



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 27, 2017**

Time: **Not before 9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	3437-3439 Fillmore St.	Case No.:	2016-016621VAR
Cross Street(s):	Chestnut & Bay Streets	Building Permit:	2016.12.14.4998
Block /Lot No.:	0467A/020B	Applicant:	David Cincotta
Zoning District(s):	RM-2 / 40-X	Telephone:	(415) 984-9687
Area Plan:	N/A	E-Mail:	dcincotta@jmbm.com

PROJECT DESCRIPTION

The proposal includes interior renovations that would reconfigure the layout of the two existing dwelling units such that the smaller unit would only have exposure onto the property's rear yard.

PER SECTION 140 OF THE PLANNING CODE, every dwelling unit in any use district must have exposure onto an open area that is a public street, side yard or rear yard meeting the requirements of the Planning Code. The subject property requires a rear yard of 25 feet. However the property is legally non-complying and has a rear yard of 13 feet 7 inches. The project will reconfigure a unit that has exposure onto Fillmore Street so that it only has exposure onto the non-complying rear yard, and therefore, a variance from the exposure requirement is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2016-016621VAR.pdf>

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Brittany Bendix** Telephone: **(415) 575-9114** E-Mail: brittany.bendix@sfgov.org

Date: **09/07/2017**

The attached notice is provided under the Planning Code. It concerns property located at **3437-3439 Fillmore Street (2016-016621VAR)**. A hearing may occur, a right to request review may expire or a development approval may become final by **09/27/2017**.

To obtain information about this notice in Spanish or Chinese, please call **(415) 575-9010**. To obtain information about this notice in Filipino, please call **(415) 575-9121**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **3437-3439 Fillmore Street (2016-016621VAR)**

的建築計劃有關。如果在 **09/27/2017** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節,請電 **415-575-9010**。

然後, 請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **3437-3439 Fillmore Street (2016-016621VAR)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **09/27/2017**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **3437-3439 Fillmore Street (2016-016621VAR)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **09/27/2017**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

13	compl	complete	36	med.	medicine cabinet
14	cem	cement	59	midg	moulding
15	comp	composition	60	(N)	new
16	clg.	ceiling	61	ped.	pedestal or pedestrian
17	crpt./carpet	wall to wall carpeting	62	pan.	pantry
18	csmt	casement	63	plywd	plywd
19	D	deep	64	plas. Lam.	plastic laminate/formica
20	dri.	drain	65	ref.	refrigerator
21	dn.	down	66	ra	range
22	DH	double hung	67	R	stair risers
23	disp.	garbage disposal	68	rod	shower curtain rod
24	dbit	deadbolt	69	SC	solid core
25	dispn	dispenser	70	sl.gl.dr.	sliding glass door
26	dr.	door	71	s.	sink
27	eq	equal	72	shlvs	shelves
28	ext.	exterior	73	sp	space
29	(E)	existing	74	sht	sheet
30	fr.	french	75	scrnd	screened
31	flshg.	flashing	76	t.p.	toilet paper dispenser
32	frnd	foundation	77	t.b.	towel bar
33	fixt.	fixture	78	tel	telephone jack
34	flr.	floor	79	temp.d	tempered glass
35	F.F.	finished floor elevation	80	TV	cable TV jack
36	fin.	finished	81	typ	typical
37	flr.	floor	82	U.O.N	unless otherwise noted
38	frmg	framing	83	van.	vanity
39	frmd	framed	84	vw	view
40	gyp. bd	gypsum wall board/sheetrock	85	V.I.F.	verify in field
41	gwb	gypsum wall board/sheetrock	86	vinyl	sheet vinyl flooring
42	g	gallon	87	wd	wood
43	gsm	galvanized sheet metal	88	W/D	washer & dryer machines
44	H	high	89	wdw.	window
45	hdwd.	hardwood	90	wc	water closet/ toilet

PROJECT DIRECTORY:

ARCHITECT:
MCMAHON ARCHITECTS+STUDIO
4111 18TH STREET, SUITE 6
SAN FRANCISCO, CA, 94114
415. 626.5300
CA. REG. C-22982

BUILDING/LOT INFO:

3437/3439 FILLMORE ST.
SAN FRANCISCO, CA, 94123
APN: 0467A/020B
ZONING: RM-2

SCOPE OF WORK:

- GROUND (1ST) FLOOR:
1. ADD KITCHEN AT THIS LEVEL (KITCHEN ON 3RD FLOOR TO BE REMOVED)
2. REMOVE EXISTING ½ BATH
3. ADD (N) FULL BATH
4. (N) STAIRWAY TO 2ND FLOOR ROOMS WITHIN UNIT
5. (N) KITCHEN COUNTERS, CABINETS AND APPLIANCES
6. (N) TILE FLOORING
7. (N) FIRE RATED CORRIDOR TO REAR YARD
8. SIX (N) FOOTINGS FOR THREE (N) MOMENT FRAMES. STRUCTURAL UPGRADE
9. RESTORE FRONT PORCH
10. (N) FRONT DOOR
11. (N) ELECTRICAL

- 2ND FLOOR:
12. REMOVE (E) KITCHEN
13. RELOCATE UPPER UNIT KITCHEN TO FRONT HALF OF BUILDING
14. (N) CABINETS AND APPLIANCES IN KITCHEN FOR UPPER UNIT
15. REMOVE CEILING AT LIVING ROOM FOR 2 STORY VOLUME SPACE
16. REMODEL TWO (E) BATHS
17. ADD (N) ½ BATH
18. REPLACE WINDOWS AT FACADE IN KIND
19. REPLACE ALL OTHER WINDOWS
20. (N) HARDWOOD FLOORING
21. (N) PANTRY AND GUEST CLOSET.
22. (N) STAIRWAY FROM 2ND TO 3RD FLOOR AT REAR
23. (N) CODE COMPLIANT SPIRAL STAIRWAY FROM 2ND TO 3RD FLOOR AT FRONT OF BUILDING

- 3RD FLOOR:
24. REMODEL TWO (E) BATHROOMS
25. REPLACE (E) WINDOWS IN KIND
26. ADD (N) ½ BATH
27. REMOVE EXISTING KITCHEN
28. RECONFIGURE DINING ROOM TO BECOME DEN
29. REFRAME FRONT ROOM CORNER TO ACCOMMODATE TOP END OF (N) SPIRAL STAIRWAY
30. ADD LAUNDRY ROOM
31. REFRAME FLOORING CONNECTING FRONT AND REAR HALVES OF FLOOR AREA (NEW BRIDGE SPANNING OVER LIVING ROOM)
32. (N) ELECTRICAL IN MOST LOCATIONS

- 4TH FLOOR:
33. REMODEL (E) BATHROOM
34. REPLACE WINDOWS IN KIND
35. UPGRADE ELECTRICAL

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:
A0.0 - COVER SHEET
A0.1 - UNIT SEPARATION PLAN
A0.2 - DEMOLITION CALCULATIONS
A1.0a - GENERAL NOTES
A1.0 - FLOOR PLANS
A1.1 - FLOOR PLANS
A1.2 - FLOOR PLANS
A1.3 - FLOOR PLANS
A2.0 - ELEVATIONS
A2.1 - ELEVATIONS
A2.2 - ELEVATIONS
A2.3 - ELEVATIONS
A2.4 - ELEVATIONS
A2.5 - ELEVATIONS
A3.0 - LONGITUDINAL SECTIONS
A3.1 - LATERAL SECTIONS
A5.0 - DETAILS
E1.0 - ELECTRICAL/MECHANICAL PLANS
E1.1 - ELECTRICAL/MECHANICAL PLANS
T24.0 - TITLE 24 FOR 3437 FILLMORE
T24.1 - TITLE 24 FOR 3437 FILLMORE
T24.2 - TITLE 24 FOR 3439 FILLMORE
T24.3 - TITLE 24 FOR 3439 FILLMORE

STRUCTURAL DRAWINGS:

S1 - STRUCTURAL PLANS
S2 - STRUCTURAL PLANS
S3 - STRUCTURAL PLANS
S4 - STRUCTURAL DETAILS
S5 - STRUCTURAL DETAILS
MF-1 - STRONG FRAME DESIGN
MF-2 - STRONG FRAME DESIGN
MF-3 - STRONG FRAME DESIGN
MF-4 - STRONG FRAME DESIGN
SMF2 - STRONG FRAME FOUNDATION DETAILS
SMF3 - STRONG FRAME INSTALLATION DETAILS
SMF4 - STRONG FRAME INSTALLATION DETAILS

CODES APPLIED:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ENERGY CODE

PERMIT SUMMARY

- 2016-02-19-0084** (and -0085 was DBI clerical error)
 - Demo of 219 sq ft slab in garage
 - removal of windows on ground floor rear
 - removal of ½ bath on ground floor replace with 1 full bath
 - demo of 2 baths on 2nd floor
- 2016-02-19-0085**
 - This was a clerical error of DBI, filed at exactly the same moment of previous permit.
- 2016-04-05-3942**
 - Voluntary foundation upgrade trenching 5 grade beams on ground floor. 510 cu.ft. = 18.88 cu.yds.
 - removal of 21 linear ft of wall frmg on each of 1st and 2nd floor.
 - Placed rebar and forms for new grade beams.
- 2016-07-08-1934**
 - A more complete remodel of lower unit
 - Demo of wall plaster on lower unit
 - Removed some non-bearing partitions on ground flr
 - Removed 6 doors
 - Added windows at rear wall on 1st and 2nd flrs
 - New elec for lower unit
 - Upgraded wall between unit and corridor to 2 hour assembly
 - Upgraded wall at living space/garage to 1 hour
 - Removed entry (foyer) door at side of garage door
 - Added kitchen to ground floor.
 - Built new interior stair between the two levels of the lower unit.
 - Built out 3 baths in lower unit.

- 2016-08-04-4152**
 - This was an administrative permit only. No work.

- 2016-08-15-4971**
 - Revision to previous permit for structural steel.
 - Neighbor complained that the 7"x10" steel column intruded into the light well.
 - To avoid problems, the steel column was relocated.

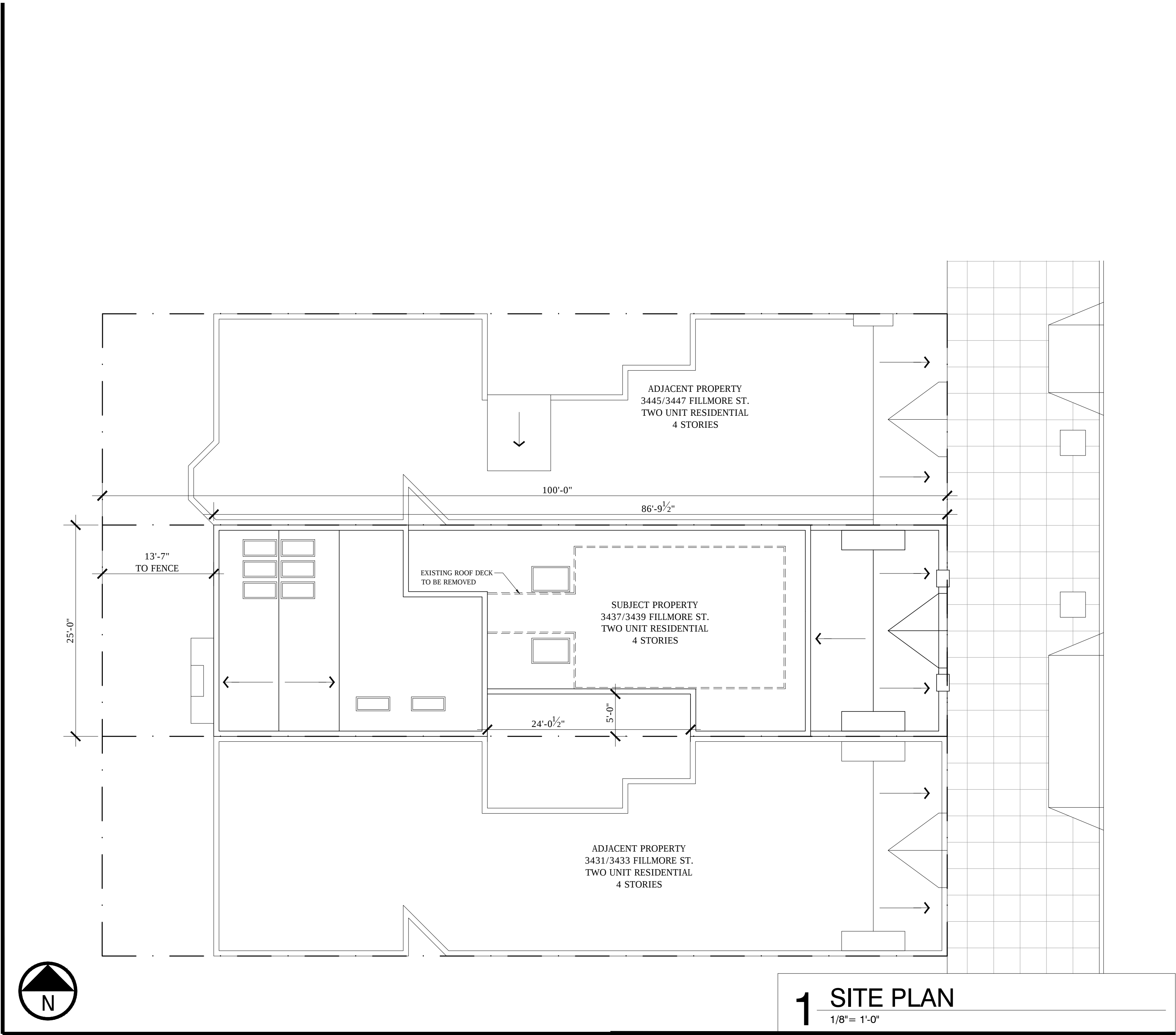
- 2016-12-14-4998**

THIS PERMIT HAS NOT BEEN ISSUED AS OF July 31, 2017
Contractor and architect were told by consultant that permit was approved.

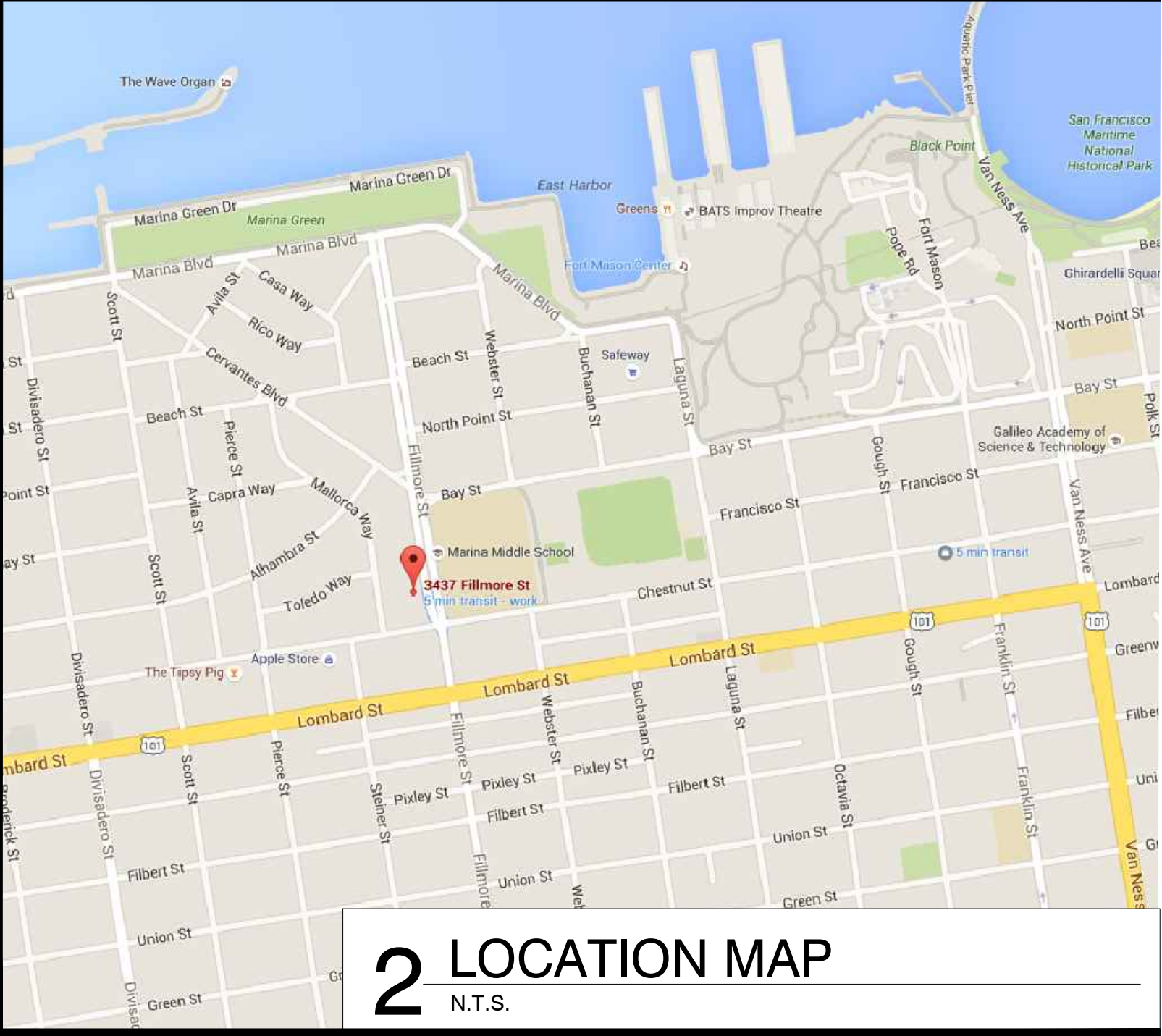
- Reframe 61 linear feet of walls in upper unit
- Revised window layout in south facing light well
- Installed new clad wood windows
- Removed french doors added in 2003 on the facade
- Built the stairs from the 2nd floor connecting the 3rd and 4th. These stairs were h connected to the lower unit.
- Removed part of the front staircase that extended from the 2nd fl to the 3rd floor.
- Reframed the proposed kitchen area interior walls on the 3rd floor
- Upgraded the roof joists. The existing joists were dangerously undersized.

