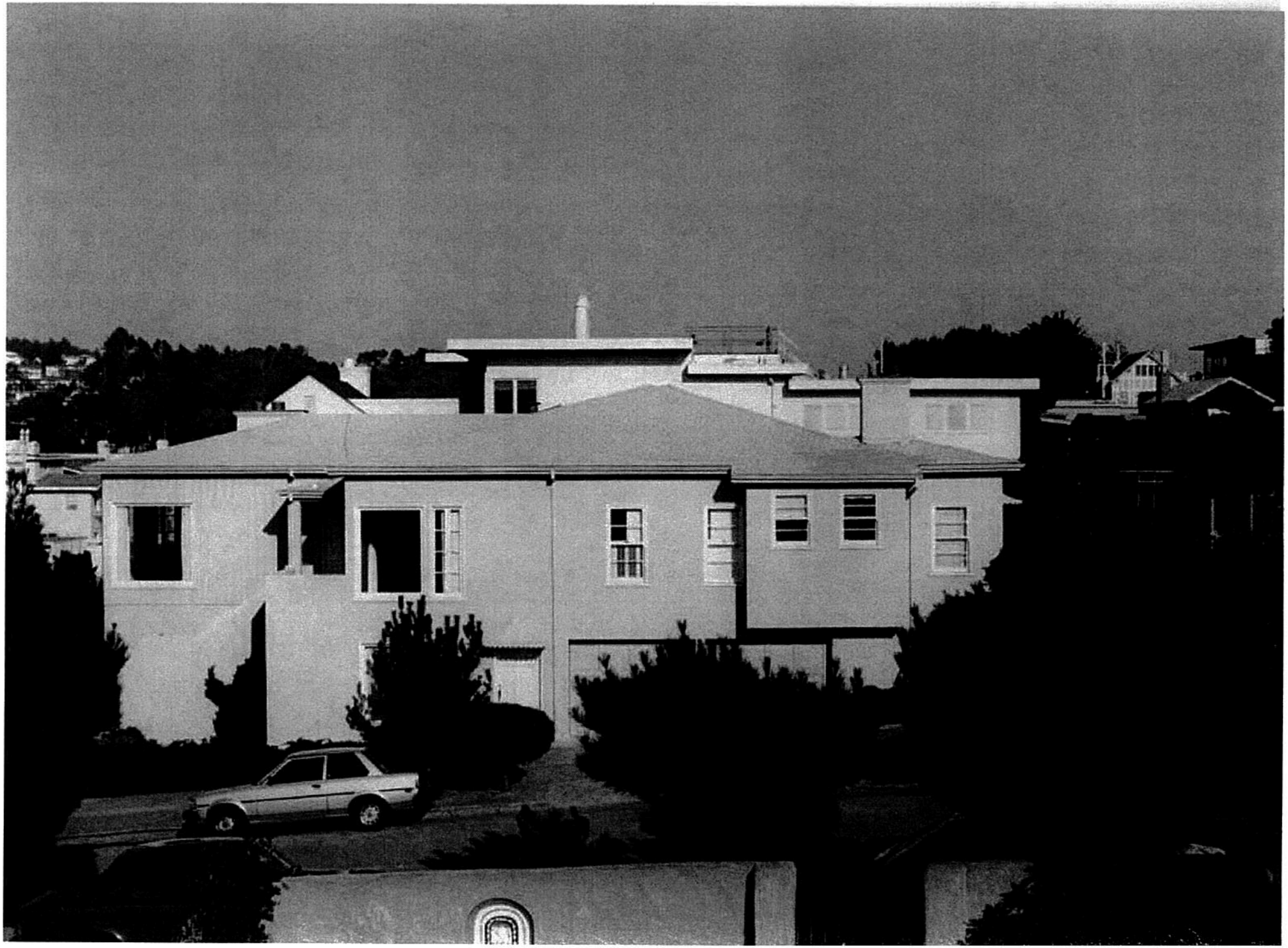


EXHIBIT 4

Recording Requested By:

When Recorded Mail To:

Name: Ann and Cliff Perry

Address: 285 Sea Cliff Avenue

City: San Francisco

State: California 94121

CONFORMED COPY of document recorded on JUN 15 1988 at _____ as No. E190543
This document has not been compared with the original
SAN FRANCISCO COUNTY RECORDER.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

We, Ann and Clifford Perry, the owners of that certain real property situated in the City and County of San Francisco, State of California commonly known as 285 Seacliff Avenue and more particularly described as follows:

Lot 17, Block 1308, according to Map of Subdivision No. 3 of Sea Cliff, San Francisco, California, filed May 9, 1923, in Book J of maps, pages 21, 22 and 23 in the office of the Recorder of the City and County of San Francisco, State of California.

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said restrictions consists of a condition attached to the approval of Building Permit Application Number 8709166 by the

JUN 16 1988

CONFORMED COPY of document recorded on _____ at 3:02 as No. E191425
This document has not been compared with the original
SAN FRANCISCO COUNTY RECORDER.

Exhibit A

285 Sea Cliff

1

Zoning Administrator of the City and County of San Francisco permitting a third story addition of approximately 1,030 square feet and interior alterations in conformity with the plans shown [illegible]

The restriction and condition of which notice is hereby given is that upon completion of the construction permitted under Building Permit Application Number 8709166 no further construction shall be permitted which would result in any structure on or directly above the existing roof areas, as shown on Exhibit 1. This restriction shall not preclude or interfere with the property owner undertaking routine or necessary maintenance, repair or reconstruction in the event of major damage of the roof or third story addition, but in no event shall said maintenance or repair or reconstruction result in raising the height of the existing roof line or roof ridge or the height of the third story addition.

This restriction and condition shall constitute a covenant running with the land and shall bind all successive owners.

The use of this property contrary to this special restriction shall be subject to the Discretionary Review process of the City Planning Commission and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco and written notice of said request for release, modification or elimination is served on all record owners of properties abutting 285 Sea Cliff.

The owner of both the subject property and 275 Sea Cliff may, however, agree in writing to a release, modification or elimination of the aforementioned restriction.

Dated: June 10th 1988 at San Francisco, California.

Ann Perry

Ann Perry

Clifford Perry

GENERAL ACKNOWLEDGMENT

State of CALIFORNIA
County of SAN FRANCISCO } ss.

OFFICIAL SEAL
S.O. KISH
NOTARY PUBLIC - CALIFORNIA
San Francisco County
My Comm. Expires April 10, 1989

3159 Mission St., San Francisco, CA 94110

On this the 10th day of June 1988 before me,

S. O. KISH

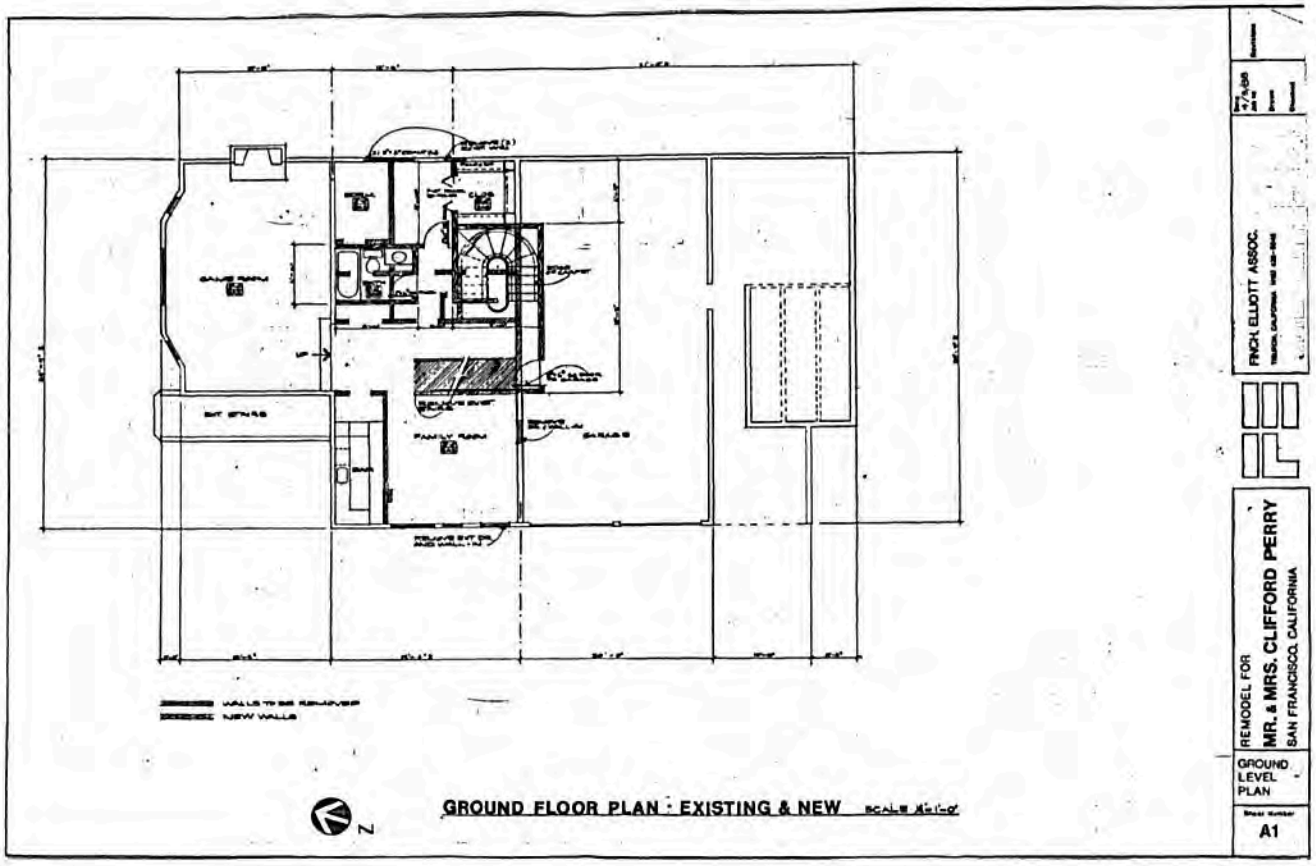
the undersigned Notary Public, personally appeared

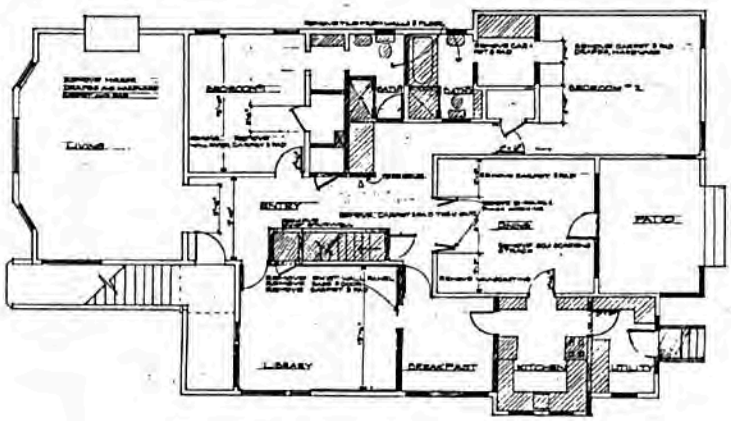
Ann Perry,

Clifford Perry,

personally known to me or
proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.

Notary's Signature


GROUND FLOOR PLAN · EXISTING & NEW
N
FINCH, ELLIOTT ASSOC.
REMODEL FOR
MR. & MRS. CLIFFORD PERRY
SAN FRANCISCO, CALIFORNIA
GROUND LEVEL PLAN
A1



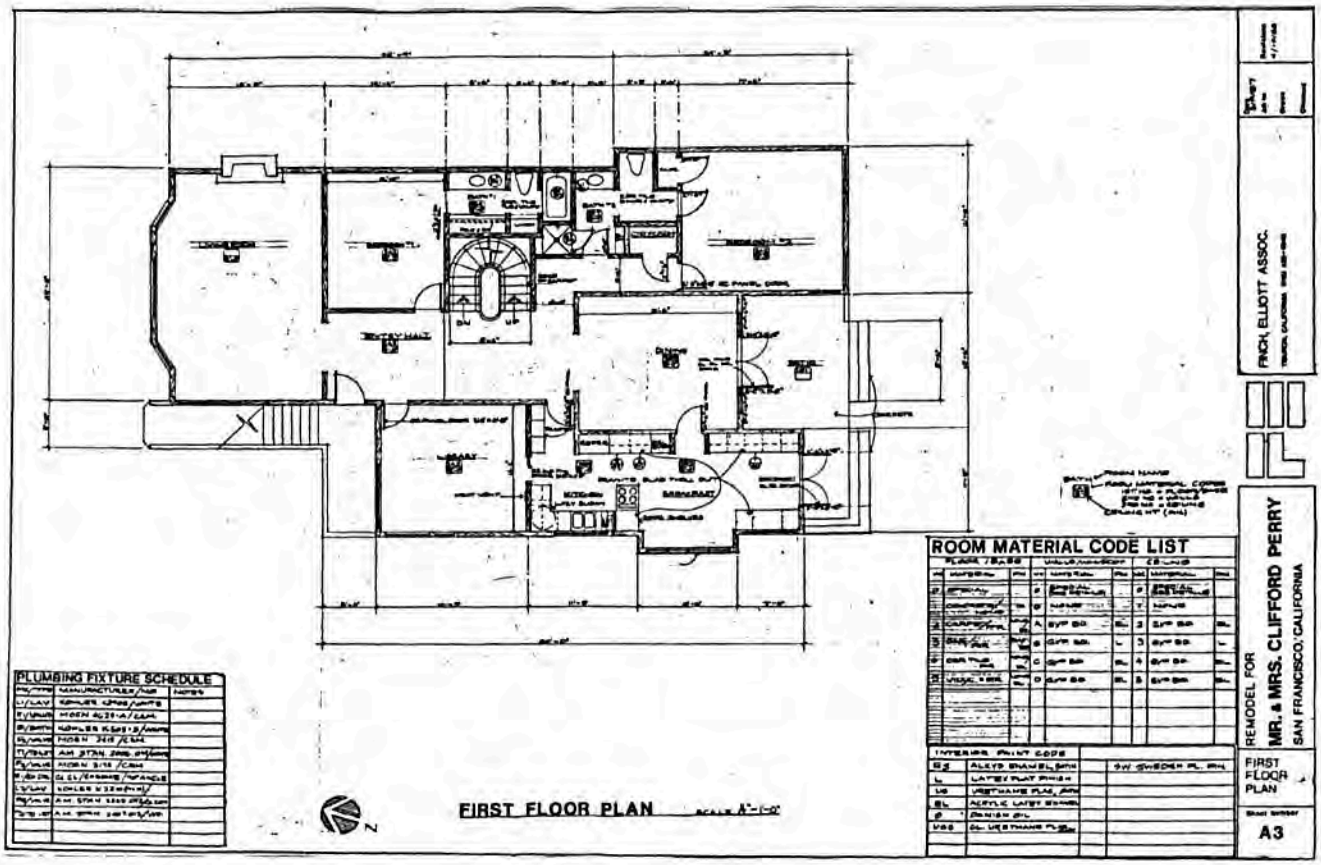
FIRST FLOOR PLAN · EXISTING

FRICK, ELLIOTT ASSOC.

REMODEL FOR
MR. & MRS. CLIFFORD PERRY
SAN FRANCISCO, CALIFORNIA

FIRST FLOOR PLAN

A2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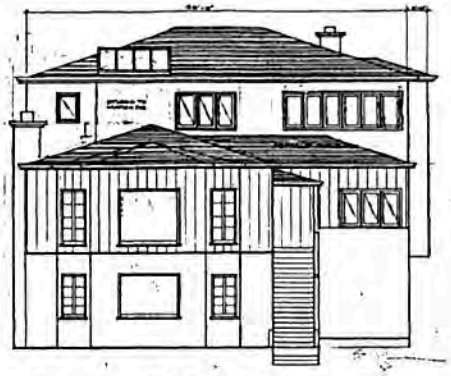
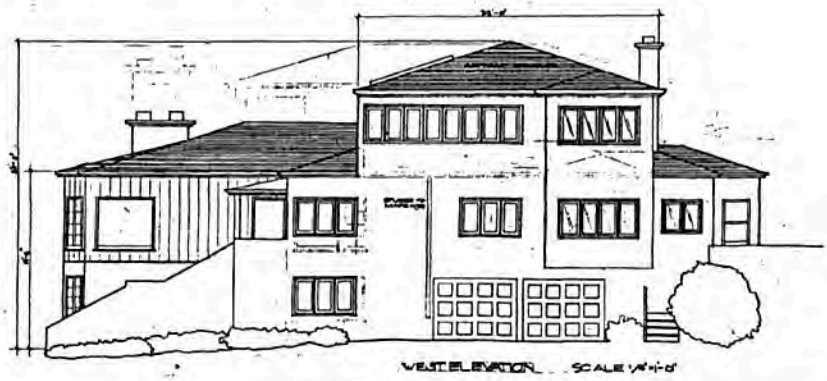
ROOM MATERIAL CODE LIST
PLUMBING FIXTURE SCHEDULE
INTERIOR PAINT CODE
FRICK, ELLIOTT ASSOC.
REMODEL FOR
MR. & MRS. CLIFFORD PERRY
SAN FRANCISCO, CALIFORNIA
FIRST FLOOR PLAN
A3



NORTH ELEVATION



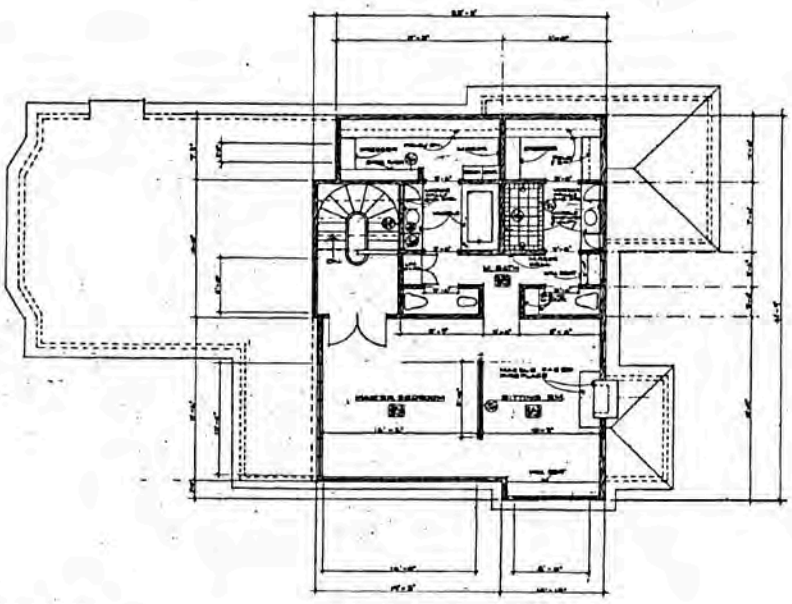
WEST ELEVATION SCALE 1/4"=1'-0"

RHOL ELLIOTT ASSOC.

REMODEL FOR
MR. & MRS. CLIFFORD PERRY
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

A5



PLUMBING FIXTURE SCHEDULE		
MK	MANUF. & NO.	MOUNTING
L LAV	AM STAN.	
B/BATH		
	AM STAN.	
	FL. BL. BLACK TRIM	
	AM STAN.	

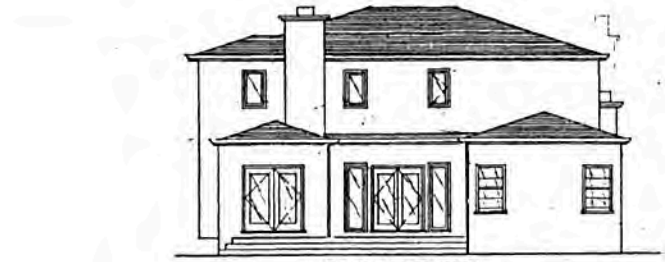
SECOND FLOOR PLAN

FRICH, ELLIOTT ASSOC.

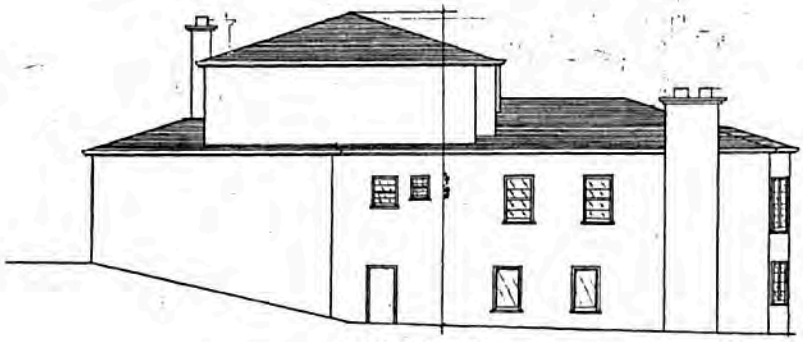
REMODEL FOR
MR. & MRS. CLIFFORD PERRY
SAN FRANCISCO, CALIFORNIA

SECOND FLOOR PLAN

Sheet number
A4



SOUTH ELEVATION



EAST ELEVATION

FINCH, ELLIOTT ASSOC.

REMODEL FOR
MR. & MRS. CLIFFORD PERRY
SAN FRANCISCO, CALIFORNIA

EXTERIOR ELEVATIONS

A6

RECEIVED
FEB 9 1988
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING

A copy went to Mike B.

(10)

SETTLEMENT AGREEMENT

As regards the Perrys' proposed addition to 285 Sea Cliff Avenue, San Francisco, California, the undersigned parties hereby agree as follows:

1. The proposed addition to 285 Sea Cliff will comply with the architectural specifications contained in "Plan B" as presented at the San Francisco Planning Commission Office on January 20, 1988 and as attached hereto as Exhibit 1 including the following specific restrictions:

(a) The northern boundary of the proposed addition shall be set back 18 feet from the south wall of the existing northern chimney and stepping an additional 2 feet south to a total of twenty feet at the northeast corner. The north wall at the northeast corner shall step back 7'6" to sufficiently clear the Marseilles' northwest window in accordance with attached plans (Exhibit 1);

(b) The southern edge of the proposed construction shall be set back so that no more than two (2) of the six (6) windows on the Marseille's west wall are blocked leaving at least four (4) of the west wall windows completely clear; and

(c) Should a fire escape be required at 285 Sea Cliff Avenue, the Perrys and the Marseilles will approve the drawing (architectural and or engineering) before it is submitted to the City. The fire escape will not be placed in direct view of any of the Marseilles' west side windows unless this is the only possible placement for said fire escape in order to comply with the City Building Code. All efforts shall be made to place the fire escape, if required, so that it will not be seen from the Marseilles' west side windows.

285 Sea Cliff AVE

11

The specifications contained in Plan B, including the above restrictions, are to be presented to the Marseilles by the architect for the Perrys and are to be confirmed by the Marseilles' architect prior to withdrawal of the Request for Discretionary Review.

2. The entire eastern exterior wall of the Perry residence including the addition will be painted with a light reflective paint color to be shown to the Marseilles before application by the Perrys. And the same procedure shall be followed as to subsequent repainting.

3. The Perrys hereby covenant not to cause or permit any further construction in any manner on or directly above the existing roof area of 285 Sea Cliff aside from the subject addition as approved by the Marseilles' architect. This restriction shall not preclude nor interfere with the property owner of 285 Sea Cliff undertaking any necessary maintenance or repair to the existing roof or third story addition in the event of major damage, however, any such maintenance or repair shall not result in the existing roof line or roof ridge to be raised in height nor shall any such repair cause the new addition to exceed the present 32' 6" limitation. Following any such maintenance or repair, the Marseilles shall have the right to inspect the subject property at any reasonable time to insure that this restriction has been complied with.

4. The Perrys agree to execute the Notice of Special Restrictions which is to be approved in advance by the San Francisco Zoning Administrator and recorded against title to the subject property. The form of Notice of Special Restrictions approved by both parties is attached hereto as Exhibit A.

5. Following approval of the form of Notice of Special Restrictions by the Zoning Administrator and verification of the proposed architectural plans by the Marseille's architect, the Marseilles shall withdraw their Request for Discretionary Review. The Marseilles additionally agree that they will not file any further Requests for Review or Appeals with the Board of Permit Appeals as relating to the subject proposed addition as specified in the Perrys' Plan B. In the event any future petition or request of any nature is submitted seeking to release or modify the subject Special Restrictions, written notice of said petition or request shall be served on all record owners of all properties abutting 285 Sea Cliff prior to any hearing or resolution in said matter.

6. The Marseilles also agree that they will draft and mail to each of the neighbors who have filed opposition to the 285 Sea Cliff project a letter, indicating that the Marseilles' dispute with the Perrys, relating to

the proposed third floor addition, has been resolved to the Marseilles' satisfaction and that they have withdrawn their Request for Discretionary Review.

DATED: Feb 3, 1988

Terrance Marseille

Marlene Marseille

Clifford Perry

Ann Perry

Recording Requested By:	)
When Recorded Mail To:	)
Name: Ann and Cliff Perry	)
Address: 285 Sea Cliff Avenue	)
City: San Francisco	)
State: California 94121	)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE
CITY PLANNING CODE

We, Ann and Clifford Perry, the owners of that certain real property situated in the City and County of San Francisco, State of California commonly known as 285 Seacliff Avenue and more particularly described as follows:

[Legal Description To Be Inserted and Notice to be Recorded by Perrys]

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said restrictions consist of a condition attached to the approval of Building Permit Application Number 8709166 by the Zoning Administrator of the City and County of San Francisco permitting a third story addition of approximately 1,030 square feet and interior alterations in conformity with the plans shown as Exhibit 1 and attached.

The restriction and condition of which notice is hereby given is that upon completion of the construction permitted under Building Permit Application Number 8709166 no further construction shall be permitted which would result in any structure on or directly above the existing roof areas, as shown on Exhibit 1. This restriction shall not preclude or interfere with the property owner undertaking routine or necessary maintenance, repair or reconstruction in the event of major damage of the roof or third story addition, but in no event shall said maintenance or repair or reconstruction result in raising the height of the existing roof line or roof ridge or the height of the third story addition.

This restriction and condition shall constitute a covenant running with the land and shall bind all successive owners.

The use of this property contrary to this special restriction shall constitute a violation of the City Planning Code and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco and written notice of said request for release, modification or elimination is served on all record owners of properties abutting 285 Sea Cliff.

The owners of both the subject property and 275 Sea Cliff may, however, agree in writing to a release, modification or elimination of the aforementioned restriction.

Dated: Feb 3rd 1988 at San Francisco, California.

