

## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

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AND SRI LANKA

April 7, 2022

Commissioner Richard Swig,  
President, Board of Appeals  
49 South Van Ness Avenue, Suite 1475  
San Francisco, CA 94103

Subject: Appeal of 436 Eureka Street Issued Site Permit (Appeal #22-013)

Dear Commissioner Swig:

Our office represents Steven and Courtney Martisauskas (herein "Steven" or collectively "Martisauskas"), who are the owners of the single-family home located at 436 Eureka Street (herein "Building" or "Project Site"). The Martisauskas propose to renovate, and vertically and horizontally expand their Building ("Project"). See **Exhibit 1** for the existing and approved site plans, floor plans, elevations, sections and photographs of Project Site and vicinity. On March 24, 2022, Suzy Chen, owner of the adjacent property at 430-432 Eureka Street (herein "Appellant"), filed an appeal of the issued site permit with the Board of Appeals (herein "Board"). The Martisauskas have modified the plans to address the Appellants' late objection to the issued Permit. For the reasons discussed below, this Board should deny this appeal and affirm the issued permit with the **third level** modifications to the approved plans proposed by Martisauskas.

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**MARTISAUSKAS - PERMITEE**

The Martisauskas purchased their home at 436 Eureka Street in March 2017 and began to plan how to renovate the Building in July 2017 to meet the needs of their growing family. Courtney was 7 months pregnant when the neighborhood pre-application meeting was held in September 2018. The Martisauskas welcomed their daughter, Macy, in November 2018 and are expecting their second child this October. Steven is a consumer electronics hardware developer who has to spend much of his time working with design development teams in both Asia and in Europe. The time zone differences mandate a home office where he can teleconference without interruption at any hour of the day.

Courtney's parents are 70 and 79 and Steven's parents are 74 and 79 years old. Steven's father has mobility issues and walks with a cane. Steven's parents are expected to live with the Martisauskas for long periods of time after completion of the Project. Currently, the Martisauskas rent an AirBnB six (6) doors from their home when they visit. The Project is designed to meet the family's growing needs by adding a fourth bedroom for when the Martisauskas parents can no longer live without assistance. Steven's home office would serve as a fifth bedroom when both their parents visit at the same time. The approved plans will meet Martisauskas' family needs by providing space for their children, aging parents, and a necessary home office for Steven

**PROJECT SITE AND PROJECT VICINITY**

The 25' x 134'-3" rectangular Project Site is an up sloping lot in a RH-2 zoning district on Eureka Street between 21st and 22nd Streets. The Project Site is improved with a 37'-11" high,

2,562 square foot single-family home with a 13'-11" front setback. The Building is three-story over a one-car basement garage with no interior connection to the upper levels.

The first and second levels of the Building are 46'-3" deep and 32'-1" deep at the third floor. The second level is setback in the rear 12' adjacent to the 444 Eureka property. The Building has no side setback along the common property line with the Appellant's building. Since the Building's rear facade aligns with the 444 Eureka rear facade, the third level has no side setback from either adjacent building. The Building's first level ceilings are all 7' or lower and do not comply with the current San Francisco Housing Code Sections 503 and 504 requiring a minimum 7'-6" ceiling height for habitable space. See Exhibit I, Sheet A-1.20 for first level plan.

Appellant's three-story building is 60'-6" deep at all levels, which is 14'-3" longer than Martisauskas' Building and is approximately the same height. The adjacent three-story building at 444 Eureka is 45'-11" deep with no front setback. The surrounding buildings in the immediate neighborhood range from two to four stories in height, with various roof forms and no consistent architectural vocabularies. For photographs of the Project vicinity, see Exhibit I, Sheets T-1.00, A-0.1 and A-0.2.

### **APPROVED PROJECT BEFORE THE BOARD**

The Project approved by the Department involves the renovation and rear extension of all three levels of the Building. The depth of Project's first level rear addition will be 10'-10" increasing the depth from 46'-3" to 57'-1" which is 3'-5" shorter than the Appellant's building without considering the additional depth of the Bay windows facing the rear yard.

Adjacent to 444 Eureka Building, the Project will have a rear 5' side setback at the first level and rear 7'-2" side setback at the second and third level, adjacent to the 444 Eureka property.<sup>1</sup> The basement garage will be expanded for two tandem parking spaces, a laundry room and a staircase connecting the garage to the upper residential floors. The ceiling height of the first level will be increased to meet the Housing Code requirements by excavation of the garage level.

When completed, the first level will have a recessed entrance entry, one bedroom, a home office/guest bedroom, a shared bath, and the family room. The second level will contain a living room, dining room, kitchen, a half-bath, staircase and the third level will have an ensuite master bedroom and two bedrooms for the children with a shared bath.

### PROJECT DESIGN EVOLUTIONS

Unlike many project sponsors who started with a proposed project design that maximizes the allowable building envelope, Martisauskas instructed their architect to take into consideration the effect of their Project on the adjacent neighbors. The original Project proposed by the Martisauskas for presentation at the September 2018 neighborhood meeting would extend the rear of the building by 10'-10" at the first level and 6'-4" at the second and third level adjacent to Appellant's building. This earlier proposed Project would extend 9'-6" at the rear adjacent to the 444 Eureka Building. The Project includes a 3' side setback at the third level from the Appellant's building. The first level will have a 5' side setback and 7'-2" side setback at the

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<sup>1</sup> The third level will cantilever over the second level so that the dining room property wall will be 12" from the 444 Eureka side property line to avoid a three story high massing adjacent to the 444 Eureka rear yard. See Exhibit 1, Sheet A-3.00.

second and third levels adjacent to the 444 Eureka property. Copies of the September 2018 plans are attached hereto as **Exhibit 2**. See Sheets A-1.20 to A-1.40.

After reviewing the September 3, 2018 Project plans, the Department suggested that the Project plans be revised to decrease the depth of the rear extensions on the second and third levels adjacent to 444 Eureka Street. The Project architect responded by reducing the depth extension from 9'-6" to 6'-2", which was accepted by the Department. These plans were included in the Section 311 notification mailed to all the neighbors on the mailing list by the Department including the Appellant, her parents and her tenant. With no objection to the Project from the public, the Department approved the Site Permit plans and sent them to DBI for further review, processing and permit issuance.

To address Appellant's late objections, additional modifications adjacent to Appellant's light well have been made which will be discussed fully in the "Response to Issues" section below. See **Exhibit 3** for a comparison table of the massing of the existing building, the September 2018 proposed project, the Approved Project and the proposed Modified Approved Project that is before this Board.

#### **ISSUES RAISED BY APPELLANT**

The DR Requestor raised the following issues:

- A. *No section 311 notification of the project was provided to neighbors.*
- B. *The project plans omit the six bedroom windows facing Appellant's light well.*
- C. *The rear addition of the Building was constructed without a permit.*
- D. *The project design does not comply with the Residential Design Guidelines.*
- E. *Compromise solution.*

**RESPONSE TO ISSUES RAISED**

**A. *Section 311 Notification Of The Project Was Sent To Appellant by The Department.***

The Appellant asserts that the Department failed to provide her the Section 311 notification of the Project thereby depriving her of her right to request a discretionary review before the Planning Commission. The Planning Department is responsible for mailing the Section 311 Notification to the neighbors. The Martisauskas posted the Section 311 notice as required on the garage door of their Building. Steven executed and returned the Declaration of Posting under the penalty of perjury as required by the Department, a copy of which is attached hereto as **Exhibit 4**.

Moreover, Courtney sent Appellant an e-mail on August 20, 2018 notifying her of Martisauskas' intention to renovate their home and that she would receive more details in the mail the next week, a copy of this email is attached hereto as **Exhibit 5**. On August 20, 2018, Martisauskas' architect mailed notices to neighbors inviting them to a neighborhood pre-Application meeting. The mailing list clearly included Appellant's name, her parents' names and the occupant who was the tenant. A copy of the Affidavit of Conducting a Pre-Application meeting and other required documents submitted with the Building Permit Application is attached hereto with **Exhibit 6**.

**B. *Omission of the Two Windows Facing the Light Well is a Harmless Error Because the Board's Review of the Issued Site Permit Plans Will Be a De Novo Review.***

Appellant contends that the failure to show two of the six windows facing Appellant's light well on the submitted Project's site permit plans impaired the Department's ability to evaluate the impact from the Project on those windows. This Board will review the decision of

the Department de novo with modified plans showing the omitted windows. As will be discussed below, Nick Thomas, Martisauskas new project architect, has prepared modified third level plans that would increase the width of the side setback adjacent to Appellant's light well by 1 foot for this Board's review and consideration prior to making its informed decision on this appeal.

**C. *Martisauskas Purchased the Building with the Rear Addition.***

The Appellant asserts that the rear two-story building to the existing Building was constructed without a permit. Martisauskas purchased the Building in July 2017 in its current configuration. The Project will require substantial renovation to increase the ceiling height of the first floor, removal of the existing rear exterior walls, all interior walls and finishes, repair and correct structural, plumbing, and any electrical defects. Thus, the work required for the Project will render this assertion moot.

**D. *The Project Design Does Comply with the Residential Design Guidelines.***

The Appellant contends that the Project fails to comply with the Residential Design Guidelines related to minimizing impact on light and privacy and overall neighborhood context. In this case, the Appellant is objecting only to the potential impact of the Project on light and air access to her six windows that face the light well.

The Residential Design Guidelines review process begins when the plans are first evaluated by the planner assigned to the project, then by the Residential Design Team ("RDT") after which the Department provides written comments regarding the project design. During the pandemic, the process for this Project was changed to a Live Bluebeam Session where comments were handled through cloud-based PDF markups rather than a formal Notice of Incomplete



Application. The Planning Department oversees this Live Bluebeam Session where all comments can be seen. The comments came from not only the Planning Department, but other City Departments with jurisdiction over the permit application including but not limited to the Fire Department.

Page 15 of the Residential Design Guidelines states:

"Side spacing is the distance between adjacent buildings. In many cases, only a portion of buildings is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing".

In this case, Appellant's 60'-6" deep, three-story building intrudes into the mid-block open space. Side spacing is the distance between adjacent buildings. There is no side setback between buildings on the Project Block. Except for Appellant and Martisauskas buildings and two others on the block that have front setbacks, the remainder of the buildings on the block face are built to the front property line. A copy of the Sanborn Map and an aerial view of the Project block is attached hereto as Exhibit 7.

Appellant's three-story building limits the light and air access to her light well windows. See the photographs attached to the Appellant's declaration, submitted with her brief to this Board. Two of the six windows on the angled wall of her light well face the three-story portion of the Project Building, while two other windows will face the 3' third floor side setback. None of Appellant's light well windows receive direct sunlight in the morning because her building blocks the morning sun. When the sun is directly over the building, there will be no change to the amount of sunlight that the light well will receive. During late afternoon, there will be some

impacts on the sun light access, but Appellant acknowledged that Project's impact would be minimal when she met with Steven and Nick Thomas on March 2, 2022, which be more fully discussed in the next section.

The Department considered the spatial relationship of the Project with the two adjacent buildings, and considered the existing pattern of all three buildings when it evaluated the Project design. The Department determined that a 9'-6" rear addition would affect 444 Eureka building and that it should be reduced to 6'-2" in order to meet Residential Design Guidelines. The Department's evaluation of the 3' side setback adjacent to Appellant's light well at the Building's third level met the intent of the Residential Design Guidelines, and that it would minimize any impact on the light and air access to Appellant's light well windows.

The 444 Eureka building is substantially lower than the Project Site as the 444 Eureka building is downhill from the Project Site. The photograph of these three buildings on Sheet T-1.00 of the Exhibit 1 shows the second level of the 444 Eureka building is similar in elevation as the Building's first level making the rear yard of 444 Eureka approximately 10' lower. When the Department reviewed the proposed massing of the Project, it took into consideration the existing and proposed spatial relationship of the 436 and the 444 Eureka buildings. Therefore, the Department balanced the physical environment of these three adjacent buildings when it approved a 3' side setback for Appellant's property and a 7'-2" side setback as well as a shorter rear addition adjacent to the 444 Eureka property.