- 2016-12-22-5703**
 - DBI requested our consultant to "memorialize" the scope and provide a new bear floor (DBI provided language).
 - This permit was required by Robert Powers, the DBI building inspector.

- 2017-03-09-1037**
 - Due to the delays and after discovery by the owners that proper permits were not new Gen. Contractor in Feb. 2017.
 - Leakage discovered on rear wall and permit authorized replacement of rear wall
 - Finished plumbing in lower unit
 - Finished elec in lower unit
 - Installed finishes in lower unit (tile, hardwood, etc.)
 - Installed moulding in lower unit
 - Installed interior doors in lower unit
 - Fitted out kitchen in lower unit.
 - Installed HVAC in lower unit
 - Installed hardware in lower unit
 - Painted lower unit.



AREA CALCULATIONS		
EXISTING:		
LOWER UNIT CONDITIONED:	1,835	SF
UPPER UNIT CONDITIONED:	2,787	SF
TOTAL =	4,622	SF
SHARED UNCONDITIONED SPACE: 1,857 SF		
PORPOSED:		
LOWER UNIT CONDITIONED:	1,459	SF
UPPER UNIT CONDITIONED:	3,754	SF
TOTAL =	5,213	SF
SHARED UNCONDITIONED SPACE: 1,230 SF		



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www.chrismcmahon.com

san francisco, ca 94114



3437/3439 FILLMORE ST.
SAN FRANCISCO, CALIFORNIA

JULY 31, 2017

REVISIONS:	
4	10/12/16
5	10/27/16
6	11/23/16 range wall change
7	11/30/16

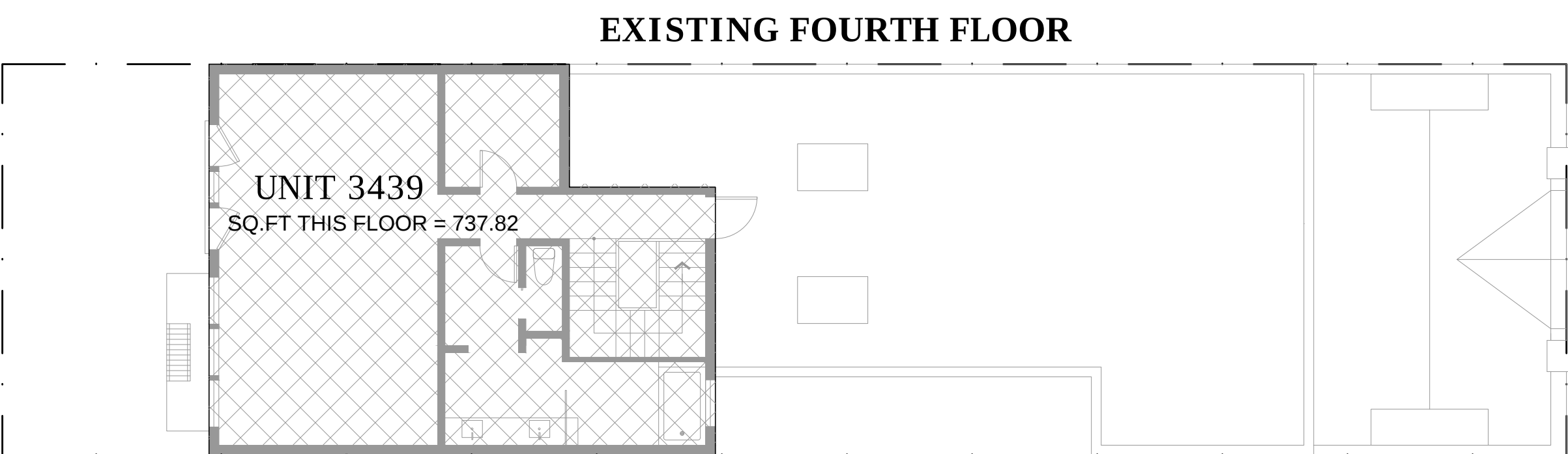
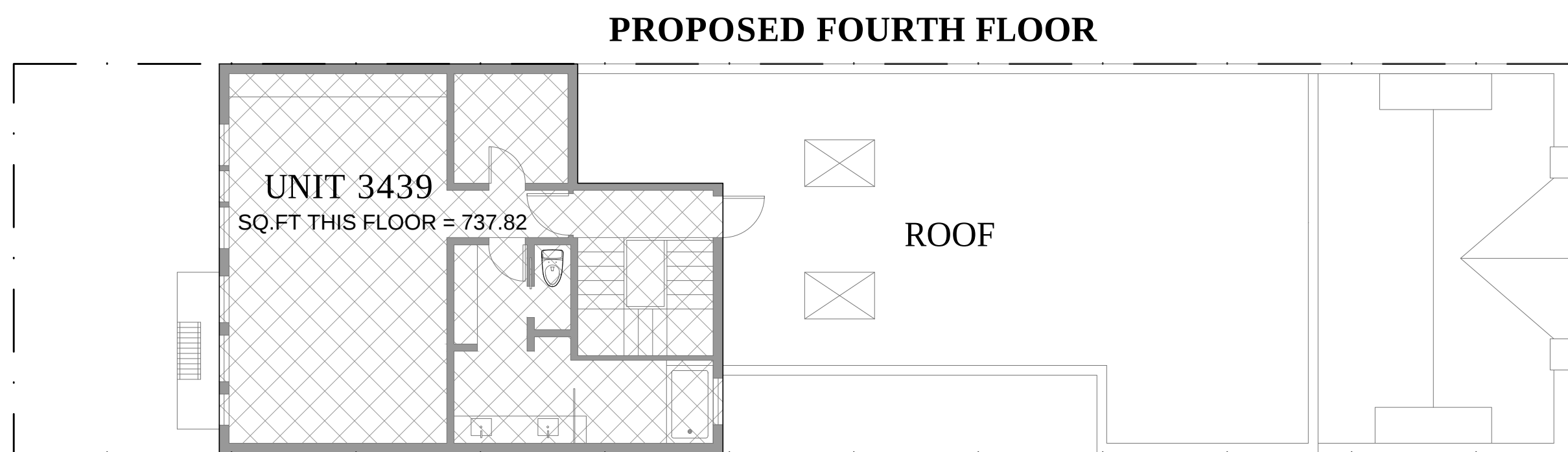
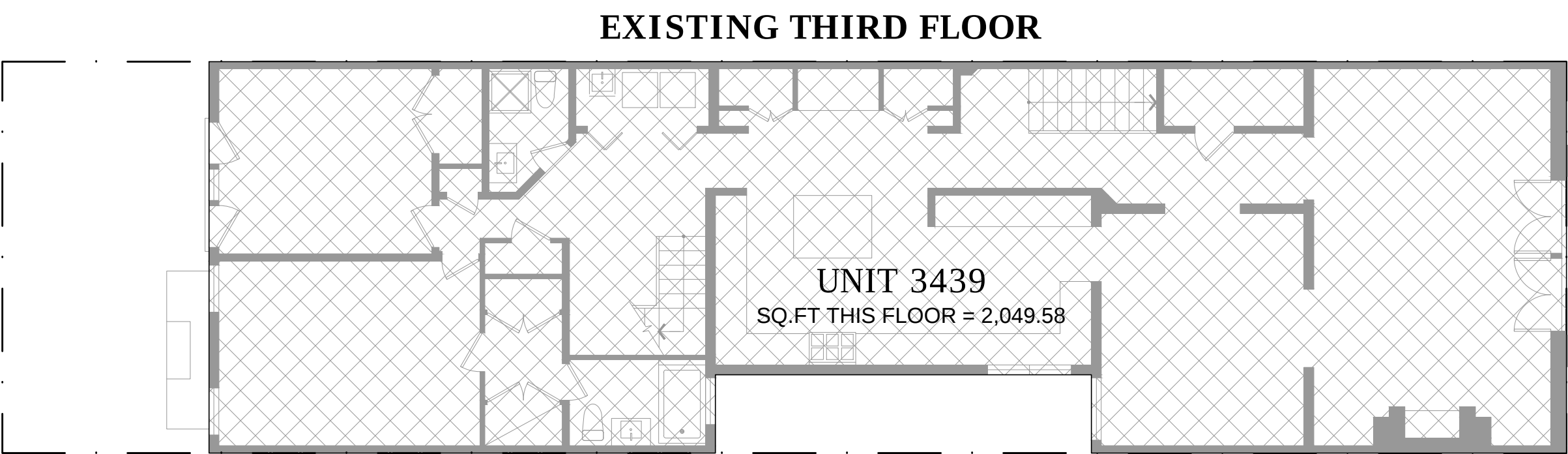
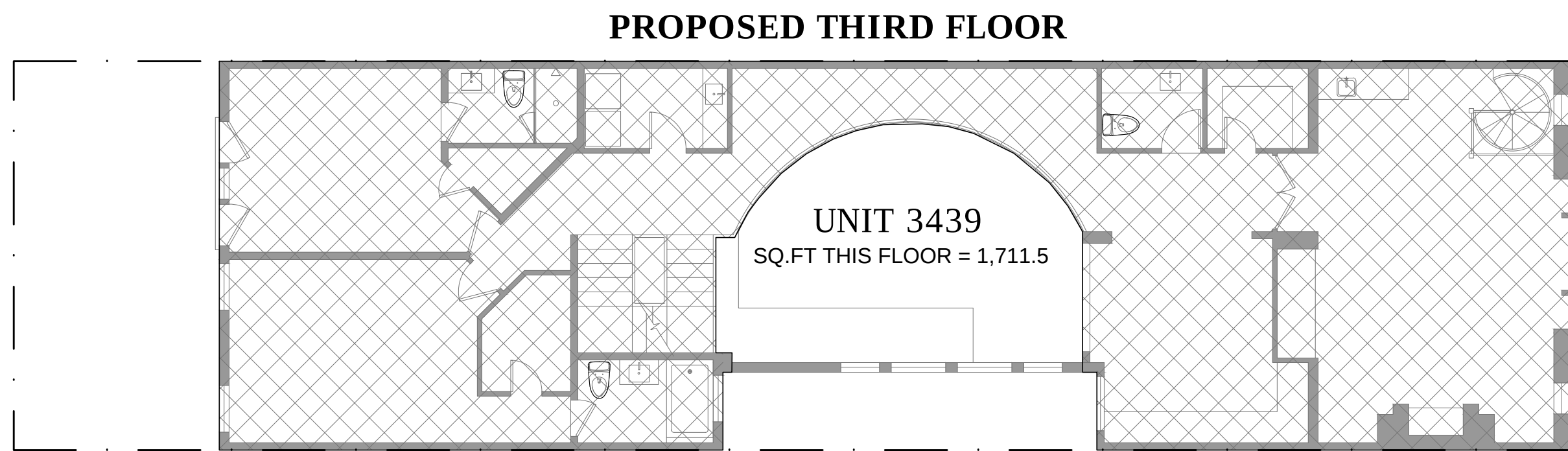
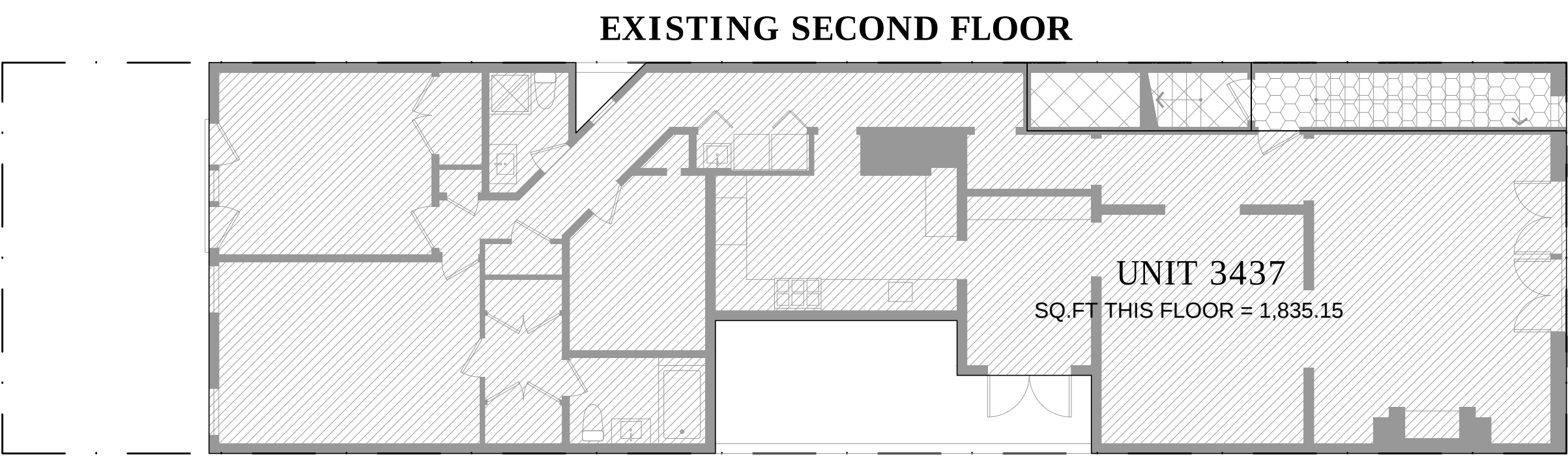
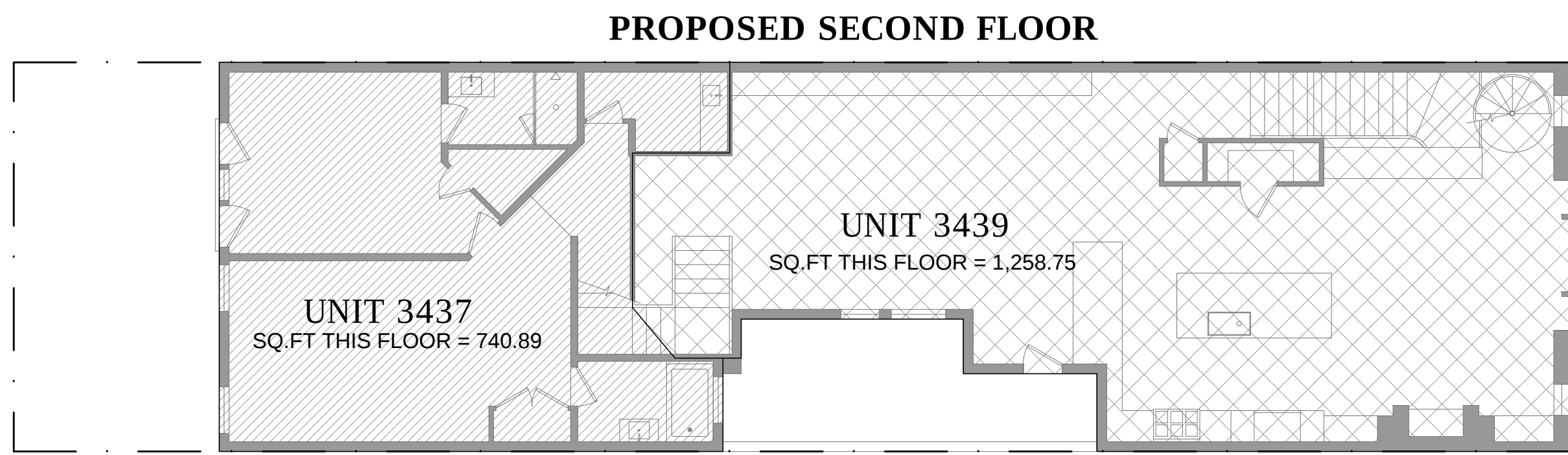
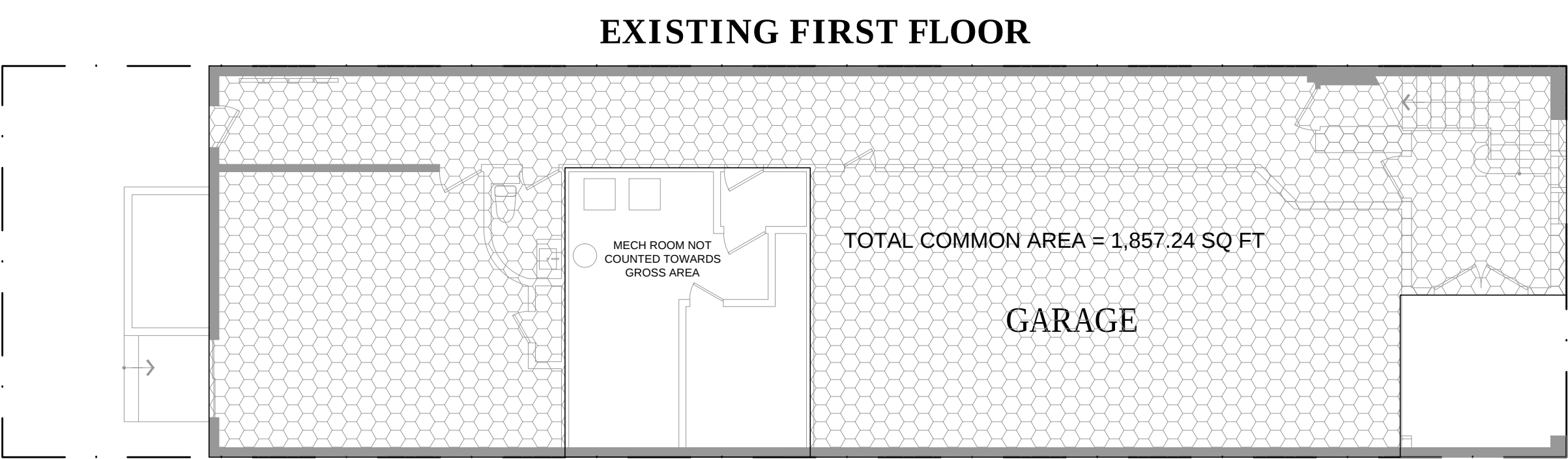
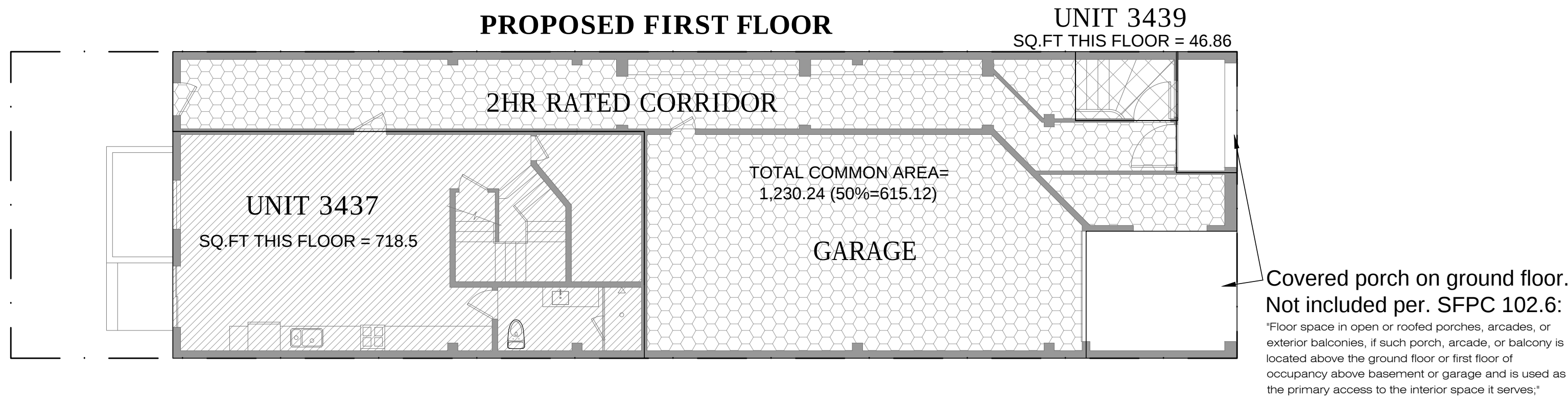
DATE: 09.21.16