Ann Perry

Ann Perry

C. Perry

Clifford Perry

EXHIBIT A

(16)

EXHIBIT 5

Permit Details Report

Report Date: **12/26/2022 2:34:05 PM**

Application Number:	202205244848
Form Number:	8
Address(es):	1308 / 017 / 0 285 SEACLIFF AV
Description:	REVISION TO PA# 202201276780. ADDING ONE 3RD FLOOR DECK, AND ONE ROOF DECK.
Cost:	$75,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/24/2022	TRIAGE	
5/24/2022	FILING	
5/24/2022	FILED	
11/17/2022	APPROVED	
11/17/2022	ISSUED	
11/29/2022	SUSPEND	Per BOA Appeal 22-088

Contact Details:

Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/24/22	5/24/22			5/24/22	CHAN CHENG	OTC PAPER PLAN
2	CP-ZOC	11/1/22	11/1/22			11/1/22	MAY CHRISTOPHER	5/24/22 Advised project sponsor that intake would be required to allow additional review by Preservation staff for two decks requiring partial carving out of existing peaked roof visible from public right-of-way. (CM) 6/6/22 Neighbor advised Planning staff that there is an NSR on subject property filed in February 1988 with BPA #8709166 restricting alterations of the roof line (CM) 11/01/22 Approved: 2 recessed roof decks above 2nd and 3rd floors with no appurtenances extending above existing roofline. (CM)
3	BLDG	11/14/22	11/14/22			11/14/22	BENDEZU SEBASTIAN	Approved OTC. PAD-STR, please review structural plans from PA#: 222-0127-6780 to verify all loads and structural requirements for this permit application are satifactory.
4	PAD-STR	11/15/22	11/15/22			11/15/22	QUAN SUE	issued comments
5	DPW-BSM	11/14/22	11/14/22			11/14/22	DENNIS RASSENDYLL	Approved no alteration of the right of way-RD
5	PAD-STR	11/17/22	11/17/22			11/17/22	QUAN SUE	OTC approved
6	PERMIT-CTR	10/18/22	10/18/22			10/18/22	ESPINO HENRY	10/18/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HE
7	PERMIT-CTR	10/21/22	10/21/22			10/21/22	PERMIT CENTER USER	10/21/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -MT
								11/02/2022: Project received by Permit Center Team. Applicant may collect the project to continue OTC

8	PERMIT-CTR	10/27/22	10/27/22			11/2/22	ESPINO HENRY	review. See email from PERMITCENTER@SFGOV.ORG for instructions. -HE.....10/27/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HE
9	CPB	11/17/22	11/17/22			11/17/22	BROWN SHARAE	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT 6

SYMBOLS

	CENTERLINE		FIXTURE TAG. SEE FIXTURE SCHEDULE
	DETAIL TAG. DETAIL NUMBER / SHEET NUMBER		KEYNOTE
	DOOR TAG. SEE DOOR SCHEDULE		WINDOW OR SKYLIGHT TAG. SEE WINDOW & SKYLIGHT SCHEDULE
	DOOR AND HARDWARE TAG. SEE DOOR SCHEDULE. DOOR NUMBER / HARDWARE NUMBER		REVISION CLOUD & REVISION NUMBER. RED OR BLACK: INDICATES CURRENT. GRAY: INDICATES PREVIOUS
	ELEVATION. ELEVATION NUMBER / ELEVATION / SHEET NUMBER		ROOM TAG. ROOM NAME / ROOM NUMBER
	ELEVATION MARKER		SECTION. ELEVATION NUMBER / SHEET NUMBER
	EQUIPMENT TAG. SEE EQUIPMENT SCHEDULE		
	FINISH TAG. SEE FINISH SCHEDULE		

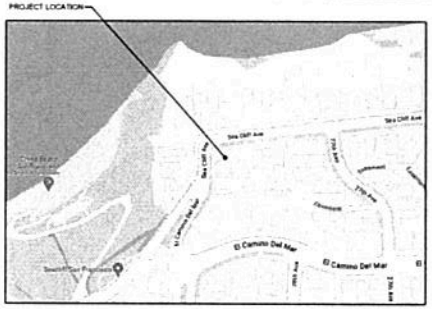
ABBREVIATIONS

&	AND	EXTR.	EXTRUSION	NO.	NUMBER
@	AT	F.A.	FIRE ALARM	NOM.	NOMINAL
℄	CENTERLINE	F.A.U.	FORCED AIR UNIT	N.T.S.	NOT TO SCALE
+	PLUS OR MINUS	F.D.	FLOOR DRAIN	O/	OVER
℄	PROPERTY LINE	F.E.	FIRE EXTINGUISHER	O.A.	OVERALL
#	POUND OF NUMBER	F.E.C.	FIRE EXTINGUISHER CABINET	O.C.	ON CENTER
A.F.F.	ABOVE FINISHED FLOOR	F.H.C.	FIRE HOSE CABINET	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
AL.	ALUMINUM	FIN.	FINISH	O.F.S.	OUTSIDE FACE OF STUD
ALUM.	ALUMINUM	FL.	FLOOR	O.F.S.	OUTSIDE FACE OF STUD
ANOD.	ANODIZED	FLUOR.	FLUORESCENT	OVH.	OVERHANG
APPROX.	APPROXIMATE	F.O.C.	FACE OF CONCRETE	PLAM.	PLASTIC LAMINATE
A.R.	AS REQUIRED	F.O.F.	FACE OF FINISH	PLYWD.	PLYWOOD
A.S.	ADJUSTABLE SHELVING	F.O.P.	FACE OF PLYWOOD	PR.	PAIR
ARCH.	ARCHITECTURAL	F.O.S.	FACE OF STUD	PT.	POINT
AV	AUDIOVISUAL	FPL.	FIREPLACE	PTN.	PARTITION
BD.	BOARD	F.R.	FIRE RETARDANT OR FIRE RATED	R.	RISER
BLDG.	BUILDING	FPL.	FIREPLACE	R.A.	RETURN AIR
BLK.	BLOCK	F.R.	FIRE RETARDANT OR FIRE RATED	REF.	REFERENCE
BLKG.	BLOCKING	FT.	FOOT OR FEET	REF.	REFRIGERATOR
B.O.	BOTTOM OF	FURR.	FURRING	REQ.(D)	REQUIRED
BTWN.	BETWEEN	FUT.	FUTURE	R.F.P.	REINFORCED FIBERGLASS PANEL
CAB.	CABINET	F.V.	FIELD VERIFY	RM.	ROOM
CBC	CALIFORNIA BUILDING CODE	GA.	GAUGE	R.O.	ROUGH OPENING
CEC	CALIFORNIA ELECTRICAL CODE	GALV.	GALVANIZED	S.	SOUTH
CFC	CALIFORNIA FIRE CODE	GSM	GALVANIZED SHEET METAL	S.A.	SUPPLY AIR
CGBSC	CALIFORNIA GREEN BUILDING STANDARDS CODE	G.C.	GENERAL CONTRACTOR	S.C.D.	SEE CIVIL DRAWINGS
		GEN.	GENERAL	SCHED.	SCHEDULE
CLG.	CEILING	GFCI	GROUND FAULT	SECT.	SECTION
CLKG.	CAULKING	GFCI	CIRCUIT INTERRUPTOR	S.E.D.	SEE ELECTRICAL DRAWINGS
CLOS.	CLOSET	GWB	GYPSUM WALL BOARD	SF	SQUARE FEET
CLR	CLEAR	GYP.	GYPSUM	S.I.D.	SEE INTERIOR DRAWINGS
CMC	CALIFORNIA MECHANICAL CODE	H.B.	HOSEBIB	SIM.	SIMILAR
CMU	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	S.M.D.	SEE MECHANICAL DRAWINGS
C.O.	CLEANOUT	H.M.	HOLLOW METAL	S.M.S.	SHEET METAL SCREW
COL.	COLUMN	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CONC.	CONCRETE	HR.	HOUR	SQ.	SQUARE
CONN.	CONNECTION	HT.	HEIGHT	S.S.D.	SEE STRUCTURAL DRAWINGS
CONSTR.	CONSTRUCTION	H.W.D.	HOT WATER DISPENSER	S.S.	STAINLESS STEEL
CONT.	CONTINUOUS	H.W.H.	HOT WATER HEATER	STD.	STANDARD
CORR.	CORRIDOR	INSUL.	INSULATION	STL.	STEEL
CPC	CALIFORNIA PLUMBING CODE	INT.	INTERIOR	STOR.	STORAGE
CRC	CALIFORNIA RESIDENTIAL CODE	JAN.	JANITOR	STRUCT.	STRUCTURAL
CTR.	CENTER	J.C.	JANITOR'S CLOSET	T.	TREAD
CTSK.	COUNTERSUNK	JT.	JOINT	T.B.D.	TO BE DETERMINED
DBL.	DOUBLE	KIT.	KITCHEN	T&G	TONGUE AND GROOVE
DEPT.	DEPARTMENT	LAM.	LAMINATE	TEL.	TELEPHONE
DET.	DETAIL	LAV.	LAVATORY	TEMP.	TEMPORARY
D.F.	DRINKING FOUNTAIN	L.W.	LIGHTWELL	THK.	THICK
DH	DOUBLE HUNG	MFR.	MANUFACTURER	T.O.	TOP OF
DIA. OR Ø	DIAMETER	M.O.	MASONRY OPENING	T.O.S.	TOP OF SLAB
DIM.	DIMENSION	MAX.	MAXIMUM	T.O.W.	TOP OF WALL
DW	DISHWASHER	MDF	MEDIUM DENSITY FIBERBOARD	TYP.	TYPICAL
DISP.	DISPENSER	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
DN	DOWN	MEMB.	MEMBRANE	U.O.N.	UNLESS OTHERWISE NOTED
D.O.	DOOR OPENING	MTL.	METAL	UTIL.	UTILITY
DR.	DOOR	MEZZ.	MEZZANINE	VAR.	VARIES
DS	DOWNSPOUT	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
DWG.	DRAWING	MISC.	MISCELLANEOUS	VERT.	VERTICAL
DWR.	DRAWER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
E.	EAST	MUL.	MULLION	VOL.	VOLUME
EA.	EACH	(N)	NEW	W	WEST OR WIDTH
E.J.	EXPANSION JOINT	N.	NORTH	W/	WITH
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
EMER.	EMERGENCY	NO.	NUMBER	WD.	WOOD
ENGR.	ENGINEER	NOM.	NOMINAL	WIN.	WINDOW
E.P.	ELECTRICAL PANEL BOARD	N.T.S.	NOT TO SCALE	W.O.	WHERE OCCURS
EQ	EQUAL	MTG.	MOUNTING	W/O	WITHOUT
EQPT	EQUIPMENT	MUL.	MULLION	WT.	WEIGHT
(E)	EXISTING	(N)	NEW	YD.	YARD
EXH	EXHAUST FAN	N.	NORTH	1 OR 2	2Y
EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT		

GENERAL CONDITIONS

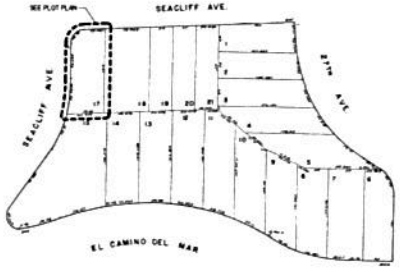
1. AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2017 EDITION, ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS AND SHALL BE CONSIDERED PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PROJECT PREMISES, AS WELL AS ADJACENT TENANT SPACES WHERE WORK MAY BE PERFORMED TO COMPLETE THE PROJECT PRIOR TO PROJECT COMMENCEMENT.
3. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
4. THE CONTRACTOR SHALL EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURERS' RECOMMENDATIONS, AND TRADE AND REFERENCE STANDARDS.
5. THE CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
6. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENCY IN ANY REQUIREMENT OF THE CONSTRUCTION DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR INDICATE DEFECTS OR DEFICIENCIES PRIOR TO OR DURING CONSTRUCTION. DEFECTIVE WORK DISCOVERED WITHIN THE TIME REQUIRED BY GUARANTEES OR WARRANTIES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF THE DEFECTIVE WORK OR IMPROPER MATERIALS.
7. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACTUAL RESPONSIBILITY RESULTING FROM ARCHITECT'S FAILURE TO DETECT SHOP DRAWINGS ERRORS AND OMISSIONS IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR SHALL VERIFY THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, LIGHT FIXTURES, POWER & SIGNAL OUTLETS AND SWITCHES WITH ARCHITECT IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
9. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN THE DRAWINGS-EITHER APPARENT OR NOT-OR BEAR THE COST OF PREPARING WORK NOT COMPLETED IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

VICINITY MAP



ASSESSOR'S BLOCK MAP

SCALE: N.T.S.



APPLICABLE CODES

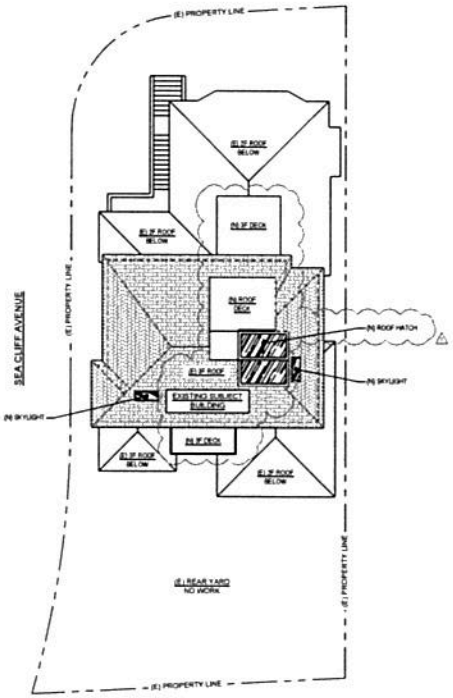
ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2019 GREEN BUILDING BUILDING STANDARDS CODE

2019 SAN FRANCISCO BUILDING CODE AMENDMENTS
2019 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2019 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2019 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2019 SAN FRANCISCO FIRE CODE AMENDMENTS

PLOT PLAN

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



PROJECT DATA

ADDRESS	285 SEA CLIFF AVENUE SAN FRANCISCO, CA 94121
BLOCK / LOT	1308 / 017
YEAR BUILT	1948
HISTORIC RESOURCE STATUS	A
ZONING	RH-1(D)
STORIES	3
USE	SINGLE FAMILY
CONSTRUCTION TYPE	V-B
OCCUPANCY GROUP	R-3
FULLY SPRINKLERED	NO
AREA OF WORK	4,075 SF

SCOPE OF WORK

REVISION TO APPROVED PERMIT #2022-0127-6760
1) TWO 3F DECKS AND
2) ROOF DECK

PROJECT DIRECTORY

ARCHITECT
GTL ARCHITECTS
P.O. BOX 16721
SAN FRANCISCO CA 94116
CONTACT: GRANT TAKAHASHI LEE
PHONE: (415) 361-7641
EMAIL: GRANT@GTLARCHITECTS.COM

STRUCTURAL ENGINEER
HARRELL KANE STRUCTURAL ENGINEERS
847 SANSOME STREET, SUITE 300
SAN FRANCISCO CA 94111
CONTACT: DAVID KANE
PHONE: (415) 501-9000
EMAIL: DKANE@HK-SE.COM

CONTRACTOR
TBD

DRAWING INDEX

ARCHITECTURAL

G001	TITLE SHEET
G002	GBS FORM
G003	SAN FRANCISCO INSPECTION FORMS
G004	A8-57 & HATCH DETAILS
A101	2F & 3F EXISTING & DEMOLITION PLANS & CALCS.
A102	EXISTING & PROPOSED ROOF PLANS & SKLT. SCHEDULE
A111	1F CONSTRUCTION PLAN
A112	2F & 3F CONSTRUCTION PLAN
A121	1F RCP & POWER PLANS
A122	2F & 3F RCP & POWER PLANS
A201	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A202	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A203	EXISTING & PROPOSED EXTERIOR ELEVATIONS
T24A	TITLE 24
T24B	TITLE 24

STRUCTURAL

SG.1	GENERAL NOTES
S1.1	FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN
S1.2	THIRD FLOOR & ROOF FRAMING PLANS
S2.2	SECTIONS & DETAILS
S2.3	SECTIONS & DETAILS
S2.4	SECTIONS & DETAILS
S3.1	STEEL FRAME DETAILS

GTL ARCHITECTURE + INTERIORS
P.O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415] 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.05.20

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31759
03-29-2023
STATE OF CALIFORNIA

TITLE

TITLE SHEET

SCALE N/A

PROJECT NO. 2207

SHEET

G001

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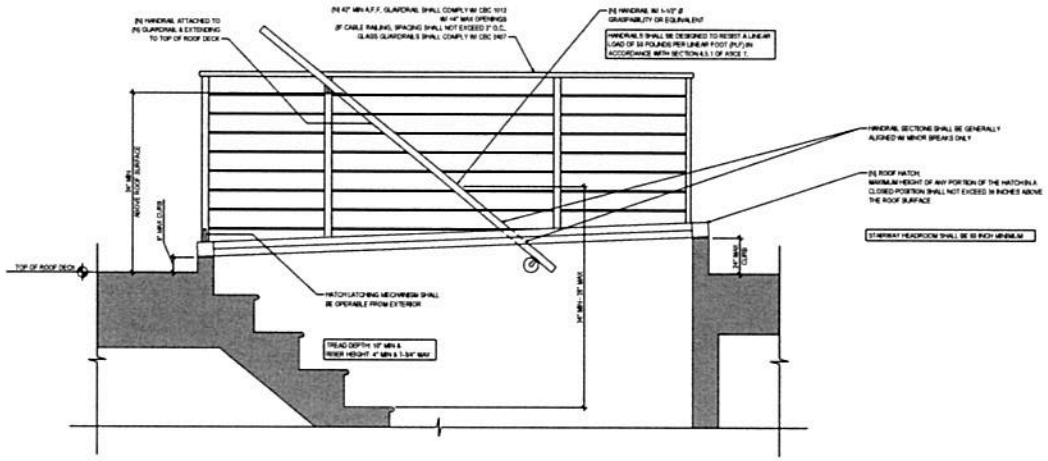


1 G004 SECTION @ ROOF HATCH
SCALE: 1"=1'-0"

AB-057 2013 SAN FRANCISCO BUILDING CODE

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED: MAY 20, 2022

[Note: This form shall be recorded as part of the permanent construction records of the property.]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application #: _____

Property Address: 285 SEA CLIFF AVENUE

Block and Lot: 1308 / 017 Occupancy Group: R-3 Type of Construction: VB No. of Stories: (3)

Describe Use of Building: SINGLE FAMILY

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.8; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2, the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Section):

2013 SFBC SECTION 1009, STAIRWAYS, SECTION 1009.16 STAIRWAY TO REOOF

Page 57-4 1/1/2014

2013 SAN FRANCISCO BUILDING CODE AB-057

Proposed Modification or Alternate:

ROOF HATCH IN LIEU OF STAIRWAY PENTHOUSE

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analyses and to submit an evaluation report to the Department for consideration.

IF PLANNING DEPARTMENT WILL NOT ALLOW STAIRWAY PENTHOUSE

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:		GRANT TAKAHASHI LEE
Signature:		[PROFESSIONAL STAMP HERE]
Telephone:		(415) 361-7641

LICENSED ARCHITECT GRANT TAKAHASHI LEE C-31786 03-29-2023 STATE OF CALIFORNIA

1/1/2014 Page 57-5

AB-057 2013 SAN FRANCISCO BUILDING CODE

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:			
Division Manager:			
for Director of Bldg. Inspection			
for Fire Marshal:			

CONDITIONS OF APPROVAL, or OTHER COMMENTS

Page 57-6 1/1/2014

GTL ARCHITECTURE + INTERIORS
P.O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
REVISION 1	2022.05.20

SEAL / SIGNATURE

LICENSED ARCHITECT GRANT TAKAHASHI LEE C-31786 03-29-2023 STATE OF CALIFORNIA

TITLE

AB-057 & HATCH DETAILS

SCALE N/A

PROJECT NO. 2207

SHEET G004

ALL PROJECT ARCHITECTURAL PROPERTY RIGHTS RESERVED

INTERIOR WALL DEMOLITION CALCULATIONS

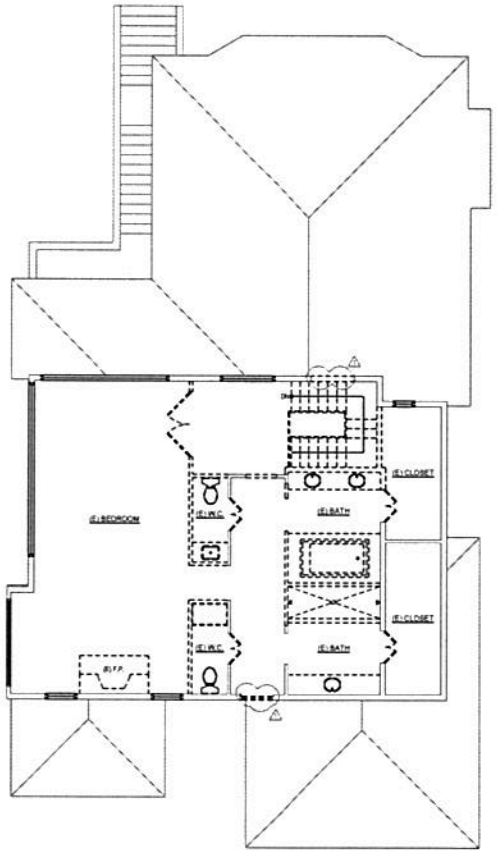
FLOOR	EXISTING INTERIOR WALL LENGTH (L.F.)	PROPOSED WALL REMOVAL LENGTH (L.F.)	% REMOVED
1F	185'-0 7/8"	100'-2 7/8"	54.2%
2F	196'-0 1/8"	127'-0 7/8"	65.2%
3F	103'-4 7/8"	78'-10 3/8"	76.0%
TOTAL	484'-5 7/8"	296'-11 1/8"	61.3%

DEMOLITION NOTES

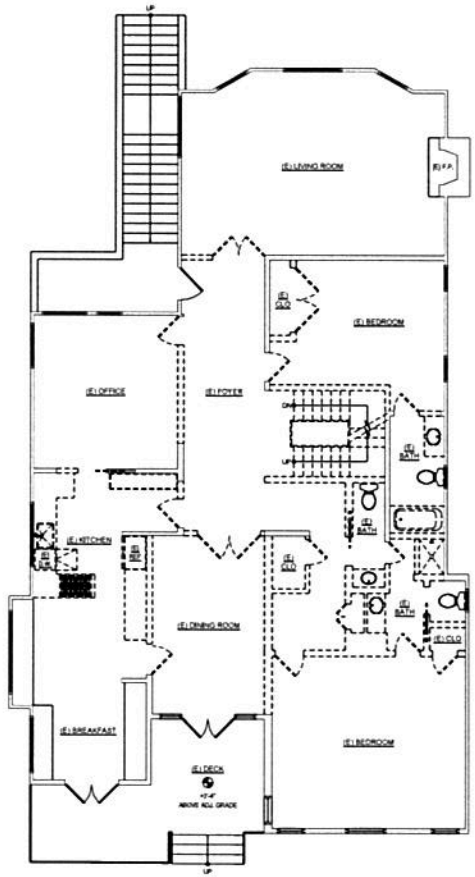
1. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
2. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN.
3. THESE DRAWINGS ILLUSTRATE THE REMOVAL OF NON-STRUCTURAL COMPONENTS ONLY, UNLESS OTHERWISE SPECIFICALLY NOTED. ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED STRUCTURAL COMPONENT.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF MATERIAL TO REMAIN, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS.
5. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
6. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
7. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
9. CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF, AS REQUIRED BY CODE. ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
10. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT, IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS. DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
12. REMOVE DEBRIS FROM SITE OFTEN AND REGULARLY TO MAINTAIN CLEAN, ORDERLY SITE.
13. DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S.
14. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.
15. PER SB-407 & CALIFORNIA CIVIL CODE 1101.4(A), ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE SHALL BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS. RESIDENTIAL BUILDINGS CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT.
16. REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
17. CAP OFF ALL PLUMBING, GAS & ELECTRICAL LINES, AS REQUIRED.

WALL LEGEND

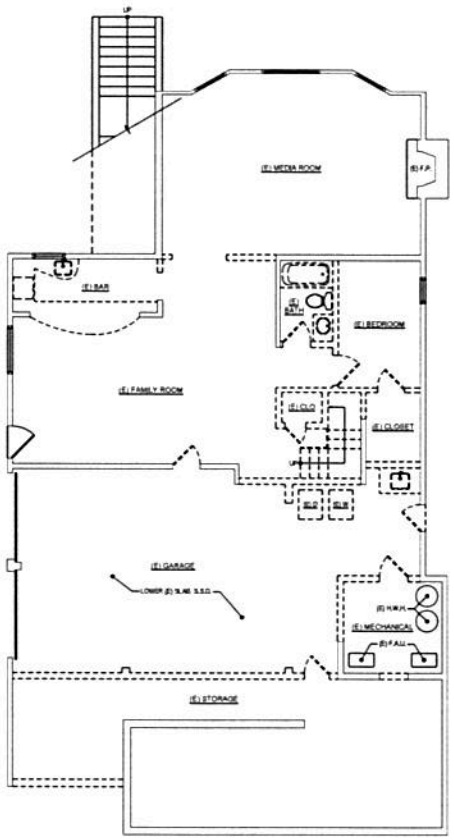
	(E) WALL CONSTRUCTION TO REMAIN
	(E) NON-STRUCTURAL CONSTRUCTION TO BE REMOVED, U.O.N.
	(E) DOOR & FRAME TO BE REMOVED
	(E) WINDOW TO BE REMOVED



3 A101 THIRD FLOOR: EXISTING & DEMOLITION PLAN
SCALE 3/16"=1'-0"



2 A101 SECOND FLOOR: EXISTING & DEMOLITION PLAN
SCALE 3/16"=1'-0"



1 A101 FIRST FLOOR: EXISTING & DEMOLITION PLAN
SCALE 3/16"=1'-0"

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415| 341-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.05.20

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ARCHITECT
GRANT TAKAHASHI LEE
C-31799
2022
STATE OF CALIFORNIA

TITLE

1F, 2F, & 3F: EXISTING & DEMOLITION PLANS & CALCS.