As reflected in the Department's evaluation of the Project design, the Department acknowledges San Francisco's urban setting where buildings are often constructed next to each other without side yards or like-kind light wells for buildings constructed at different times.

Appellant is asking this Board to increase side setback an additional 2' next to her building and decrease the side setback 2' from that for the 444 Eureka building so that she can have what she desires without any regard of the impact of her demand on the 444 Eureka building and its occupants. In essence, she considers her judgment on the application of the Residential Design Guidelines to be superior to those of the Department's staff planner and the RDT. The Board should support the Department's judgment and evaluation of the Project's massing and disregard this selfish suggested revision by Appellant.

***E. Proposed Compromise Offered to Appellant in March.***

The Appellant contacted Martisauskas on February 25, 2022 and met on February 27, 2022 objecting to the 3' wide setback next to her light well. Steven and his architect met with the Appellant on March 2, 2022 to discuss light and air concerns to her light well windows. Appellant informed Martisauskas that she needed to consult an architect to discuss the modifications to the approved design. Appellant informed Martisauskas and his architect, Nick Thomas, that she would provide comments quickly after she consulted with her architect but did not respond until 9 days later on March 11. On March 16, 2022, Martisauskas e-mailed the Appellant with a compromise offer that would increase the third level side setback from 3' to 4' and agreed to remove the second and third level roof parapets as requested by Appellant. The March 11 and March 16 e-mails are attached hereto as **Exhibit 8**.

Nick Thomas contacted the Appellant's architect to discuss the compromise offer and provided him with graphics of the offer. Appellant's architect never responded to Nick Thomas or Martisauskas with a counteroffer until receipt of the Appellant's brief filed with this Board on March 24 at 4:25 p.m. The modified floor plans and sections before this Board showing the 4'

side setback, removal of the 30" parapets adjacent to Appellant's light well, and a modified slate roof over the staircase landing are attached hereto as **Exhibit 9**.

Our office forwarded the above offer to Appellant's attorney explaining that the compromise offer to increase width of the side setback to Appellant's light well by 1' will reduce the master bedroom width from 14' to 13'. We further informed opposing counsel that the purpose of our request for a continuance was to facilitate discussion of alternative modifications to address Appellant's concerns. The Department's design team approved the 7'-2" side set back and requested a reduction of the length or the addition adjacent to 444 Eureka Street. To accommodate Appellant's request to move the second and third levels away from her property would reduce the side setback from the 444 Eureka property, and will be contrary to the Department's design review evaluation to minimize the massing of the Project next to 444 Eureka. Finally, Martisauskas requested that the Appellant agree to a one-week continuance that was rejected by the Appellant via her attorney's e-mail on April 1, 2022 at 5:02 p.m.

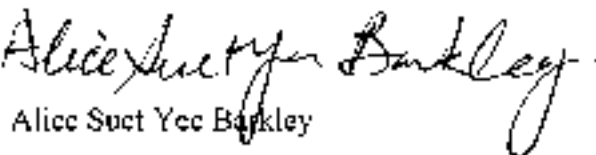
With a new member joining the family in October 2022, and their aging parents staying for long periods of time after completion of the renovation, the Martisauskas have decided not to proceed with expansion of the basement garage in order to shorten the duration of renovation construction. The modified plans in Exhibit 9 eliminate the expansion of the basement garage and incorporate the modified side setback adjacent to Appellant's light well as described above to address the Appellant's concerns. We urge this Board to accept the proposed modifications.

**CONCLUSION**

The Appeal before this Board is without merit. The Appellant did not attend the pre-application neighborhood meeting and claimed that she never received the 311 Notification. This claim was not supported by evidence, as any undelivered notice would be returned to the Department by USPS. Appellant never responded to Martisauskas compromise offer but chose to move forward with the appeal of the issued permit for the Project because Martisauskas did not comply with all of her demands. Not meeting all of an Appellants demanded design revisions is not a reason for this Board to grant the appeal. We urge this Board to affirm the issued permit and the modifications to the approved plans offered by the Appellant.

Very Truly yours,

Duane Morris

  
Alice Suet Yee Barkley

Exhibits

cc: Commissioner Ann Lazarus  
Commissioner Darryl Honda  
Commissioner Tina Chang  
Commissioner Jose Lopez  
Corey Teague, Zoning Administrator  
Tina Tam, Assistant Zoning Administrator  
Jeffrey Horn, Project Planner  
Ryan Patterson  
Julie Rosenberg, Board of Appeals Executive Director  
Alec Longaway, Board of Appeals Legal Assistant  
Steven and Courtney Martisauskas  
Nick Thomas  
William Fleishhacker

**TABLE OF EXHIBITS**

- Exhibit 1 The Existing and Approved Site Plan, Floor Plans, Elevations, Sections and Photographs of Site and Site vicinity
- Exhibit 2 September 3, 2018 pre-application neighborhood meeting plans
- Exhibit 3 Comparison table of the massing of the existing building, the September 2018 proposed project, the Approve Project and the modified approved project
- Exhibit 4 Declaration of Posting
- Exhibit 5 E-mail dated August 20, 2018 from Courtney Martisauskas to Appellant
- Exhibit 6 Pre-application packet filed with the Building Permit Application
- Exhibit 7 Sanborn map and aerial view photograph of the Project block
- Exhibit 8 March 11 and March 16 e-mails between Appellant and Martisauskas
- Exhibit 9 Proposed plans with modified side setback and roof above the staircase landing to address the appellant's concerns as well as elimination of the basement garage expansion

# EXHIBIT 1



















ISSUANCE LOG

#	DATE	DESCRIPTION
01	09/03/18	PRE APP MEETING
01	01/08/20	REVISION 01
02	03/15/21	REVISION 02

PROJECT:  
436 EUREKA STREET  
SAN FRANCISCO, CA  
94114  
APN: 2767 / 002A

SHEET:  
ROOF PLANS EXISTING & PROPOSED

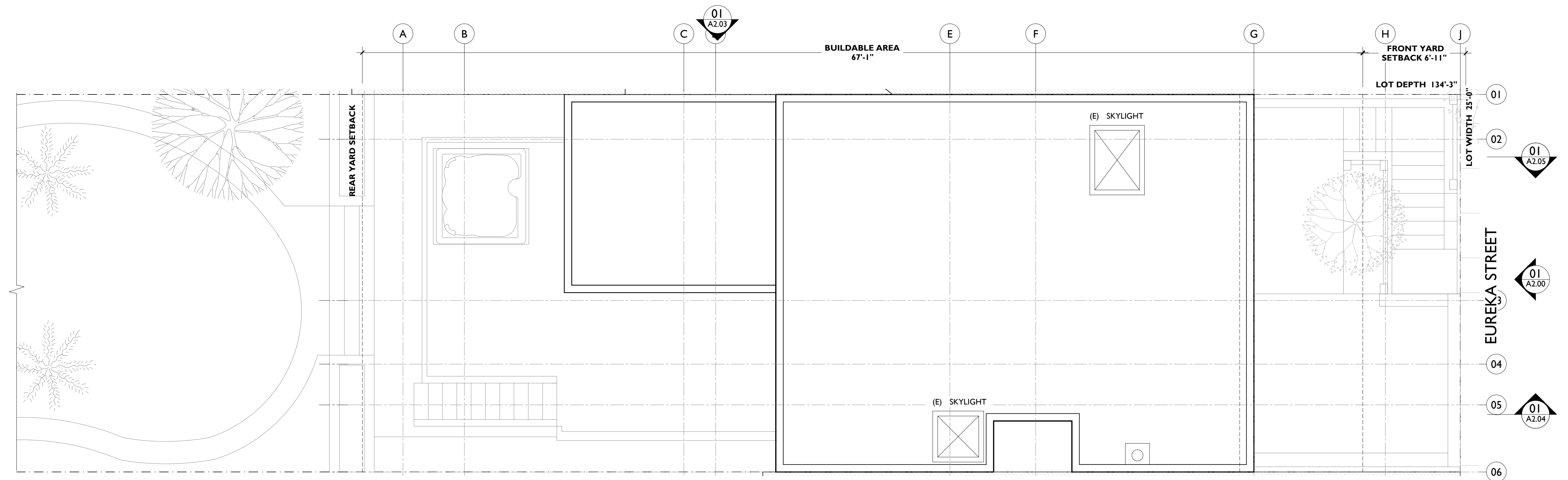
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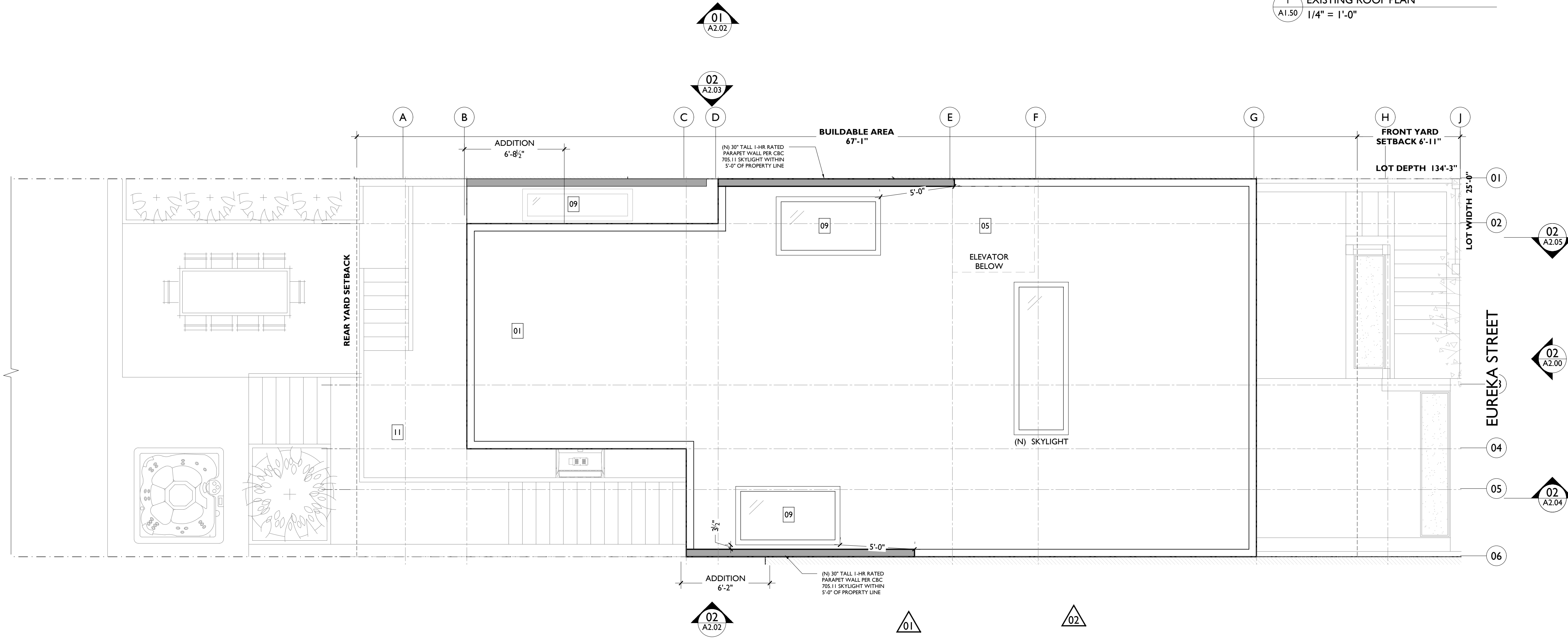
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KEYNOTE LEGEND

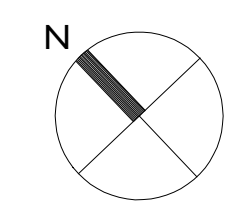
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- 02 (N) LEVEL 1 CEILING HEIGHT
- 03 (N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
- 04 (N) INTERIOR STAIR TO CONNECT ALL LEVELS
- 05 (N) ELEVATOR TO CONNECT ALL LEVELS
- 06 (N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
- 07 (N) BEDROOMS & BATHROOMS PER PLANS
- 08 (N) KITCHEN LOCATION PER PLANS
- 09 (N) SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
- 10 (N) FIXTURES & FINISHES THROUGHOUT
- 11 (N) DECK & EXTERIOR STAIRS AT REAR BELOW



1 EXISTING ROOF PLAN  
A1.50 1/4" = 1'-0"



2 PROPOSED ROOF PLAN  
A1.50 1/4" = 1'-0"



USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL JOB FOR WHICH THEY WERE PREPARED AND NO REUSE, REPRODUCTION OR REPLICATION IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL BE PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL BE PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL BE PROHIBITED.