DRAWN: JM

SCALE:

Cover Sheet

A0.0



*Versions of this sheet before 3/28/17 did not measure "gross area" as defined by SFPC sec. 102. New measurements for gross area are now shown.

EXISTING UNIT AREA:
LOWER 3437: 1,835.15 SQ. FT.
UPPER 3439: 2,787.4 SQ. FT.
Common Space: 1,857.24 SQ. FT.
(+928.62 per unit for gross area)

EXISTING UNIT GROSS AREA:
LOWER 3437: 2,763.77 SQ. FT.
UPPER 3439: 3,716.02 SQ. FT.

TOTAL GROSS AREA: 6,479.79 SQ. FT.

PROPOSED UNIT AREA:
LOWER 3437: 1,459.48 SQ. FT.
UPPER 3439: 3,754.93 SQ. FT.
Common Space: 1,230.24 SQ. FT.
(+615.12 per unit for gross area)

PROPOSED UNIT GROSS AREA:
LOWER 3437: 2,074.6 SQ. FT.
UPPER 3439: 4,370.05 SQ. FT.

TOTAL GROSS AREA: 6,415.19 SQ. FT.

UNIT 3437 UNIT 3439 Common Area

Proposed Lower 3437 Gross Area 2,074.6 SQ. FT.
Existing Lower 3437 Gross Area 2,763.77 SQ. FT.
Proposed is 75.06% of previous total gross area

1 UNIT SEPARATION PLAN
1/8" = 1'-0"

SHEET PLOTTED: 3/31/2017

3437/3439 FILLMORE ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:
1 3/28/2017

DATE: 09.21.16

DRAWN: JM

SCALE:

Unit
Separation
Plan

A0.1



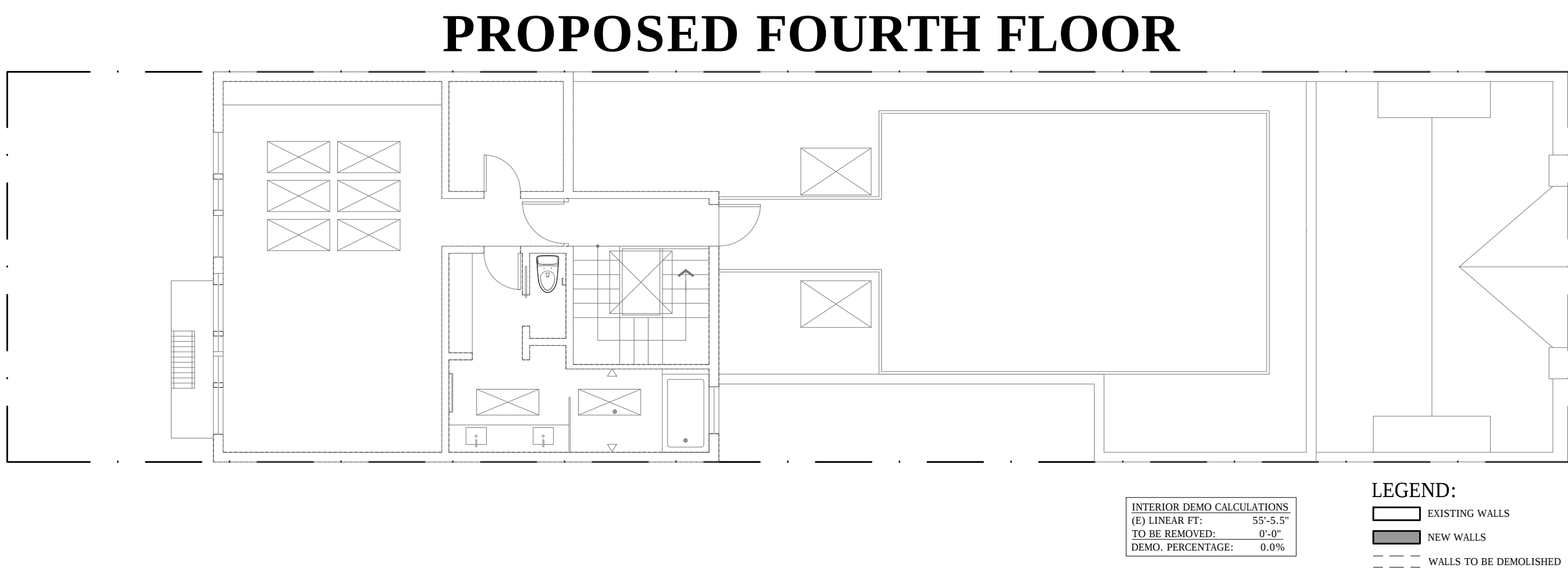
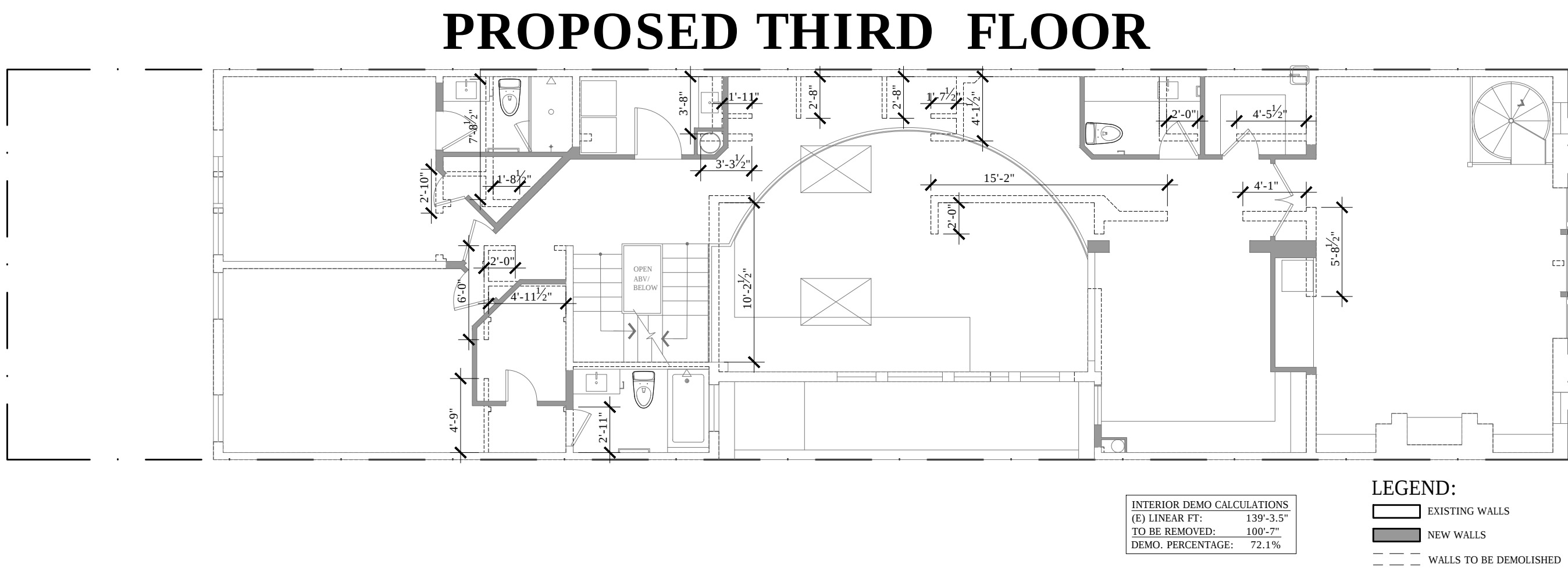
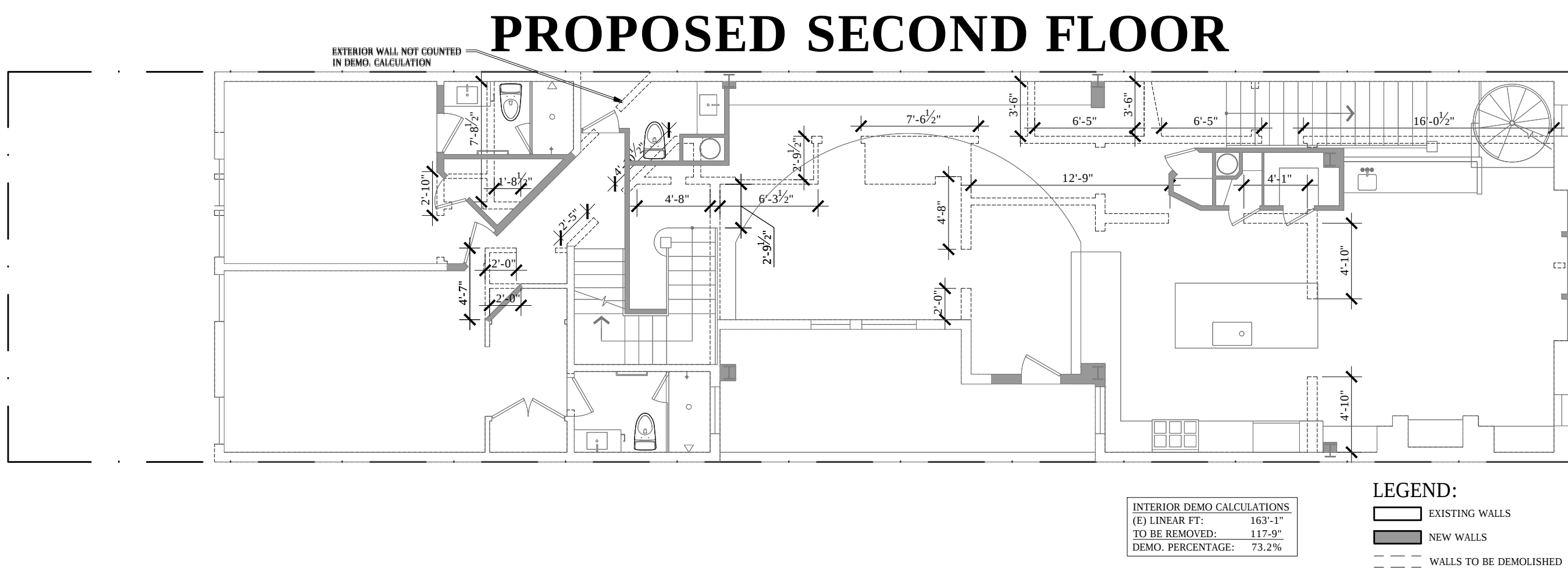
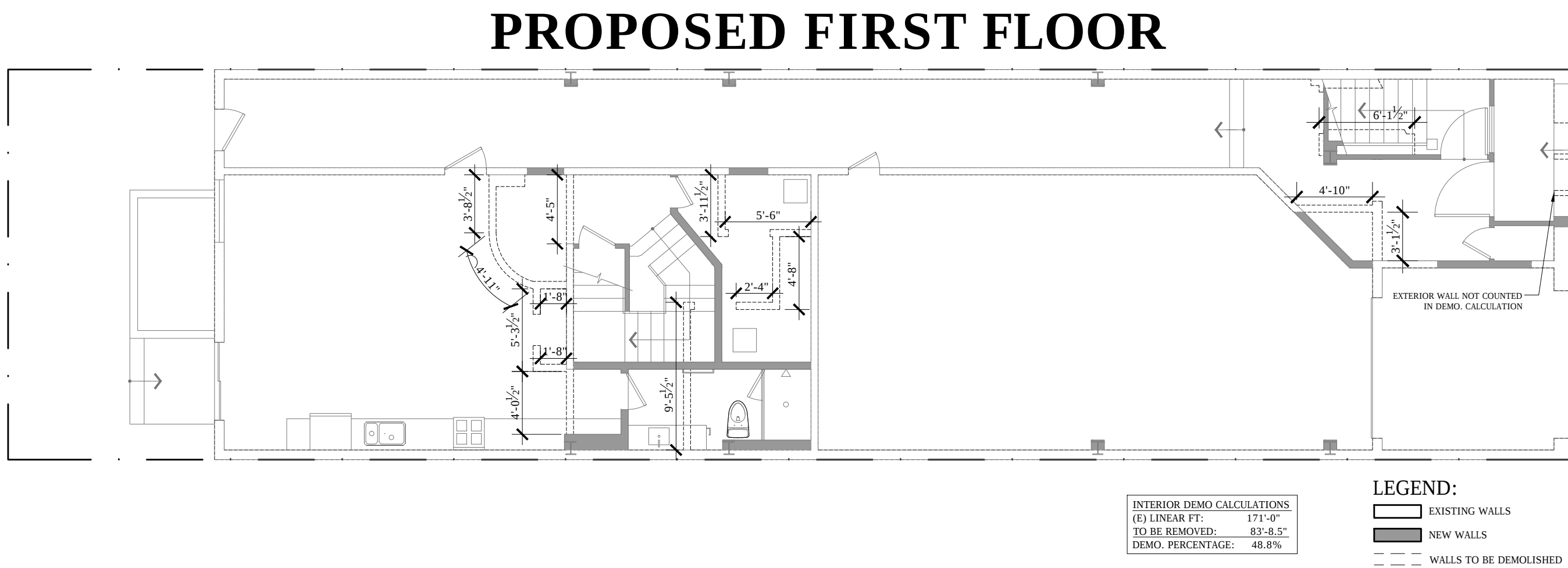
mcmahon architects + studio