SCALE 3/16" = 1'-0"

PROJECT NO. 2207

SHEET **A101**

SKYLIGHT SCHEDULE

NOTE: G.C. TO CONFIRM SKYLIGHT SIZE, TYPE & MATERIAL W/ OWNER

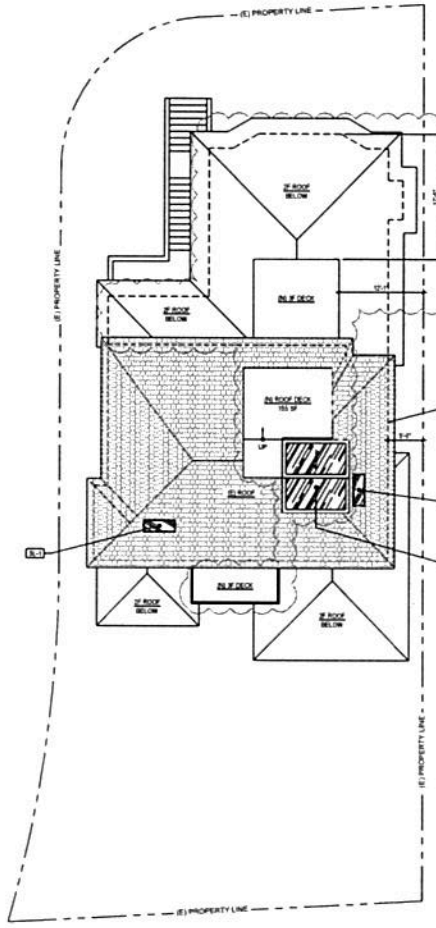
SYMBOL	DIMENSIONS W x H	OPERATION	SHADES	INTERIOR FINISH	EXTERIOR FINISH	MANUFACTURER	MODEL	COMMENTS
S.1	7'-0" x 4'-0 7/16" ROUGH OPENING	FIXED	T.B.D.	FACTORY STANDARD #05 WHITE	FACTORY STANDARD NEUTRAL GRAY	VELUX	FS C06	SAFETY GLAZING U = 0.30 MAX
S.2	7'-0" x 4'-0 7/16" ROUGH OPENING	FIXED	T.B.D.	FACTORY STANDARD #05 WHITE	FACTORY STANDARD NEUTRAL GRAY	VELUX	FS C06	SAFETY GLAZING U = 0.30 MAX

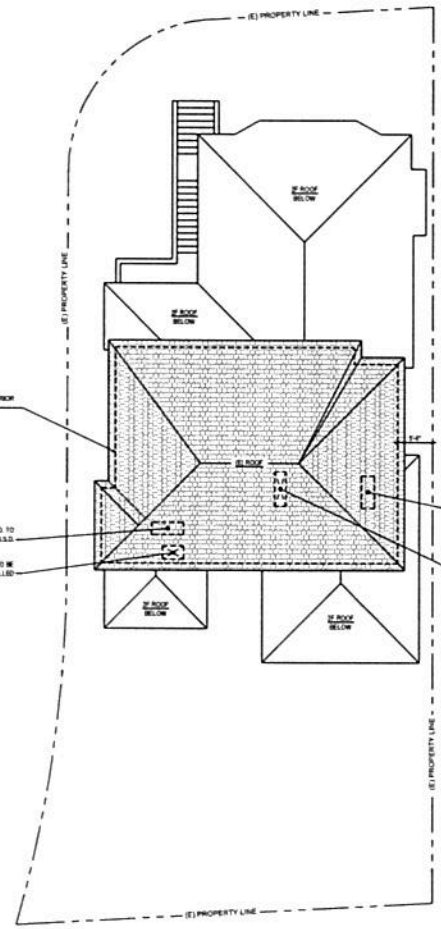
SKYLIGHT NOTES

1. ALL SKYLIGHTS AND CURBS SHALL BE FLASHED AND SECURELY FASTENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL PENETRATION ON WINDOWS SHALL HAVE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT VALUES IN ACCORDANCE WITH T-24 ENERGY CALCULATIONS.
3. SKYLIGHTS INSTALLED ON A ROOF SLOPE OF LESS THAN 3:12 (25%), THE SKYLIGHT SHALL BE MOUNTED ON A CURB A MINIMUM OF 4 INCHES ABOVE THE ROOF (UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER).
4. OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 2 FEET ABOVE THE SKYLIGHT. OPERABLE SKYLIGHTS SHALL BE A MINIMUM OF 3 FEET FROM ANY ENVIRONMENTAL AIR VENT (I.E. STOVE HOOD, BATHROOM FAN, ETC.) [CPC 906.2]

ROOF NOTES

1. MATCH EXISTING CONSTRUCTION AT LOCATIONS WHERE EXISTING ROOF IS TO BE REPAIRED.
2. ANY NEW ROOF SHALL MEET CLASS B ROOF ASSEMBLY OR BETTER.
3. FOR ROOF SLOPES BETWEEN 2:12 AND 4:12, TWO LAYERS OF 30 # FELT UNDERLAYMENT MATERIAL SHALL BE APPLIED. A MINIMUM OF 19 INCH WIDE STRIP OF UNDERLAYMENT FELT SHALL BE APPLIED PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, 36 INCH WIDE SHEETS OF UNDERLAYMENT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
4. PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE GALVANIZED METAL.
5. FLASHINGS AT ROOF PROJECTIONS & PENETRATIONS TO BE COPPER, GALVANIZED STEEL OR STAINLESS STEEL.
6. FACTORY-MANUFACTURED REGLETS & COUNTERFLASHING TO BE COPPER, GALVANIZED STEEL, OR STAINLESS STEEL.
7. PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 2 INCHES. EAVE DRIP EDGES SHALL EXTEND 3/4 INCH BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES ON CENTER.
8. EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6 INCHES ABOVE THE ROOF NOR LESS THAN 1 FOOT FROM A VERTICAL SURFACE.
9. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED [CPC 906.3]
10. MINIMIZE PIPE PENETRATIONS THROUGH ROOF BY GANGING VENTS TOGETHER.
11. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF ROOF PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
12. GENERAL CONTRACTOR TO ENSURE ADEQUATE DRAINAGE AT EACH DRAIN LOCATION.
13. PROVIDE ADDITIONAL VENTS TO REPLACE VENTS BLOCKED BY NEW ADDITION, AS REQUIRED.
14. PATCH & REPAIR ANY REMOVED ROOF PENETRATIONS TO MATCH ADJACENT ROOF.
15. PAINT ALL NEW ROOF PENETRATIONS TO MATCH ROOFING COLOR.





2 / A102 PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

1 / A102 EXISTING & DEMOLITION ROOF PLAN
SCALE 1/8" = 1'-0"

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.05.20

SEAL / SIGNATURE

REGISTERED ARCHITECT
GRANT TAKAHASHI LEE
C-27769
01-25-2023
STATE OF CALIFORNIA

TITLE

EXISTING & PROPOSED ROOF PLANS & SKYLT. SCHEDULE

SCALE 1/8" = 1'-0"

PROJECT NO. 2207

SHEET **A102**

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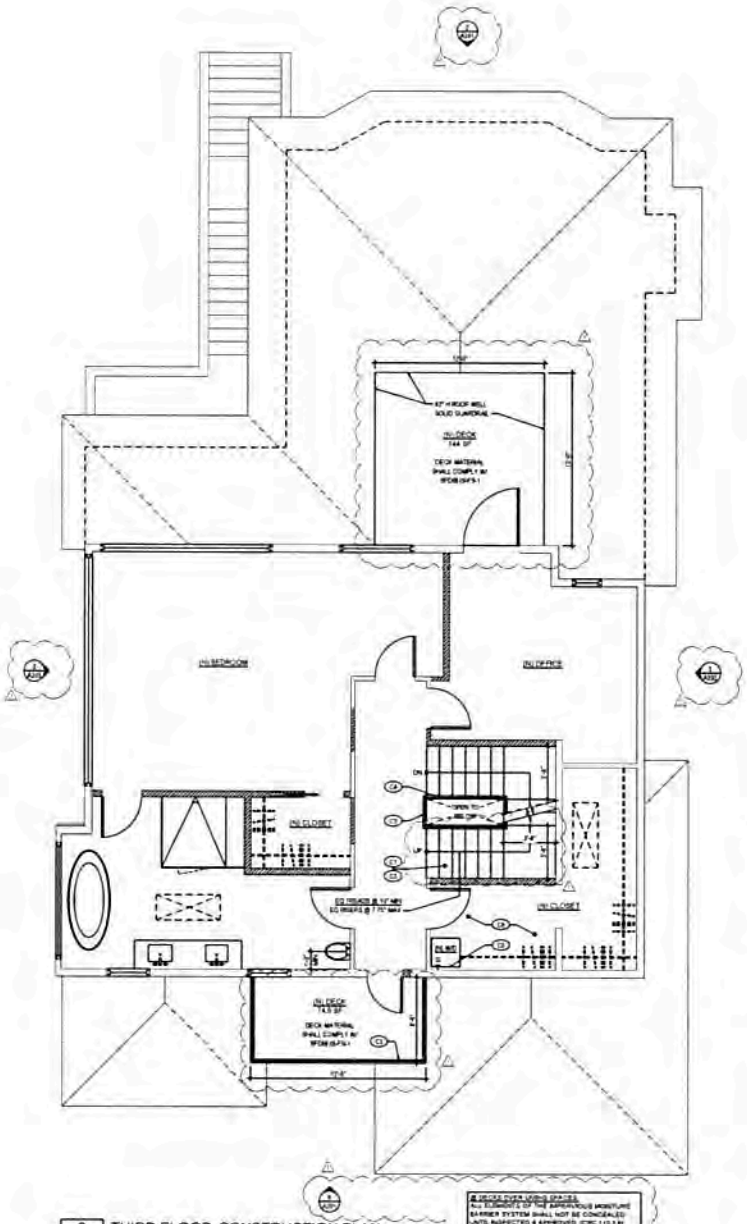


2 A112 THIRD FLOOR: CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

1 A112 SECOND FLOOR: CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND & SYMBOLS

	(E) WALL CONSTRUCTION TO REMAIN
	WALL TYPE (N) WALL CONSTRUCTION
	(N) SKYLIGHT ABOVE SEE SKYLIGHT SCHEDULE
	(N) SHOWER HEAD
	(N) GAS SHUT-OFF VALVE LOCATED IN ACCESSIBLE AREA IN CABINET

CONSTRUCTION KEYNOTES

1	(N) CARPENTER BUILT STAIR (3) STRINGERS MINIMUM
2	(N) STAIRWAY WITH 80" MIN HEADROOM CLEARANCE FROM NOSING
3	(N) 42" MIN A.F.F. GUARDRAIL SHALL COMPLY IN CBC 1015 W/ 4" MAX OPENINGS GLASS GUARDRAILS SHALL COMPLY IN CBC 2407
4	(N) HANDRAIL SHALL HAVE 1-1/2" Ø GRASPABILITY OR EQUIVALENT AND BE CONTINUOUS AT 34" MIN, 38" MAX ABOVE TREAD NOSING (CBC 1014.2)
5	(N) WASHER/DRYER AND HOOK-UPS VENT DRYER TO EXTERIOR
6	(N) 100 SQUARE INCH MINIMUM MAKE-UP AIR FOR CLOTHES DRYER (CMC 504.4.1 (3))
7	(N) DISHWASHER AIR GAP ABOVE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER (CPC 807.3)

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.06.20

SEAL / SIGNATURE

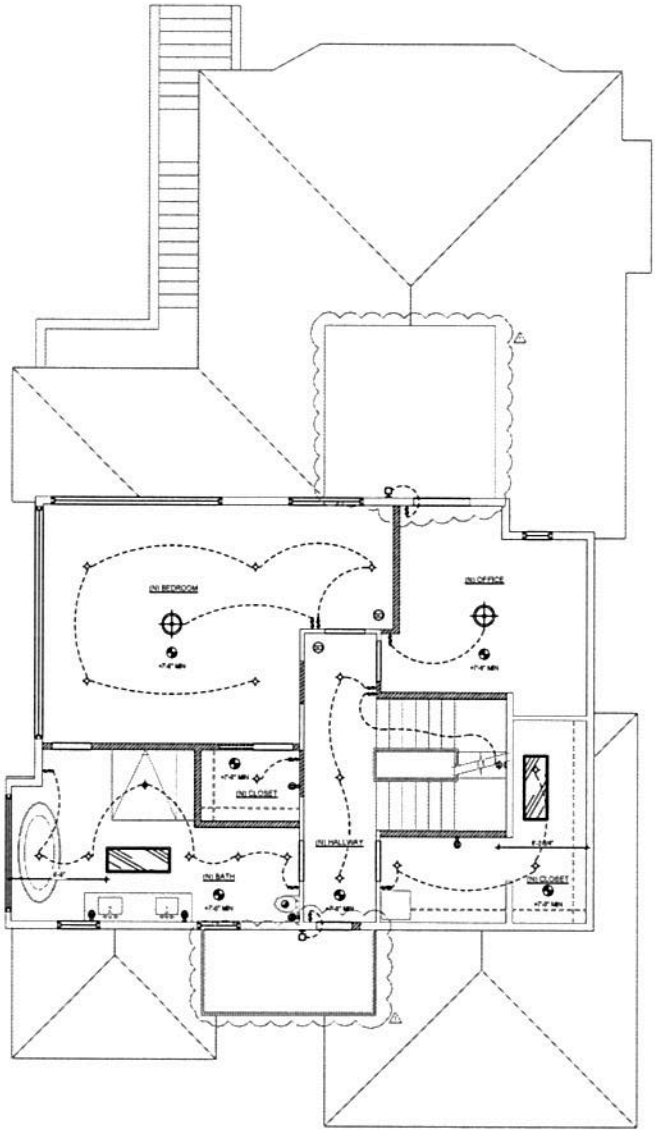
TITLE

2F & 3F: CONSTRUCTION PLANS

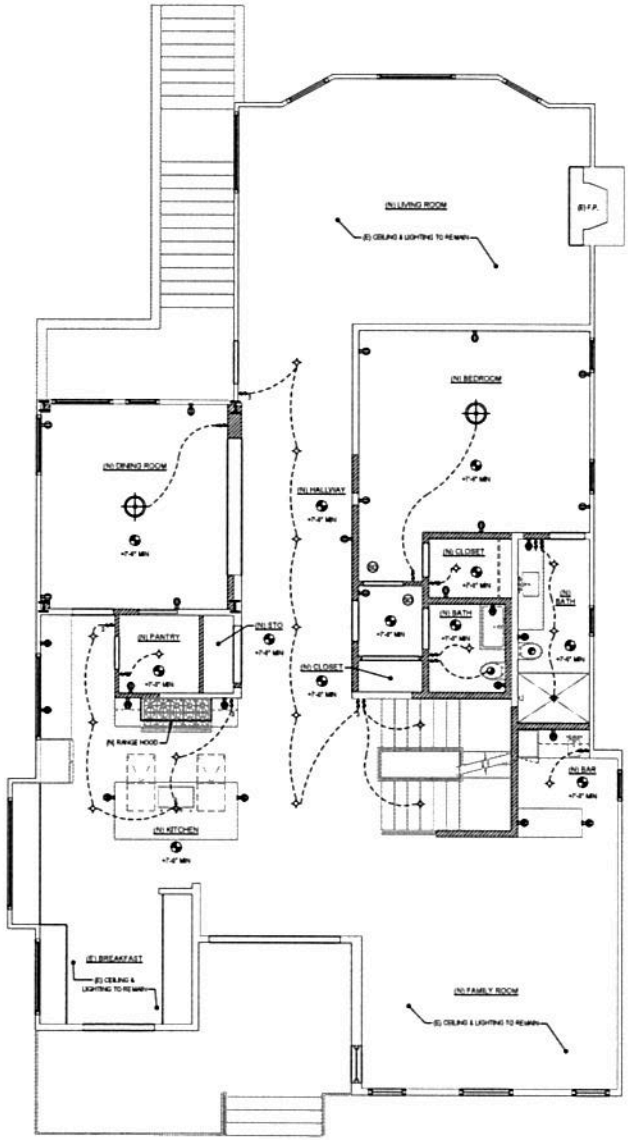
SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A112



2 A122 THIRD FLOOR: REFLECTED CEILING & POWER PLAN
SCALE 1/4"=1'-0"



1 A122 SECOND FLOOR: REFLECTED CEILING & POWER PLAN
SCALE 1/4"=1'-0"

WALL LEGEND

	(E) WALL CONSTRUCTION TO REMAIN
	(N) WALL CONSTRUCTION

POWER & SIGNAL LEGEND

	GROUNDED DUPLEX ELECTRICAL OUTLET
	GFCI TAMPER RESISTANT ELECTRICAL OUTLET
	WATERPROOF GFCI TAMPER RESISTANT DUPLEX ELECTRICAL OUTLET W/ WEATHERPROOF COVER

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
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TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.05.20

SEAL / SIGNATURE

TITLE

2F & 3F: RCP & POWER PLANS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET **A122**

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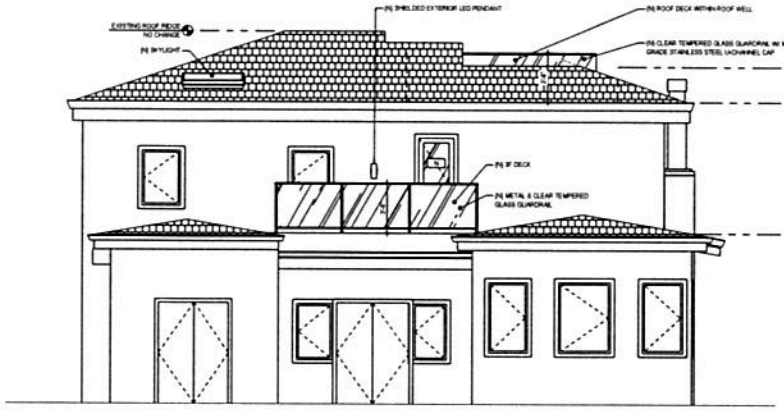
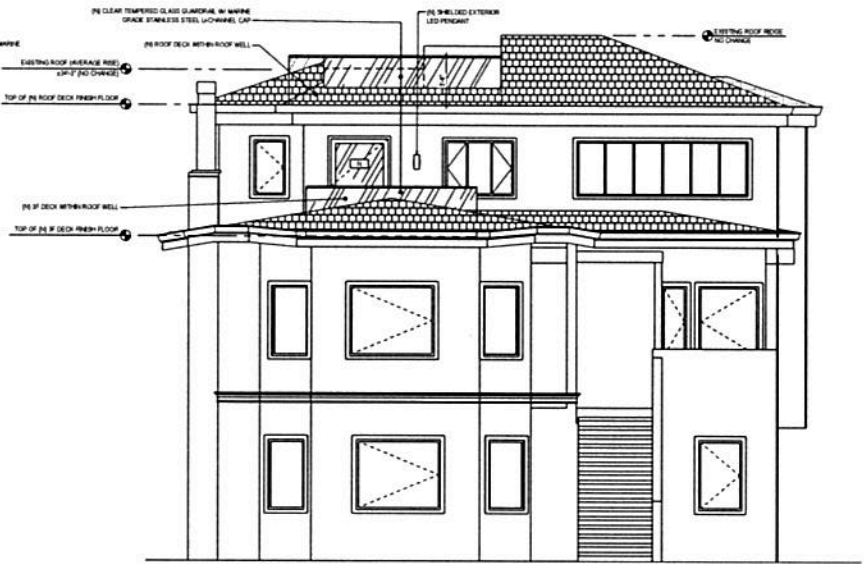


4 A201 PROPOSED SOUTH EXTERIOR ELEVATION

NO BUILDING HEIGHT CHANGE

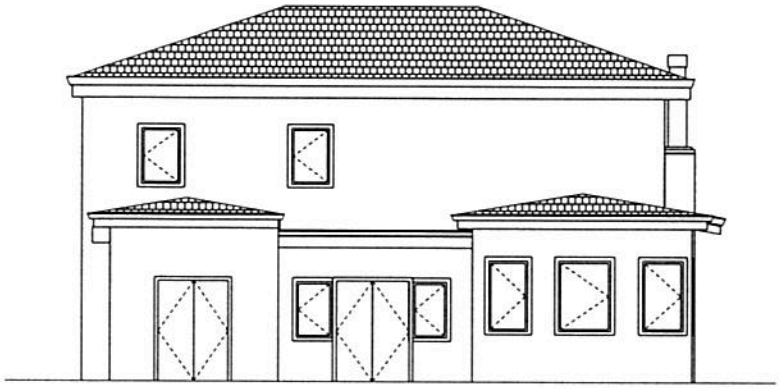
SCALE 1/4"=1'-0"



2 A201 PROPOSED NORTH EXTERIOR ELEVATION

NO BUILDING HEIGHT CHANGE

SCALE 1/4"=1'-0"



3 A201 EXISTING SOUTH EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

1 A201 EXISTING NORTH EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

GTL ARCHITECTURE + INTERIORS

P. O. B O X 1 6 7 2 1
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
REVISION 1	2022.06.30

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31798
03-28-2023
STATE OF CALIFORNIA

TITLE

EXTERIOR & PROPOSED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A201

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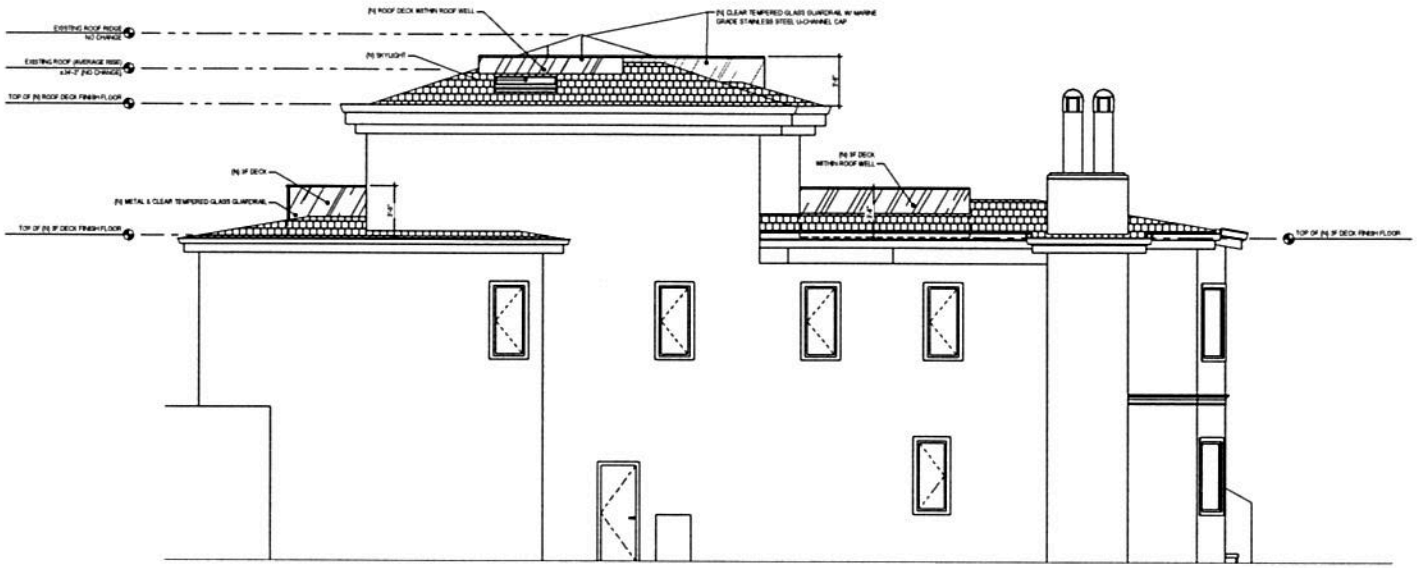
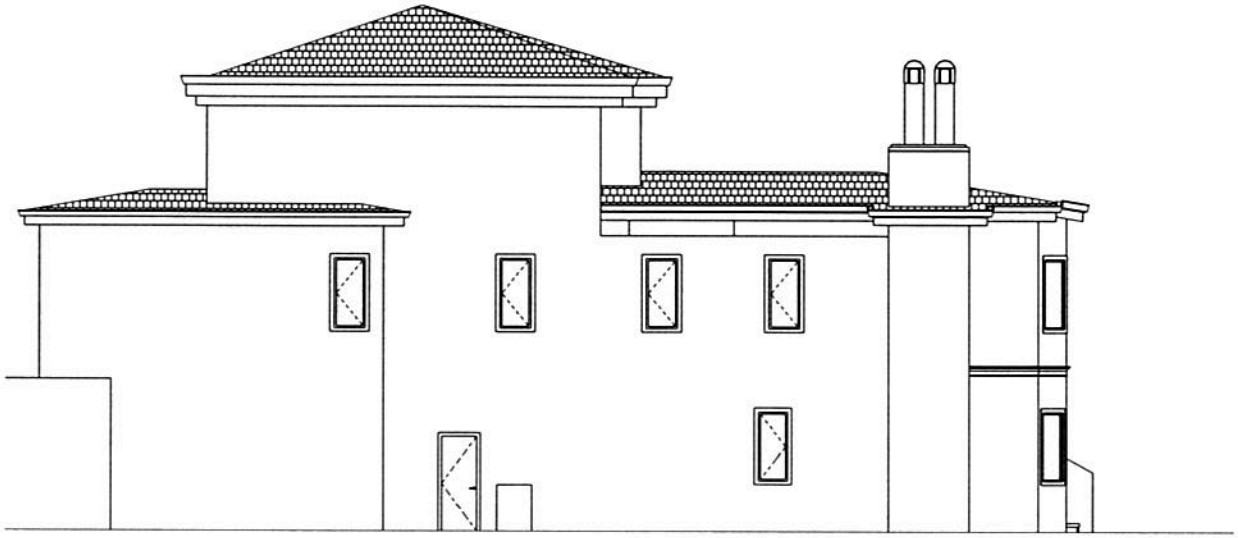


2 A202 PROPOSED EAST EXTERIOR ELEVATION

NO BUILDING HEIGHT CHANGE

SCALE: 1/4"=1'-0"



1 A202 EXISTING EAST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

GTL ARCHITECTURE + INTERIORS

P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
REVISION 1	2022.09.20

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31700
03-28-2023
STATE OF CALIFORNIA

TITLE

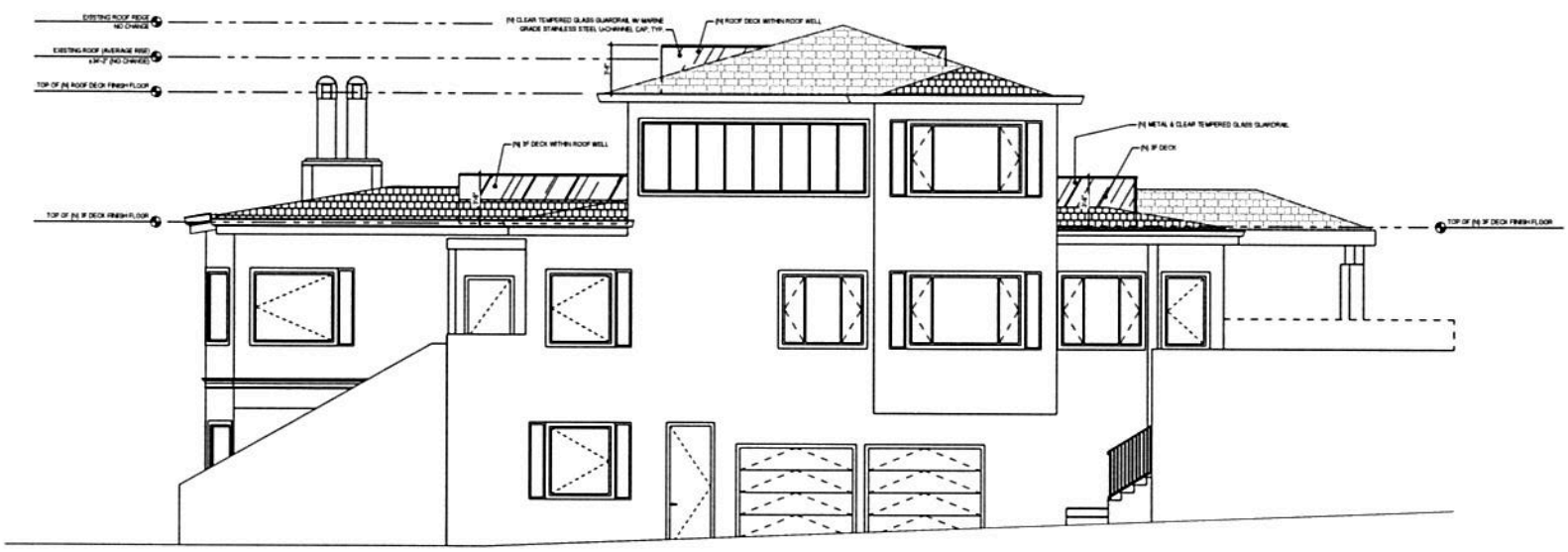
EXTERIOR & PROPOSED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A202

ALL PROJECT DESIGN, ARCHITECTURAL PROPERTY, COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS RESERVED BY GTL ARCHITECTURE + INTERIORS



2 A203 PROPOSED WEST EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

NO BUILDING HEIGHT CHANGE

1 A203 EXISTING WEST EXTERIOR ELEVATION

SCALE 1/4"=1'-0"

GTL ARCHITECTURE
+ INTERIORS

P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
REVISION 1	2022.06.20

SEAL / SIGNATURE

REGISTERED ARCHITECT
GRANT TAKAHASHI LEE
C-31798
03-28-2023
STATE OF CALIFORNIA

TITLE

EXTERIOR & PROPOSED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A203

ALL PROJECTION EXISTS AS ARCHITECTURAL PROPERTY. REPRODUCTION RESTRICTED.

EXHIBIT 7

Thanks for your email. This project has not yet been assigned but I will put your note in the file for the project and have the planner reach out when the project comes up for review in the queue (approx. 8 -10 weeks). However, work should not be occurring at the roof level as the permit has not been reviewed. If there is work before approval, I will need to refer this matter to enforcement.