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01	09/03/18	PRE APP MEETING
01	01/08/20	REVISION 01

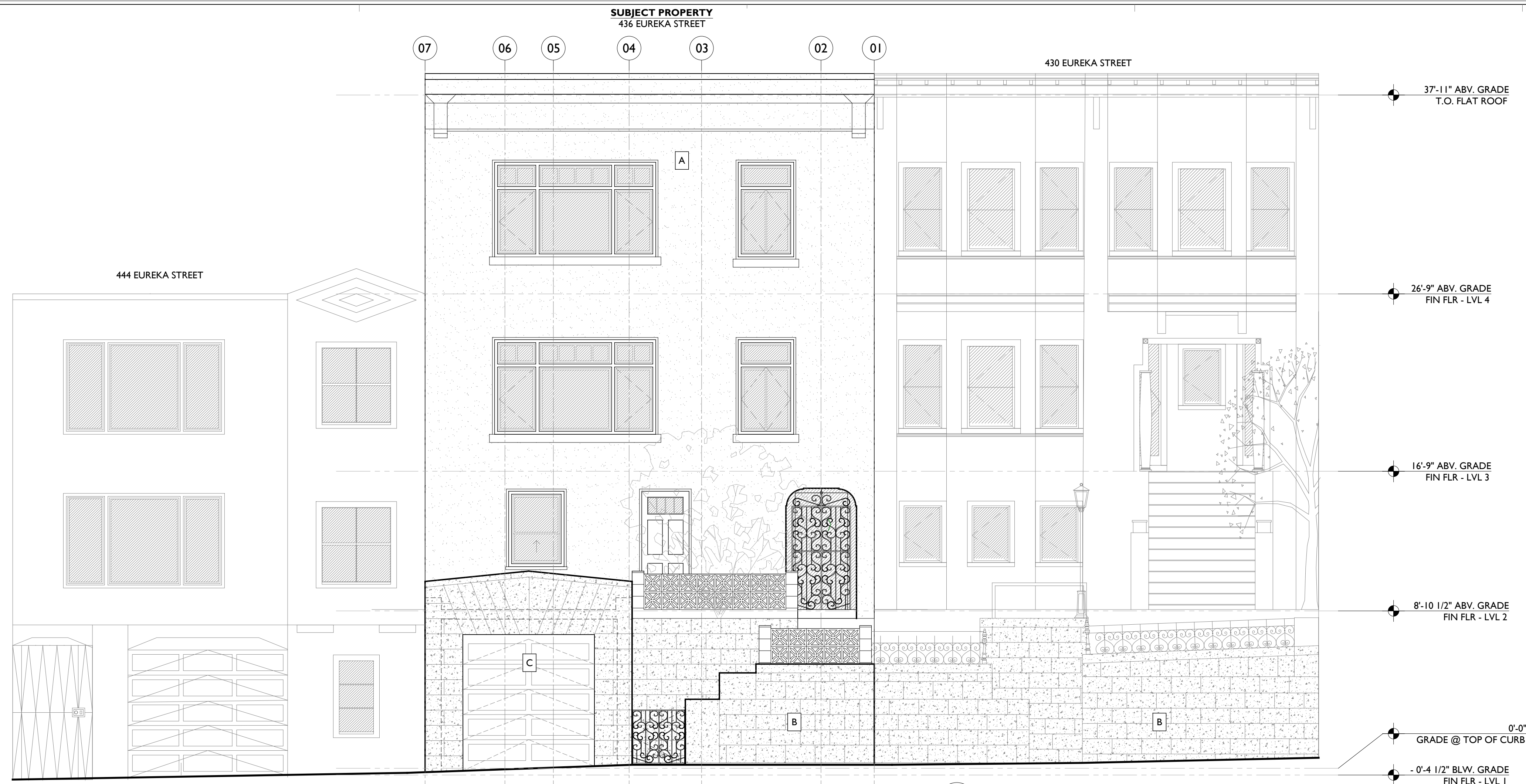
PROJECT:  
436 EUREKA STREET  
SAN FRANCISCO, CA  
94114  
APN: 2767 / 002A

SHEET:  
EXTERIOR ELEVATIONS  
EXISTING & PROPOSED

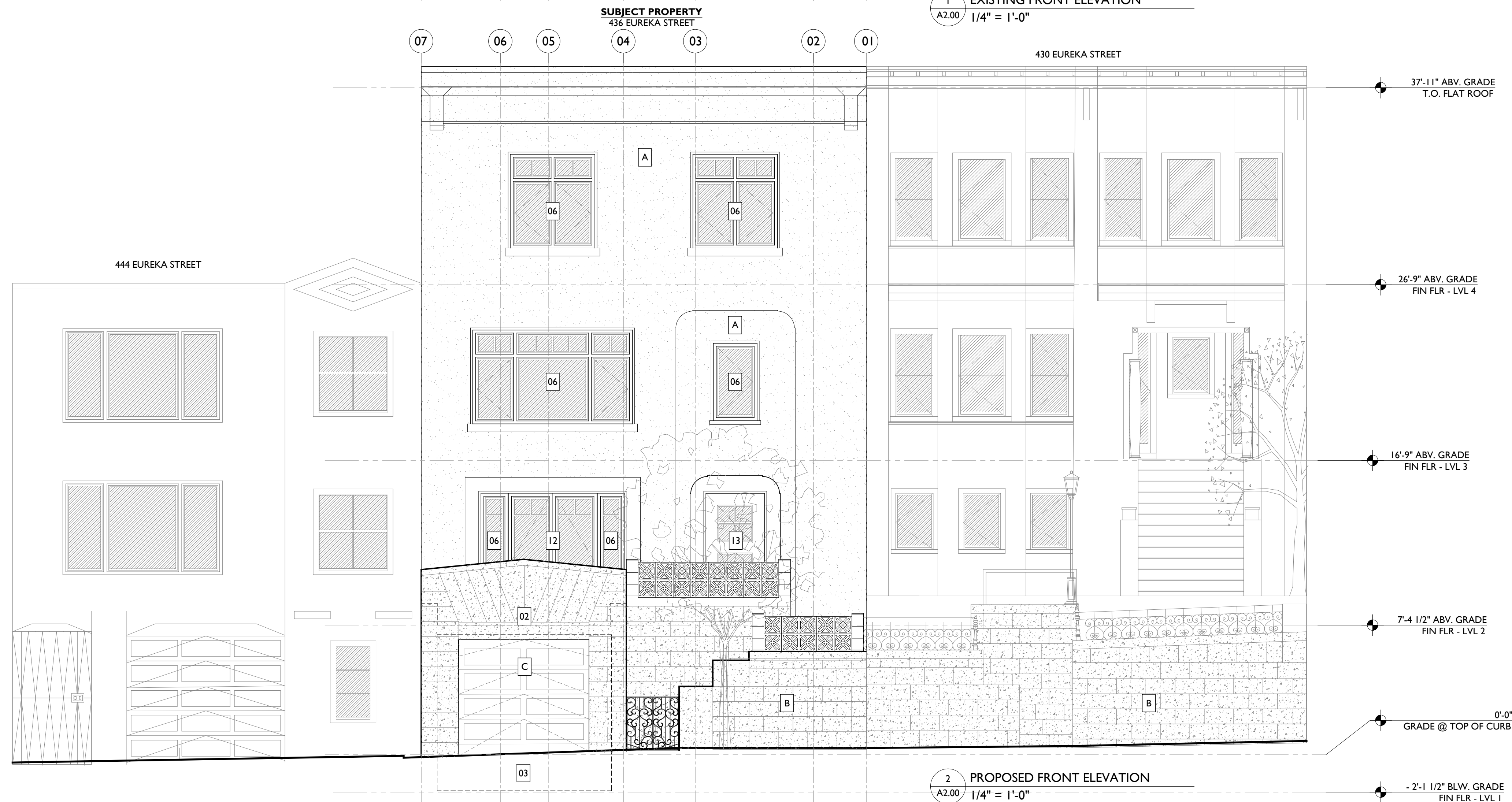
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SHEET NO:

**A-2.00**



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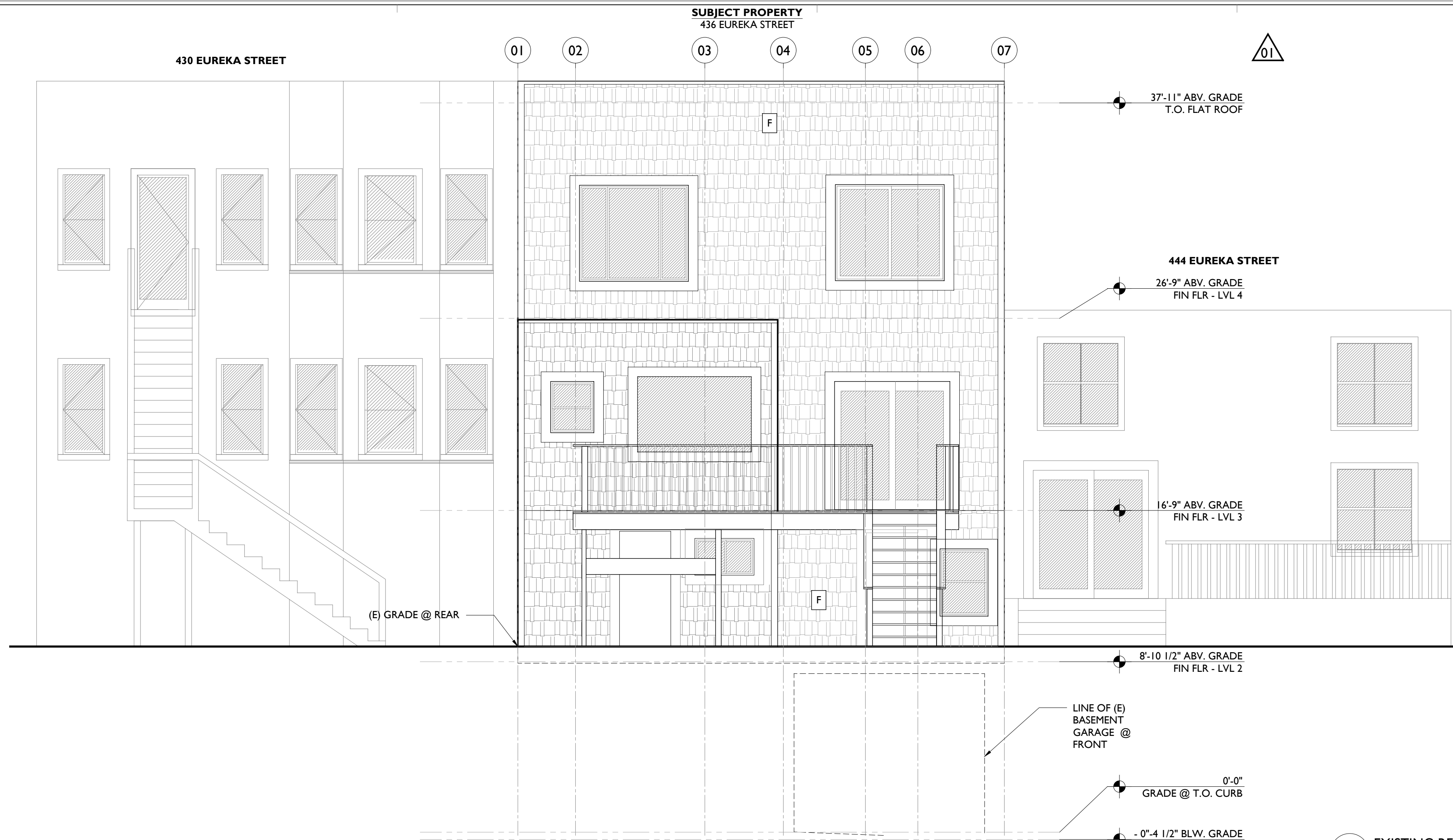