san francisco, ca 94114

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415-626-5300

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GENERAL NOTES:

* ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED BY CONTRACTOR.

* DO NOT SCALE DIMENSIONS OFF OF DRAWINGS. USE DIMENSIONS PROVIDED. NOTIFY ARCHITECT OF CONFLICTS.

* ALL WORK SHALL BE DONE IN CONFORMANCE WITH ALL CURRENT LOCAL, STATE, AND FEDERAL ORDINANCES HAVING JURISDICTION, AND IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ISSUED HERewith.

* WORK SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE SAFETY AND PROTECTION OF ALL PERSONNEL, EXISTING SURFACES, MATERIALS, AND EQUIPMENT. DUST-PROTECTIVE AND OTHER PROTECTIVE DEVICES SHALL BE INSTALLED AND MAINTAINED AS NECESSARY, AND AS REQUIRED BY THE OWNER AND AUTHORITIES.

* CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THE SITE AND COMPARE EXISTING CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS, AND CALL TO THE ATTENTION OF THE ARCHITECT , PRIOR TO PERFORMANCE OF ANY WORK, ANY DISCREPANCIES WHICH MAY AFFECT THE WORK.

*UNLESS OTHERWISE INDICATED, ALL TYPICAL DETAILS SHALL BE USED WHEREVER APPLICABLE.

*TOXIC MATERIALS:

A. CERTIFICATION : MANUFACTURERS AND SUPPLIERS SHALL CERTIFY THAT MATERIALS APPEARING ON THE STATE OF CALIFORNIA'S LIST OF TOXIC MATERIALS SHALL NOT BE USED WITHOUT PROPER NOTICE AND SAFETY PRECAUTIONS.

B. ALL FINISHING MATERIALS USED SUCH AS PAINTS, CAULKS, AND SEALANTS WILL BE CALGREEN COMPLIANT.

C. ASBESTOS AND OTHER TOXIC MATERIALS: INVESTIGATION OF EXISTING, REMOVAL OF, OR DEALING WITH ASBESTOS AND OTHER TOXIC MATERIALSIS NOT INCLUDED IN THE WORK. THE ARCHITECT AND CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE INVESTIGATION, DETECTION, PRESENCE, ABATEMENT, REPLACEMENT, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOSOR OTHER TOXIC MATERIALS. TOXIC MATERIALS ARE AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY, STATE OF CALIFORNIA, OR OTHER PUBLIC AGENCY.

D. MECHANICAL/ PLUMBING/ FIRE PROTECTION/ ELECTRICAL DESIGN-BUID: ALL WORK SHOWN ON THE DRAWINGS ARE SCHEMATIC INDICATIONS ONLY OF THE INTENDED INSTALLATIONS. THE ACTUAL DESIGN, ENGINEERING, AND REQUIRED CONSTRUCTION AND PERMIT DOCUMENTATION SHALL BE PROVIDED AS REQUIRED BY THE GENERAL CONTRACTOR'S QUALIFIED DESIGN-BUILD SUBCONTRACTORS. SUCH DOCUMENTATION SHALL BE SUBMITTED FOR THE ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF WORK.

E. ALL DIMENSION SHOWN ARE: F.O.S. (FACE OF STUD) UNLES OTHERWISED NOTED (U.O.N.)

F. AT AREAS OF PATCHING OR NEW FINISHES (INTERIOR OR EXTERIOR), REPLACE THE FINISH FOR THE LENGTH OF THE SURFACE, TO THE NEAREST CORNER, AND MATCH THE EXISTING ADJACENT SURFACES.

ALL FIXTURES MUST NOT EXCEED FLOW RATES AS SUMMARIZED BELOW

FIXTURE TYPE	MAXIMUM PRESCRIPTIVE FLOW RATE
SHOWERHEADS	2 GPM @ 80 PSI
LAVATORY FAUCETS	1.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
WASH FOUNTAINS	1.8 (RIM SPACE (IN.)/20 GPM @ 60 PSI)
METERING FAUCETS	.20 GALLONS/CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	.20 (RIM SPACE (IN.)/20 GPM @ 60 PSI)
TANK-TYPE WATER CLOSETS	1.28 GALLONS/FLUSH AND EPA WATERSENSE CERTIFIED
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS	0.5 GALLONS/FLUSH

FINISHES (100s)

- 100. 12x24 STONE TILE. TRAVERTINE. BASE BOARD IS SAME TILE. 4"H. NO SCHLUTER AT TOP OF BASE.
- 101. 5/8" TYPE 'X' GWB. FIRE TAPED AND TEXTURED. AT INDICATED WALLS AND CLGS. FOR 1-HR CONST.
- 102. 5/8" TYPE 'X' GWB UNDER STAIRS.
- 103. GYP BOARD LEVEL 4 FINISH.
- 104. 5/8" T&G HARDWOOD FLOOR. PATCH AND MATCH (E). EXCEPT ALL (N) FLR AT LIV, KIT, & DIN
- 105. GRANITE COUNTER. 4" TILE SPLASH.
- 106. STONE COUNTERTOP. 4" SPLASH
- 107. STONE COUNTERTOP WITH FULL HT. SPLASH TO WALL CABS.
- 108. CERAMIC TILE TO CEILING OVER GREENBOARD AND GEM. BACKER BOARD.
- 109. BASEBOARD: FINGER JOINTED PINE 1x8
- INTERIOR DOOR AND WINDOW CASING, SIDES & TOP: BERONIO A57 P.GRADE, 1 3⁄16" x 4 1⁄2"

KITCHEN FIXTURES AND HARDWARE (200s)

- 200. 36" W. RANGE HOOD. VIKING OR SIM. MOUNT AT 28"ABV COOKTOP.
- 201. 36" W. BUILT IN SUB ZERO. RE-USE EXISTING BUILT IN REF.
- 202. 36" W. VIKING STAINLESS SIX BURNER RANGE.
- 203. 36" W. ELEC. INDUCTION RANGE. 220V
- 204. (2) 24" W DISHWASHERS. CUSTOM PANELS.
- 205. 25" W. FRIDGE W/ FREEZER. UNDERCOUNTER.
- 206. 25" W. WINE FRIDGE. UNDERCOUNTER. STAINLESS AND GLASS FRONT.
- 207. PANASONIC BUILT IN SPACEMAKER MICROWAVE OVEN
- 208. AXOR CITTERIO. POT FILLER FAUCET. CHROME. COLD WATER ONLY. +54". CENTER ABV. COOKTOP.
- 209. AXOR CITTERIO KIT. SINK FAUCET. HIGH ARC STEEL OPTIK
- 210. AXOR CITTERIO PREP FAUCET STEEL OPTIK
- 211. 34x19 SS FRANKE UNDERMOUNT SINK. SINGLE BOWL
- 212. 20x16 SS. FRANKE PREP SINK.
- 213. 14x19 SS. UNDERMOUNT SINK. SINGLE BOWL.
- 214. PERFECT GRIND DISPOSER 1-1/4 HP
- 215. PROVIDE ICE MAKER WATER CONNECTION
- 216. GAS LINE FOR RANGE

BATHROOM/LAUNDRY FIXTURES AND HARDWARE (300s)

- 300. 18" CUBE UNDERMOUNT SINK. WHITE
- 301. 18" LAUN. SINK. 18GA
- 302. AXOR RUBISTA SINGLE HANDLE FAUCET. CHROME
- 303. AXOR ELEGANZA WIDESPREAD FAUCET. CHROME. MOUNT 12" SPREAD.
- 304. MOUNT II 1.28 GPF WHITE. CHROME HANDLE.
- 305. MOUNT II CONNECT+ S300s 1.28 GPF WHITE. CHROME HANDLE.
- 306. HUGO STUDIO LACEY TUB. 60x2x20. WHITE. NON-JETTED.
- 307. SOFT TOUCH BATH WASTE AND OVERFLOW DRAIN. CHROME.
- 308. N/A
- 309. BLOMUS MIRROR 35.5"x23.6" CHROME FRAME.
- 310. KARTNERS MIRROR HOLDER. CHROME. BLKG +21"
- 311. KARTNERS MIRROR TOWEL RING. CHROME. BLKG +48"
- 312. KARTNERS MIRROR TOWEL BAR. CHROME. BLKG +48"
- 313. KARTNERS MIRROR TOWEL BAR. CHROME. BLKG +48"
- 314. MOUNTAIN 6" SQ. SHOWER. CHROME. +81" ABV. F.F.
- 315. MOUNTAIN 8" SQ. SHOWER. CHROME +81" ABV. F.F.
- 316. LACAVA HANDHELD SHOWER. HOSE IN CHROME. WALL MOUNT
- 317. LACAVA WALL-MOUNT HANDHELD SHOWER HEAD
- 318. LACAVA 'ELEGANZA' P/B W/ DRAIN TRIM W/ VALVE CHROME.
- 319. LACAVA 'ELEGANZA' P/B TRIM. LEVER IN CHROME.
- 320. LACAVA TUB-SPOUT. CHROME
- 321. LACAVA TUB-FILLER. 5 HOLE DRAIN. CHROME
- 322. TALIS 2 SPRAY PREP FAUCET
- 323. QUARTZ COUNTER. 4" SPLASH. (CEAS. HSTONE OR SIM)
- 324. TEMPERED GLASS SHOWER ENCLOSURE. FRAMELESS.
- 325. BUILD BASE FOR W/D AT +16" GYP BD FIN.
- 326. STANDARD WASHER HOOKUPS +42"
- 327. WALL CABS IN LAUN. 15"D. BOTTOM AT +14" TO COUNTER @W/D)
- 328. WALL CABS IN LAUN. OVER SINK-12"D. BOTTOM AT +14" TO COUNTER @W/D)
- 329. FOLD DOWN IRONING BOARD. MOUNT SO BOARD IS 48" WHEN IN USE.
- 330. FLOORING. STONE TILE. 4" BASE.
- 331. LAUNDRY CHUTE. 12"DIA PVC TERMINATE INTO UPPER CLOSET.
- 332. DRYER VENT TO OUTSIDE. MAX. 180 DEG OF TURNS. USE 1/2" R4 SHEET MTL

FENESTRATION AND HARDWARE (400s)

- 400. ONE PANEL SOLID CORE INTERIOR DOORS. 1 3⁄4"THICK (NOT 1-3/8"). **TRU-STILE** 2 PANEL "TS2020" WITH 'MIRACLE' APPLIED MOULDING AT PANELS.
- 401. DOOR HDWE: *EMTEK MODERN DISC*. POLISHED NICKEL FINISH. ROUND ROSETTE PLATE. PRIVACY LOCK ON BATHROOMS AND MASTER BR ENTRANCE. HINGES TO MATCH. STANDARD BORING DIMENSIONS. 2-3/8" BACKSET. 1-3/4" THICK DOORS.
- 402. 42"w X 80"h SOLID CORE. EMTEK ENTRY LOCKSET "BADEN" IN POLISHED NICKEL. CRYSTAL DISC ON INSIDE. KEY ALL EXTERIOR LOCKSETS WITH SAME KEY.
- 403. ALUMINUM CLAD WOOD. MARVIN OR SIM. EXTERIOR COLOR TO BE BROWN. EVERY BEDROOM MUST HAVE MIN. ONE EGRESS WINDOW.
- 404. FIBERGLASS AWNING WINDOW AT SHOWER. RIBBED GLASS. TEMP'D.

LIGHTING (500s)

- 500. BATH SCONCES: SONNEMAN STILETTO 32INCH. HORIZ. MOUNT CENTERED ABV LAV. +80"U.O.N.
- 501. EXHAUST FANS: PANASONIC LOW SONE FV-11VQ5 WHISPER CEILING 110 CFM. 0.3 SONE. SWITCHED SEPARATELY FROM LIGHTS. IN ALL ROOMS WITH TOILET AND LAUNDRY.
- 502. 4" DIA RECESSED LIGHTING; ELCO OR SIM. WHITE TRIM AND BAFFLE. PROVIDE HALOGEN BULB 50W.
- 503. 3" DIA. RECESSED CAN LIGHT. ELCO OR SIM. LOW VOLTAGE.
- 504. 3" DIA RECESSED LIGHTING
- 505. 2" DIA. RECESSED CANS. IC UNITS. LOW VOLT. CHROME TRIM.
- 506. CHANDELIER LOCATION. PROVIDE BLOCKING FOR 100lb WT (44kg)
- 507. GLU LED PENDANT BY FABIAN ILLUMINAZIONE. 27.5" DIA.
- 508. LOW PROFILE (1") FLOURESCENT UNDER CAB LIGHTING

STAIRS AND DECKS (600s)

- 600. METAL PICKETS. 3 1/2" SPACE BETWEEN PICKETS (TYP.) PER UBC 509.1, 509.2, 509.3
- 601. 4" HIGH "STEP OVER" CURB TO ALLOW DRAIN PAN AT OUTDOOR LANDING.
- 602. 42"H PONY WALL. WOOD CAP. PAINT.
- 603. 24x24 LIMESTONE OR CANTERRA TILE.
- 604. 2" DIA. HANDRAIL. CONTINUOUS. RETURN AT ENDS. +36" ABV NOSING.
- 605. STAIRS: 7.75" MAX RISER, 10" MIN. TREAD WITHIN PRIVATE UNIT.