Best,
Elizabeth

Elizabeth Gordon Jonckheer, Principal Planner
Northwest Team & Historic Preservation, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7365 | www.sfplanning.org
San Francisco Property Information Map

From: mario1946@aol.com <mario1946@aol.com>
Sent: Monday, July 25, 2022 2:57 PM
To: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>
Subject: 285 Sea Cliff Avenue Permit# 202205244848

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Gordon-Jonckheer

We understand that you are the Principal Planner for the NorthWest/Historic Preservation District. We are the next door neighbors (275 Sea Cliff) to the project. We are very concerned as there is an NSR filed June 15, 1988 on 285 Sea Cliff Avenue restricting alterations to the roof lines. From our windows we can see construction of beams raising the roof lines. We kindly request that this be investigated as soon as possible before further construction results. The roof lines are very visible from our windows. If you need access to our home, please give u a call. Please advise. We can be reached by email at: Mario1946@aol.com or by cell 415-533-7711 (Terrance) cell 415-533-7722 (Marlene).

Thank You for your prompt response. Kind Regards, Marlene and Terrance Marseille

285 Sea Cliff Ave San Francisco CA.

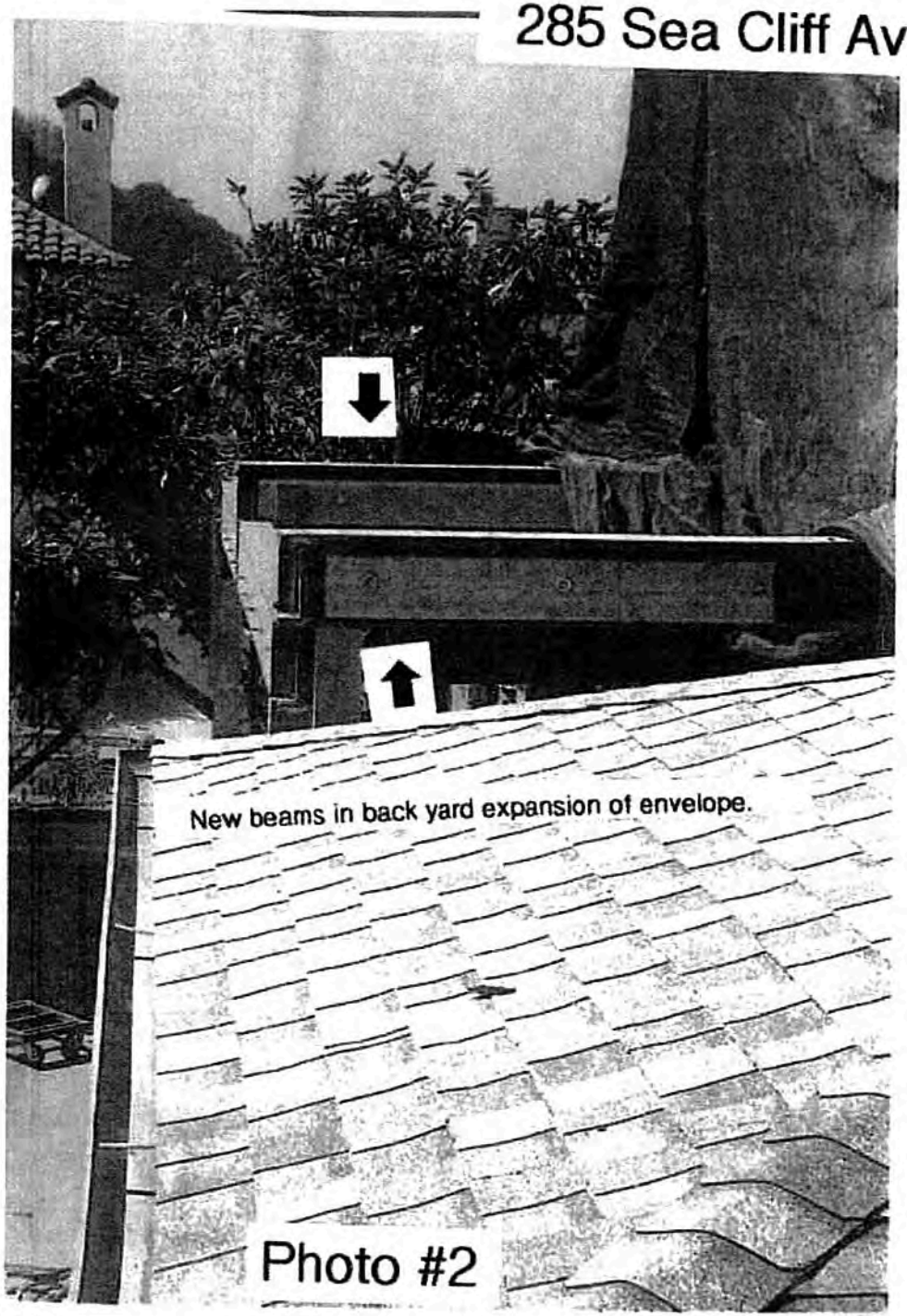


Photo #2

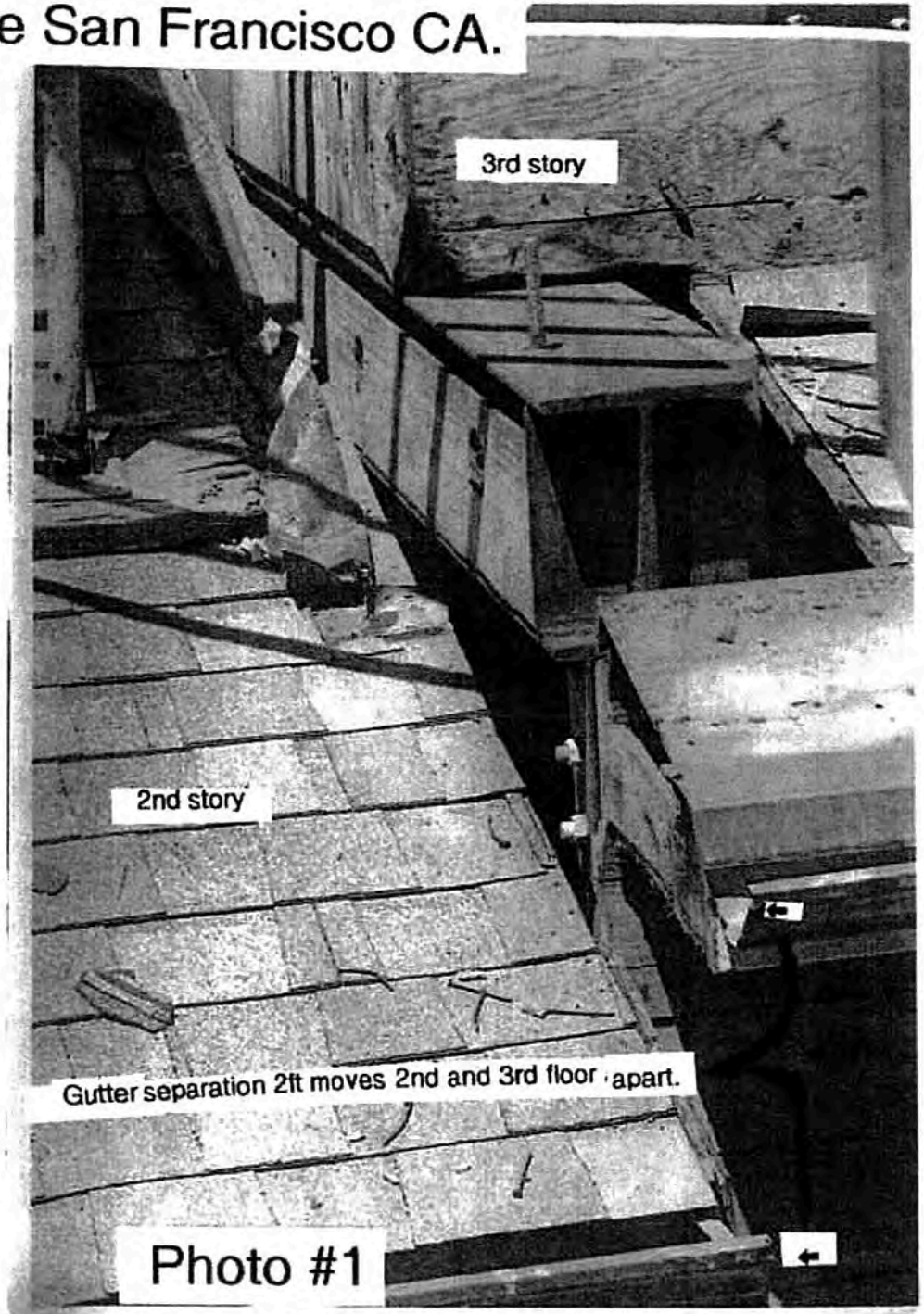


Photo #1

EXHIBIT 8

-----Original Message-----
From: marlo1946@aol.com
To: elizabeth.gordon-jonckheer@sfgov.org <elizabeth.gordon-jonckheer@sfgov.org>; victora.lewis@sfgov.org <victora.lewis@sfgov.org>
Sent: Sun, Sep 11, 2022 4:01 pm
Subject: 285 Sea Cliff Avenue Application #202205244848

Dear Ms. Gordon-Jonckheer and Ms. Lewis,

We wish to stay proactive in our response to the proposed project at 285 Sea Cliff Avenue, which is directly adjacent and to the West of our home at 275 Sea Cliff Avenue. We are continuing to discuss the proposal with the new owners, but we want to be sure that the Planning Department has in mind the terms of the NSR and Settlement Agreement which was brokered by the Zoning Administrator, Robert Passmore, on behalf of the Department and then recorded against the property at 285 Sea Cliff Avenue to limit future development on that lot. We have confirmed that the new owners of the property received the NSR and attached Settlement Agreement as part of their escrow package when they purchased the property in December 2021. We are attaching a copy of the NSR and Settlement Agreement to place in your records.

With the help of Mr. Passmore and the Department, we carefully negotiated this agreement with our prior neighbors, and we gave up our right to object when they added a large (more than 1000 square feet) third floor addition to the building. The present owners are the third owners of 285 Sea Cliff , since the agreement was reached and the NSR was recorded against the property. The provisions of the NSR are clear that the building may not be increased in height at any point above the existing roofs. The NSR states in part that "**no further construction shall be permitted which would result in any structure on or directly above the existing roof areas."** And, while the NSR allows for maintenance, repair and reconstruction of the building, if needed, it also places limits on those activities by stating that, **"in no event shall said maintenance or repair or reconstruction result in raising the height of the existing roof line or roof ridge or the height of the third story addition."** The new proposed three (3) deck project obviously violates the Agreement and the NSR. The decks proposed would ALL be **"structures on or directly above the existing roof areas."**

Any future projects, including this one, must strictly adhere to the NSR and its limits on development of the property. As stated in the NSR: **"The use of this property contrary to this special restriction shall constitute a violation of the City Planning Code and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco**..." The NSR requires that the owners of both properties release the NSR and record a new instrument in order for it to be set aside.

Accordingly, as set forth in the NSR, negotiated through the Department and with the prior owners, approval of the proposal sought by the new owners would constitute a violation of the Planning Code and would violate the Agreement and NSR from the prior owners to limit the development possibilities for this lot.

We are very concerned about the proposal which violates the NSR (and the Planning Code), and we are hopeful that the Department will reject the proposal to add these decks at the outset. Should you require any additional information from us, please let us know. Thank you very much.

Kind Regards,

Marlene and Terrance Marseille

EXHIBIT 9

From: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>
Sent: Tuesday, November 29, 2022 10:50 PM
To: Stephen M. Williams <smw@stevewilliamslaw.com>
Subject: Re: 285 Seacliff Ave

Yes, I did email Marlene the following: "Thanks for your email. This project has not yet been assigned but I will put your note in the file for the project and have the planner reach out when the project comes up for review in the queue (approx. 8 -10 weeks). However, work should not be occurring at the roof level as the permit has not been reviewed. If there is work before approval, I will need to refer this matter to enforcement."

My apologies there was not outreach.

Thanks,
Elizabeth

Elizabeth Gordon Jonckheer, Principal Planner
Districts 5 & 8 and Historic Preservation, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7365 | www.sfplanning.org
San Francisco Property Information Map

From: Stephen M. Williams
Sent: Wednesday, November 30, 2022 9:43 AM
To: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>
Subject: RE: 285 Seacliff Ave

Right, so you can imagine after being promised notice and contact, their surprise when they did not hear from you or anyone else at Planning and then without prior notice or communication from the City or the sponsors (who also promised to let them know what the status of the decks were)….a permit suddenly issues for the disputed decks. Not notice or review of a new proposal, the actual permit issues….How about the remainder of my email questions?

1. Why didn't the sponsors hold the mandatory pre-application meeting before filing the new project permit that is an exterior addition into the rear yard?
2. Why are they breaking this project up with what is now five (5) permits and counting…do you consider it serial permitting? Seems like a scheme to avoid the DR review process for a much larger project and not strictly an "interior remodel" which is what they claimed for the past year.
3. May we get a copy of the revised plans for the roof decks?

Please let me know.
Steve

Law Office of Stephen M. Williams
1934 Divisadero St.
San Francisco, CA 94115
Ph: (415) 292-3656
Web: stevewilliamslaw.com

EXHIBIT 10

-----Original Message-----
From: marlo1946@aol.com
To: toddberardi@yahoo.com <toddberardi@yahoo.com>
Sent: Mon, Sep 12, 2022 10:53 am
Subject: Re: 285 Sea Cliff Plans and thank you

Dear Todd and Alyssa.

Thanks for your email and setting out what seems to be your position on the deck projects you have proposed. You have confirmed to us that you are in receipt of the NSR recorded against your property. We carefully negotiated this agreement with our prior neighbors when they added a large (more than 1000 square feet) third story addition to the building. You are the third owners of 285 Sea Cliff since the agreement was reached and the NSR was recorded against your property. We have looked over your plans and the decks proposed are in violation of the NSR.

The provisions of the NSR are clear that your building may not be increased in height at any point above the existing roofs. The NSR states in part that **"no further construction shall be permitted which would result in any structure on or directly above the existing roof areas."** And, while the NSR allows for maintenance, repair and reconstruction of your building, if needed, it also places limits on those activities by stating that, **"in no event shall said maintenance or repair or reconstruction result in raising the height of the existing roof line or ridge or height of the third story addition."**

Your proposed project obviously violates the Agreement and NSR. The decks you proposed would ALL be **"structures on or directly above the existing roof areas,"** so it is confusing when you state that you believe your deck project adheres to the NSR, when clearly it does not. We are not prepared to waive or sign away any of our rights to maintain an unobstructed view and preserve our quite enjoyment of our property without nearby decks, adjacent to our building, which would allow occupants of the decks to look directly into our windows.

We are willing to discuss the matter, but we also want to be clear that we recognize the value of the NSR to our property and are not prepared to give up a valuable property right and the protections that it affords for our home.

Hopefully you understand.

Regards, Marlene and Terry

EXHIBIT 11

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

Notification of Structural Addition

Date Permit Issued 11/17/2022

Notice Sent Date 18-NOV-22

Date: 11/18/2022

MARSEILLE FAMILY TRUST
TERRANCE E MARSEILLE
275 SEA CLIFF AVE
SAN FRANCISCO CA 94121

Pursuant to ordinance #248-76, you are hereby notified that permit/application no. 202205244848, has been issued for a structural addition to the building located at 285 SEACLIFF AV .

This ordinance requires that all owners of property immediately adjacent to the subject building be notified of the issuance of the permit. (Adjacent property is located at 275 SEACLIFF AV).

This structural addition consists in general of

REVISION TO PA# 202201276780. ADDING ONE 3RD FLOOR DECK, AND ONE ROOF DECK.

==========***IMPORTANT INFORMATION***==========

No action needs to be taken by you. However, if you wish to obtain further information on the proposed work or to inspect the building permit application and plans, please contact the Records Management Division at dbi.records3R@sfgov.org or 628-652-3420. You have the right to file an appeal of the issuance of the permit at the Board of Appeals, but it is mandatory that it be filed within **FIFTEEN** (15) days of the permit issuance date noted above. Permits for Accessory Dwelling Units issued pursuant to Planning Code Section 207(c)(6) must be appealed within **TEN** (10) days of the permit issuance date. For further information regarding the appeal method and procedure, email boardofappeals@sfgov.org.

Under the San Francisco Charter of 1996, Section 4.106(b), the Board of Appeals has no jurisdiction over building and demolition permits that are issued persuant to a Conditional Use Authorization of the Planning Commission.

To View Documents:
Records Management Division
49 South Van Ness, Suite 400
San Francisco, CA 94103
Mon. - Fri. except holidays
7:00 AM - 4:30 PM
Phone: (628) 652-3420
Email: dbi.records3R@sfgov.org
Website: www.sfdbi.org/RMD

To File A Permit Appeal:
The Office of the Board of Appeals
Email: boardofappeals@sfgov.org
Phone: (628) 652-1150
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Mon. - Fri. except holidays
8:00 AM - 5:00 PM
www.sfgov.org/boa

Permit Holder
Name TODD BERARDI & ALYSSA WARNOCK

Address 2258 BEACH ST

SAN FRANCISCO CA 94123

Very truly yours,
PERMIT SERVICES
CENTRAL PERMIT BUREAU
(628) 652 - 3240

CPB-48 REV.8-11

BLDG. FORM 3/8

APPROVED FOR ISSUANCE

APPLICATION NUMBER 2022 0524 9893

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER

DCP FEE

NOV 17 2022

NV

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☑ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
5/20/22		285 SEA CLIFF AVENUE	1308 / 017

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
	11/17/22	~~$75,000~~	BY Gabb $75,000.00 DATE 11/14/22

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
V-B	3	0	RESIDENTIAL SINGLE FAMILY	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
V-B	3	0	RESIDENTIAL SINGLE FAMILY	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☑	YES ☐ NO ☑	YES ☑ NO ☐	YES ☐ NO ☑

(14) CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
TBD					

(15) OWNER - LESSEE (CIRCLE OUT ONE)	ADDRESS	ZIP	STREET	PHONE (FOR CONTACT BY DEPT.)
Todd Berardi	285 Sea Cliff SF, CA, 94121			

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REVISION TO APPROVED PERMIT #2022-0127-6780:
~~1) TWO 3F DECKS; AND~~ 1) ONE 3rd Floor deck
2) ROOF DECK

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK ON ROOF, EXTENSIONS TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☑		YES ☑ NO ☐	SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑

(25) ARCHITECT OR ENGINEER (DESIGN ☑ CONSTRUCTION ☐)	ADDRESS	CALIF. CERTIFICATE NO.
GRANT TAKAHASHI LEE	P.O. BOX 16721, SAN FRANCISCO, CA, 94116	C-31769

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")
UNKNOWN

ADDRESS: GRANT@GTLARCHITECTS.COM

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire carrying more than 750 volts. See Sec. 3303, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Guarantee Deed or change accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY EXCAVATION REQUIRED HEREON OR BY CODE MAY BE APPLIED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In excavations, all insulating materials must have a clearance of not less than ten inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☑ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREWITH WILL BE COMPLIED WITH.

REV 08/12

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate that (III), (IV), or (V), whichever is applicable. If insurance item (II) is checked, item (III) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier
Policy Number

( ) III. The cost of the work to be done is $100 or less.

( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit issued applicant shall be deemed revoked.

(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and provide to the commencement of any work, with the a completed copy of this form with the Building Permit Application.

Signature of Applicant or Agent: 5/20/22 Date

OFFICE COPY

285 SEA CLIFF AVENUE

CONDITIONS AND STIPULATIONS

REFER TO:		
☐	APPROVED: Sebastian Bendezu, DBI NOV 14 2022 PLAN REVIEW SERVICES, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	APPROVED: 2 RECESSED ROOF DECKS ABOVE 2ND & 3RD FLOORS WITH NO APPURTENANCES EXTENDING ABOVE EXISTING ROOFLINE. APPROVED BY CHRISTOPHER MAY NOV 01 2022 DEPARTMENT OF CITY PLANNING / PLANNING DEPARTMENT	DATE: REASON: NOTIFIED MR.
☐	APPROVED: SAN FRANCISCO FIRE DEPARTMENT	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☒	APPROVED: Sue Quan, DBI NOV 17 2022 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: NO ALTERATION OR CONSTRUCTION OF CITY RIGHT-OF-WAY UNDER THIS PERMIT 11/14/22 SFPW/BSM DEPT. OF PUBLIC WORKS	DATE: REASON: NOTIFIED MR.
☐	APPROVED: PUBLIC UTILITIES COMMISSION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

EXHIBIT 12

Permit Details Report

Report Date: **2/10/2023 2:51:53 PM**

Application Number:	202210265173
Form Number:	3
Address(es):	1308 / 017 / 0 285 SEACLIFF AV
Description:	PROJECT PROPOSES SINGLES STORY HORIZONTAL ADDITION TO REAR YARD W/ 127 SF DECK ABOVE. SCOPE OF WORK INCLUDES (N) GARAGE DOOR & CONVERTING 1F STORAGE & MECHANICAL ROOM TO A (N) MEDIA ROOM, BATHROOM, SAUNA & STORAGE.
Cost:	$120,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/26/2022	TRIAGE	
10/26/2022	FILING	
10/26/2022	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	10/26/22	10/26/22			10/31/22	VICTORIO CHRISTOPHER	628-652-3240	10/31/22: Plans and forms rec'd, to PPC, CV. 10/27/22: rec'd filing fee. scheduled drop off appt. gs 10/26/22: invoiced filing fee. gs 10/26/22: need payer info for filing. emailed Grant Lee. gs
2	CP-ZOC	10/31/22					GUNN BRANDEN	628-652-7300	11/3/2022 - Routed to D2 team lead. - L.Cook
3	BLDG							628-652-3780	
4	MECH							628-652-3780	
5	DPW-BSM							628-271-2000	
6	SFPUC							628-652-6040	
7	PPC						EAKIN MIGUEL	628-652-3780	10/31/22: TO PLANNING;me
8	CPB							628-652-3240	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

EXHIBIT 13

EXHIBIT 14

Declaration of Marlene Marseille Under Penalty of Perjury

I, Marlene Marseille, declare as follows:

1. My husband, Terrace Marseille, and I have lived at 275 Seacliff Avenue, San Francisco since the year 1984 and raised our family there. We are the Appellants in the Board of Appeal case #22-088, wherein we are challenging the permit obtained by Project Sponsors to construct decks, skylights, and a hatch on the roof of the building at 285 Seacliff Avenue which is next door to our home. The statements made herein are of my own knowledge and if called as a witness to testify in this matter I could and would testify competently thereto.

2. When we purchased our home at 275 Seacliff Avenue in 1984, the building next door to our west at 285 Seacliff Avenue was a two-story structure just like our home still is now. We have included photographs marked as Exhibit 3 to show how the building appeared when it was still two stories tall. In 1987, Ann and Clifford Perry purchased the building at 285 Seacliff Avenue and immediately wanted to add a third story. The project to add a third story would have a devastating impact on our home. So, we entered into long negotiations with the Perry's about their proposed project and in those negotiations, both sides were represented by attorneys. As a result, several setbacks were made to the proposed third floor and early in the negotiations, a proposed north deck on the front of the building was completely eliminated.

3. After many months of negotiation, and with the help of San Francisco Planning Department staff and Zoning Administrator Robert Passmore, we entered into a settlement agreement with the Perry's. Under the terms of the Agreement, we dropped objection to the third-floor addition, and they agree to no further construction on certain designated roof areas and agreed that the roof areas not be increased or extended by the third floor addition and would remain unchanged or non-buildable areas so that nothing further could block our views, light and privacy after the third floor was constructed. We all agreed that such a restriction on construction would remain a deed restriction against the property at 285 Sea Cliff Avenue.

4. We then entered into a written settlement agreement with the Perrys (Exhibit 4, pages 11-16) and agreed to attach to the settlement agreement a Notice of Special Restrictions (NSR is Exhibit 4, pages 1-3) as an exhibit which would be recorded against the 285 Sea Cliff

Ave. property as a deed restriction and with a set of Plans (Exhibit 4, pages 4-10) to show the limit to the roof areas for the Perry's project. It was our intention and the Perry's intention as expressed to us, to preserve our partial remaining views of the ocean to the west, preserve the light that can reach our west facing windows and to preserve our privacy by not having decks mere feet from our main living area windows and the rear bedroom windows.

5. Attached to the brief as Exhibit 15 is a copy of a letter I wrote thirty-five years ago on January 26, 1988, regarding the settlement we were trying to reach with the Perrys. As expressed there in (highlighted), "***We want to make sure that this proposal to have the Zoning Administrator designate the non buildable parts of the roof can not be overturned at some future date. We want to make sure that once this is in the deed no one can remove it....We want to make sure that the roofs remain as they are and that nothing further happens to them.***" We were concerned that the provision of the Agreement that allowed for repair or maintenance might be used for further construction and as I state in the letter, "***We wouldn't want the Perrys or anyone else saying that because of the construction or any other excuse, they have to change the roofs that exist in the non buildable parts of the roof or add anything that would obstruct our view. We feel this repair part is not needed and will just add a loop hole. We wish the roofs to remain as they are and nothing further happening to them.***"

6. The sponsors are the fourth owners of the building at 285 Sea Cliff Ave. since the settlement agreement was signed in 1988 and the first to try and circumvent the NSR and the settlement agreement, which they were completely aware of, when they purchased their property. Unbeknown to us, the project sponsors simply first applied to the Planning Department to build three decks with over-the-counter permits, in May 2022, without discussing anything with us. The sponsors here simply ignored the deed restriction and applied to build three decks with over-the-counter permits without talking to us at all.

7. The mutual intention and our agreement with the Perrys was negotiated in good faith more than thirty five years ago was intended to have no further construction which might result in a structure or object of any kind above or on the roof surfaces in order to preserve our

outlook, light and privacy (which was terribly impacted by the new third floor addition) by having the new roof areas unchanged and "non-buildable." The proposed project before the Board violates our intention as expressed in the NSR and the settlement agreement by allowing new decks "recessed" into the roof but still on the roof and creating obstructions to our privacy, our outlook from our family room, and our quiet enjoyment of our home with people on the decks, and the possibility of heaters, plants, umbrellas or other obstructions etc. This was the reason the first proposal of a north roof deck on the front of the house by the Perrys was completely removed in our negotiations some 35 years ago. The photos attached as Exhibit 16 & 17 show the very close proximity of that roof area to our main living area in the house.

8. We would not have entered into an agreement that allowed for decks of any kind on the roofs, even if those decks are "recessed" into the roof to try and create some kind of loophole in the settlement and NSR. The language of the Agreement and NSR was meant by the parties to prevent ANY construction and to create non-buildable areas of the roof. That is the original intention of the parties. If the Perrys had suggested "recessed" decks, we would not have entered into the Agreement or approved the NSR. This proposed project is exactly the type of "loophole" I worried about 35 years ago and directly violates the intention of the parties (my husband and I and the Perrys) who entered into the settlement and agreed on the language of the NSR.

I declare under penalty of perjury under the law of the State of California that the forgoing is true and correct. This declaration was signed in the City and County of San Francisco.

Dated: February 13, 2023

By Marlene Marseille

Marlene Marseille

EXHIBIT 15

Marlene Marseille
275 Sea Cliff Avenue
San Francisco, Ca. 94121
January 26, 1988

Mr. John Gantner
Mr. Jeffrey Allen
580 Market Street
San Francisco, California 94104

Dear John and Jeff,

I just wanted to touch bases with you on the proposed settlementwith the Perry's. Terry and I feel that instead of designating a number of feet set back on the North, we would only sign that the North set back is to clear our West window and eight inch molding. That the new construction will be set back at least that far. I know John, you remember the confusing discussion which happened at our meeting at the Planning Department, when the Perry's architect thought that her associate had taken the measurements from one place instead he had taken them from another point and what happened was that the measurements they submitted to us did not clear our West window. We certainly wouldn't want that to happen in the final papers for approval. We also want designated that no more than two of Dana's six bedroom windows on the West wall are blocked.