2 PROPOSED FRONT ELEVATION  
A2.00 1/4" = 1'-0"

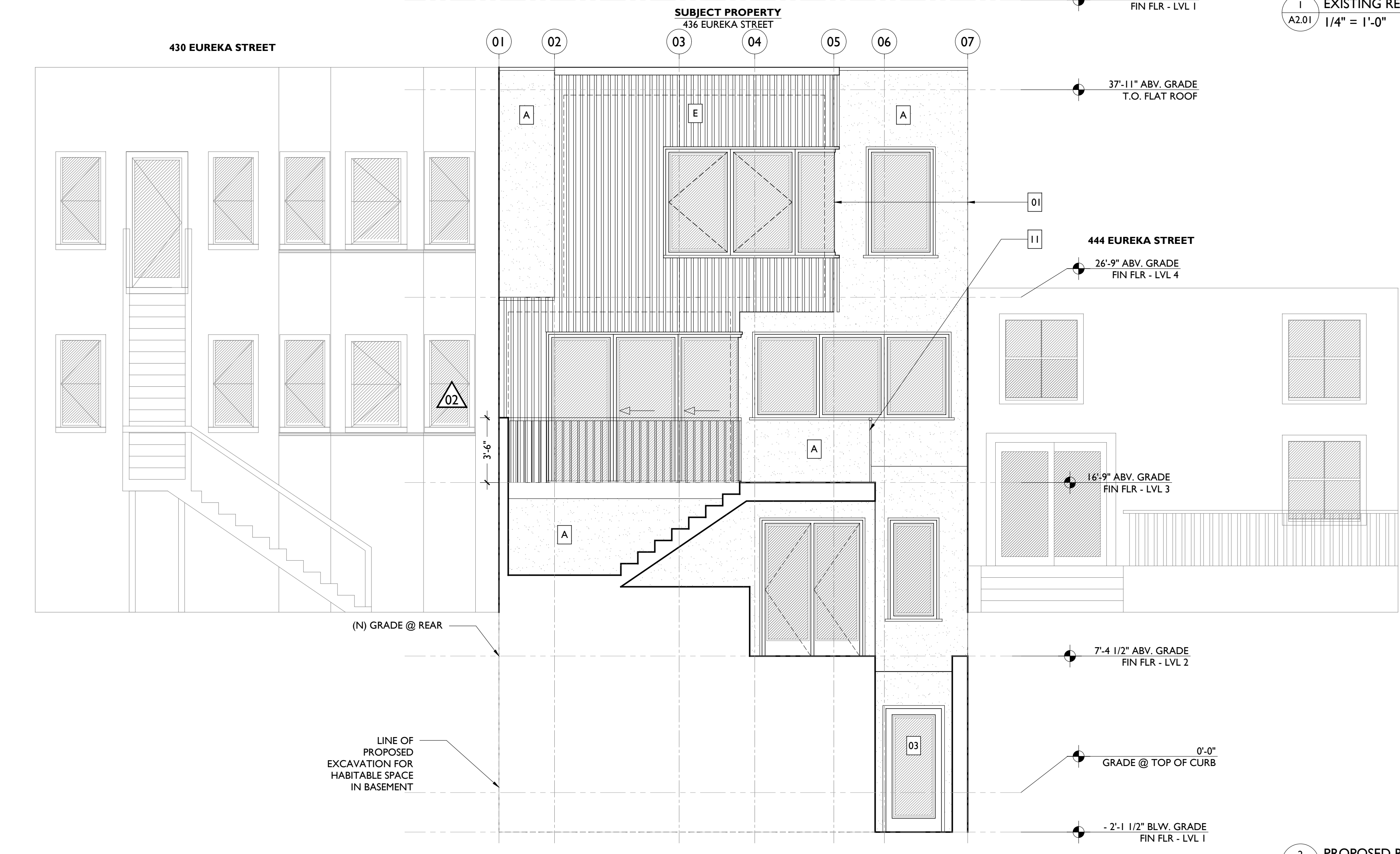
- KEYNOTE LEGEND**
- 01 (N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
  - 02 (N) LEVEL 1 CEILING HEIGHT
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  - 06 (N) WOOD CLAD WINDOWS & FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
  - 07 (N) BEDROOMS & BATHROOMS PER PLANS
  - 08 (N) KITCHEN LOCATION PER PLANS
  - 09 (N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
  - 10 (N) FIXTURES & FINISHES THROUGHOUT
  - 11 (N) DECK & EXTERIOR STAIRS AT REAR
  - 12 (N) WOOD CLAD FRENCH DOORS
  - 13 (N) WOOD DOOR WITH GLASS PANELS

- MATERIALS LEGEND**
- A STUCCO
  - B PAINTED TEXTURED CONCRETE
  - C PAINTED WOOD
  - D PAINTED WOOD SIDING
  - E PAINTED WOOD BOARD & BATTEN
  - F PAINTED WOOD SHINGLES

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REPRODUCTION OR REVISION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT THROUGH THE ORIGINAL SET OF PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



1 EXISTING REAR ELEVATION  
A2.01 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION  
A2.01 1/4" = 1'-0"

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  - B PAINTED TEXTURED CONCRETE
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  - E PAINTED WOOD BOARD & BATTEN
  - F PAINTED WOOD SHINGLES

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APN: 2767 / 002A

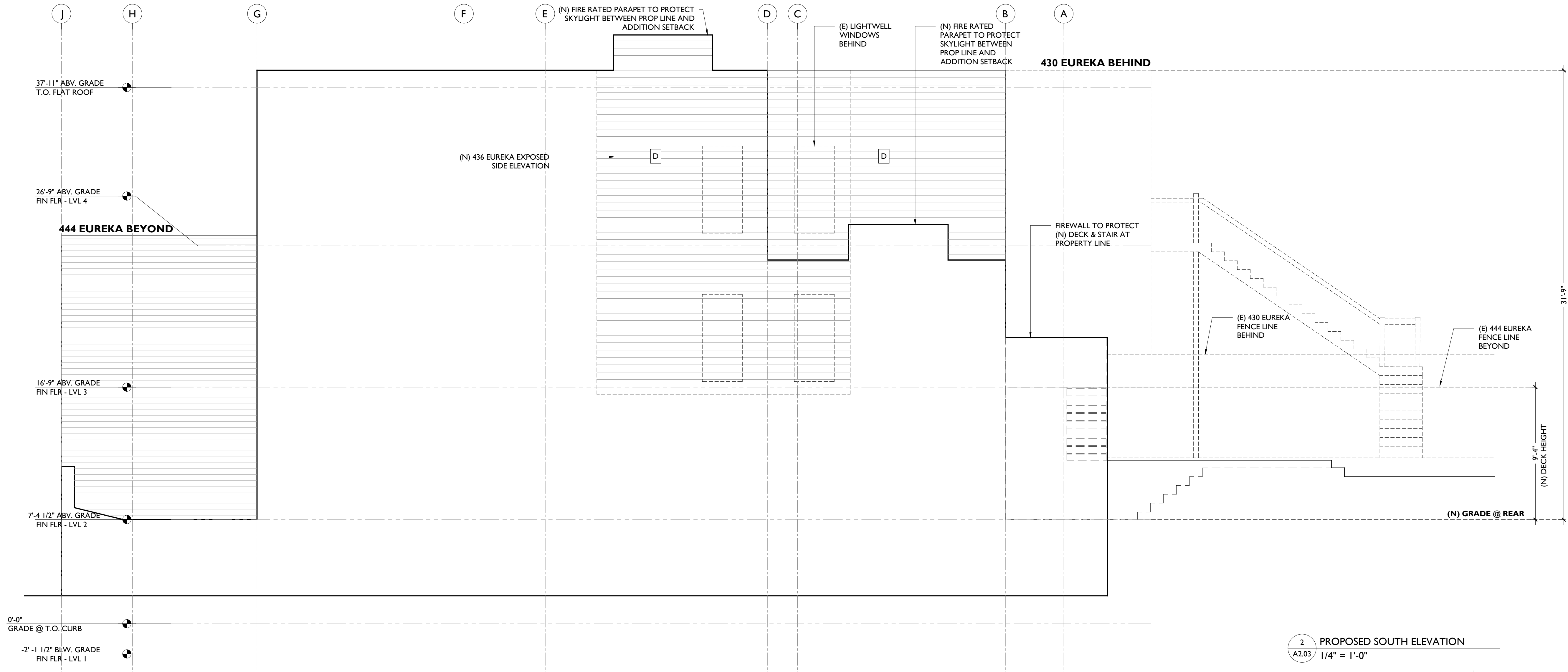
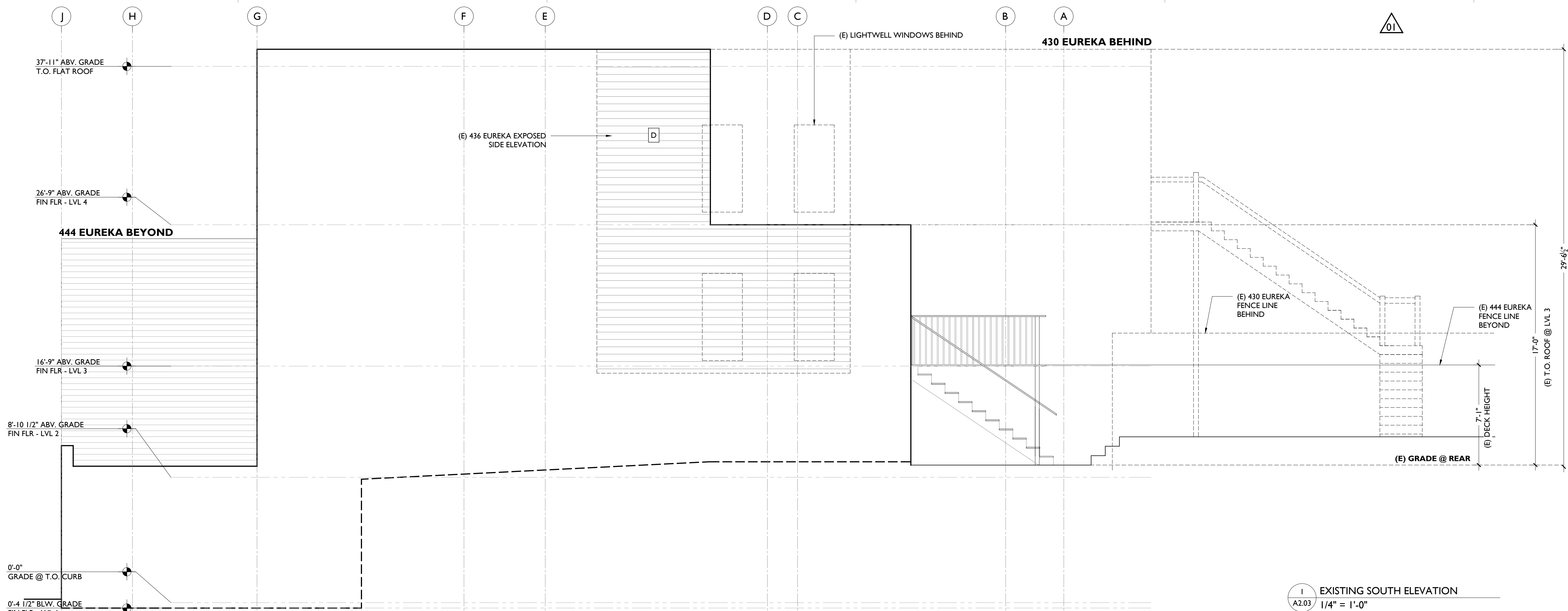
SHEET:  
EXTERIOR ELEVATIONS  
EXISTING & PROPOSED

SCALE:  
AS NOTED @ 24x36

SHEET NO:

MATERIALS LEGEND

A	STUCCO
B	PAINTED TEXTURED CONCRETE
C	PAINTED WOOD
D	PAINTED WOOD SIDING
E	PAINTED WOOD BOARD & BATTEN
E	PAINTED WOOD SHINGLES



USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND NO REPRODUCTION OR REUSE OF ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS BEHINDS WITH THE ARCHITECT WITHOUT PREVIOUS WRITTEN CONSENT IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS BEHINDS WITH THE ARCHITECT WITHOUT PREVIOUS WRITTEN CONSENT IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS BEHINDS WITH THE ARCHITECT WITHOUT PREVIOUS WRITTEN CONSENT IS PROHIBITED.