WATERPROOFING AND DRAINAGE (700s)

NO ROOFING WORK UNDER THIS PERMIT.

- 700. BUILT-UP ROOF. SLOPE MIN 1/4"/FT. TO DRAIN. (TYP) NO LOW SPOTS. ROOFER TO VERIFY THAT NO PUDDLING OCCURS BEFORE COMPLETION.
- 701. ALL ROOF DRAINAGE AND RUNOFF TO BE DRAINED INTO SANITARY SEWER.
- 702. WATERPROOF. SLOPE MIN. 1/4"/FT. TO DRAIN.

MISCELLANEOUS (800s)

- 800. 2X4 @ 16" O.C. WALLS THROUGHOUT UNLESS OTHERWISE NOTED.
- 801. 4x4 @16" O.C. AT TWO STORY FRAMED WALLS (LIVING ROOM)
- 802. 4X6 POSTS. KILN DRIED OR ENGINEERED WOOD. DORIC COLUMN SURROUNDS. PAINT.
- 803. 5 EQ SHELVES. MDF. 1/2"x1-1/2" EDGE TRIM. PAINT SEMI GLOSS.
- 804. WINE SHELVES.
- 805. 50% TO BE ONE SHELF AND ONE POLE. 50% TO BE 2 SHELVED AND TWO POLES IN EVERY BEDROOM CLOSET.
- 806. KITCHEN CABINETS TO BE DETERMINED.
- 807. PROVIDE VENT AT TOP AND BOTTOM FOR MECH.
- 808. PROVIDE GSM SMITTY PAN UNDER W/D.
- 809. 75 GAL. ENERGY STAR WATER HEATER. GAS.
- 810. DAMPER REQ'D WHEN DUCT PASSING RATED WALL OR CEILING. "RUSKIN DFSDR1" OR SIM. ONE HOUR. INSTALL PER MANUF. SPECS



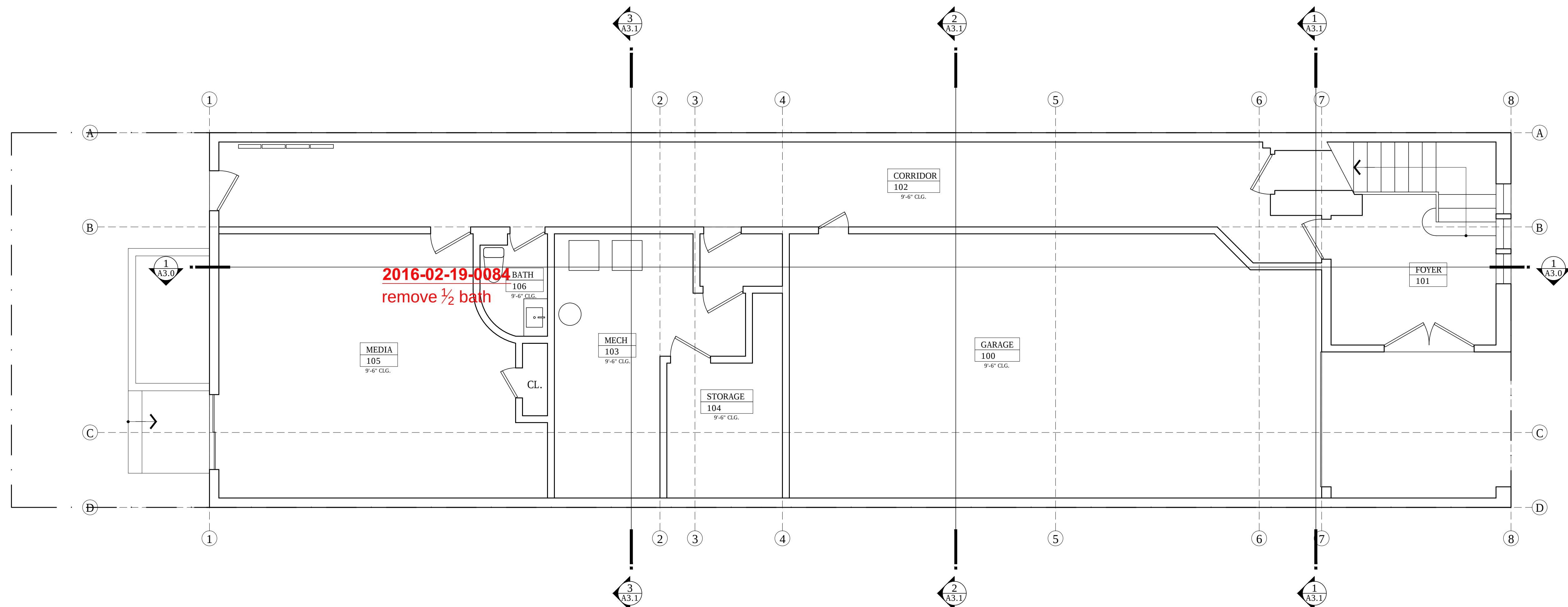
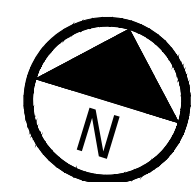
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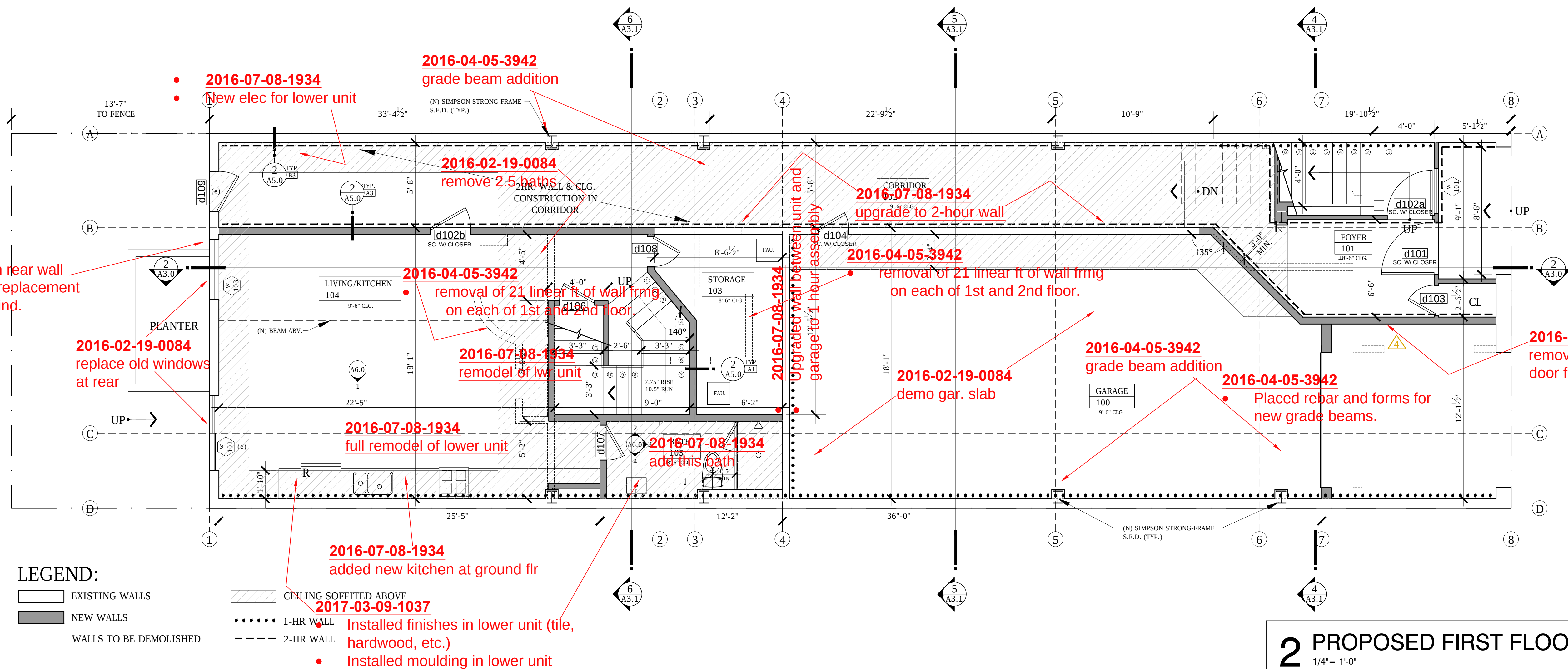
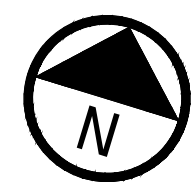
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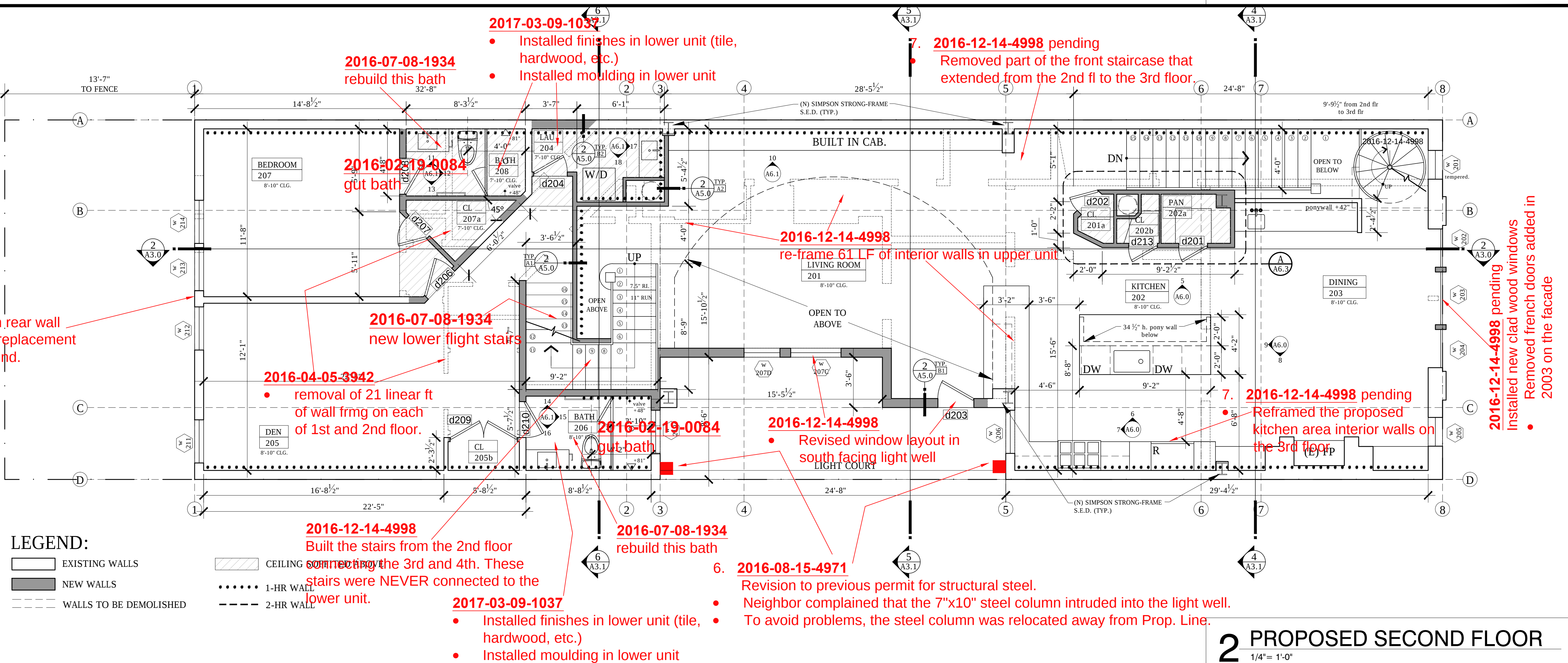
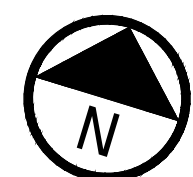
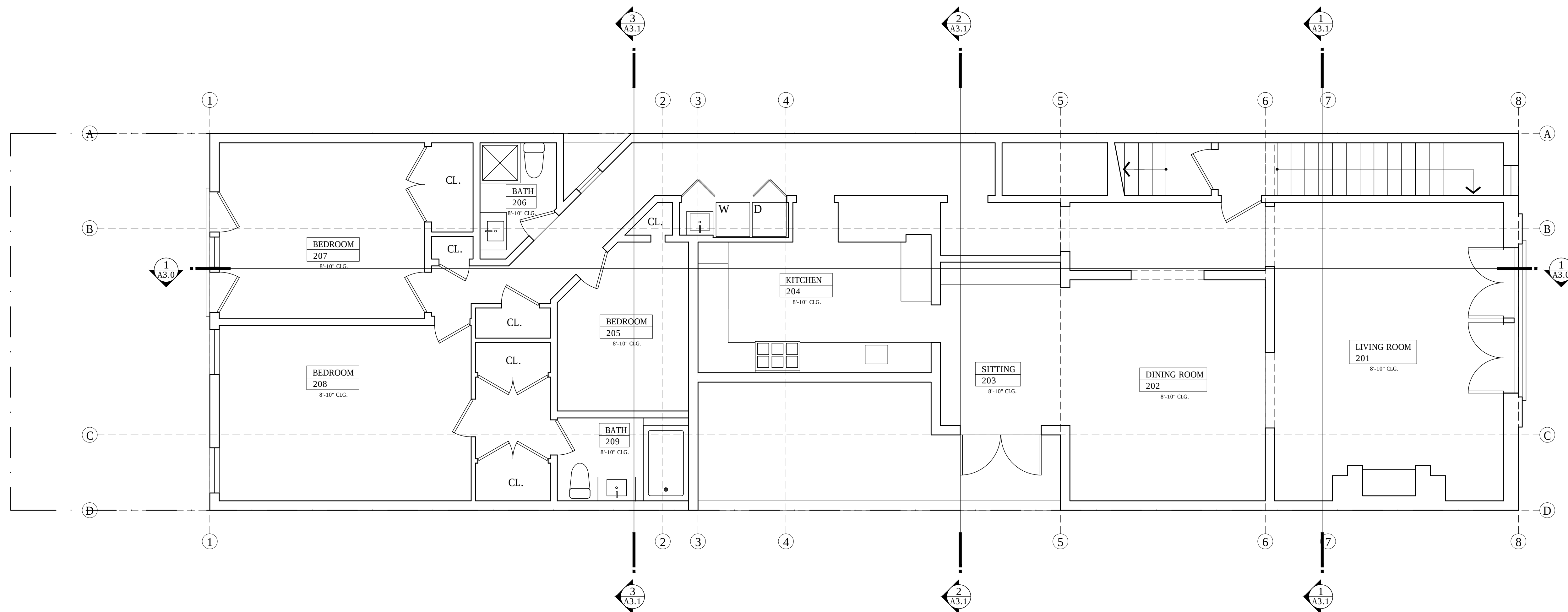
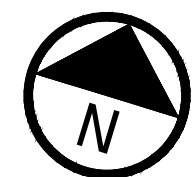
GENERAL NOTES