Since we do not understand the legalterms, we have some great concern about the designation of the non buildable parts of the roof. We want to make sure that this proposal to have the Zoning Administrator designate the non buildable parts of the roof can not be overturned at some future date. We want to make sure that once this is in the deed no one can remove it. On the same subject, we are further concerned about the language of the non buildable parts of the roof. We want to make sure that the roofs remain as they are and nothing further happens to them. We are concerned about the repair part. We wouldn't want the Perry's or anyone else saying that because of the construction or any other excuse, they have to change the roofs that exist on the non buildable parts of the roof or add anything that would obstruct our view. We feel this repair part is not needed and will just add a loop hole. We wish the roofs to remain as they are and nothing further happening to them. We also want it specified that under plan B the top of the roof peak of the new construction will be no more than 32' 6'', this is the measurement that was put in by the architect. The part of the building to be painted in a reflective color of our choice is fine.

Maria Pracher indicated that she would also need some assurances from us. We would also like some from them. Most notable, that if ant damages occur to our building or appendages because of the construction, the Perry's will take care of the damages immediately. Likewise, if any damages occur to our lawns, plants etc., the Perry's will take care of this also. Also that if any debris etc.

from the construction falls on our side it will be immediately removed. We would also like the right of inspection just to make sure that the provisions that are in the agreement are upheld. (As to set backs etc.) We also want to have the final plans submitted to our architect so that he can verify that they are in conformity with our agreement.

I trust that you will provide us with any other legal safegards that may be needed. Again, we are very concerned about the part to be put in the deed and the repair section. We understand that air rights can not be overturned as they are the property of the person who has them, but we are concerned about the non built parts of the roof we just want to be certain that we will not have a problem further down the road.

Sincerely Yours,

Marlene Marseille

Marlene Marseille

EXHIBIT 16

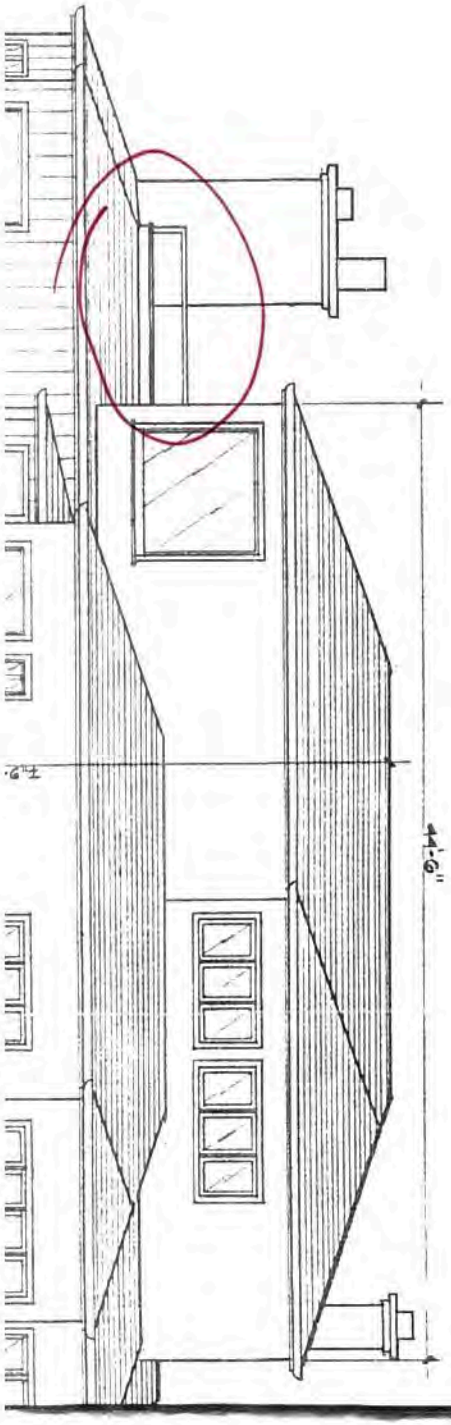
VIEW FROM OUR
FAMILY RM
PRIVACY
ISSUE
10/03/2022
PAC-MAN
703

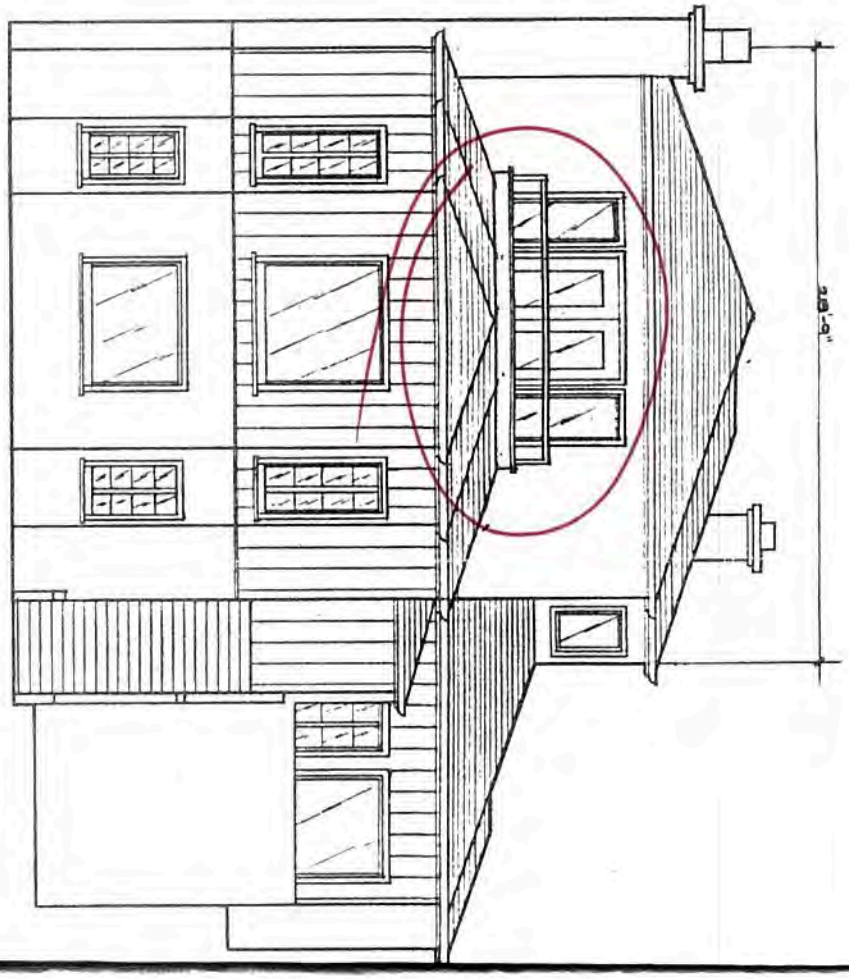
PAC-MAN

EXHIBIT 17

DATE: 12/15/2022 WITH WHITE OUT DRAPE

EXHIBIT 18





FOR

S. CLIFFORD PERRY

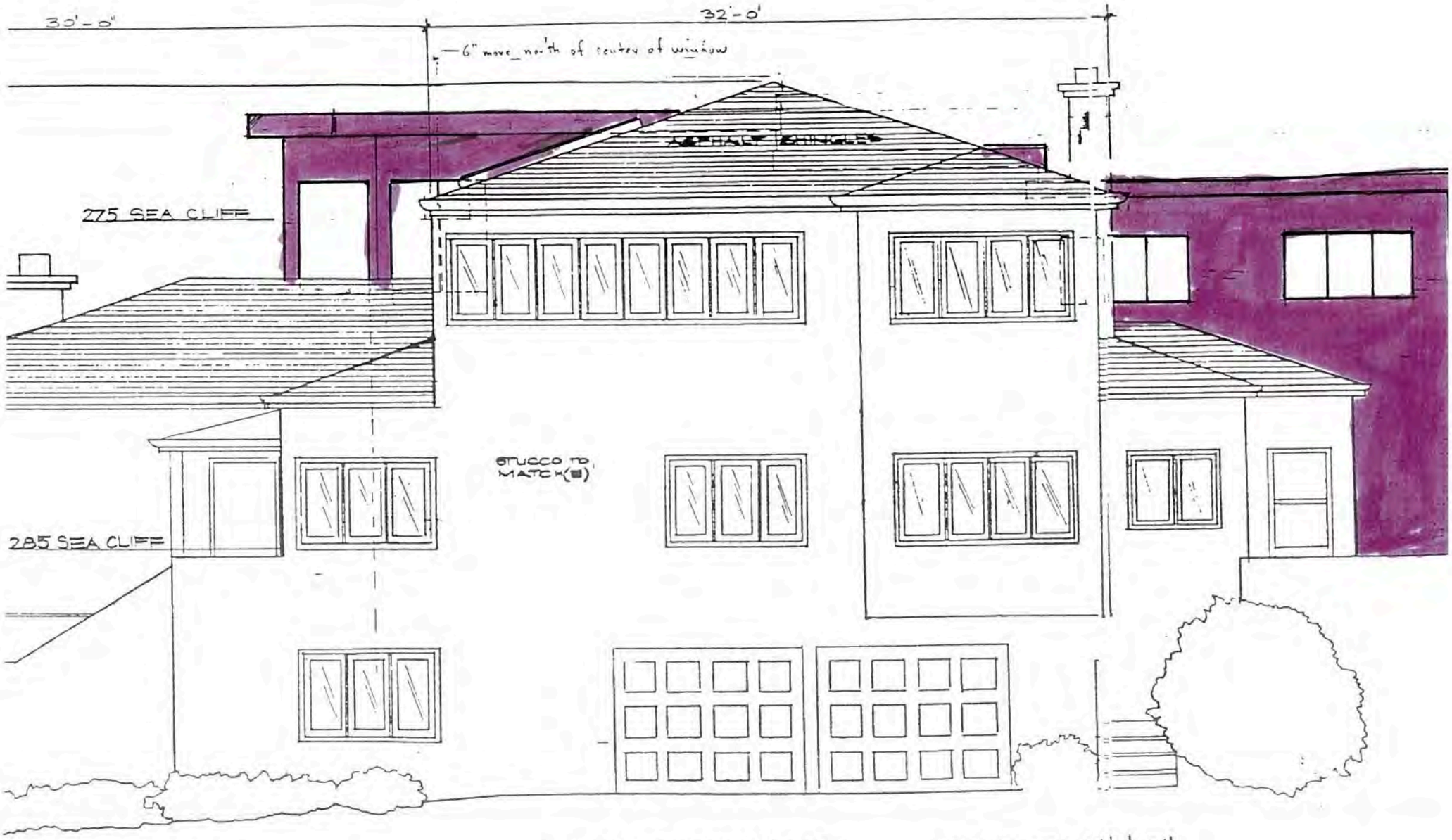
ISCO, CALIFORNIA

FINCH, ELLIOTT ASSOC.

TIBURON, CALIFORNIA (415) 435-5845

Date 6/19/87	
Job no	Revisions
Drawn	9/12/87
Checked	

EXHIBIT 19



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

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

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SAN FRANCISCO BOARD OF APPEALS

TERRANCE AND MARLENE MARSEILLE, Appellants, v. SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, PLANNNING DEPARTMENT APPROVAL Respondent. TODD BERARDI AND ALYSSA WARNOCK, Permit Holders.	Permit No.: 202205244848 Appeal No. 22-088 **PERMIT HOLDERS' BRIEF** Date: March 1, 2023 Time: 5:00 p.m.

I. INTRODUCTION

Our office represents Todd Berardi and Alyssa Warnock, owners of 285 Sea Cliff Avenue and the Permit Holder in this permit appeal. The Permit Holders purchased 285 Sea Cliff over a year ago to make it their family home. They met with the Appellants soon after purchasing the home to share their excitement that that their young daughter would soon be able to walk to school at Burke's. In September, the Permit Holders met with the Appellants to discuss their plans to add two small decks, a 72-square foot third-story deck off the master bedroom and a 42-square-foot roof deck. The Appellants told the Permit Holders that the proposed decks would be unacceptable because the decks would get in the way of their private views. The Permit Holders agreed to rework

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the plans and sink the decks lower so that the decks would be entirely below the existing roofline to ensure that the Appellants' private views from the Appellants' own roof deck would not be obstructed. The Appellants informed the Permit Holders that they would not support the construction of any decks and told the Permit Holders they would oppose the issuance of any deck permit no matter the design. Seeing no room for compromise, the Permit Holders applied and received approval to lower the existing roof and install two small decks.

The Planning Department and Department of Building Inspections ("DBI") determined that the decks are entirely code-compliant and issued the permit over-the-counter. The Appellants make no attempt to argue that the decks violate a code requirement, nor could they. The decks are sunk below the existing roofline and do not expand the building envelope, and therefore will not have any impact on the light or air of adjacent properties. Appellants' entire argument is that the decks violate the "spirit" of a 1987 settlement agreement that the Appellants had with a prior owner, despite the fact that the Planning Department and DBI have determined that the approved decks are consistent with the actual terms of the agreement. The agreement prohibits additions that raise the roof line, raise the roof ridge, or increase the building height. The Appellants are now asking this Board to add *an entirely new term* into the thirty-five-year-old agreement to also prohibit development that would lower the existing roof to install decks.

The Appellants understand that is not what the agreement says. In their brief, the Appellants state eighteen times that the Board should ignore the plain language of the agreement, and instead try to determine the subjective intent of the 1987 agreement based on what the Appellants want the agreement to say. This Board should reject the Appellants' attempt to renegotiate a thirty-five-year-old agreement, deny the appeal, and uphold the code-compliant permit.

II. ARGUMENT

A. The Permit is Consistent with the Prior Agreement.

In 1987, the Appellants filed a Discretionary Review request to oppose an addition that was proposed by a prior owner of 285 Sea Cliff. The Appellants and the prior owners entered into a settlement agreement to allow for the project to move forward. The project was modified to increase the setbacks from the Appellants' property, and also included a provision to restrict future development that would increase the height of the building. The terms of the agreement state that

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future development "shall not result in the existing roof line or roof ridge to be raised in height" and prohibited any new addition that would "exceed the present 32' 6'' limitation." The parties further agreed that a Notice of Special Restrictions ("NSR") would be recorded against 285 Seacliff to carry out the parties' settlement.

Consistent with the agreement, the prior owner recorded an NSR on 285 Sea Cliff. The NSR states that "no further construction shall be permitted which would result in any structure on or directly above the existing roof areas." The NSR goes on to say that the restriction shall *not* preclude or interfere with the property owner "undertaking routine or necessary maintenance, repair or reconstruction in the event of major damage of the roof *or third story addition*, but in no event shall said maintenance or repair or reconstruction result in raising the height of the existing roof line or roof ridge or the height of the third story addition."

In other words, the NSR does not prohibit any and all future development. The NSR does not require the entire roof to be kept in the same exact place and in the same exact configuration in perpetuity. The NSR does not prohibit the roof from being lowered, nor does it prohibit structures being built on a new lower roof. The NSR even specifically acknowledges that *new* third story additions are allowed, so long as the new additions do not increase the building height above the 32' 6'' limitation. The NSR does not mention "decks" at all, let alone completely prohibit any future decks installed below the existing roof. The terms, and the intent, of the NSR are clear that the agreement was meant to limit future increases in height while not interfering with the right of the owner of 285 Sea Cliff to undertake future development. The NSR only prohibits raising the roof line, raising the roof ridge, or increasing the height of the building.

This permit does not raise the roof line, does not raise the roof ridge, does not increase the existing building height, nor does the proposal include a new structure built on or above the existing roof. Rather, the project *lowers* the existing roof and installs two new decks on the new lower roof area. The NSR does not prohibit any alteration to the roof, such as the one proposed here that lowers the roof and does not increase the height of the building. The project was reviewed by the Planning Department and DBI, and both departments determined that the project is consistent with the express terms of the 1987 NSR.

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B. Appellants Cannot Read New Terms into the 1987 NSR.

Under California law, "a landowner has no right to an unobstructed view over adjoining property, and the law is reluctant to imply such a right." (*Boxer v. City of Beverly Hills* (2016) 246 Cal.App.4th 1212, 1219.) Although parties may enter into an agreement to protect private views, such restrictive agreements are disfavored, and "[i]t is a general rule that restrictive covenants are construed strictly *against* the person seeking to enforce them, and *any doubt* will be resolved in favor of the free use of land." (*White v. Dorfman* (1981) 116 Cal.App.3d 892, 897 (emphasis added); *see also* Miller & Starr, Cal. Real Estate (4th ed. 2018) § 16:17, p. 16-73 ("restrictive covenants are to be construed strictly against limitations upon the free use of property, and where a provision is subject to more than one interpretation, the construction that is consonant with the unencumbered use of the property will be adopted").) The law is clear that any private agreement that restricts the right to develop property must be interpreted narrowly, and any ambiguity must be resolved in favor of the property owner seeking to develop their property.

The Appellants here argue the opposite, that the 1987 agreement should be interpreted broadly to prohibit decks that are installed below the roof. The problem with Appellants' argument is that the 1987 agreement contains no such prohibition, and the law prohibits reading an entirely new restriction into the agreement thirty five years after the fact. The Appellants clearly understand that the deck permit is consistent with the express terms of the NSR, and instead urge the Board to instead enforce the "intent" of the agreement – based solely on the Appellants' version of what the "intent" of the agreement should be. This completely contradicts the law that requires restrictive agreements to be construed strictly *against* the party attempting to enforce them. The Appellants rely on California Civil Code Section 1636, which states that a contract must give effect "to the *mutual* intention of the parties," yet Appellants urge the Board to only consider *their* version of the intent of the agreement.

Appellants have already gained the benefit of their agreement. The Permit Holder is not raising the roof line, raising the roof ridge, or increasing the building height in a way that will obstruct views from the Appellants' roof deck. The 1987 project that was proposed by the prior owner was already modified to set the building back further from their property line. Now, thirty-five years later, Appellants are not satisfied with the original agreement and want to add more terms

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that would completely prohibit any decks on the Permit Holders' property, even when such decks are built below the existing roof area. If the intent of the NSR had been to prohibit all decks, the NSR would include a provision that prohibits all decks. The NSR does not contain such a provision, and the law prevents new terms from being added decades later.

In a last-ditch effort, the Appellants also argue that the NSR is ambiguous, and that the Board should interpret the NSR to give the Appellants what they want. This is completely at odds with the law, which requires any doubt to be resolved in favor of the free use of land and *against* restrictions on development. Moreover, the NSR is not ambiguous and clearly prohibits three specific actions: raising the roof line, raising the roof ridge, and increasing the height of the third story. This project does not include any of the three prohibited actions.

The Appellants also seem to argue that the project will be built *above* the existing roof and will obstruct their private view by showing pictures of scaffolding that was erected as part of an ongoing construction project. The permit at issue here is for decks that will be built below the existing roof area, and once construction is complete, the scaffolding and shrink wrap will be removed to preserve the Appellants' private views.

C. Other Contentions.

The Appellants seem to suggest that the Permit Holders have done work without permits, and argue that the Permit Holders "improperly" sought approval for a project at the rear of their home that will fill in the gap between two existing bump-outs. The Permit Holders have only proceeded with interior remodeling approved under BPA No. 202201276780. The Planning Department originally informed the Permit Holders that the rear in-fill project could be approved over-the-counter because the project would not extend beyond the existing rear bump-outs, but have since informed the Permit Holders that Neighborhood Notification will be required after repeated complaints were submitted by the Appellants. The Permit Holders intend to comply with the Planning Department's determination and have merely followed instructions.

III. CONCLUSION

The Permit Holders are eager to complete their project and move into their family home. They designed the decks to be below the existing roof, consistent with the NSR and to preserve the view from Appellants' roof deck. Both the Planning Department and DBI have determined that the

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decks are completely code-compliant and consistent with the terms of the NSR. The Board of Appeals should reject the Appellants' attempt to modify the terms of the NSR, which contradicts California law requiring such restrictions to be interpreted narrowly. We therefore respectfully request that the Board deny the appeal and uphold approval of the permit.

Dated: February 23, 2023

Respectfully submitted,

By: Brian O'Neill
ZACKS, FREEDMAN & PATTERSON, PC
Attorneys for Permit Holders,
Todd Berardi and Alyssa Warnock

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PLANS SUBMITTED BY THE PERMIT HOLDER(S)

SYMBOLS

	CENTERLINE	00	FIXTURE TAG; SEE FIXTURE SCHEDULE
1 A101	DETAIL TAG; DETAIL NUMBER; SHEET NUMBER	01	KEYNOTE
00	DOOR TAG; SEE DOOR SCHEDULE	01	WINDOW OR SKYLIGHT TAG; SEE WINDOW & SKYLIGHT SCHEDULE
1 2	DOOR AND HARDWARE TAG; SEE DOOR SCHEDULE; DOOR NUMBER; HARDWARE NUMBER	1	REVISION CLOUD & REVISION NUMBER; RED OR BLACK: INDICATES CURRENT; GRAY: INDICATES PREVIOUS
A B C D 1 A101	ELEVATION; ELEVATION NUMBER; ELEVATION; SHEET NUMBER	OFFICE 101	ROOM TAG; ROOM NAME; ROOM NUMBER
+9'-0"	ELEVATION MARKER	1 A101	SECTION; ELEVATION NUMBER; SHEET NUMBER
01	EQUIPMENT TAG; SEE EQUIPMENT SCHEDULE		
01	FINISH TAG; SEE FINISH SCHEDULE		

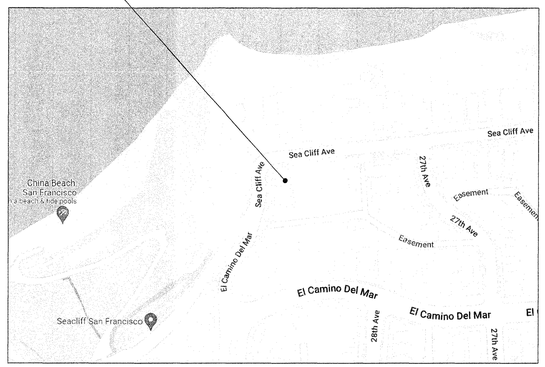
ABBREVIATIONS

&	AND	EXTR.	EXTRUSION	NO.	NUMBER
@	AT	F.A.	FIRE ALARM	NOM.	NOMINAL
℄	CENTERLINE	F.A.U.	FORCED AIR UNIT	N.T.S.	NOT TO SCALE
±	PLUS OR MINUS	F.D.	FLOOR DRAIN	o/	OVER
ℙ	PROPERTY LINE	F.E.	FIRE EXTINGUISHER	O.A.	OVERALL
#	POUND OR NUMBER	F.E.C.	FIRE EXTINGUISHER CABINET	O.C.	ON CENTER
A.F.F.	ABOVE FINISHED FLOOR	F.H.C.	FIRE HOSE CABINET	O.F.C.I.	OWNER FURNISHED
AL.	ALUMINUM	FIN.	FINISH	O.F.S.	CONTRACTOR INSTALLED
ALUM.	ALUMINUM	FL.	FLOOR	O.F.S.	OUTSIDE FACE OF STUD
ANOD.	ANODIZED	FLUOR.	FLUORESCENT	O.H.	OVERHANG
APPROX.	APPROXIMATE	F.O.C.	FACE OF CONCRETE	PLAM.	PLASTIC LAMINATE
A.R.	AS REQUIRED	F.O.F.	FACE OF FINISH	PLYWD.	PLYWOOD
A.S.	ADJUSTABLE SHELVING	F.O.P.	FACE OF PLYWOOD	PR.	PAIR
ARCH.	ARCHITECTURAL	F.O.S.	FACE OF STUD	PT.	POINT
A/V	AUDIOVISUAL	FPL	FIREPLACE	PTN.	PARTITION
BD.	BOARD	F.R.	FIRE RETARDANT OR FIRE RATED	R.	RISER
BLDG.	BUILDING	FPL	FIREPLACE	R.A.	RETURN AIR
BLK.	BLOCK	F.R.	FIRE RETARDANT OR FIRE RATED	REF.	REFERENCE
BLKG.	BLOCKING	FT.	FOOT OR FEET	REF	REFRIGERATOR
B.O.	BOTTOM OF	FURR.	FURRING	REQ.(D)	REQUIRED
BTWN.	BETWEEN	FUT.	FUTURE	R.F.P.	REINFORCED FIBERGLASS PANEL
CAB.	CABINET	F.V.	FIELD VERIFY	RM.	ROOM
CBC	CALIFORNIA BUILDING CODE	GA.	GAUGE	R.O.	ROUGH OPENING
CEC	CALIFORNIA ELECTRICAL CODE	GALV.	GALVANIZED	S.	SOUTH
CFC	CALIFORNIA FIRE CODE	GSM.	GALVANIZED SHEET METAL	S.A.	SUPPLY AIR
CGBSC	CALIFORNIA GREEN BUILDING STANDARDS CODE	G.C.	GENERAL CONTRACTOR	S.C.D.	SEE CIVIL DRAWINGS
		GEN.	GENERAL	SCHED.	SCHEDULE
CLG.	CEILING	GFCI	GROUND FAULT	SECT.	SECTION
CLKG.	CAULKING	GFCI	CIRCUIT INTERRUPTOR	S.E.D.	SEE ELECTRICAL DRAWINGS
CLOS.	CLOSET	GWB	GYPSUM WALL BOARD	SF	SQUARE FEET
CLR	CLEAR	GYP.	GYPSUM	S.I.D.	SEE INTERIOR DRAWINGS
CMC	CALIFORNIA MECHANICAL CODE	H.B.	HOSEBIB	SIM	SIMILAR
CMU	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	S.M.D.	SEE MECHANICAL DRAWINGS
C.O.	CLEANOUT	H.M.	HOLLOW METAL	S.M.S.	SHEET METAL SCREW
COL.	COLUMN	HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION
CONC.	CONCRETE	HR	HOUR	SQ	SQUARE
CONN.	CONNECTION	HT.	HEIGHT	S.S.D.	SEE STRUCTURAL DRAWINGS
CONSTR.	CONSTRUCTION	H.W.D.	HOT WATER DISPENSER	S.S.	STAINLESS STEEL
CONT.	CONTINUOUS	H.W.H.	HOT WATER HEATER	STD.	STANDARD
CORR.	CORRIDOR	INSUL.	INSULATION	STL.	STEEL
CPC	CALIFORNIA PLUMBING CODE	INT.	INTERIOR	STOR.	STORAGE
CRC	CALIFORNIA RESIDENTIAL CODE	JAN.	JANITOR	STRUCT.	STRUCTURAL
CTR.	CENTER	J.C.	JANITOR'S CLOSET	T.	TREAD
CTSK.	COUNTERSUNK	JT.	JOINT	T.B.D.	TO BE DETERMINED
DBL.	DOUBLE	KIT.	KITCHEN	T&G	TONGUE AND GROOVE
DEPT.	DEPARTMENT	LAM.	LAMINATE	TEL.	TELEPHONE
DET.	DETAIL	LAV.	LAVATORY	TEMP.	TEMPORARY
D.F.	DRINKING FOUNTAIN	L.W.	LIGHTWELL	THK.	THICK
DH	DOUBLE HUNG	MFR.	MANUFACTURER	T.O.	TOP OF
DIA. OR Ø	DIAMETER	M.O.	MASONRY OPENING	T.O.S.	TOP OF SLAB
DIM.	DIMENSION	MAX	MAXIMUM	T.O.W.	TOP OF WALL
DW	DISHWASHER	MDF	MEDIUM DENSITY FIBERBOARD	TYP	TYPICAL
DISP.	DISPENSER	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
DN	DOWN	MEMB.	MEMBRANE	U.O.N.	UNLESS OTHERWISE NOTED
D.O.	DOOR OPENING	MTL.	METAL	UTIL.	UTILITY
DR.	DOOR	MEZZ.	MEZZANINE	VAR.	VARIES
DS	DOWNSPOUT	MIN	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
DWG.	DRAWING	MISC.	MISCELLANEOUS	VERT.	VERTICAL
DWR.	DRAWER	MTD.	MOUNTED	V.I.F.	VERIFY IN FIELD
E.	EAST	MUL.	MULLION	VOL.	VOLUME
EA.	EACH	(N)	NEW	W.	WEST OR WIDTH
E.J.	EXPANSION JOINT	N.	NORTH	W/	WITH
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
EMER.	EMERGENCY	NO.	NUMBER	WD.	WOOD
ENGR.	ENGINEER	NOM.	NOMINAL	WIN	WINDOW
E.P.	ELECTRICAL PANEL BOARD	N.T.S.	NOT TO SCALE	W.O.	WHERE OCCURS
EQ.	EQUAL	MTG.	MOUNTING	W/O	WITHOUT
EQPT	EQUIPMENT	MUL.	MULLION	WT.	WEIGHT
(E)	EXISTING	(N)	NEW	YD.	YARD
EXH	EXHAUST FAN	N.	NORTH	X OR x	BY
EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT		

GENERAL CONDITIONS

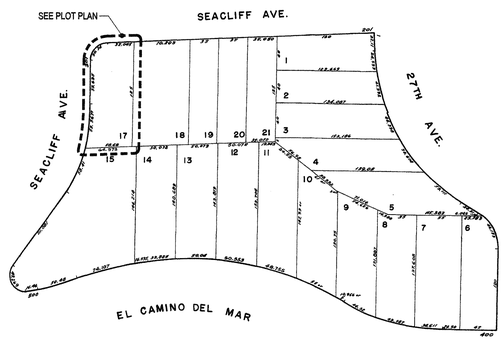
1. AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2017 EDITION, ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS AND SHALL BE CONSIDERED PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PROJECT PREMISES, AS WELL AS ADJACENT TENANT SPACES WHERE WORK MAY BE PERFORMED TO COMPLETE THE PROJECT PRIOR TO PROJECT COMMENCEMENT.
3. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT IN WRITING AND OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
4. THE CONTRACTOR SHALL EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURERS' RECOMMENDATIONS, AND TRADE AND REFERENCE STANDARDS.
5. THE CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
6. NO WORK DEFECT IN CONSTRUCTION OR QUALITY, OR DEFICIENCY IN ANY REQUIREMENT OF THE CONSTRUCTION DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR INDICATE DEFECTS OR DEFICIENCIES PRIOR TO OR DURING CONSTRUCTION. DEFECTIVE WORK DISCOVERED WITHIN THE TIME REQUIRED BY GUARANTEES OR WARRANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF THE DEFECTIVE WORK OR IMPROPER MATERIALS.
7. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACTUAL RESPONSIBILITY RESULTING FROM ARCHITECT'S FAILURE TO DETECT SHOP DRAWINGS ERRORS AND OMISSIONS IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR SHALL VERIFY THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, LIGHT FIXTURES, POWER & SIGNAL OUTLETS AND SWITCHES WITH ARCHITECT IN THE FIELD PRIOR TO PROCEEDING WITH CONSTRUCTION.
9. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN THE DRAWINGS-EITHER APPARENT OR NOT-OR BEAR THE COST OF PREPARING WORK NOT COMPLETED IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
10. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.