ISSUANCE LOG

#	DATE	DESCRIPTION
01	09/03/18	PRE APP MEETING
01	01/08/20	REVISION 01
02	03/15/21	REVISION 02

PROJECT:  
436 EUREKA STREET  
SAN FRANCISCO, CA  
94114  
APN: 2767 / 002A

SHEET:  
SECTIONS EXISTING & PROPOSED

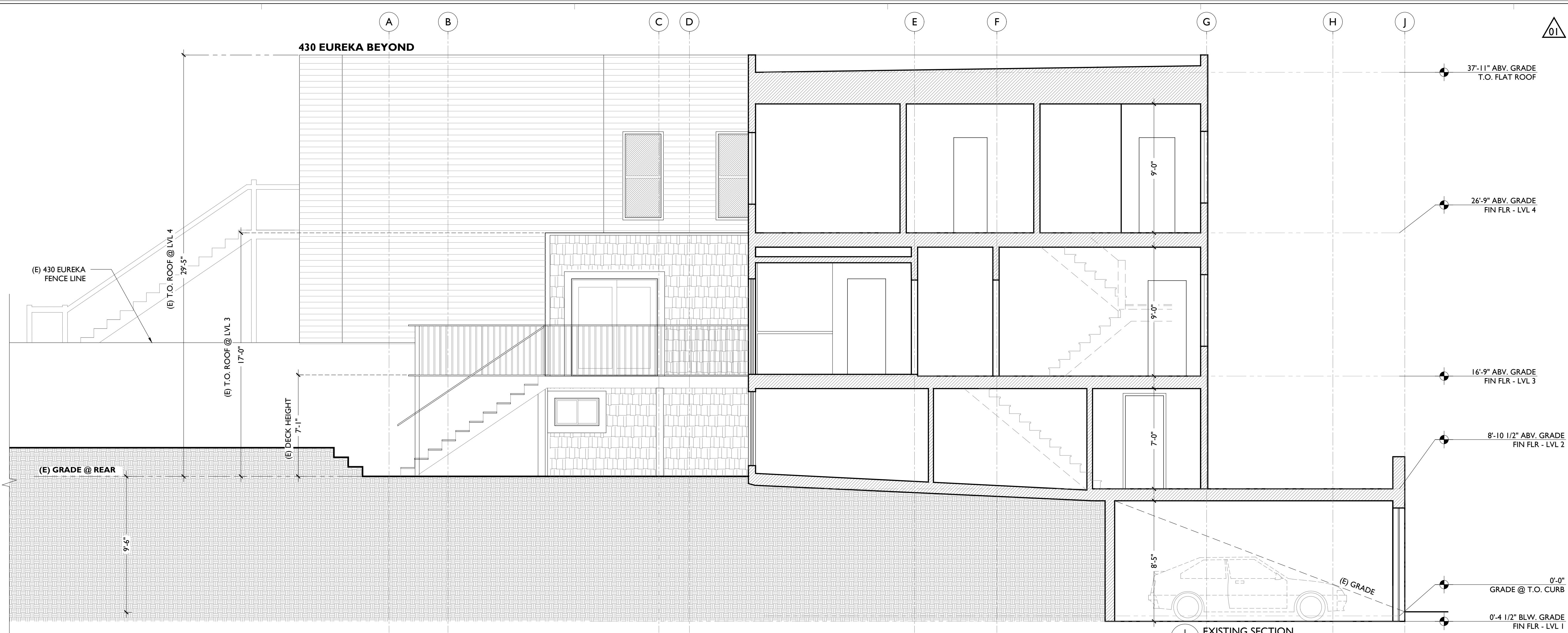
SCALE:  
AS NOTED @ 24x36

SHEET NO:

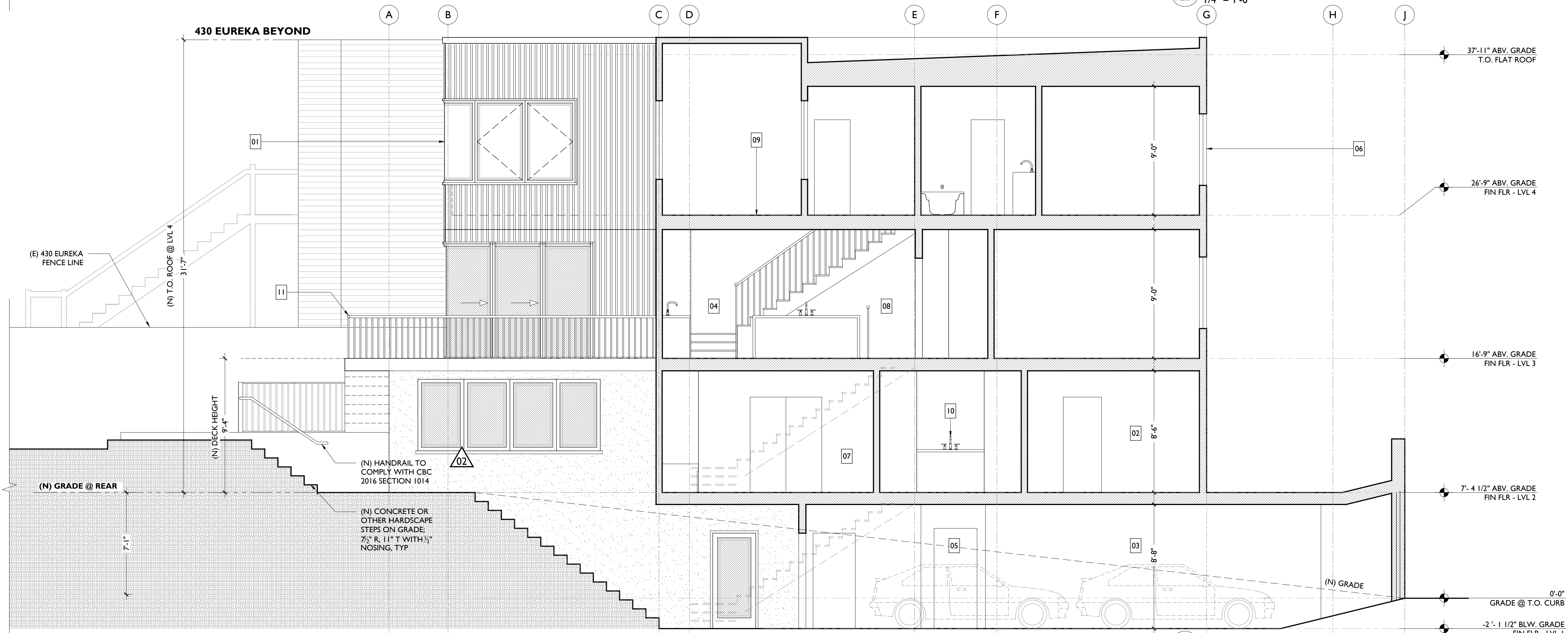
**A-2.04**

**KEYNOTE LEGEND**

- 01 (N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
- 02 (N) LEVEL 1 CEILING HEIGHT
- 03 (N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
- 04 (N) INTERIOR STAIR TO CONNECT ALL LEVELS
- 05 (N) ELEVATOR TO CONNECT ALL LEVELS
- 06 (N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
- 07 (N) BEDROOMS & BATHROOMS PER PLANS
- 08 (N) KITCHEN LOCATION PER PLANS
- 09 (N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
- 10 (N) FIXTURES & FINISHES THROUGHOUT
- 11 (N) DECK & EXTERIOR STAIRS AT REAR



1 EXISTING SECTION  
A2.04 1/4" = 1'-0"



2 PROPOSED SECTION  
A2.04 1/4" = 1'-0"

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.





# EXHIBIT 2



### PLAN SYMBOL LEGEND

	DOOR TAG		SECTION TAG
	WINDOW TAG		EXTERIOR ELEVATION TAG
	REVISION TAG		INTERIOR ELEVATION TAG
	DETAIL TAG		KEYNOTE TAG
	ENLARGED PLAN TAG		