1 EXISTING FIRST FLOOR
1/4" = 1'-0"



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



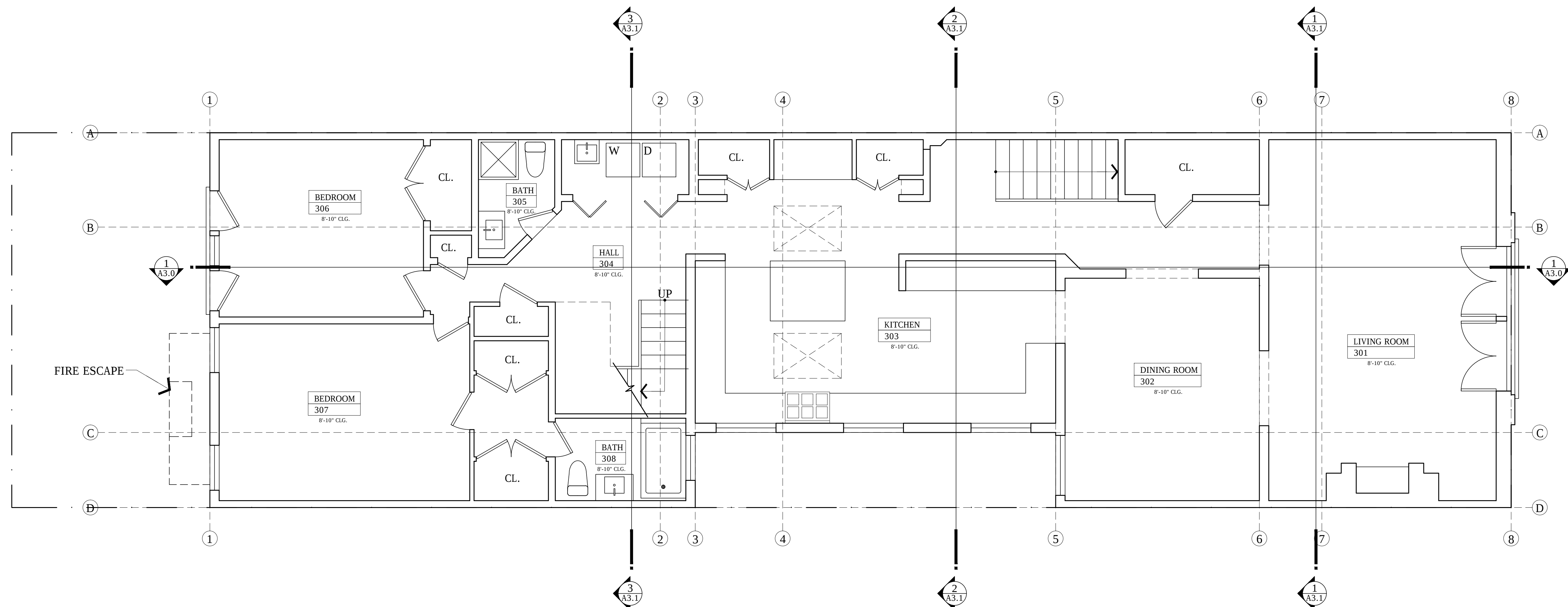
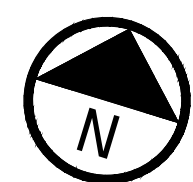
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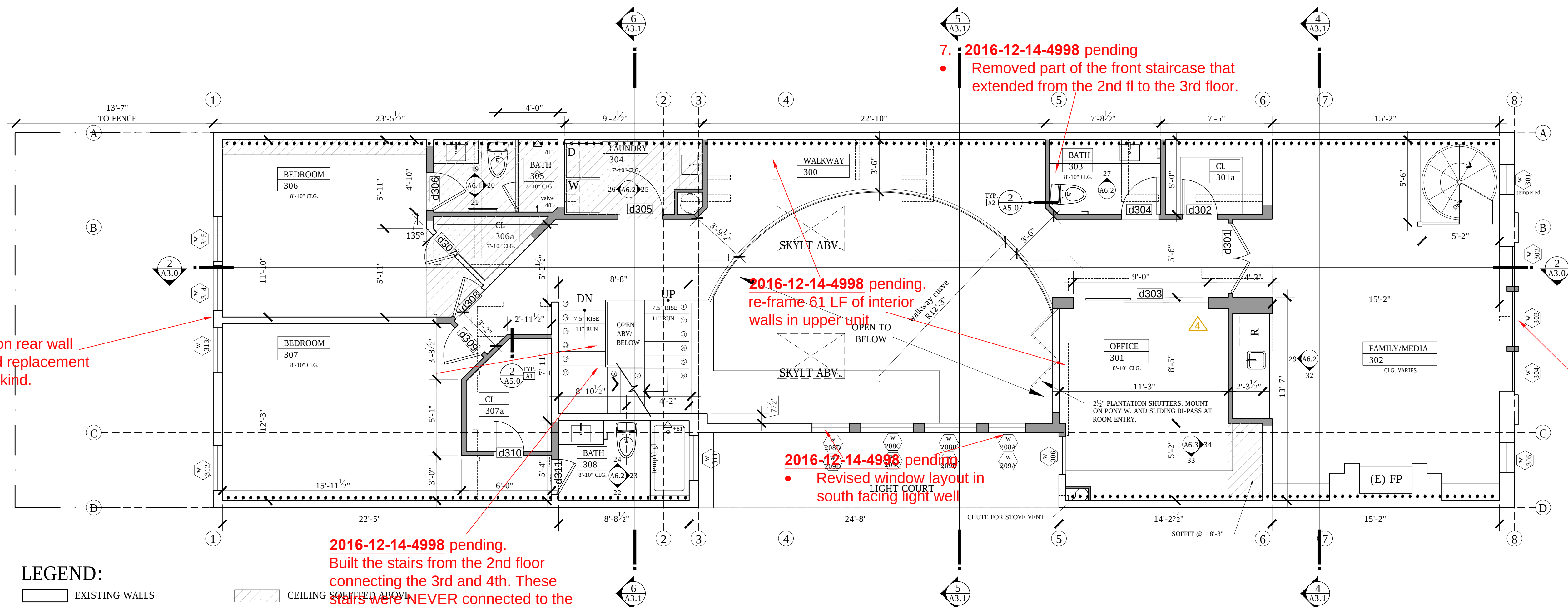
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Second Floor
Plan



1 EXISTING THIRD FLOOR

1/4" = 1'-0"



2 PROPOSED THIRD FLOOR

1/4" = 1'-0"

2017-03-09-1037

- Leakage discovered on rear wall and permit authorized replacement of rear wall plaster in kind.

7. 2016-12-14-4998 pending

- Removed part of the front staircase that extended from the 2nd fl to the 3rd floor.

2016-12-14-4998 pending.
re-frame 61 LF of interior walls in upper unit

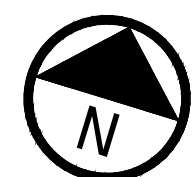
2016-12-14-4998 pending
Revised window layout in south facing light well

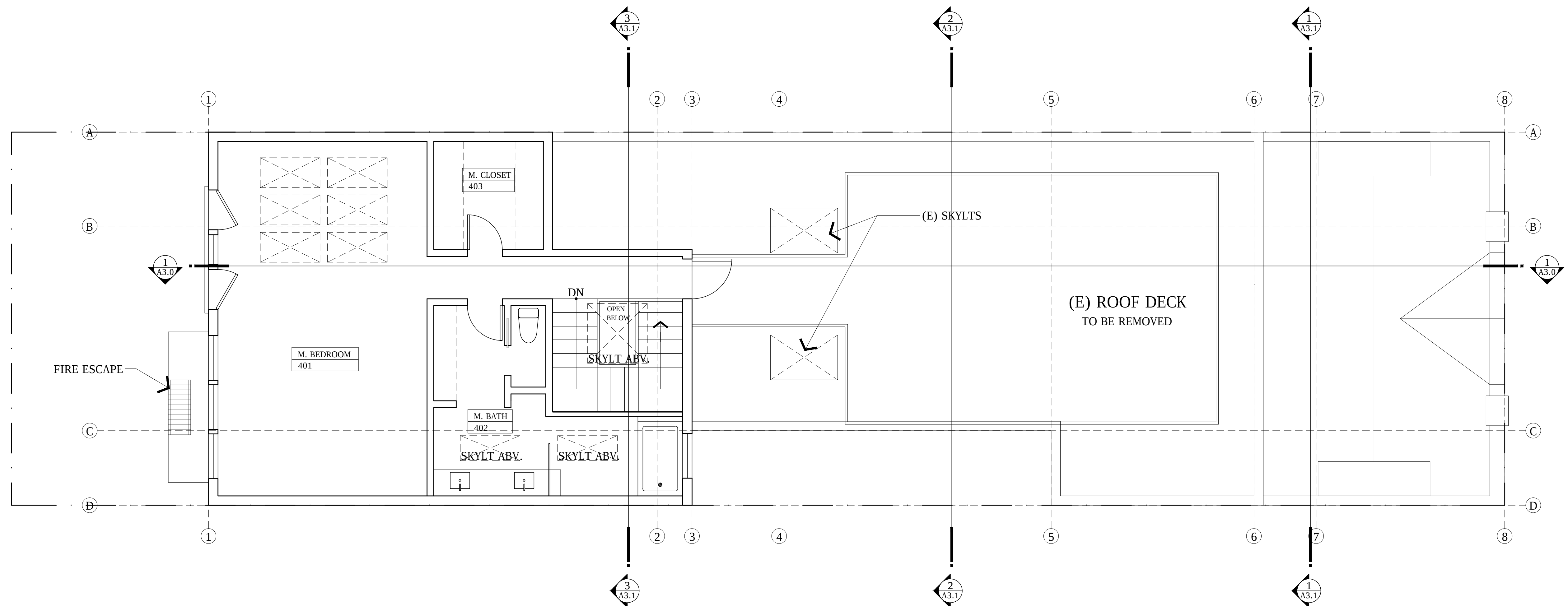
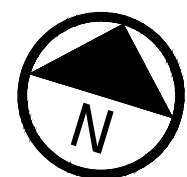
2016-12-14-4998 pending
Installed new clad wood windows
Removed french doors added in 2003 on the facade

LEGEND:

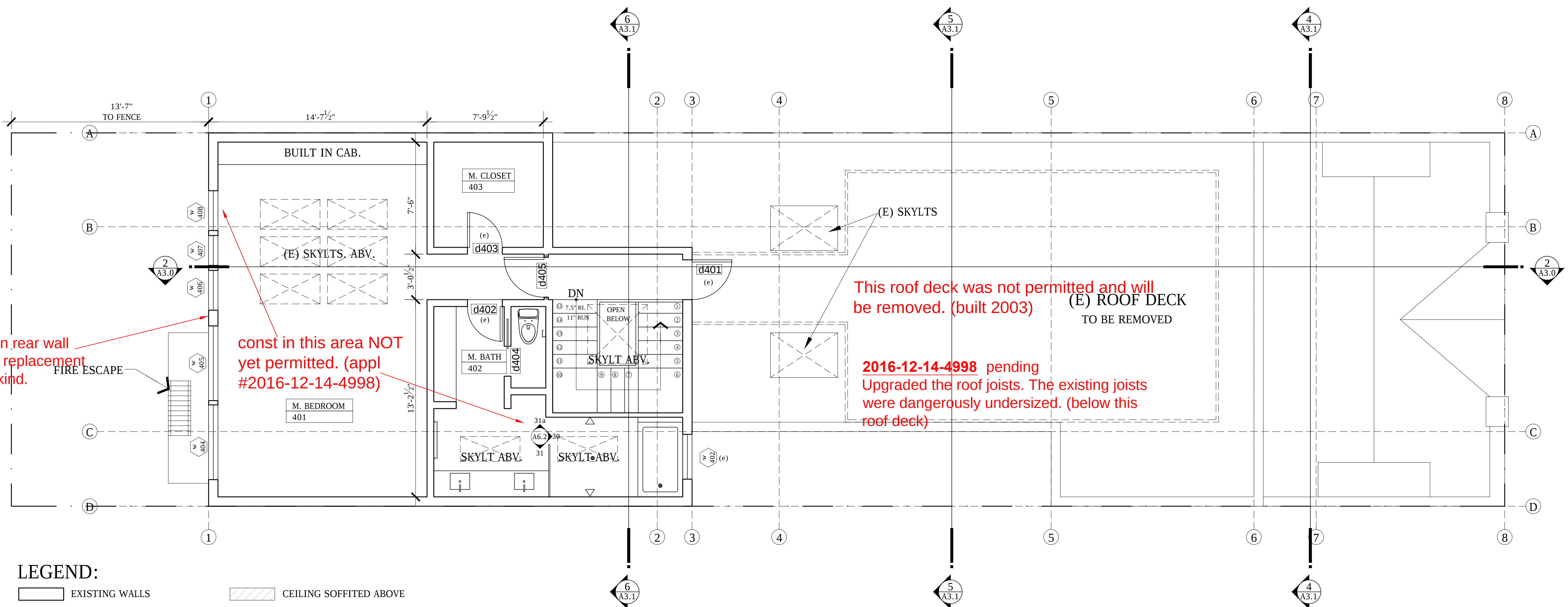
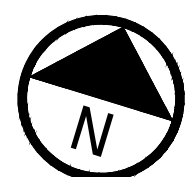
- EXISTING WALLS
- NEW WALLS
- WALLS TO BE DEMOLISHED
- CEILING SOFFIT ABOVE
- 1-HR WALL
- 2-HR WALL

2016-12-14-4998 pending.
Built the stairs from the 2nd floor connecting the 3rd and 4th. These stairs were NEVER connected to the lower unit.





1 EXISTING FOURTH FLOOR
1/4" = 1'-0"



LEGEND:

	EXISTING WALLS		CEILING SOFFITED ABOVE
	NEW WALLS		1-HR WALL
	WALLS TO BE DEMOLISHED		2-HR WALL

2017-03-09-1037

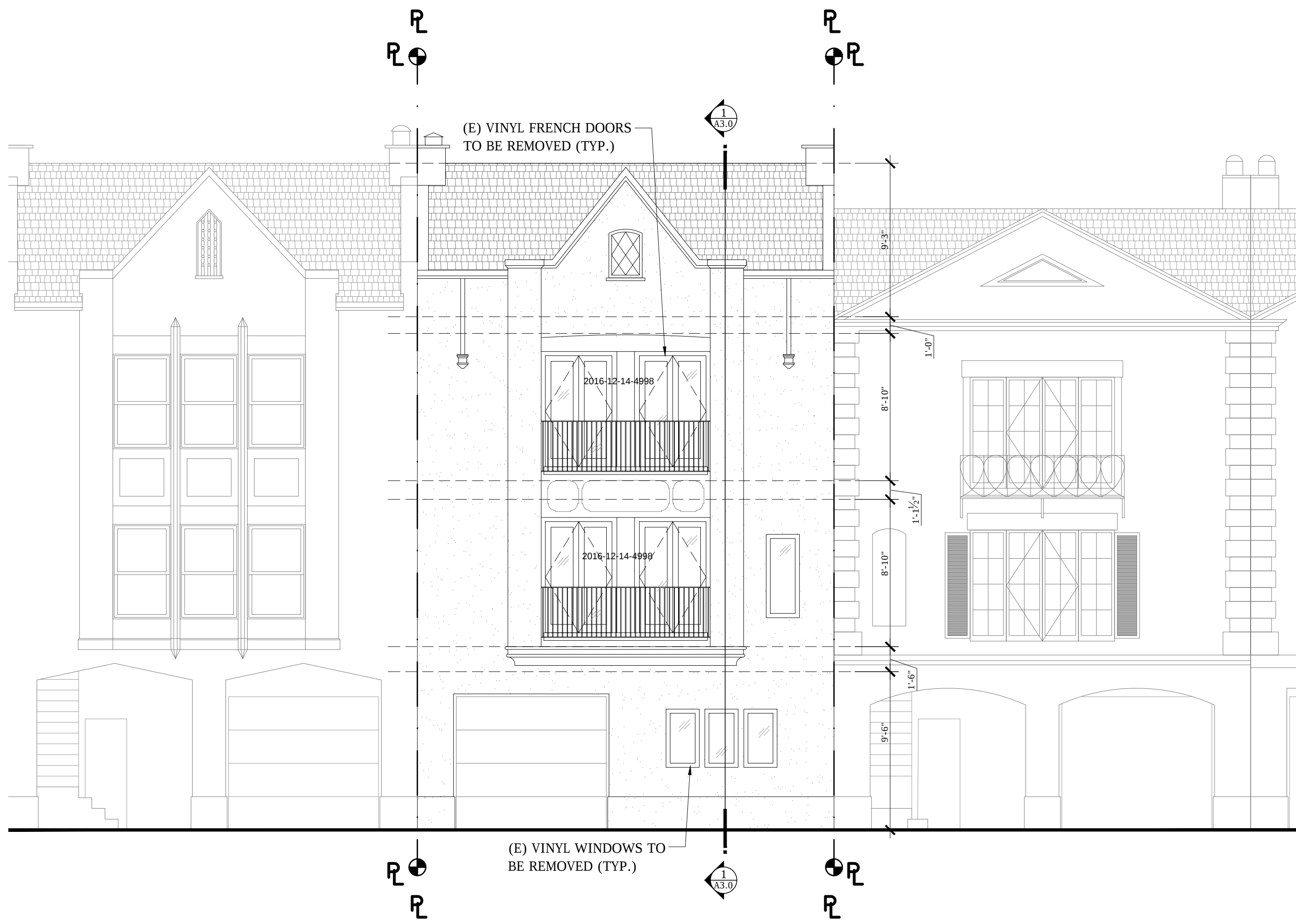
- Leakage discovered on rear wall and permit authorized replacement of rear wall plaster in kind.