VICINITY MAP



ASSESSOR'S BLOCK MAP

SCALE: N.T.S.



APPLICABLE CODES

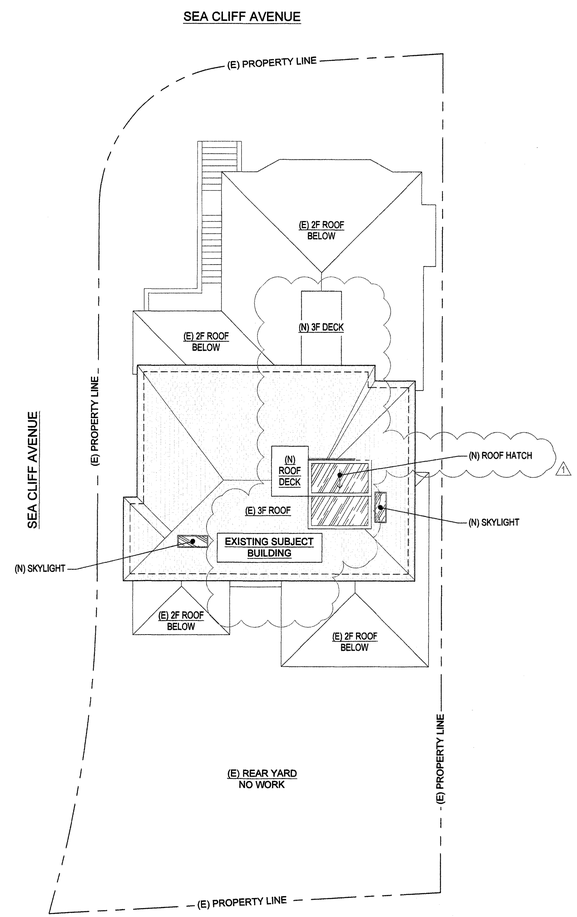
ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2019 GREEN BUILDING BUILDING STANDARDS CODE

2019 SAN FRANCISCO BUILDING CODE AMENDMENTS
2019 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2019 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2019 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2019 SAN FRANCISCO FIRE CODE AMENDMENTS

PLOT PLAN

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



NO ALTERATION TO OR RECONSTRUCTION OF CITY RIGHT-OF-WAY UNDER THIS PERMIT

By _____, SFPW/BSM

PROJECT DATA

ADDRESS:	285 SEA CLIFF AVENUE SAN FRANCISCO, CA 94121
BLOCK / LOT:	1308 / 017
YEAR BUILT:	1948
HISTORIC RESOURCE STATUS:	A
ZONING:	RH-1(D)
STORIES:	3
USE:	SINGLE FAMILY
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R-3
FULLY SPRINKLERED:	NO
AREA OF WORK:	4,075 SF
(N) CONDITIONED FLOOR AREA:	229 SF

SCOPE OF WORK

REVISION TO APPROVED PERMIT #2022-0127-6780:
1) 3F DECK; AND
2) ROOF DECK

PROJECT DIRECTORY

ARCHITECT:
GTL ARCHITECTS
P.O. BOX 16721
SAN FRANCISCO CA 94116
CONTACT: GRANT TAKAHASHI LEE
PHONE: (415) 361-7641
EMAIL: GRANT@GTLARCHITECTS.COM

STRUCTURAL ENGINEER:
HARRELL KANE STRUCTURAL ENGINEERS
847 SANSOME STREET, SUITE 300
SAN FRANCISCO CA 94111
CONTACT: DAVID KANE
PHONE: (415) 501-9000
EMAIL: DKANE@HK-SE.COM

CONTRACTOR:
TBD

DRAWING INDEX

ARCHITECTURAL

G001 TITLE SHEET
~~G002 GS5 FORM~~
~~G003 SAN FRANCISCO INSPECTION FORMS~~
G004 AB-57 & HATCH DETAILS
A101 ~~1F, 2F, & 3F: EXISTING & DEMOLITION PLANS & CALCS.~~
A102 EXISTING & PROPOSED ROOF PLANS & SKLT. SCHEDULE
~~A111 1F: CONSTRUCTION PLAN~~
A112 2F & 3F: CONSTRUCTION PLAN
~~A121 1F: RCP & POWER PLANS~~
A122 ~~2F & 3F: RCP & POWER PLANS~~
A201 EXISTING & PROPOSED EXTERIOR ELEVATIONS
A202 EXISTING & PROPOSED EXTERIOR ELEVATIONS
A203 EXISTING & PROPOSED EXTERIOR ELEVATIONS
~~T24A TITLE 24~~ MOST RECENTLY 2F & ROOF DECK SECTIONS
~~T24B TITLE 24~~

~~STRUCTURAL~~

~~S0.1 GENERAL NOTES~~
~~S1.1 FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN~~
~~S1.2 THIRD FLOOR & ROOF FRAMING PLANS~~
~~S2.2 SECTIONS & DETAILS~~
~~S2.3 SECTIONS & DETAILS~~
~~S2.4 SECTIONS & DETAILS~~
~~S3.1 STEEL FRAME DETAILS~~

STRUCTURAL
S1.2 ROOF FRAMING PLANS
S2.1 DECK SECTIONS

APPROVED
Dept. of Building Insp.
- San Francisco -
NOV 17 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED BY CHRISTOPHER MAY
NOV 01 2022
PLANNING DEPARTMENT

Sebastian Bendezu, DBI
NOV 14 2022

Sue Quan, DBI
NOV 17 2022

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.1[illegible]
REVISION 1	2022.09.19

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31769
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

TITLE SHEET

SCALE N/A

PROJECT NO. 2207

SHEET

G001

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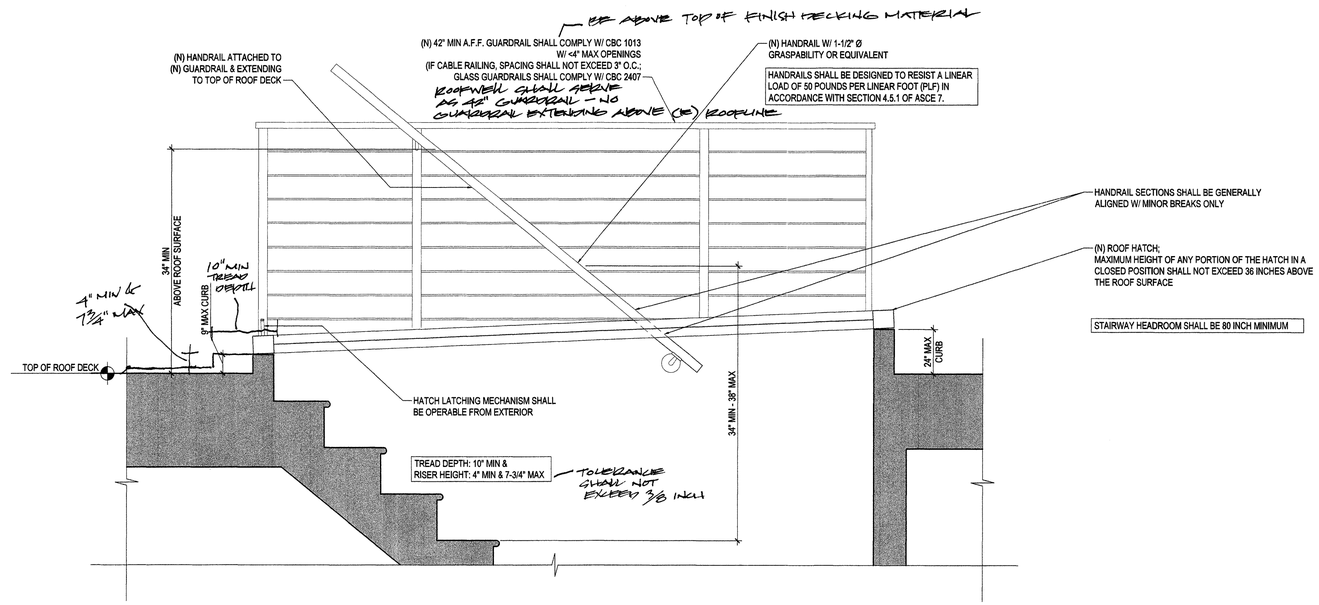
20220527



1 G004 SECTION @ ROOF HATCH

SCALE: 1"=1'-0"

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
REVISION 1	2022.05.20

APPROVED
Dept. of Building Insp. - San Francisco -
NOV 17 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

SEAL / SIGNATURE

LICENSED ARCHITECT GRANT TAKAHASHI LEE C-31769 02-28-2023 RENEWAL DATE STATE OF CALIFORNIA

TITLE

AB-057 & HATCH DETAILS

SCALE N/A

PROJECT NO. 2207

SHEET G004

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ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED MAY 20, 2022

[Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application #_____

Property Address: 285 SEA CLIFF AVENUE

Block and Lot: 1308 / 017 Occupancy Group: R-3 Type of Construction: VB No. of Stories: (3)

Describe Use of Building SINGLE FAMILY

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
2019 CBC 1011.12.2
~~2013 SFBC SECTION 1009~~, STAIRWAYS, SECTION 1009.16 STAIRWAY TO REOOF

Proposed Modification or Alternate

ROOF HATCH IN LIEU OF STAIRWAY PENTHOUSE

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

SF PLANNNG DEPARTMENT WILL NOT ALLOW STAIRWAY PENTHOUSE

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:		GRANT TAKAHASHI LEE
Signature:		
Telephone:		(415) 361-7641

[PROFESSIONAL STAMP HERE]

LICENSED ARCHITECT GRANT TAKAHASHI LEE C-31769 02-28-2023 RENEWAL DATE STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:			
Division Manager:	11/14/22		
for Director of Bldg. Inspection			
for Fire Marshal:			

CONDITIONS OF APPROVAL or OTHER COMMENTS

Sebastian Bendezu, DBI
NOV 14 2022

RECEIVED
MAY 24 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING
ACCEPTED

INTERIOR WALL DEMOLITION CALCULATIONS

FLOOR	EXISTING INTERIOR WALL LENGTH (L.F.)	PROPOSED WALL REMOVAL LENGTH (L.F.)	% REMOVED
1F	185'-0 7/8"	100'-2 7/8"	54.2%
2F	196'-0 1/8"	127'-9 7/8"	65.2%
3F	103'-4 7/8"	68'-10 3/8"	76.0%
TOTAL	484'-5 7/8"	296'-11 1/8"	61.3%

DEMOLITION NOTES

1. ALL DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
2. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL PORTIONS OF (E) STRUCTURE TO REMAIN
3. THESE DRAWINGS ILLUSTRATE THE REMOVAL OF NON-STRUCTURAL COMPONENTS ONLY, UNLESS OTHERWISE SPECIFICALLY NOTED. ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED STRUCTURAL COMPONENT.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF MATERIAL TO REMAIN, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS.
5. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
6. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
7. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.
9. CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIREPROOF, AS REQUIRED BY CODE, ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
10. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DECAYED EXISTING WOOD FRAMING , FLOOR, OR SHEATHING IN AREAS OF REMODEL AND REPAIR. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK.
18. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT. IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS, DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
19. REMOVE DEBRIS FROM SITE OFTEN AND REGULARLY TO MAINTAIN CLEAN, ORDERLY SITE.
20. DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.
21. PER SB-407 & CALIFORNIA CIVIL CODE 1101.4(A), ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE SHALL BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS. RESIDENTIAL BUILDINGS CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT.
22. REMOVE ALL (E) FINISHES, HARDWARE, EQUIPMENT, CONDUIT, PLUMBING, AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK
23. CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES, AS REQUIRED.

WALL LEGEND

	(E) WALL CONSTRUCTION TO REMAIN
	(E) NON-STRUCTURAL CONSTRUCTION TO BE REMOVED, U.O.N.
	(E) DOOR & FRAME TO BE REMOVED
	(E) WINDOW TO BE REMOVED

GTL ARCHITECTURE + INTERIORS

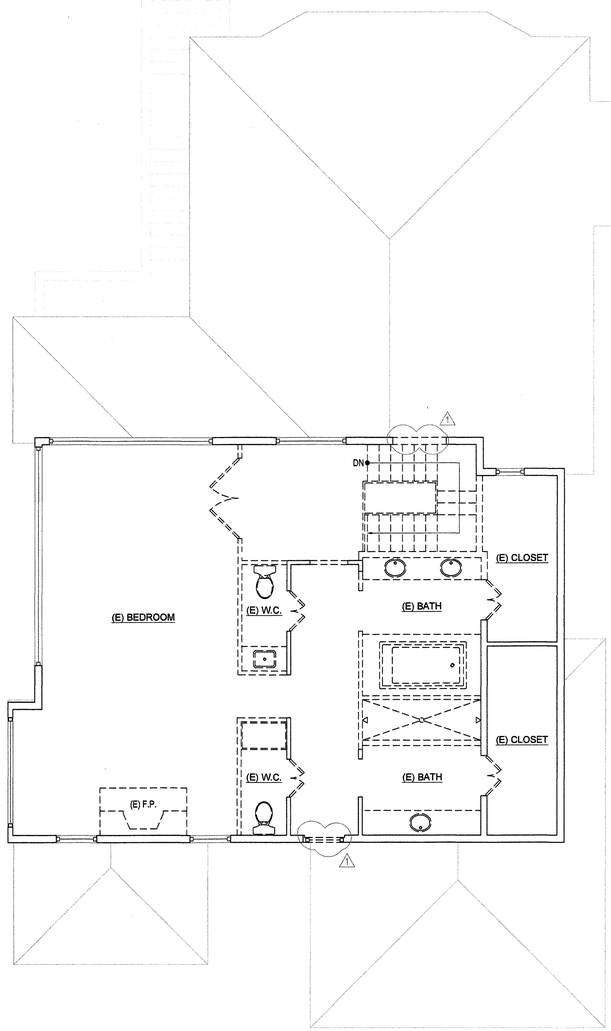
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415| 361-7641

PROJECT NAME

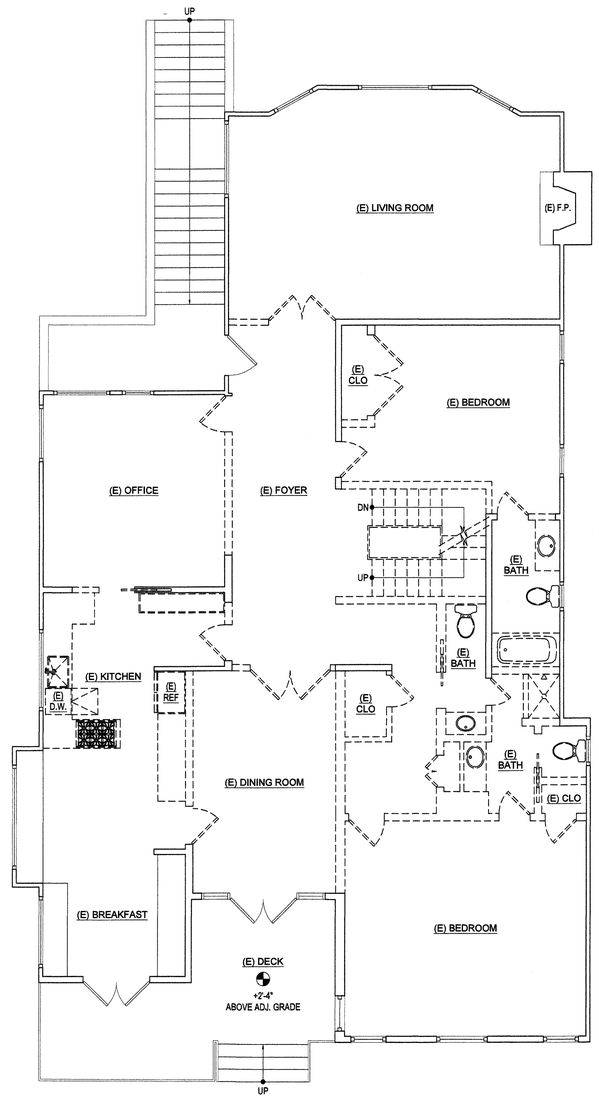
SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL



3 A101 THIRD FLOOR: EXISTING & DEMOLITION PLAN
SCALE: 3/16"=1'-0"



2 A101 SECOND FLOOR: EXISTING & DEMOLITION PLAN
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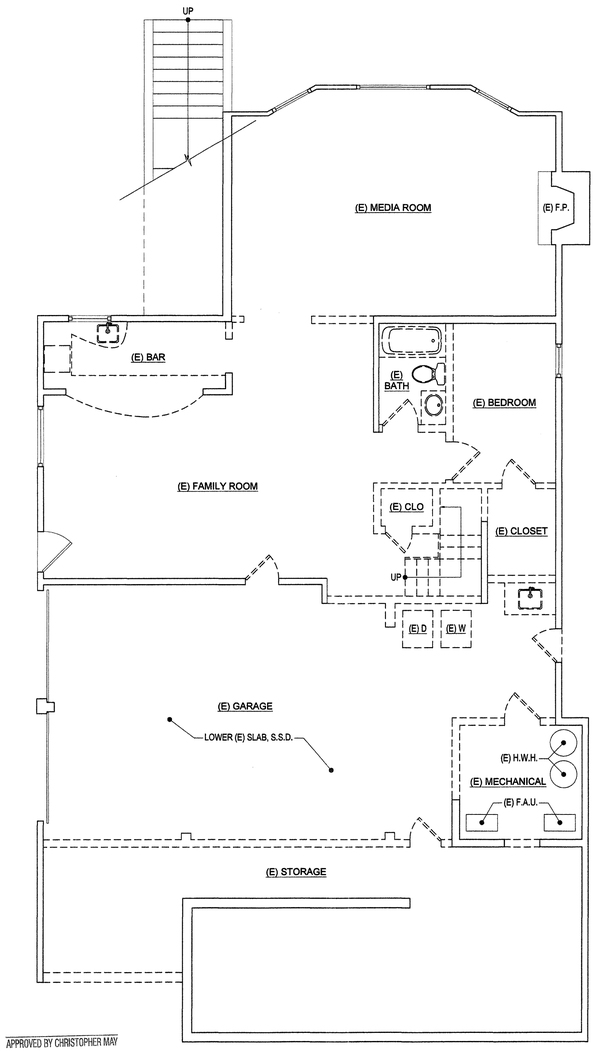

1 A101 FIRST FLOOR: EXISTING & DEMOLITION PLAN
SCALE: 3/16"=1'-0"

APPROVED BY CHRISTOPHER MAY
NOV 01 2022
PLANNING DEPARTMENT

Sebastian Bendezu, DBI
NOV 14 2022

RECEIVED
MAY 24 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.05.20

APPROVED
Dept. of Building Insp.
- San Francisco -
NOV 17 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31769
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

1F, 2F, & 3F: EXISTING & DEMOLITION PLANS & CALCS.

SCALE 3/16" = 1'-0"

PROJECT NO. 2207

SHEET A101

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SKYLIGHT SCHEDULE

NOTE: G.C. TO CONFIRM SKYLIGHT SIZE, TYPE & MATERIAL W/ OWNER

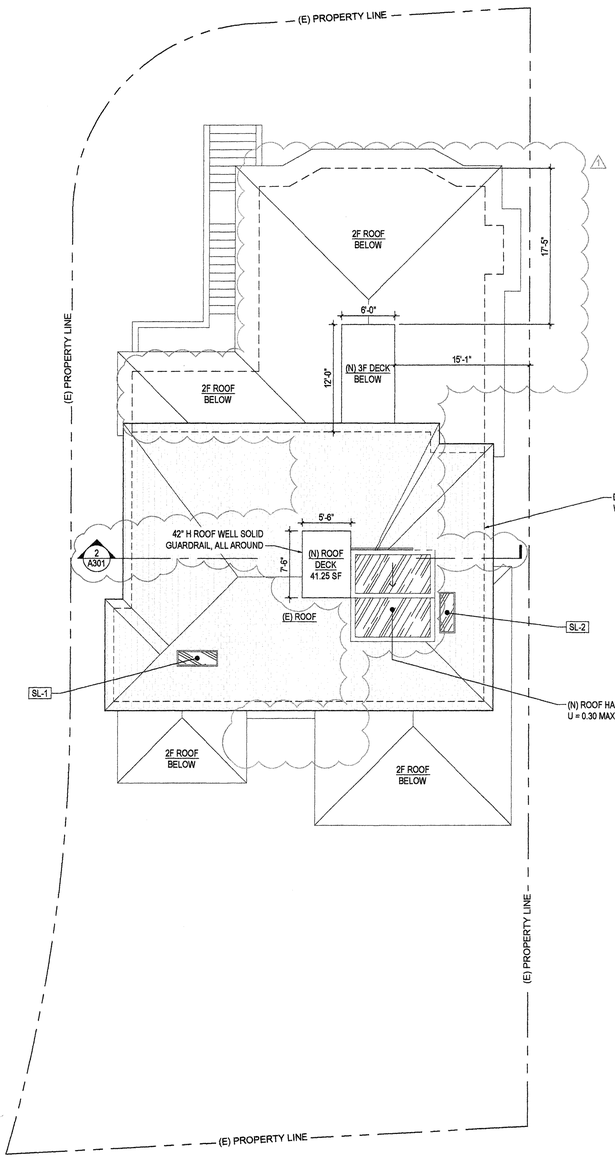
SYMBOL	DIMENSIONS W x H	OPERATION	SHADES	INTERIOR FINISH	EXTERIOR FINISH	MANUFACTURER	MODEL	COMMENTS
SL-1	1'-9" x 4'-6 7/16" ROUGH OPENING	FIXED	T.B.D.	FACTORY STANDARD ABS WHITE	FACTORY STANDARD NEUTRAL GRAY	VELUX	FS C08	SAFETY GLAZING; U = 0.30 MAX
SL-2	1'-9" x 4'-6 7/16" ROUGH OPENING	FIXED	T.B.D.	FACTORY STANDARD ABS WHITE	FACTORY STANDARD NEUTRAL GRAY	VELUX	FS C08	SAFETY GLAZING; U = 0.30 MAX

SKYLIGHT NOTES

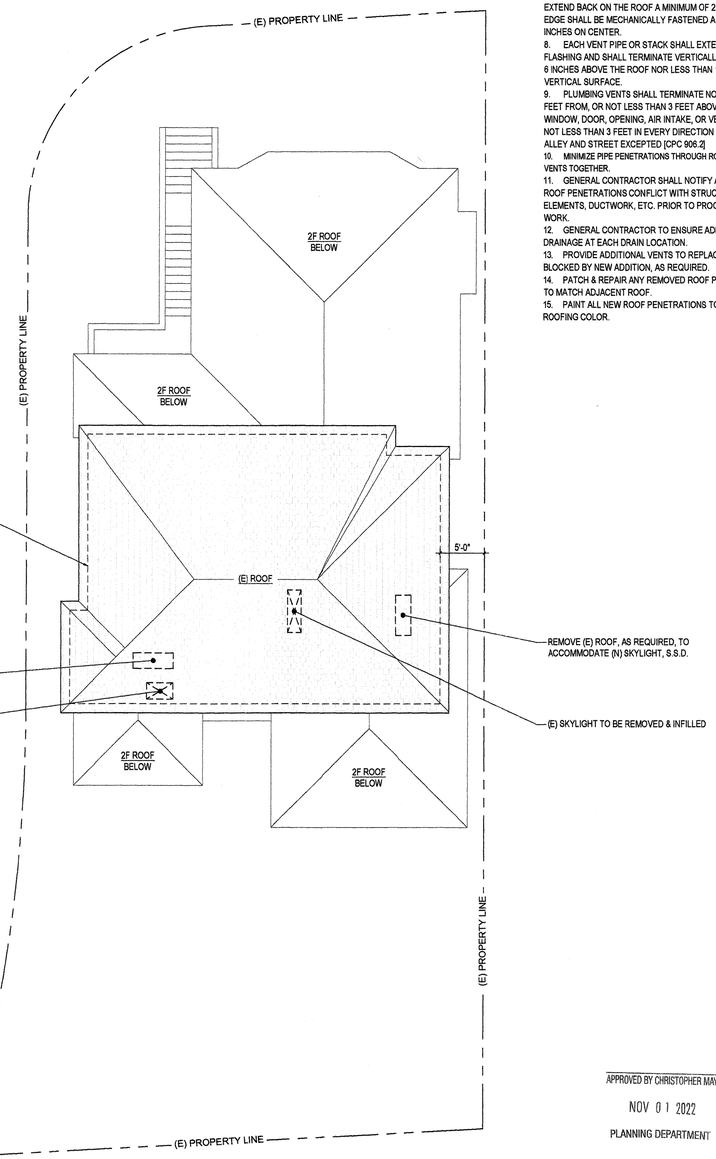
1. ALL SKYLIGHTS AND CURBS SHALL BE FLASHED AND SECURELY FASTENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL FENESTRATION ON WINDOWS SHALL HAVE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT VALUES IN ACCORDANCE WITH T-24 ENERGY CALCULATIONS.
3. SKYLIGHTS INSTALLED ON A ROOF SLOPE OF LESS THAN 3:12 (25%), THE SKYLIGHT SHALL BE MOUNTED ON A CURB A MINIMUM OF 4 INCHES ABOVE THE ROOF (UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER).
4. OPERABLE SKYLIGHTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ALL PLUMBING VENTS OR THE VENT SHALL TERMINATE 3 FEET ABOVE THE SKYLIGHT. OPERABLE SKYLIGHTS SHALL BE A MINIMUM OF 3 FEET FROM ANY ENVIRONMENTAL AIR VENT (I.E. STOVE HOOD, BATHROOM FAN, ETC.) [CPC 906.2]

ROOF NOTES

1. MATCH EXISTING CONSTRUCTION AT LOCATIONS WHERE EXISTING ROOF IS TO BE REPAIRED.
2. ANY NEW ROOF SHALL MEET CLASS B ROOF ASSEMBLY OR BETTER
3. FOR ROOF SLOPES BETWEEN 2:12 AND 4:12, TWO LAYERS OF 30LB FELT UNDERLAYMENT MATERIAL SHALL BE APPLIED. A MINIMUM OF 19 INCH WIDE STRIP OF UNDERLAYMENT FELT SHALL BE APPLIED PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, 36 INCH WIDE SHEETS OF UNDERLAYMENT SHALL BE APPLIED OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
4. PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE GALVANIZED METAL.
5. FLASHINGS AT ROOF PROJECTIONS & PENETRATIONS TO BE COPPER, GALVANIZED STEEL OR STAINLESS STEEL.
6. FACTORY-MANUFACTURED REGLETS & COUNTERFLASHING TO BE COPPER, GALVANIZED STEEL, OR STAINLESS STEEL.
7. PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 2 INCHES. EAVE DRIP EDGES SHALL EXTEND 1/4 INCH BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES ON CENTER.
8. EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6 INCHES ABOVE THE ROOF NOR LESS THAN 1 FOOT FROM A VERTICAL SURFACE.
9. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED [CPC 906.2]
10. MINIMIZE PIPE PENETRATIONS THROUGH ROOF BY GANGING VENTS TOGETHER.
11. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF ROOF PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
12. GENERAL CONTRACTOR TO ENSURE ADEQUATE DRAINAGE AT EACH DRAIN LOCATION.
13. PROVIDE ADDITIONAL VENTS TO REPLACE VENTS BLOCKED BY NEW ADDITION, AS REQUIRED.
14. PATCH & REPAIR ANY REMOVED ROOF PENETRATIONS TO MATCH ADJACENT ROOF.
15. PAINT ALL NEW ROOF PENETRATIONS TO MATCH ROOFING COLOR.