### ABBREVIATIONS

L	ANGLE	MFR	MANUFACTURER
@	AT	MIN	MINIMUM
C	CENTERLINE	MTL	METAL
Ø	DIAMETER	(N)	NEW
P	PROPERTY LINE	N.W.	NOT APPLICABLE
ABV	ABOVE	N.I.C	NOT IN CONTRACT
ADD'L	ADDITIONAL	NO	NUMBER
ADJ	ADJACENT	NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	OC	ON CENTER
ALLOW.	ALLOWABLE	OPG	OPENING
ALT	ALTERNATE	OPP	OPPOSITE
ALUM	ALUMINUM	PC	PIECE
AWN	AWNING	PERF	PERFORATED
BD	BOARD	PERP	PERPENDICULAR
BEL	BELOW	PL	PLATE
BFF	BELOW FINISH FLOOR	PLMG	PLUMBING
BLDG	BUILDING	PR	PAIR
BLKG	BLOCKING	P.T.	PRESSURE TREATED
BOT	BOTTOM	PTD	PAINTED
B.O.	BOTTOM OF	PWD	PLYWOOD
BTW	BETWEEN	R	RISER
CAB	CABINET	R.C.	REMOTE CONTROLLED
CLO	CLOSET	R&S	ROD & SHELF
CLG	CEILING	R.O.	ROUGH OPENING
COL	COLUMN	RAD	RADIUS
CONC	CONCRETE	REF	REFERENCE
CONT	CONTINUOUS	REFR	REFRIGERATOR
CLR	CLEAR	REM'D	REMOVED
CAS	CASEMENT	REQ'D	REQUIRED
CVR	COVER	RET'G	RETAINING
d	PENNY	S.A.D	SEE ARCHITECTURAL
D	DEEP	DRAWINGS	DRAWINGS
DBL	DOUBLE	SCH	SCHEDULE
DET	DETAIL	S.E.D	SEE ELECTRICAL
D.H.	DOUBLE HUNG	DRAWINGS	DRAWINGS
DIA	DIAMETER	SF	SQUARE FEET
DIAG	DIAGONAL	SHLV	SHELF
DIM	DIMENSION	SHR	SHOWER
DN	DOWN	SHT	SHEET
DS	DOWNSPOUT	SHT MTL	SHEET METAL
DW	DISHWASHER	SI	SQUARE INCHES
(E)	EXISTING	SIM	SIMILAR
ELEC	ELECTRICAL	S.L.D.	SEE LANDSCAPE
ELEV	ELEVATION	DRAWINGS	DRAWINGS
E.N.	EDGE NAIL	S.M.D.	SEE MECHANICAL
EQ	EQUAL	DRAWINGS	DRAWINGS
EQ X	EQUAL - MATCH DIMS WITH THE SAME LETTER	SQ	SQUARE
EQUIP	EQUIPMENT	STD	STAINLESS STEEL
E.S.	EACH SIDE	S.S.D.	SEE STRUCTURAL
EXT	EXTERIOR	DRAWINGS	DRAWINGS
FIN	FINISH	STD	STANDARD
FLR	FLOOR	S.W.	SHEAR WALL
FLR'G	FLOORING	T	TREAD
FNDN	FOUNDATION	T.B.	TOP & BOTTOM
FT	FEET	T&G	TONGUE & GROOVE
FTG	FOOTING	T.B.	TOWEL BAR
GAL	GALLON	T.O.	TOP OF
GALV	GALVANIZED	TOT	TOTAL
G.B.	GRAB BAR	T.P.	TOILET PAPER
GWB	GYPSPUM WALL BOARD	TYP	TYPICAL
GYP	GYPSPUM	UNFN	UNFINISHED
H	HIGH	UNFN	UNLESS OTHERWISE NOTED
H.B.	HOSE BIB	VERT	VERTICAL
HD	HOLDDOWN	VIF	VERIFY IN FIELD
HDWR	HARDWARE	W	WIDE
HORZ	HORIZONTAL	W	WITH
HR	HOUR	W/D	WASHER/DRYER
HT	HEIGHT	WD	WOOD
HW	HOT WATER	WH	WATER HEATER
IN	INCHES	W.O.	WHERE OCCURS
INCL	INCLUDING	WP	WATERPROOF
L	LONG	WWF	WELDED WIRE FABRIC
MAX	MAXIMUM		
MECH	MECHANICAL		



### ELECTRICAL LEGEND

	WALL SCONCE		SMOKE DETECTOR
	EXTERIOR WALL SCONCE		CO2 & SMOKE DETECTOR
	PENDANT		CO2 DETECTOR
	SURFACE MOUNTED FIXTURE		SWITCH
	RECESSED LIGHT		3-WAY SWITCH
	ADJUSTABLE WALL WASHER		DOOR SWITCH
	EXTERIOR RECESSED LIGHT		DIMMER SWITCH
	WET AREA RECESSED LIGHT		SWITCH W/ OCCUPANCY SENSOR
	BATHROOM WALL LIGHT		SWITCH W/ MOTION SENSOR
	UNDER CAB./CLOSET LIGHT		QUAD OUTLET
	FLUORESCENT CEILING LIGHT		WATERPROOF QUAD OUTLET
	LED PANEL		GFCI QUAD OUTLET
	CEILING FAN/LIGHT		WATERPROOF OUTLET
	CEILING FAN		DUPLX OUTLET
	EXTERIOR FLOOD LIGHT		GFCI OUTLET
	EXHAUST FAN		REFRIGERATOR OUTLET
	EXHAUST FAN WITH LIGHT		DRYER OUTLET
	SUPPLY VENT		WASHER OUTLET
	THERMOSTAT		MOTION SENSOR
	TVICABLE OUTLET		QUAD FLOOR OUTLET
	DATA OUTLET		DUPLX FLOOR OUTLET
	TELEPHONE OUTLET		

- ### DEFERRED SUBMITTALS
- BASEMENT WALLS WATERPROOFING SPECIAL INSPECTION IS REQUIRED. CITY WILL ACCEPT REPORT FROM MANUFACTURER'S REP, THE ARCHITECT, OR THE SPECIAL TESTING AGENCY. SUBMIT INSPECTION TO CITY OF PALO ALTO.
  - NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT. PROVIDE FULL SPRINKLER COVERAGE IN THE ATTIC.

### PROJECT DIRECTORY

ARCHITECT:  
MCGRIFF ARCHITECTS  
CONTACT: BENJAMIN MCGRIFF  
1475 15TH STREET  
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(415) 286-5946  
INFO@MCGRIFFARCHITECTS.COM

OWNER:  
STEVE & COURTNEY MARTISAUSKAS  
436 EUREKA STREET  
SAN FRANCISCO, CA 94114

STRUCTURAL ENGINEER: \_\_\_\_\_ LANDSCAPE: \_\_\_\_\_

SURVEYOR AND CIVIL ENGINEER: \_\_\_\_\_ GEOTECHNICAL: \_\_\_\_\_

### SCOPE OF WORK

THIS PROJECT PROPOSES THE FOLLOWING IMPROVEMENTS TO AN EXISTING 4 STORY SINGLE FAMILY HOME IN RH-2 ZONING DISTRICT

- (N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
- (N) INTERIOR CEILING HEIGHT AT FIRST LIVING LEVEL (LVL 2)
- (N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
- (N) INTERIOR STAIR TO CONNECT ALL LEVELS
- (N) ELEVATOR TO CONNECT ALL LEVELS
- (N) FENESTRATION PATTERN AT STREET FACING FACADE
- (N) BEDROOMS & BATHROOMS PER PLANS
- (N) KITCHEN LOCATION PER PLANS
- (N) WINDOWS, DOORS & SKYLIGHTS THROUGHOUT
- (N) FIXTURES & FINISHES THROUGHOUT
- (N) DECK & EXTERIOR STAIRS TO YARD AT REAR
- (N) IN GROUND HOT TUB LOCATION IN REAR YARD
- (N) LANDSCAPING TBD

### DRAWING INDEX

T1.00	VICINITY MAP, AREA CALCS, SHEET INDEX
A0.01	GENERAL NOTES
A0.02	GENERAL NOTES CONTINUED
A1.01	PHOTOGRAPHS
A1.02	PHOTOGRAPHS
A-1.00	SITE PLAN EXISTING & PROPOSED
A-1.10	EXISTING & PROPOSED LEVEL ONE FLOOR PLANS
A-1.20	EXISTING & PROPOSED LEVEL TWO FLOOR PLANS
A-1.30	EXISTING & PROPOSED LEVEL THREE FLOOR PLANS
A-1.40	EXISTING & PROPOSED LEVEL FOUR FLOOR PLANS
A-1.50	ROOF PLANS EXISTING & PROPOSED
A2.00	EXTERIOR ELEVATIONS EXISTING & PROPOSED
A2.01	EXTERIOR ELEVATIONS EXISTING & PROPOSED
A2.02	EXTERIOR ELEVATIONS EXISTING & PROPOSED
A2.03	EXTERIOR ELEVATIONS EXISTING & PROPOSED
A2.04	SECTIONS EXISTING & PROPOSED
A2.05	SECTIONS EXISTING & PROPOSED
A3.00	RENDERINGS

### PROJECT DATA

REGULATIONS

APPLICABLE CODES: 2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE

ZONING DISTRICT: RH - 2

OCCUPANCY: R-3

CONSTRUCTION: TYPE V-B (UNPROTECTED WOOD FRAME)

PROPERTY INFORMATION

PARCEL NUMBER: 2767 / 002A

PARCEL SIZE: 3,349 SQFT

NUMBER OF STORIES: 3 STORIES OVER BASEMENT

NUMBER OF BASEMENTS: 0

LIMITATIONS:

FRONT YARD SETBACK: 15' OR 15% OF LOT DEPTH

REAR YARD SETBACK: 45% LOT DEPTH NO LESS THAN 25'

HEIGHT LIMIT: 40'-0"

CONTROL(S):

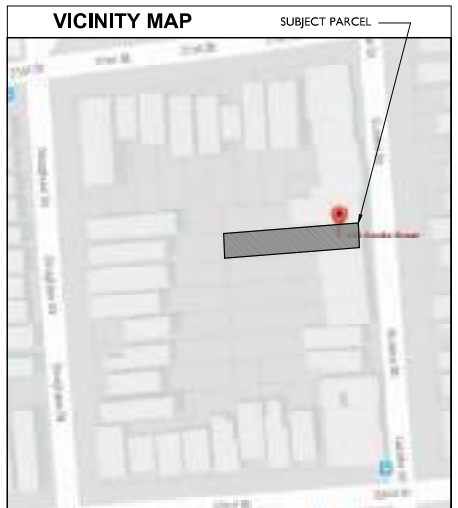
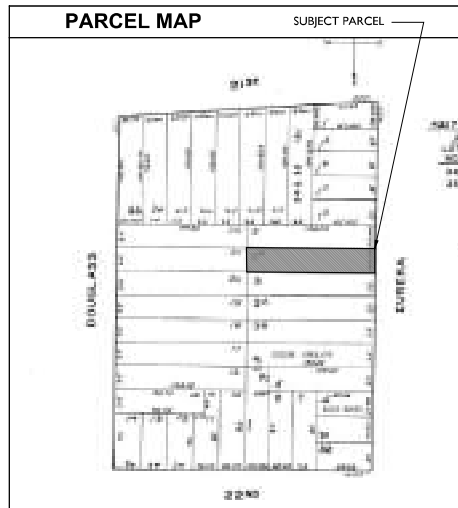
TOTAL ALLOWABLE F.A.R.: 1.8

EXISTING STRUCTURE - GROSS AREA CALCULATIONS:

LEVEL 1 (GARAGE):	198 SQ FT
LEVEL 2:	861 SQ FT
LEVEL 3:	803 SQ FT
LEVEL 4:	700 SQ FT
GROSS TOTAL:	2562 SQ FT
<b>TOTAL EXISTING:</b>	<b>2562 SQ FT</b>

PROPOSED STRUCTURE - GROSS AREA CALCULATIONS:

LEVEL 1 (GARAGE):	901 SQ FT (+703)
LEVEL 2:	1270 SQ FT (+409)
LEVEL 3:	1085 SQ FT (+282)
LEVEL 4:	1096 SQ FT (+396)
GROSS TOTAL:	4352 SQ FT (+1790)
<b>TOTAL PROPOSED:</b>	<b>4352 SQ FT</b>



MCGRIFF ARCHITECTS  
1475 15TH STREET  
SAN FRANCISCO, CA 94103  
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(415) 525-3561



CLIENT:  
STEVE & COURTNEY MARTISAUSKAS

PROJECT ADDRESS:  
436 EUREKA STREET  
SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

ISSUED: 09/03/18 PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT

SHEET: VICINITY MAP, AREA CALCS, SHEET INDEX

SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**T-1.00**



1 FRONT FACADE OF THE SUBJECT BUILDING  
A1.01 NTS



2 REAR FACADE OF THE SUBJECT BUILDING  
A1.01 NTS

449-451 EUREKA ST

453-455 EUREKA ST

463 EUREKA ST



4 BUILDINGS ON THE OPPOSITE SIDE OF THE STREET  
A1.01 NTS

444 EUREKA ST

**SUBJECT PROPERTY**  
436 EUREKA ST

426 EUREKA ST



3 BUILDINGS ON THE SAME SIDE OF THE STREET  
A1.01 NTS



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REV. ISSUED: 09/03/18 | PRE APP MEETING