const in this area NOT yet permitted. (appl #2016-12-14-4998)

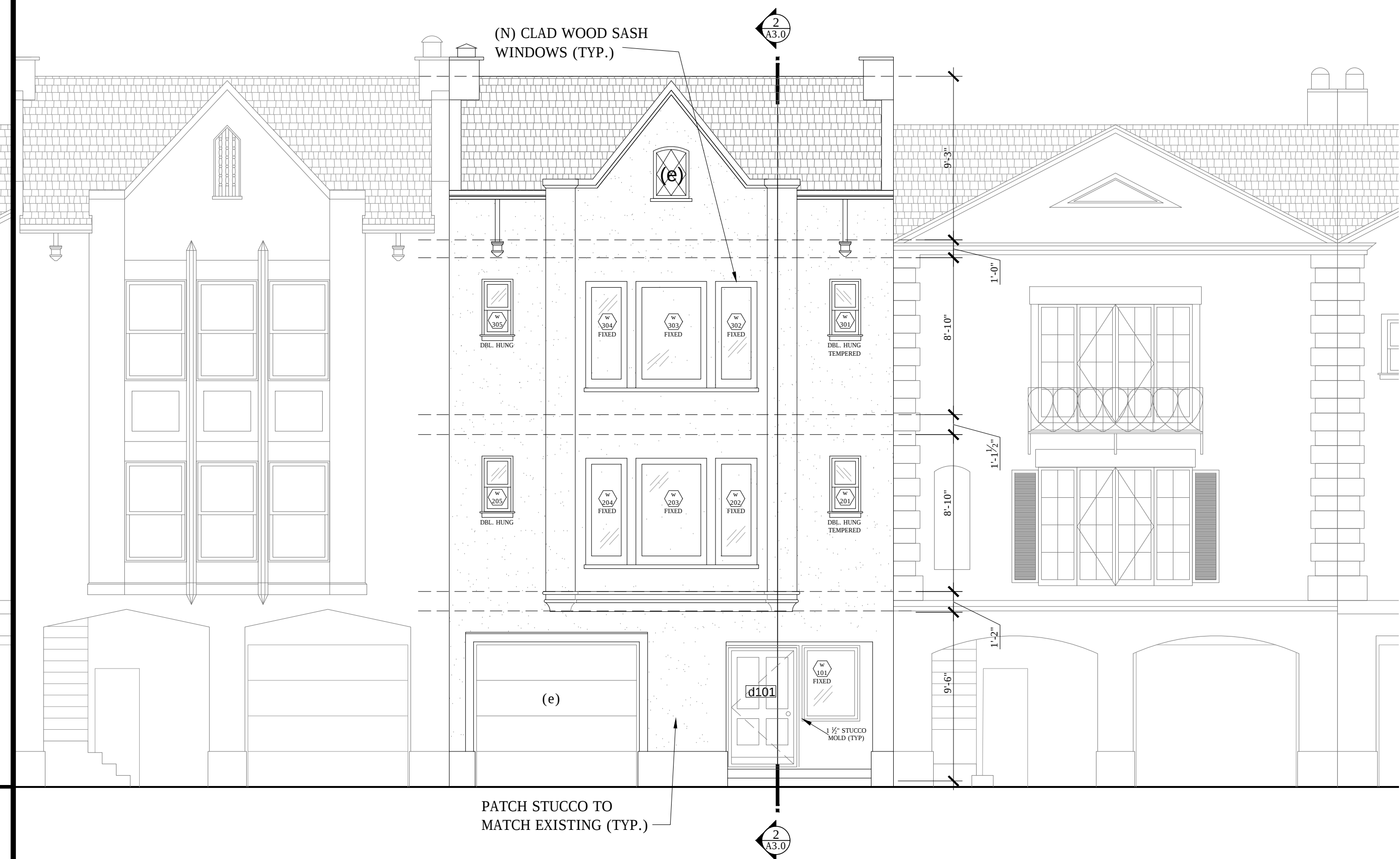
This roof deck was not permitted and will be removed. (built 2003)

2016-12-14-4998 pending
Upgraded the roof joists. The existing joists were dangerously undersized. (below this roof deck)

2 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



1 EXISTING EAST ELEVATION
3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
3/16" = 1'-0"

3437/3439 FILLMORE ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:
08.31.17 frnt windows/mldg

DATE: 09.21.16

DRAWN: JM

SCALE:

East
Elevation

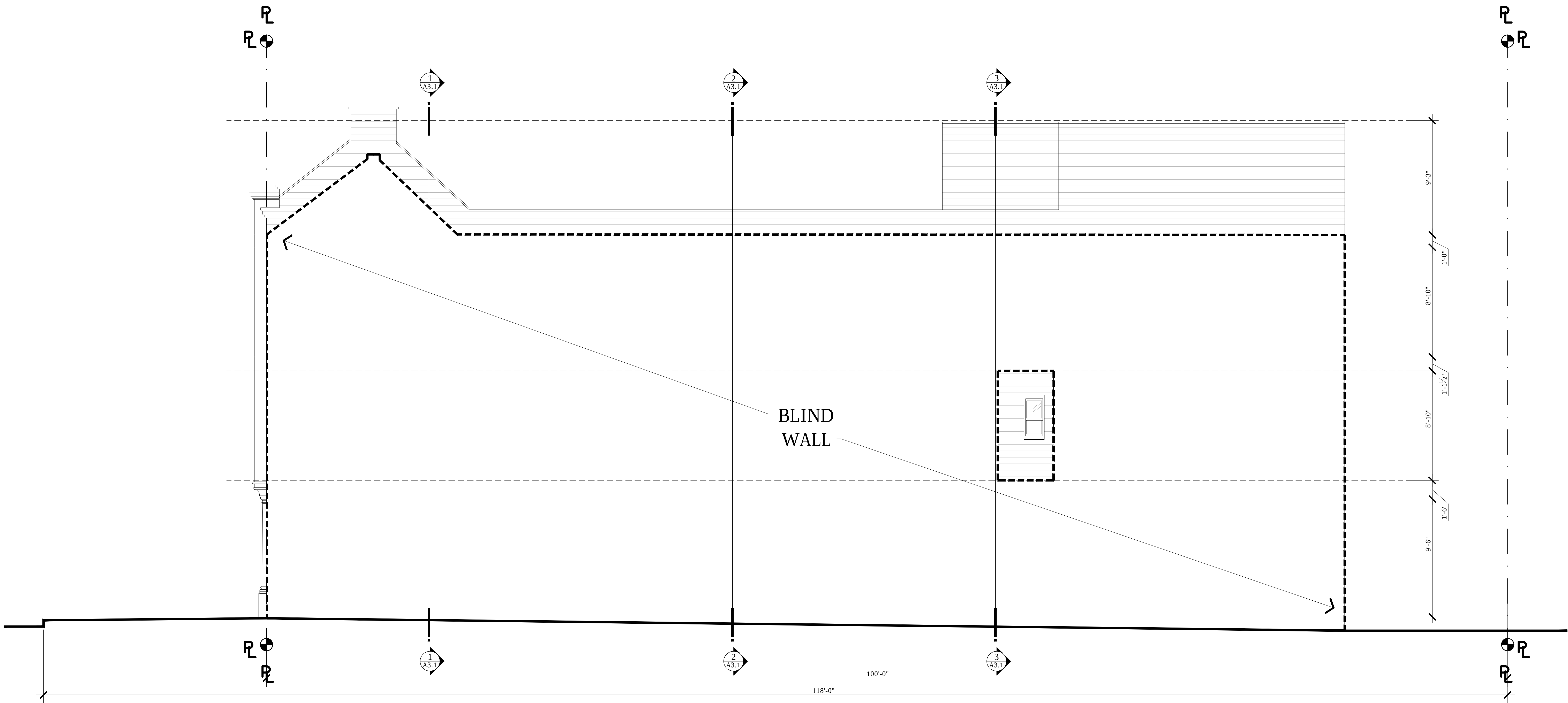
A2.0



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1 EXISTING EAST ELEVATION
1/4" = 1'-0"



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DRAWN: JM

SCALE:

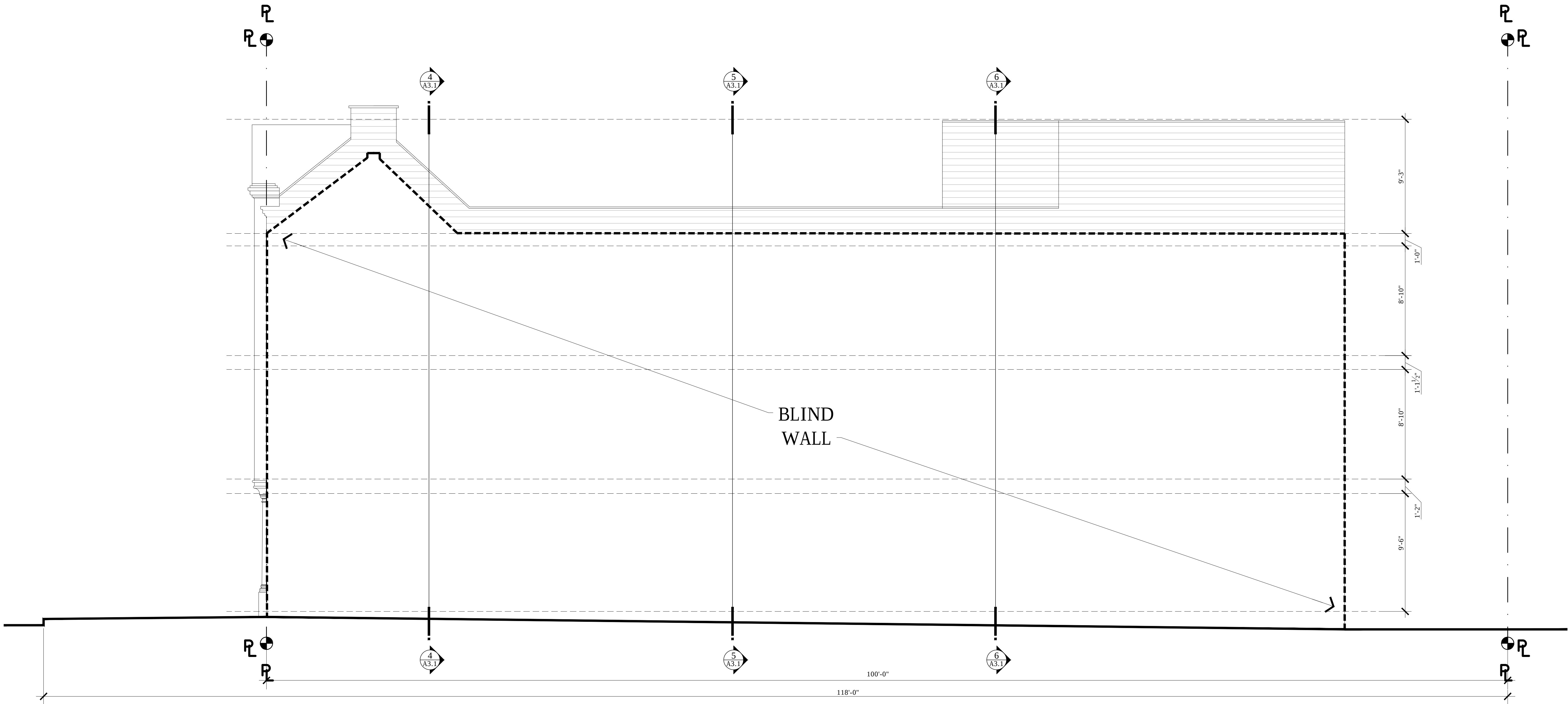
Existing
East
Elevation

A2.1

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



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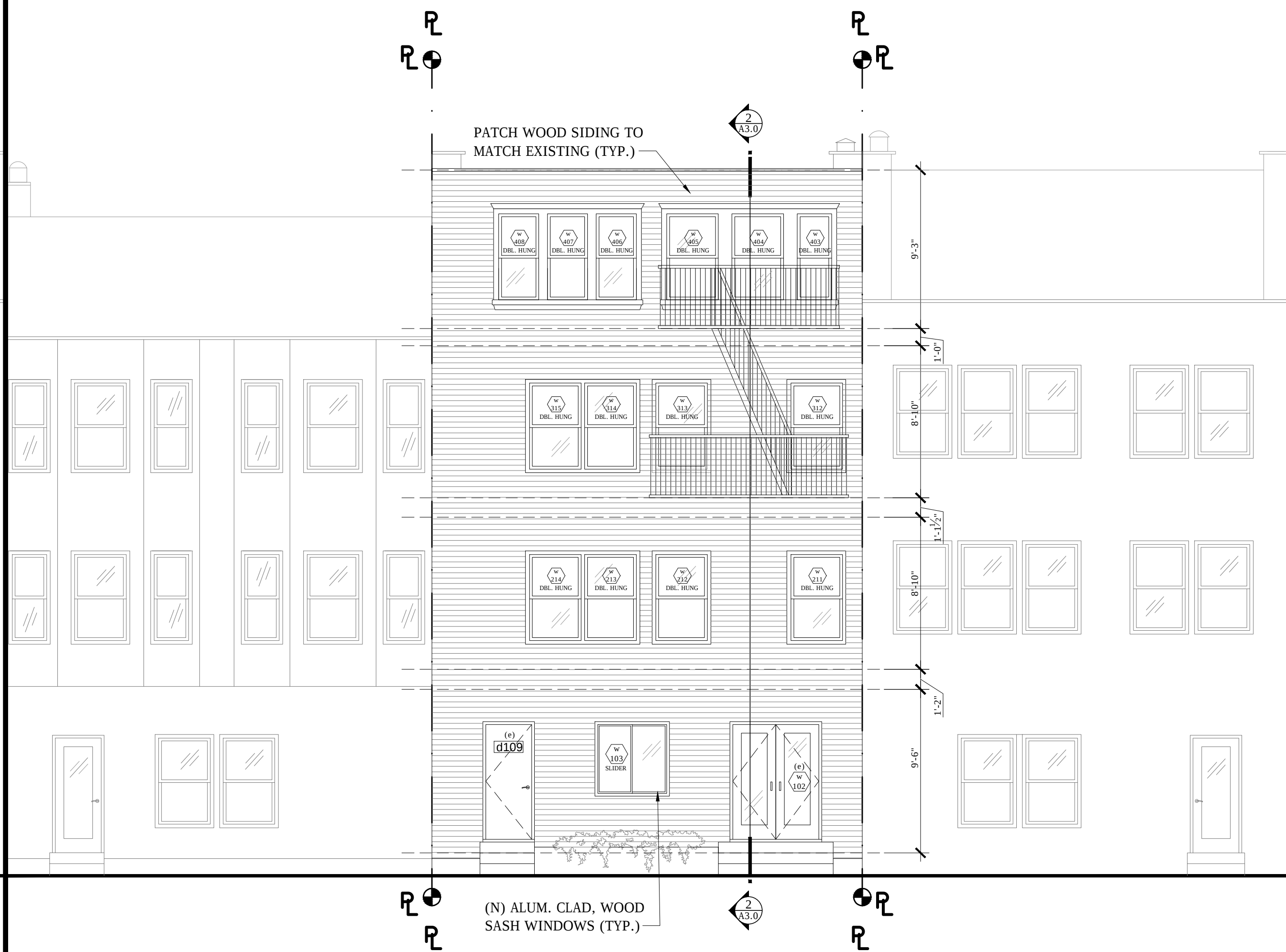
REVISIONS:	
DATE:	09.21.16
DRAWN:	JM
SCALE:	

Proposed
East
Elevation

A2.2



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
3/16" = 1'-0"



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DATE: 09.21.16

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SCALE:

West
Elevation

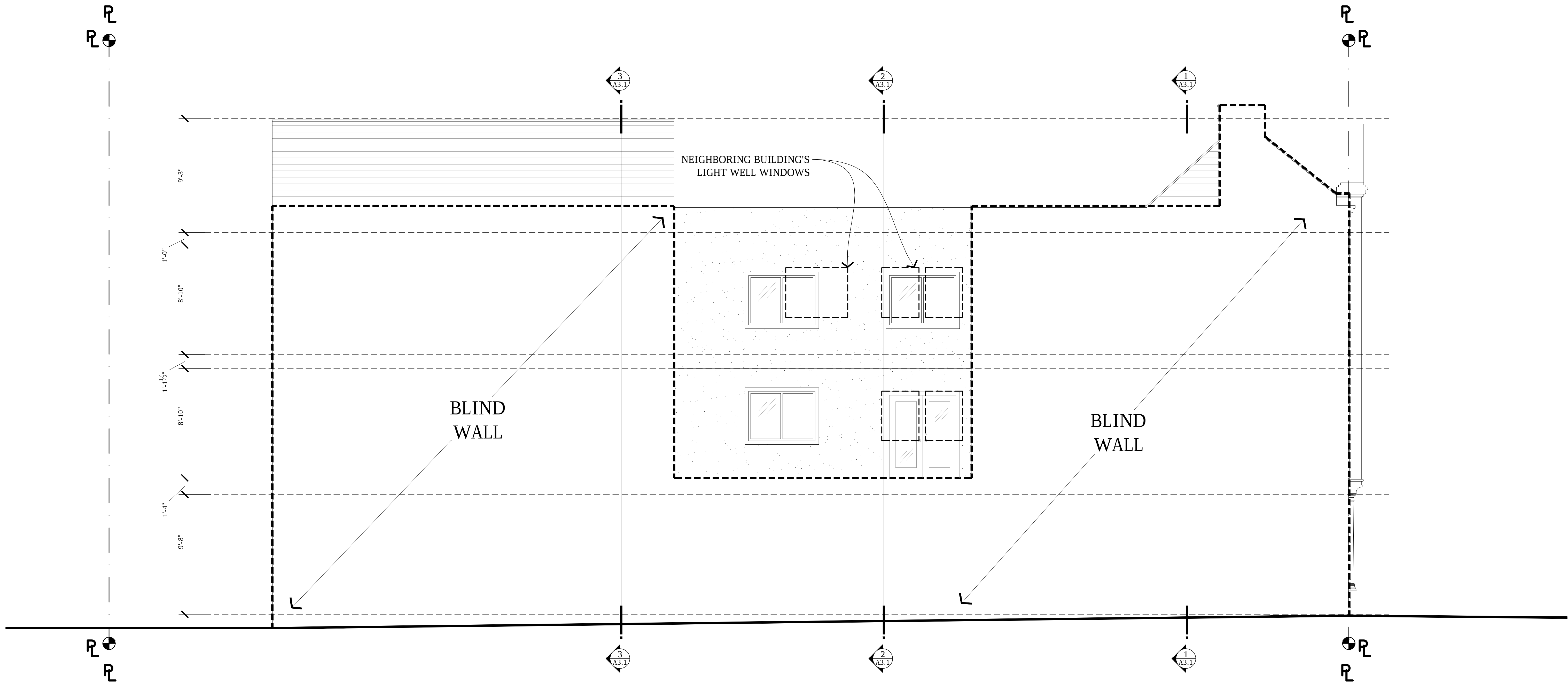
A2.3

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1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

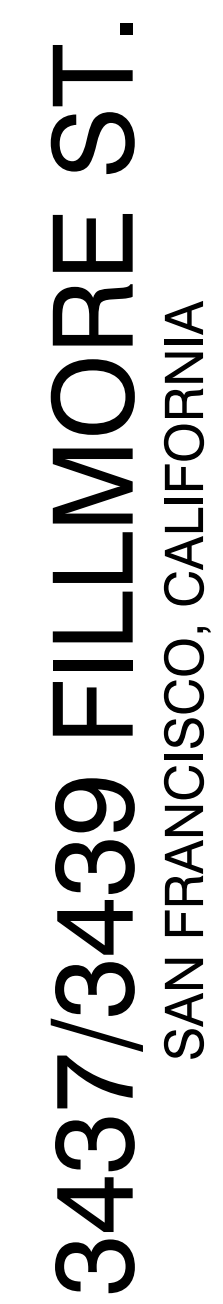


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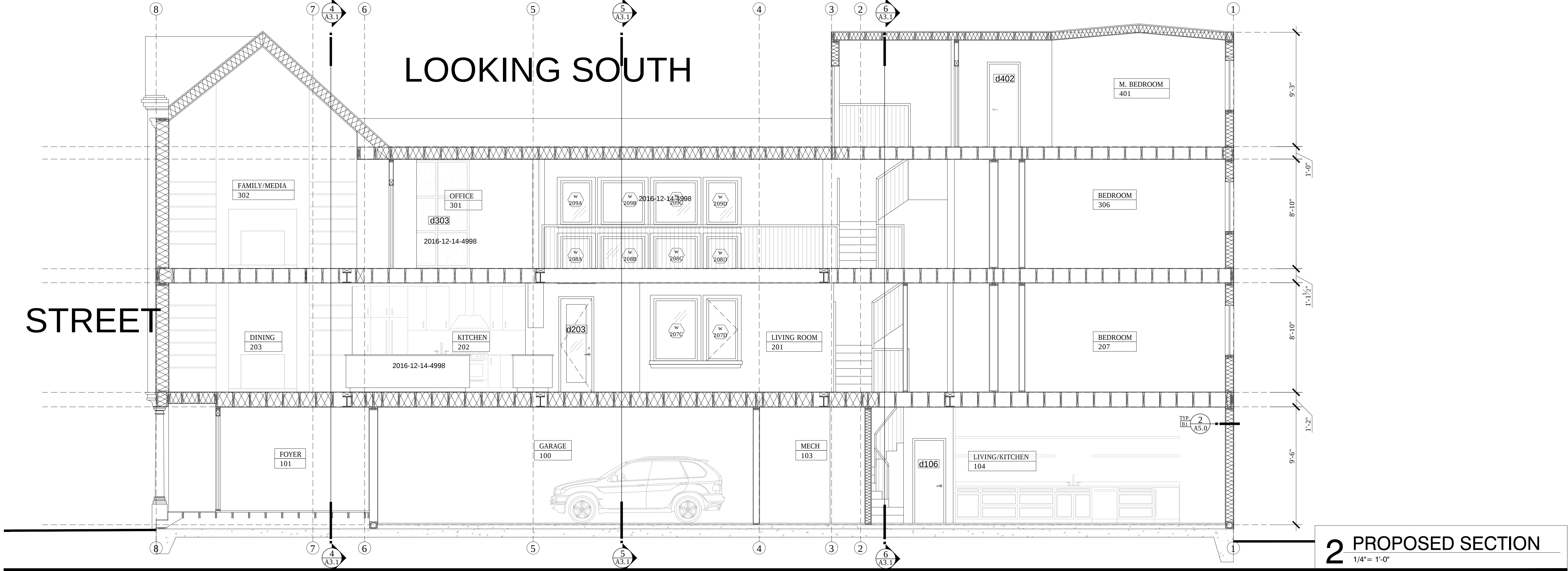
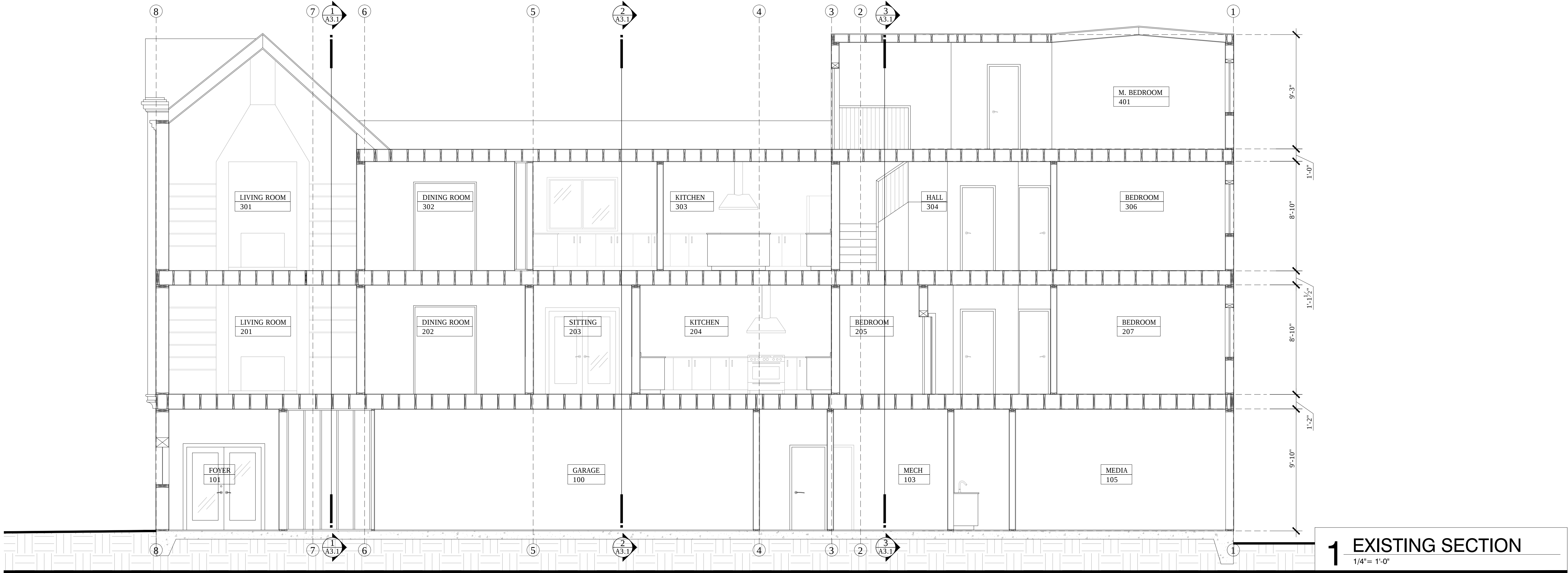
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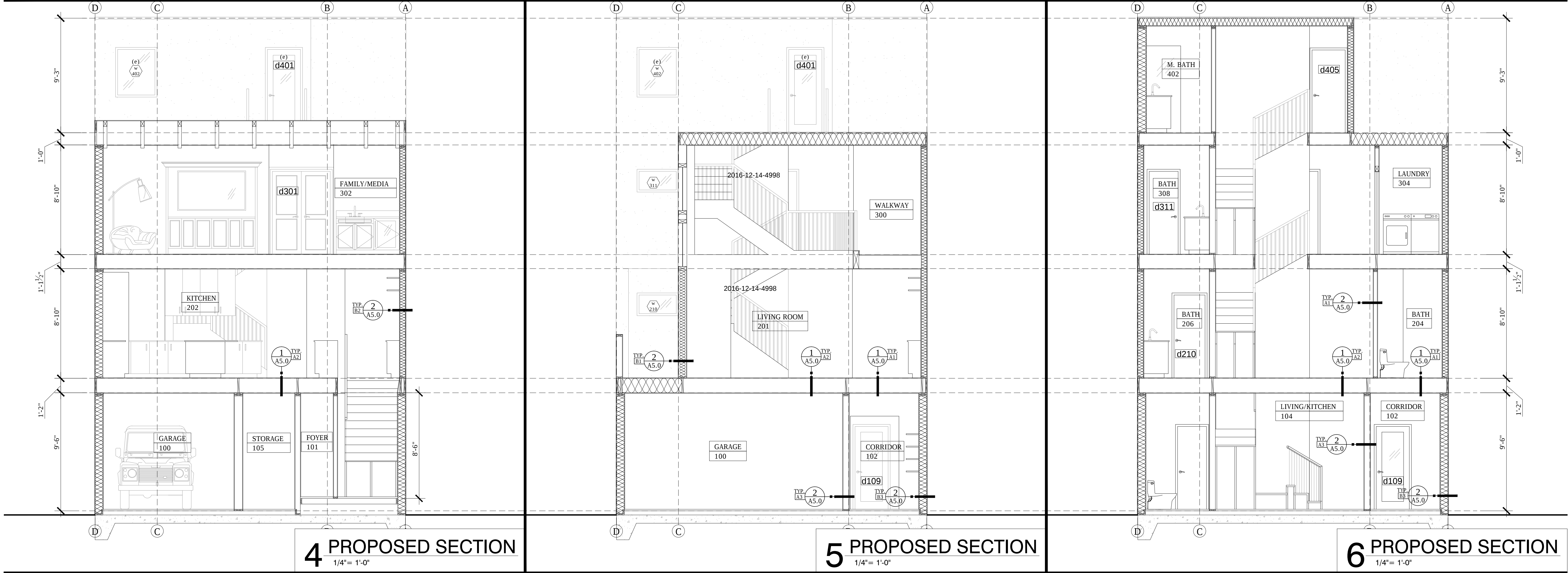
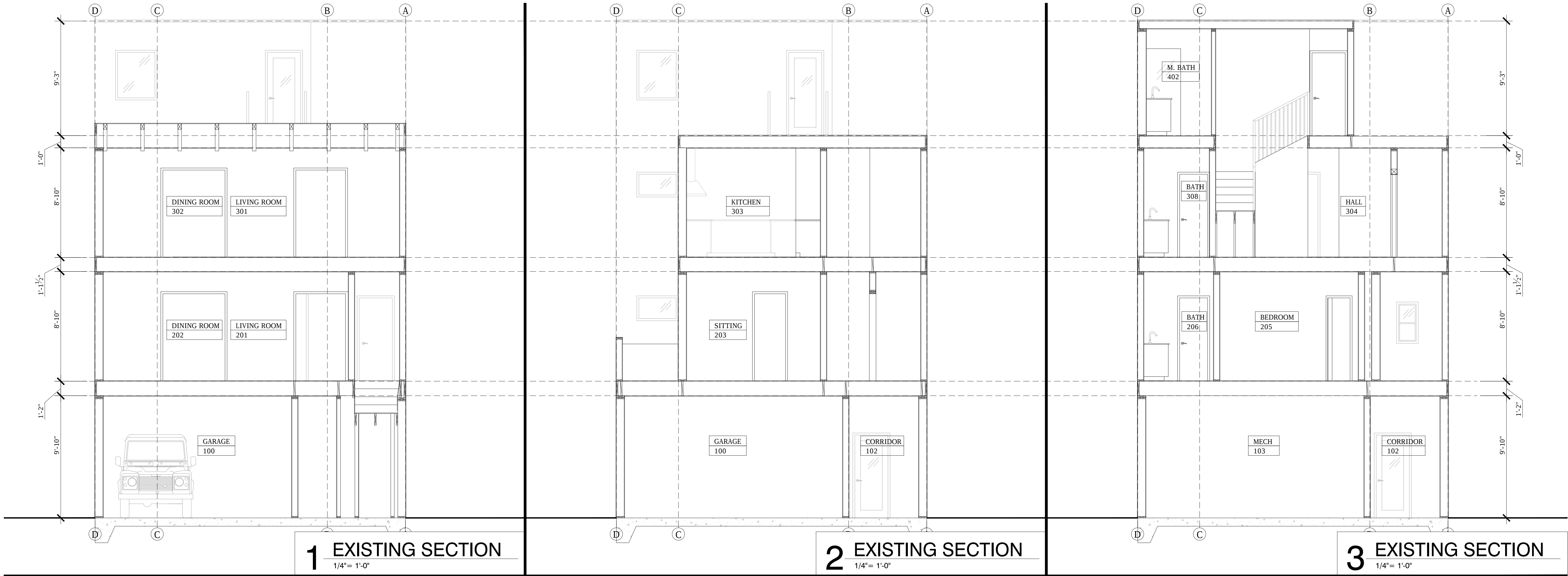
Existing
South
Elevation

A2.4

Proposed
South
Elevation

A2.5





3437/3439 FILLMORE ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:	
DATE:	09.21.16
DRAWN:	JM
SCALE:	
Sections	