2 A102 PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"



1 A102 EXISTING & DEMOLITION ROOF PLAN
SCALE: 1/8"=1'-0"

APPROVED BY CHRISTOPHER MAY
NOV 01 2022
PLANNING DEPARTMENT

Sebastian Bendezu, DBI
NOV 14 2022

GTL ARCHITECTURE + INTERIORS
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SAN FRANCISCO CA 94116
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PROJECT NAME

SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.09.19

APPROVED Dept. of Building Insp. - San Francisco -
NOV 17 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31769
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

EXISTING & PROPOSED ROOF PLANS & SKYLT. SCHEDULE

SCALE 1/8" = 1'-0"

PROJECT NO. 2207

SHEET A102

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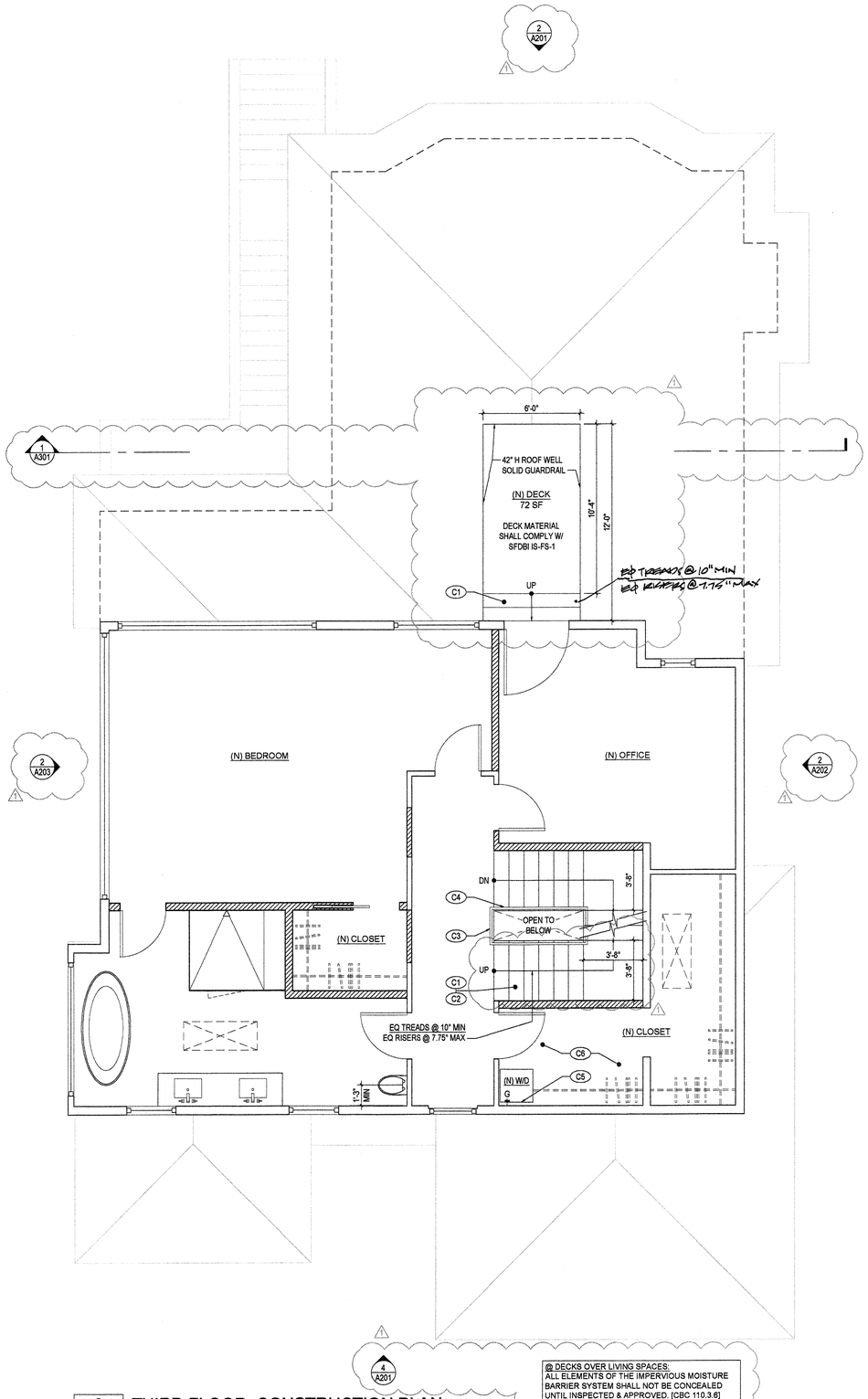
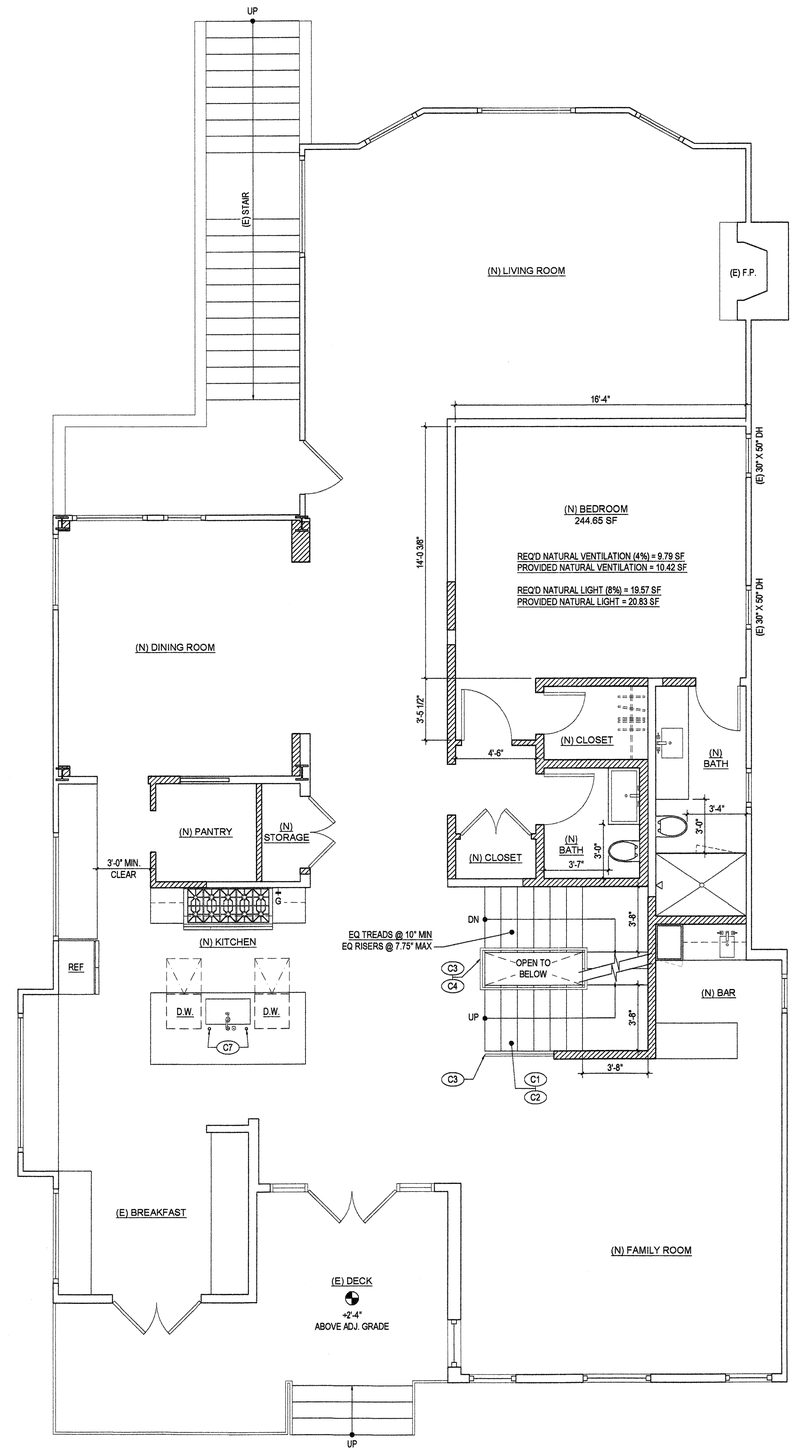


@ DECKS OVER LIVING SPACES:
ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED & APPROVED. [CBC 110.3.6]

2 A112 THIRD FLOOR: CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"



1 A112 SECOND FLOOR: CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND & SYMBOLS

	(E) WALL CONSTRUCTION TO REMAIN
A1	WALL TYPE
	(N) WALL CONSTRUCTION
	(N) SKYLIGHT ABOVE; SEE SKYLIGHT SCHEDULE
△	(N) SHOWER HEAD
G	(N) GAS SHUT-OFF VALVE LOCATED IN ACCESSIBLE AREA IN CABINET

CONSTRUCTION KEYNOTES

C1	(N) CARPENTER BUILT STAIR; (3) STRINGERS MINIMUM
C2	(N) STAIRWAY WITH 80" MIN HEADROOM CLEARANCE FROM NOSING
C3	(N) 42" MIN A.F.F. GUARDRAIL SHALL COMPLY W/ CBC 1015 W/ <4" MAX OPENINGS; GLASS GUARDRAILS SHALL COMPLY W/ CBC 2407
C4	(N) HANDRAIL SHALL HAVE 1-1/2" Ø GRASPABILITY OR EQUIVALENT AND BE CONTINUOUS AT 34" MIN, 38" MAX ABOVE TREAD NOSING [CBC 1014.2]
C5	(N) WASHER/DRYER AND HOOK UPS; VENT DRYER TO EXTERIOR
C6	(N) 100 SQUARE INCH MINIMUM MAKE-UP AIR FOR CLOTHES DRYER [CMC 504.4.1 (1)]
C7	(N) DISHWASHER AIR GAP ABOVE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER [CPC 807.3]

APPROVED BY CHRISTOPHER MAY
NOV 01 2022
PLANNING DEPARTMENT

Sebastian Bendezu, DBI
NOV 14 2022

GTL ARCHITECTURE + INTERIORS
P. O. BOX 16721
SAN FRANCISCO CA 94116
TEL 415 | 361-7641

PROJECT NAME

SEA CLIFF RESIDENCE
285 SEA CLIFF AVENUE
SAN FRANCISCO, CA 94121

INTERIOR REMODEL

DRAWING ISSUANCE

PERMIT SET

DESCRIPTION	DATE
PERMIT SET	2022.04.14
REVISION 1	2022.09.19

APPROVED
Dept. of Building Insp.
- San Francisco -
NOV 17 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

SEAL / SIGNATURE

LICENSED ARCHITECT
GRANT TAKAHASHI LEE
C-31769
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

2F & 3F: CONSTRUCTION PLANS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A112

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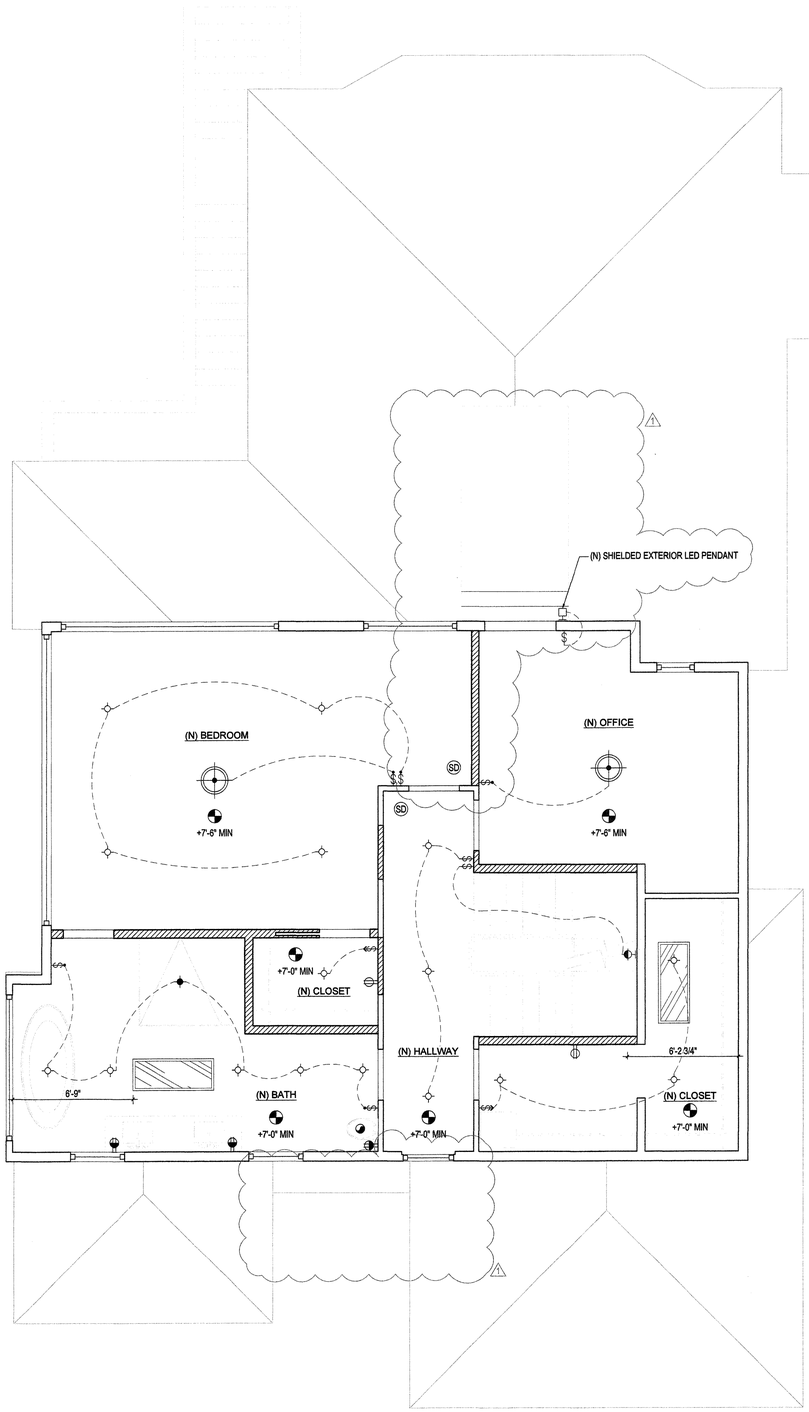
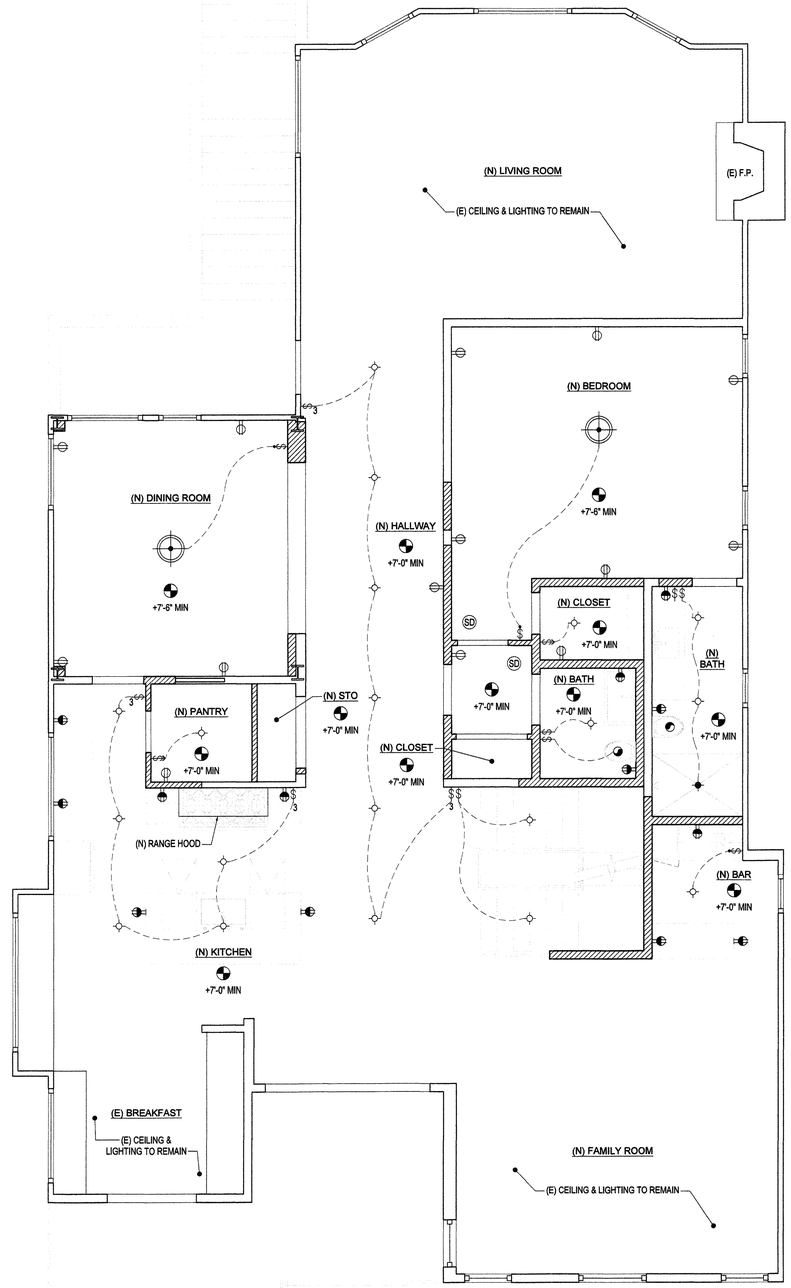


2 A122 THIRD FLOOR: REFLECTED CEILING & POWER PLAN
SCALE: 1/4"=1'-0"



1 A122 SECOND FLOOR: REFLECTED CEILING & POWER PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

	(E) WALL CONSTRUCTION TO REMAIN
	(N) WALL CONSTRUCTION

POWER & SIGNAL LEGEND

	GROUNDED DUPLEX ELECTRICAL OUTLET
	GFCI TAMPER RESISTANT ELECTRICAL OUTLET
WP	WATERPROOF GFCI TAMPER RESISTANT DUPLEX ELECTRICAL OUTLET W/ WEATHERPROOF COVER

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SAN FRANCISCO, CA 94121

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C-31769
02-28-2023
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STATE OF CALIFORNIA

TITLE

2F & 3F: RCP & POWER PLANS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A122

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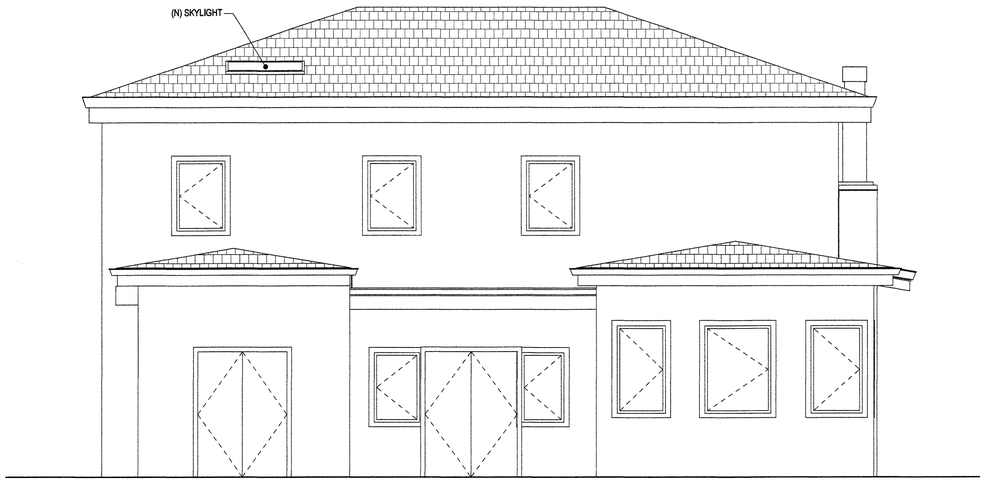
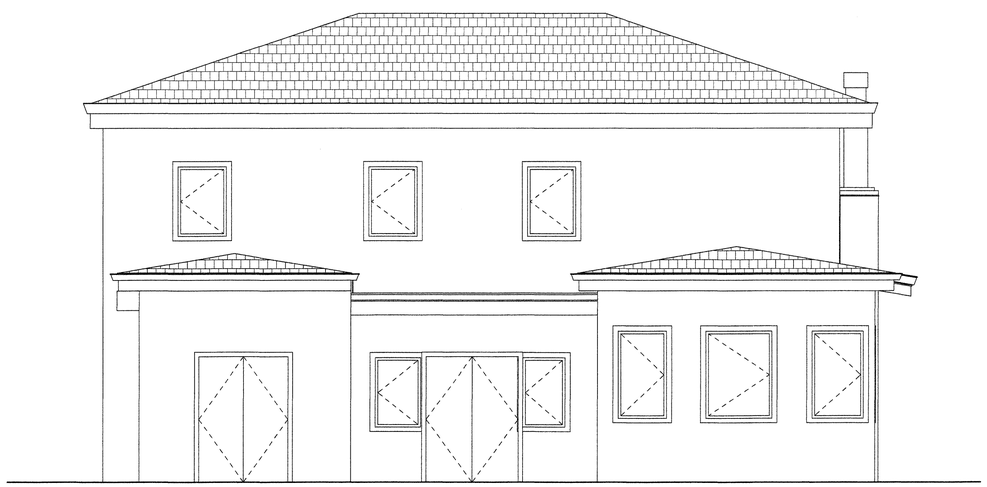


4 A201 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

2 A201 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

NO BUILDING HEIGHT CHANGE



3 A201 EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

1 A201 EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

APPROVED BY CHRISTOPHER MAY
NOV 01 2022
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EXTERIOR & PROPOSED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET 1 A201