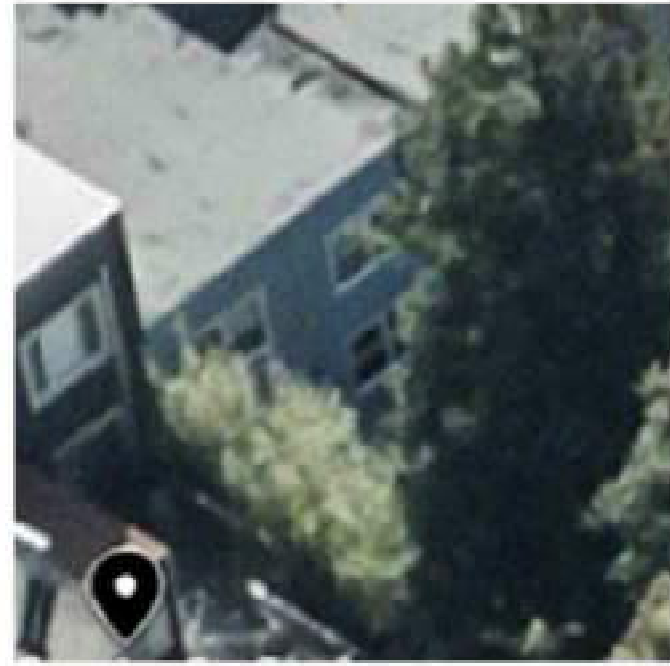
PROJ: 436 EUREKA STREET  
SITE PERMIT

SHEET: PHOTOGRAPHS

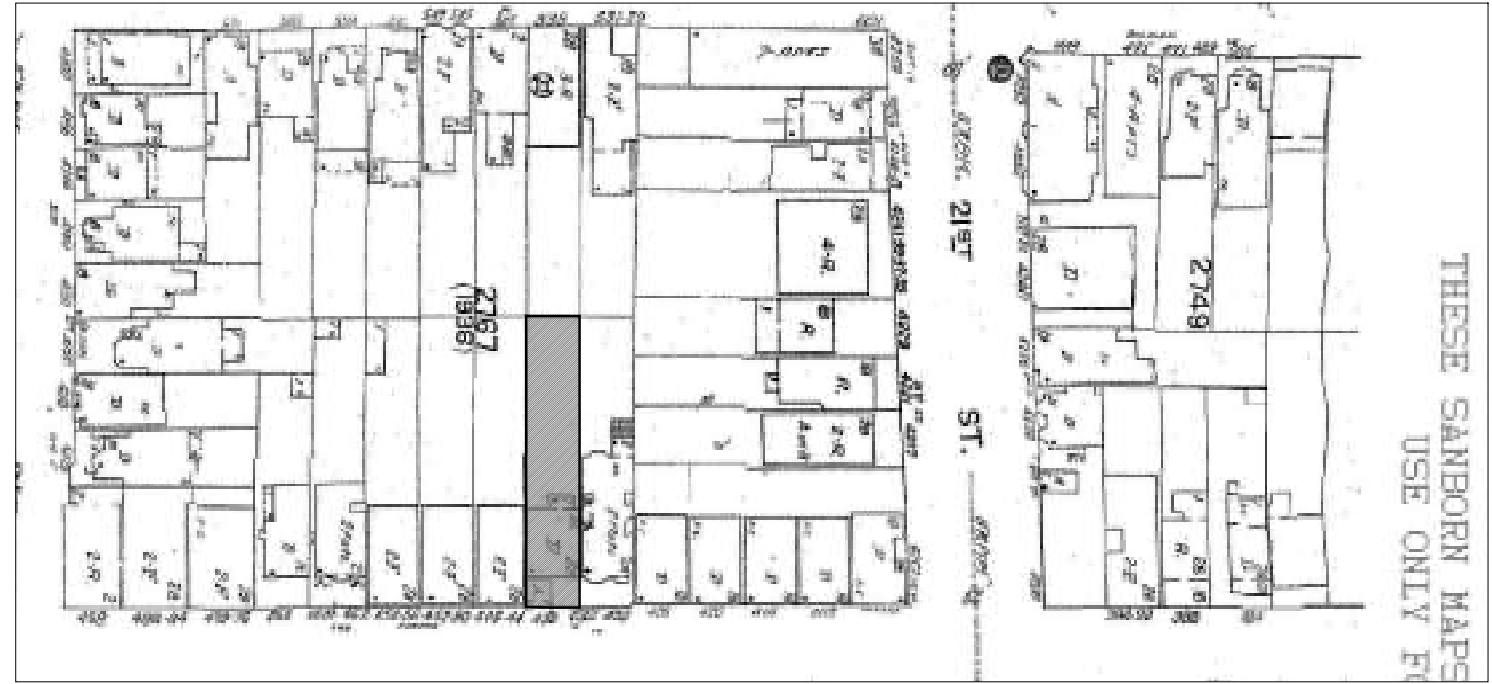
SCALE: AS NOTED @ 24"x36"

SHEET NO:

**A-1.01**



1 444 EUREKA - REAR PERSPECTIVE VIEW  
A1.02 NTS



426 EUREKA ST

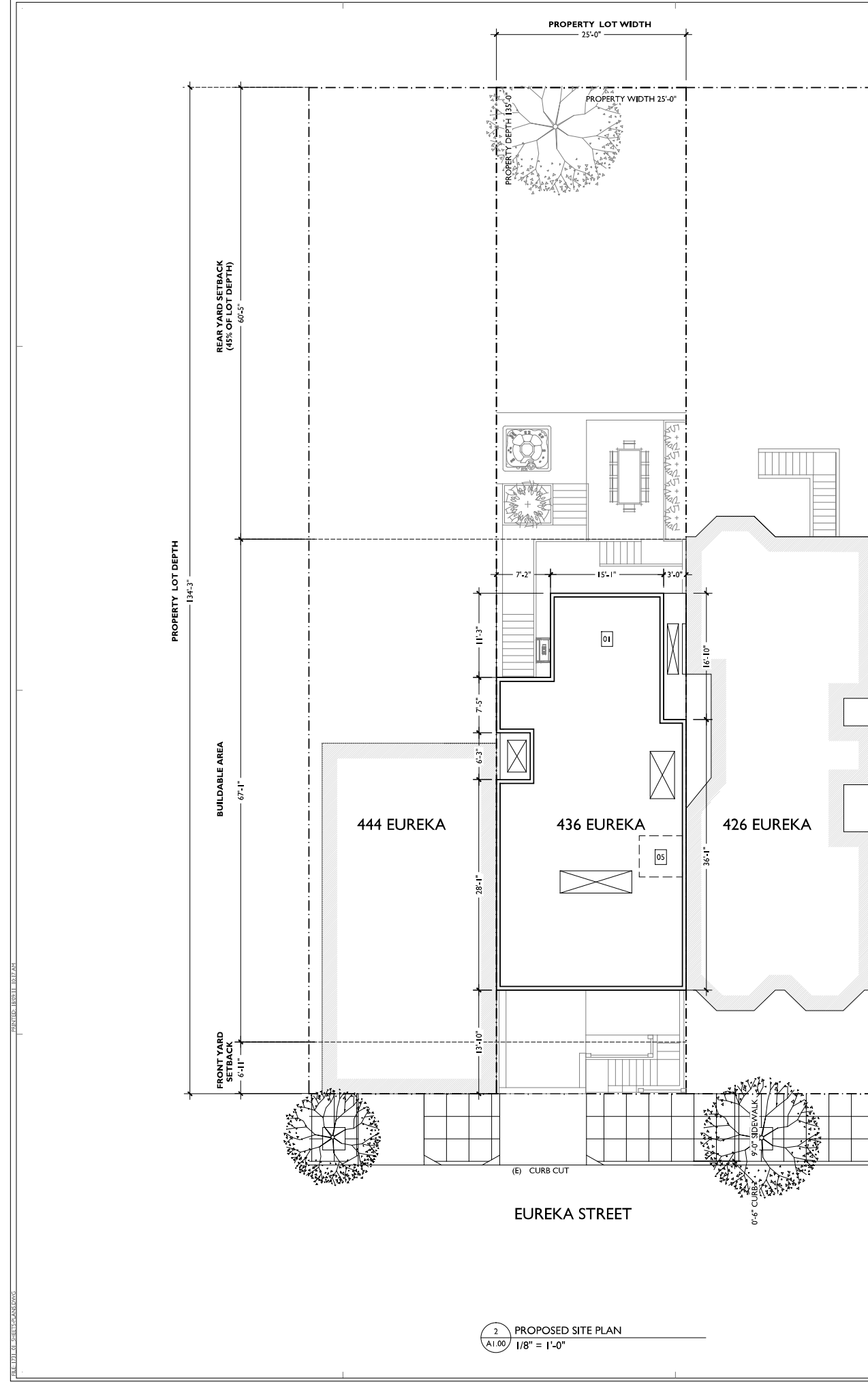
444 EUREKA ST



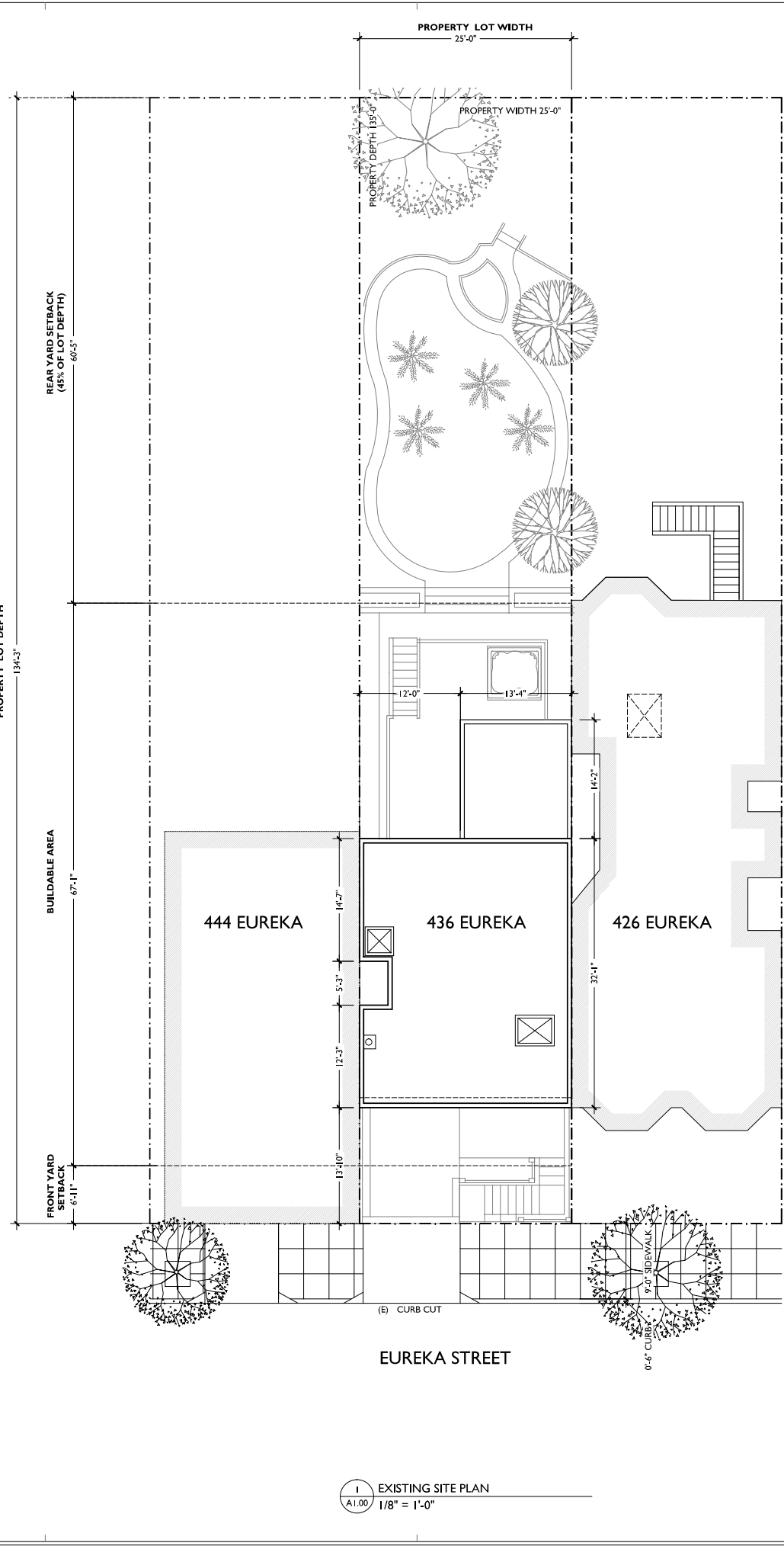
2 426 EUREKA - REAR PERSPECTIVE VIEW  
A1.02 NTS