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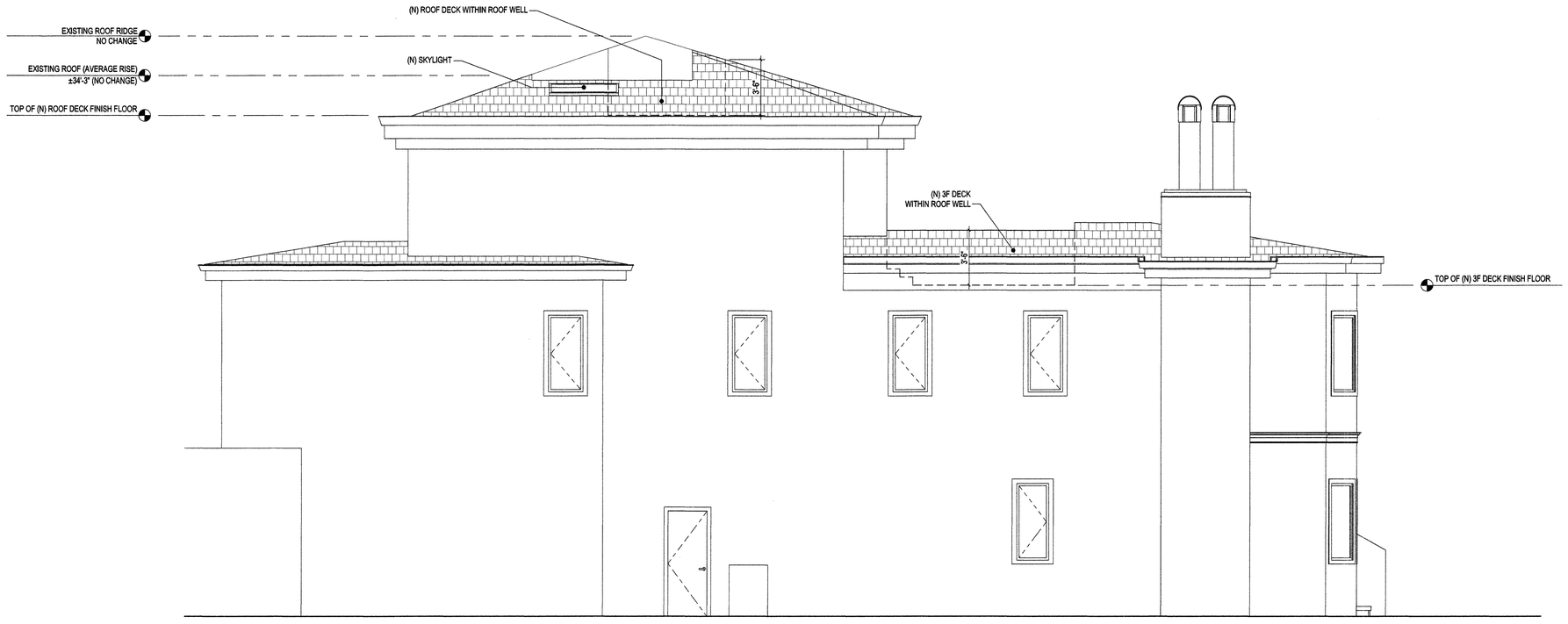
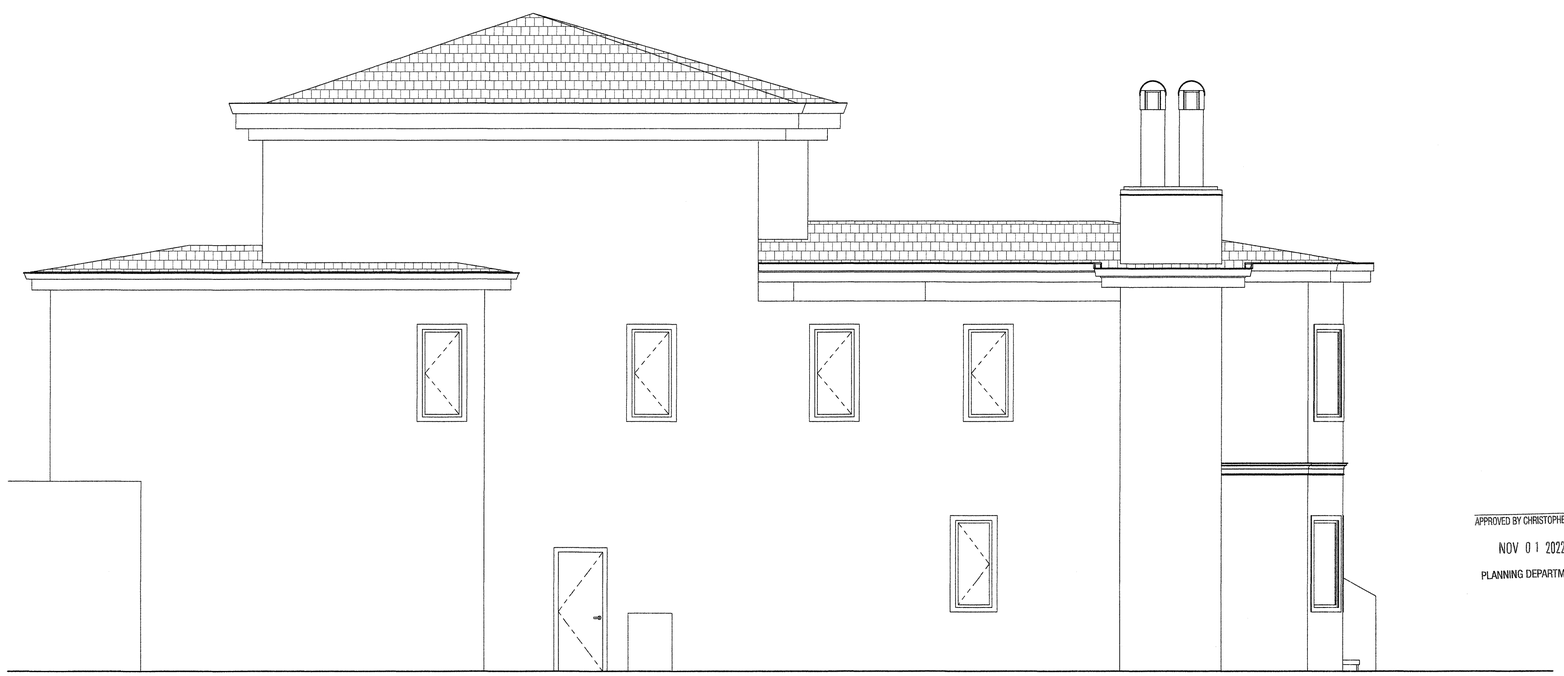


2 / A202 PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

NO BUILDING HEIGHT CHANGE



1 / A202 EXISTING EAST EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

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NOV 14 2022

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SEA CLIFF RESIDENCE

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SAN FRANCISCO, CA 94121

INTERIOR REMODEL

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C-31769
02-28-2023
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STATE OF CALIFORNIA

TITLE

EXTERIOR & PROPOSED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET 1 A202

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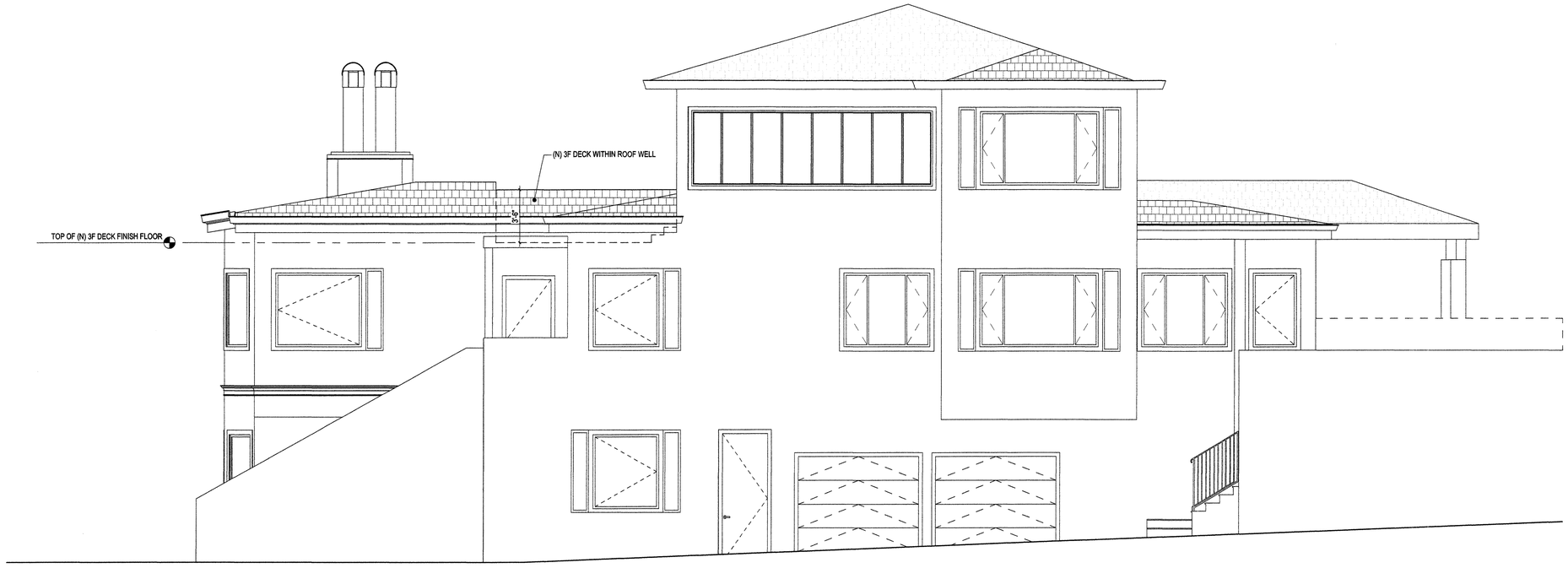

2 A203 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

NO BUILDING HEIGHT CHANGE

1 A203 EXISTING WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

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PROJECT NAME

SEA CLIFF RESIDENCE

285 SEA CLIFF AVENUE
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INTERIOR REMODEL

DRAWING ISSUANCE

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02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

TITLE

EXTERIOR & PROPOSED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A203

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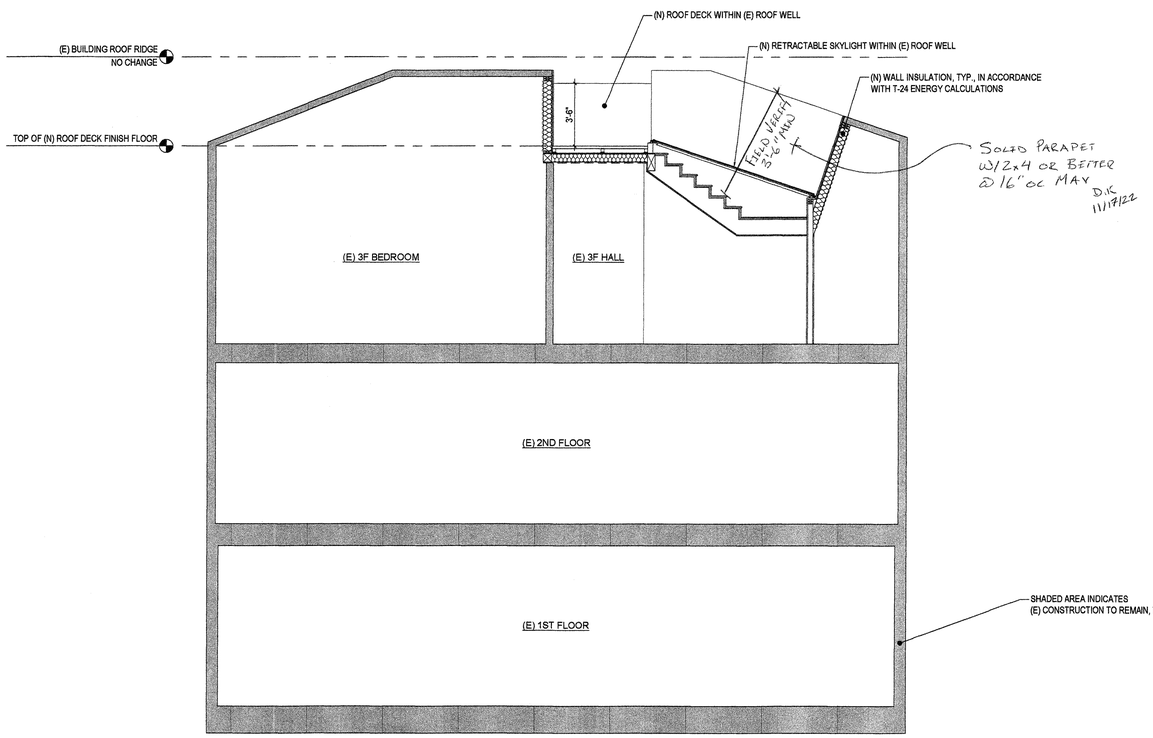
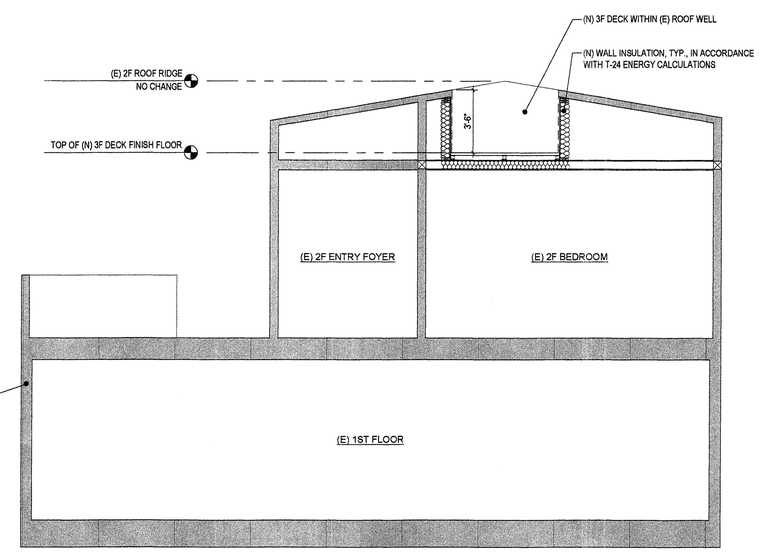


2	PROPOSED BUILDING SECTION @ ROOF DECK
A301	SCALE: 1/4"=1'-0"



1	PROPOSED BUILDING SECTION @ 2F DECK
A301	SCALE: 1/4"=1'-0"

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SEA CLIFF RESIDENCE

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INTERIOR REMODEL

DRAWING ISSUANCE

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TITLE

PROPOSED 2F & ROOF DECK SECTIONS

SCALE 1/4" = 1'-0"

PROJECT NO. 2207

SHEET A301

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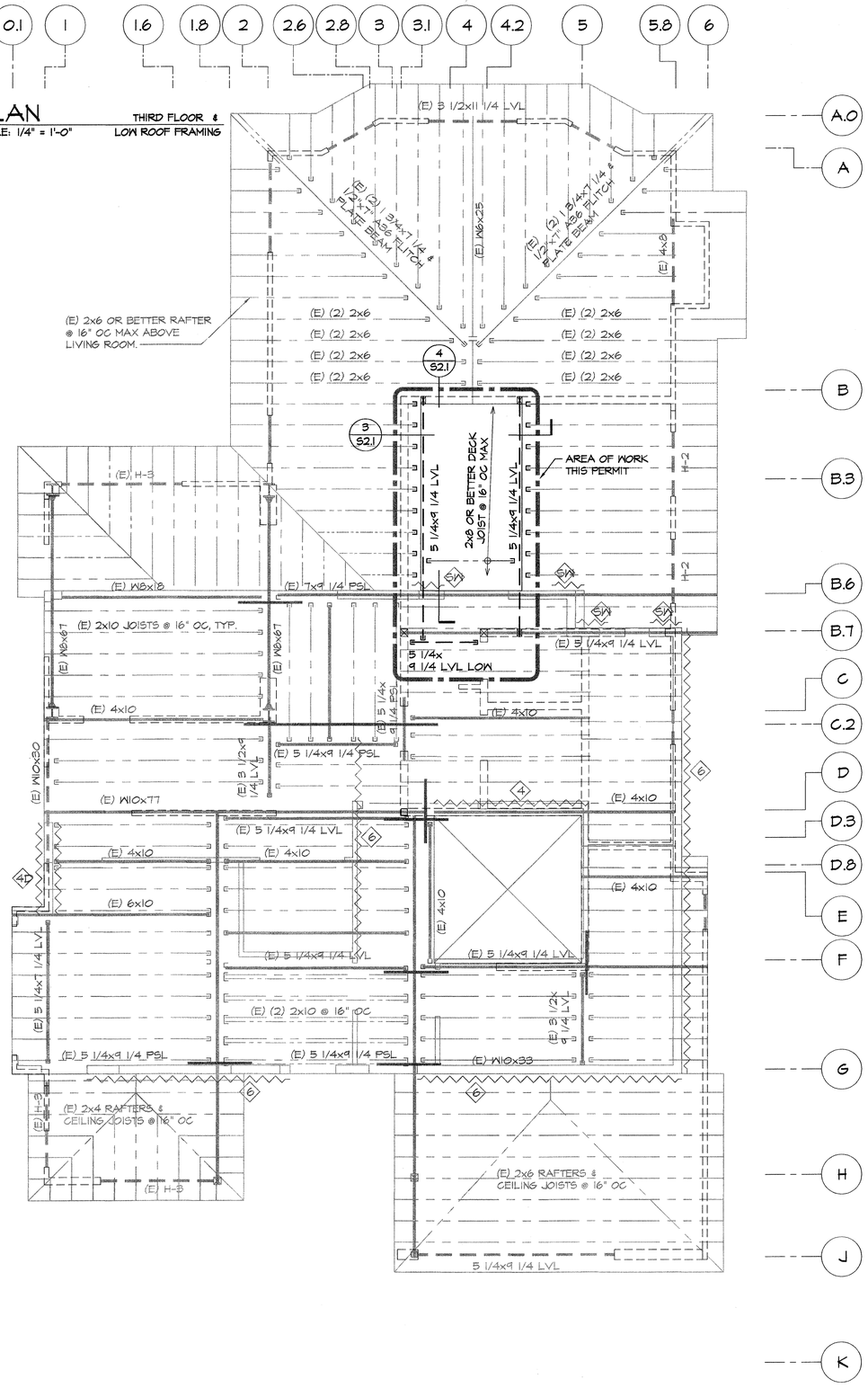
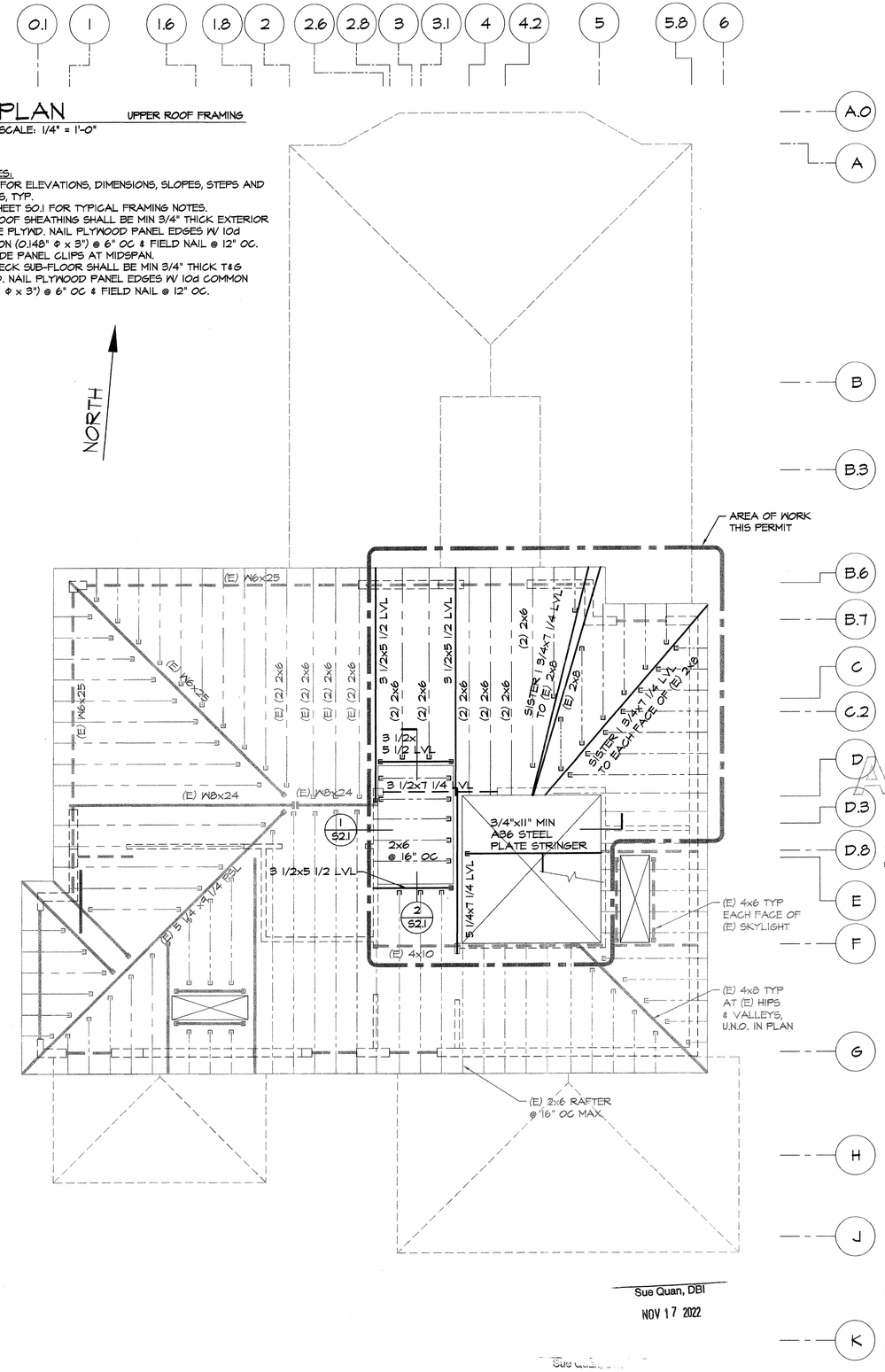


1 PLAN — THIRD FLOOR & LOW ROOF FRAMING
SCALE: 1/4" = 1'-0"



2 PLAN — UPPER ROOF FRAMING
SCALE: 1/4" = 1'-0"

PLAN NOTES:
1. S.A.D. FOR ELEVATIONS, DIMENSIONS, SLOPES, STEPS AND DRAINS, TYP.
2. SEE SHEET S0.1 FOR TYPICAL FRAMING NOTES.
3. NEW ROOF SHEATHING SHALL BE MIN 3/4" THICK EXTERIOR GRADE PLYWD. NAIL PLYWOOD PANEL EDGES W/ 10d COMMON (0.148" Φ x 3") @ 6" OC & FIELD NAIL @ 12" OC. PROVIDE PANEL CLIPS AT MIDSPAN.
4. NEW DECK SUB-FLOOR SHALL BE MIN 3/4" THICK T&G PLYWD. NAIL PLYWOOD PANEL EDGES W/ 10d COMMON (0.148" Φ x 3") @ 6" OC & FIELD NAIL @ 12" OC.

Sue Quan, DBI
NOV 17 2022

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HARRELL KANE
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INFO@HK-SE.COM

REMODEL AT 285 SEACLIFF AVENUE SAN FRANCISCO, CA

BLOCK & LOT: 1308 / 017

REVISIONS

DATE	SYMBOL	DESCRIPTION
11/16/22		ROOF DECKS PERMIT SET

APPROVED
Dept. of Building Inspection
NOV 17 2022
PATRICK O'RIORDAN
DIRECTOR
DEPTOF BUILDING INSPECTION

STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER
DAVID W. KANE
No. 5278
STRUCTURAL
STATE OF CALIFORNIA

HKSE JOB #: 21067

DATE:
11/16/2022

SHEET TITLE:
ROOF FRAMING PLANS

SCALE: AS NOTED

SHEET NUMBER
S1.2

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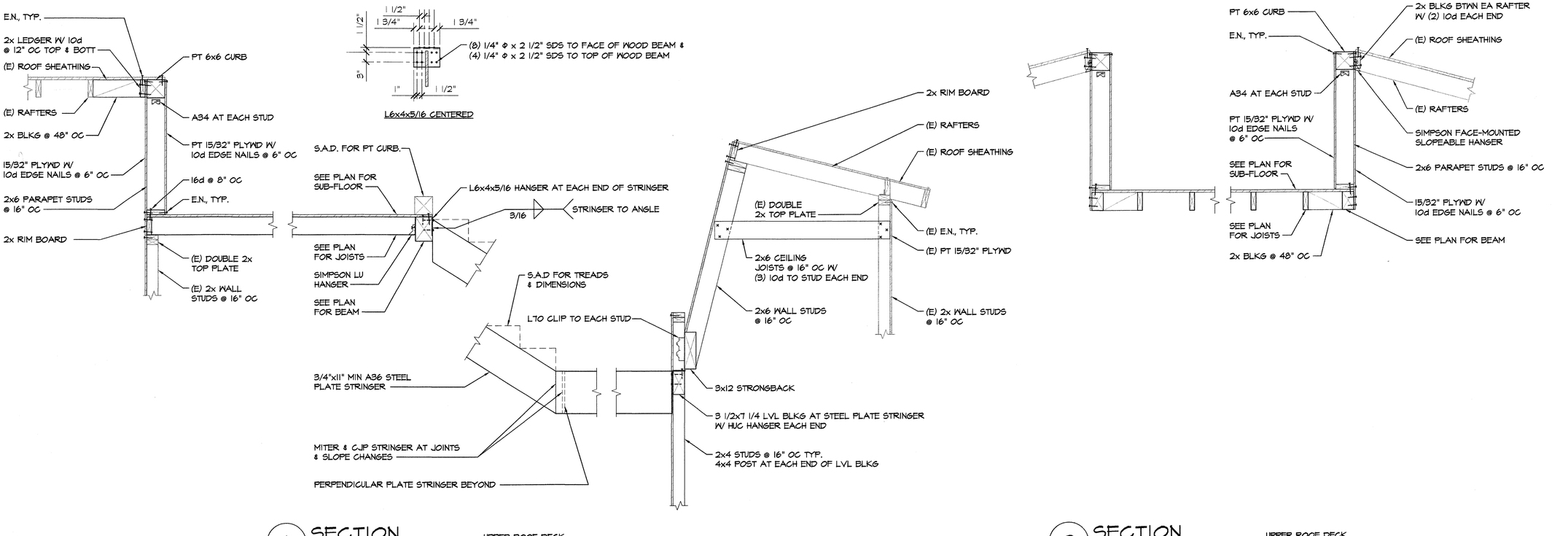
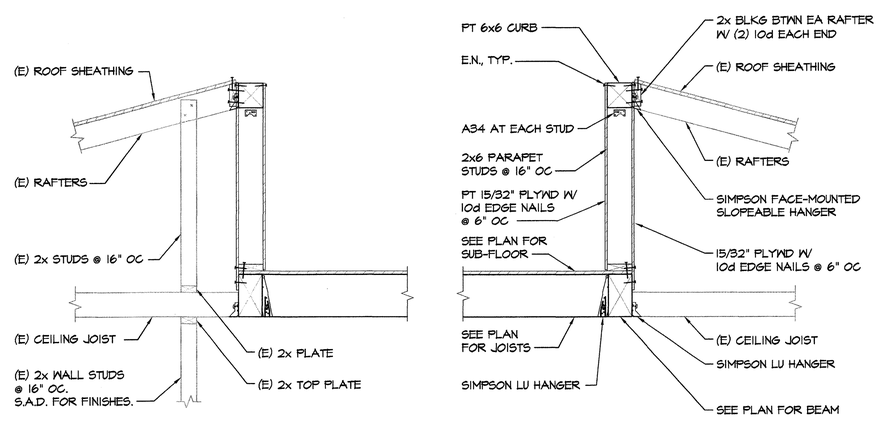
S.A.D. FOR GUARDRAIL INFILL BETWEEN GUARDRAIL POSTS

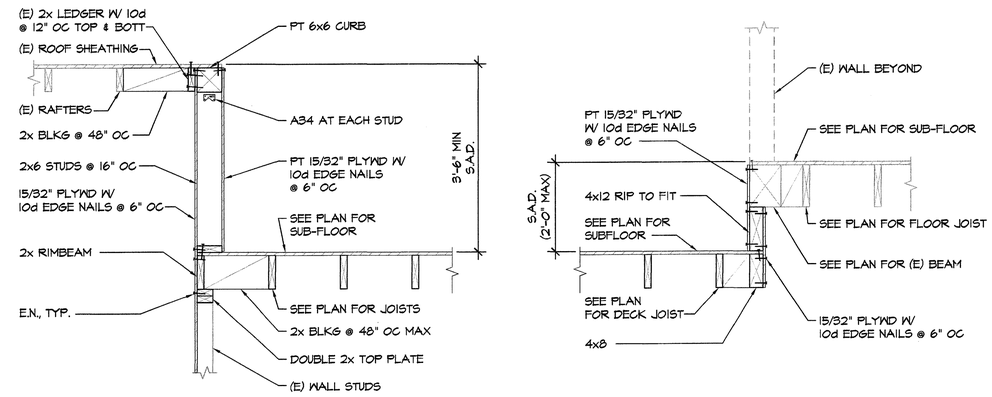


1 SECTION
SCALE: 3/4" = 1'-0
UPPER ROOF DECK

2 SECTION
SCALE: 3/4" = 1'-0
UPPER ROOF DECK



3 SECTION
SCALE: 3/4" = 1'-0
LOW ROOF DECK



4 SECTION
SCALE: 3/4" = 1'-0
LOW ROOF DECK

Sue Quan, DBI
NOV 17 2022

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REMODEL AT 285 SEACLIFF AVENUE SAN FRANCISCO, CA

BLOCK & LOT: 1308 / 017

REVISIONS

DATE	SYMBOL	DESCRIPTION
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STAMP/SEAL

REGISTERED PROFESSIONAL ENGINEER
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No. 5278
STRUCTURAL
STATE OF CALIFORNIA

HKSE JOB #: 21067

DATE:
11/16/2022

SHEET TITLE:
DECK SECTIONS

SCALE: AS NOTED

SHEET NUMBER
S2.1

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