3 SATELLITE VIEW OF ADJACENT BUILDINGS  
A1.02 NTS



2 PROPOSED SITE PLAN  
A1.00 1/8" = 1'-0"



1 EXISTING SITE PLAN  
A1.00 1/8" = 1'-0"

**KEYNOTE LEGEND**

01	(N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
04	(N) INTERIOR STAIR TO CONNECT ALL LEVELS
05	(N) ELEVATOR BELOW
06	(N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
07	(N) BEDROOMS & BATHROOMS PER PLANS
08	(N) KITCHEN LOCATION PER PLANS
09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR

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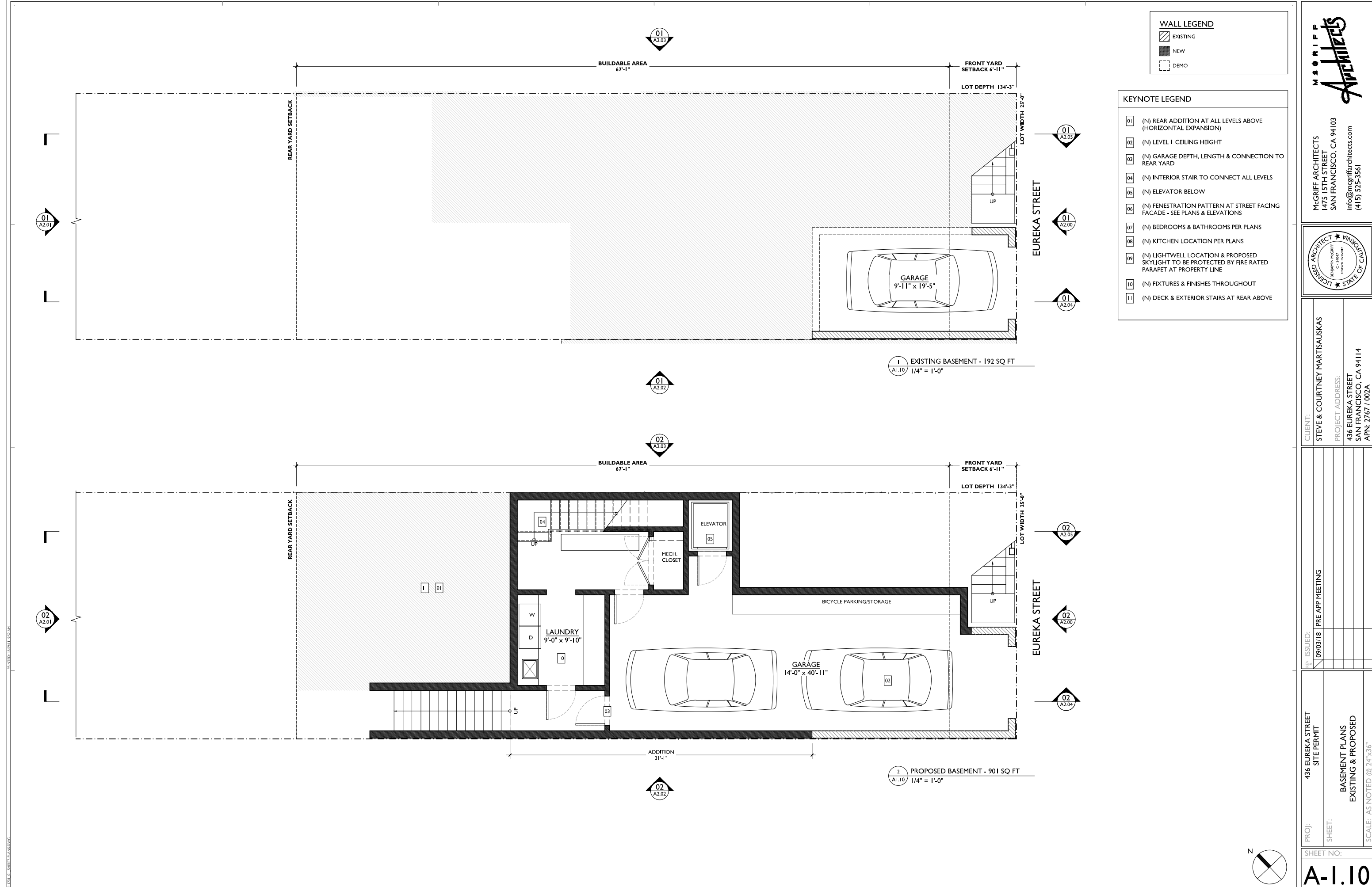


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APN: 2767 / 002A

REV	ISSUED:	09/03/18	PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT  
SHEET: SITE PLANS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-1.00**



**WALL LEGEND**

	EXISTING
	NEW
	DEMO

**KEYNOTE LEGEND**

01	(N) REAR ADDITION AT ALL LEVELS ABOVE (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
04	(N) INTERIOR STAIR TO CONNECT ALL LEVELS
05	(N) ELEVATOR BELOW
06	(N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
07	(N) BEDROOMS & BATHROOMS PER PLANS
08	(N) KITCHEN LOCATION PER PLANS
09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR ABOVE

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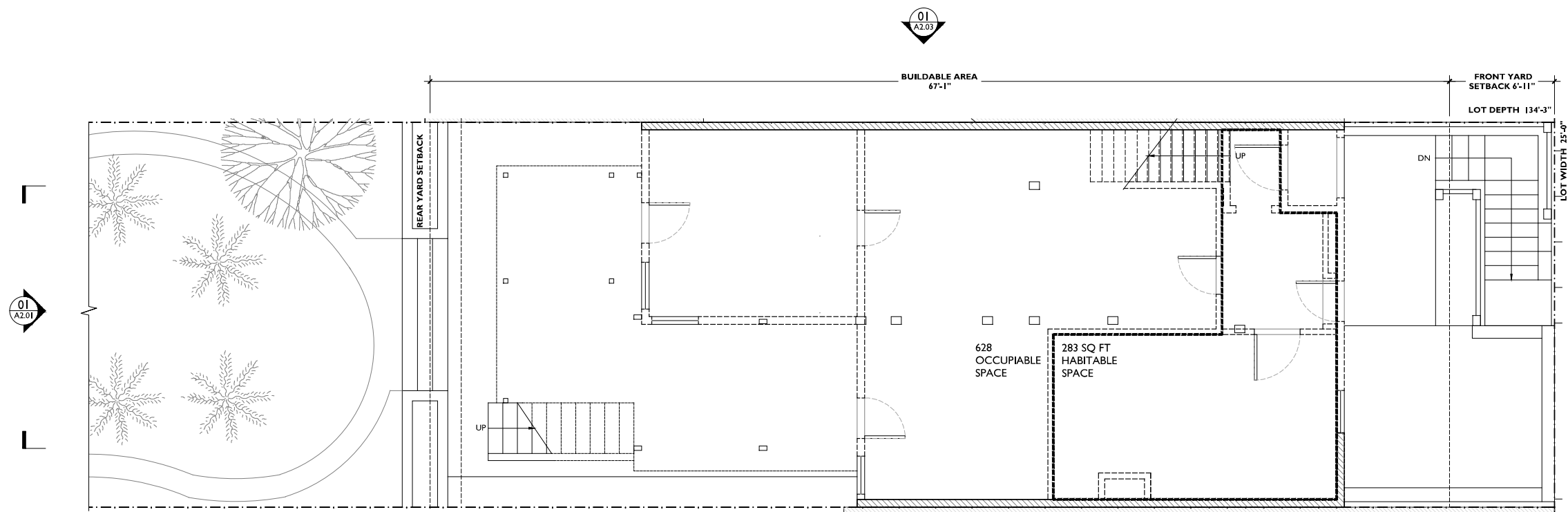
CLIENT: STEVE & COURTNEY MARTISAUSKAS  
 PROJECT ADDRESS: 436 EUREKA STREET  
 SAN FRANCISCO, CA 94114  
 APN: 2767 / 002A

REV / ISSUED: 09/03/18 | PRE APP MEETING


PROJ: 436 EUREKA STREET SITE PERMIT  
 SHEET: BASEMENT PLANS EXISTING & PROPOSED  
 SCALE: AS NOTED @ 24"x36"

SHEET NO: **A-1.10**





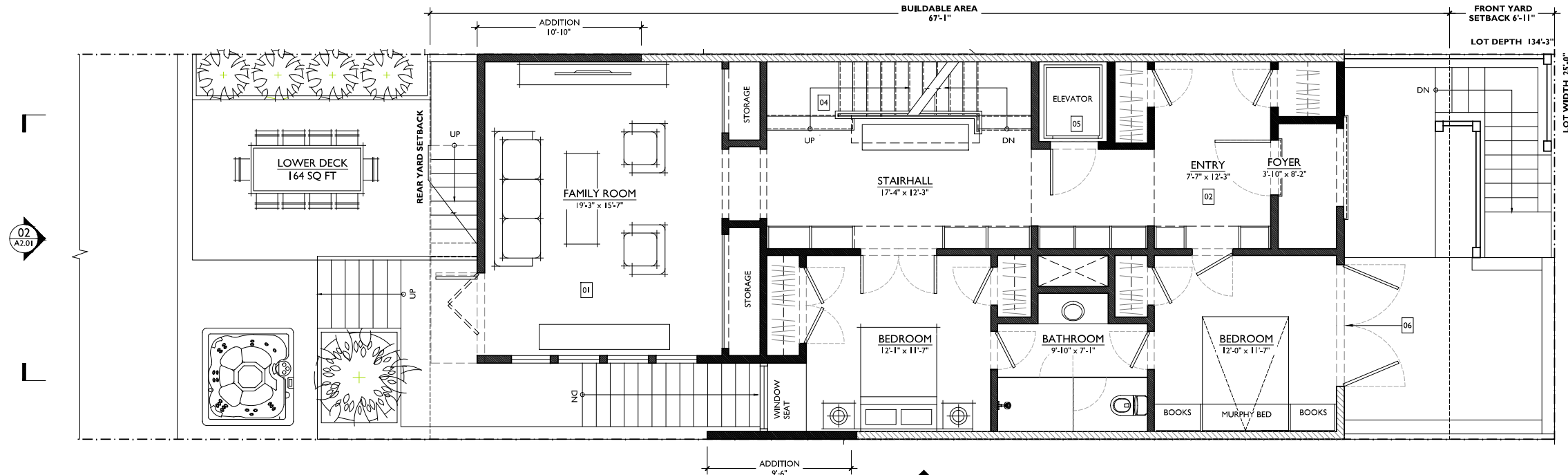
1 EXISTING LEVEL ONE - 911 SQ FT  
A1.20 1/4" = 1'-0"

**WALL LEGEND**

	EXISTING
	NEW
	DEMO

**KEYNOTE LEGEND**

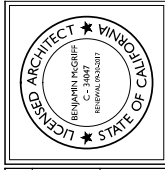
01	(N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
04	(N) INTERIOR STAIR TO CONNECT ALL LEVELS
05	(N) ELEVATOR TO CONNECT ALL LEVELS
06	(N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
07	(N) BEDROOMS & BATHROOMS PER PLANS
08	(N) KITCHEN LOCATION PER PLANS
09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR



2 PROPOSED LEVEL ONE - 1270 SQ FT  
A1.20 1/4" = 1'-0"



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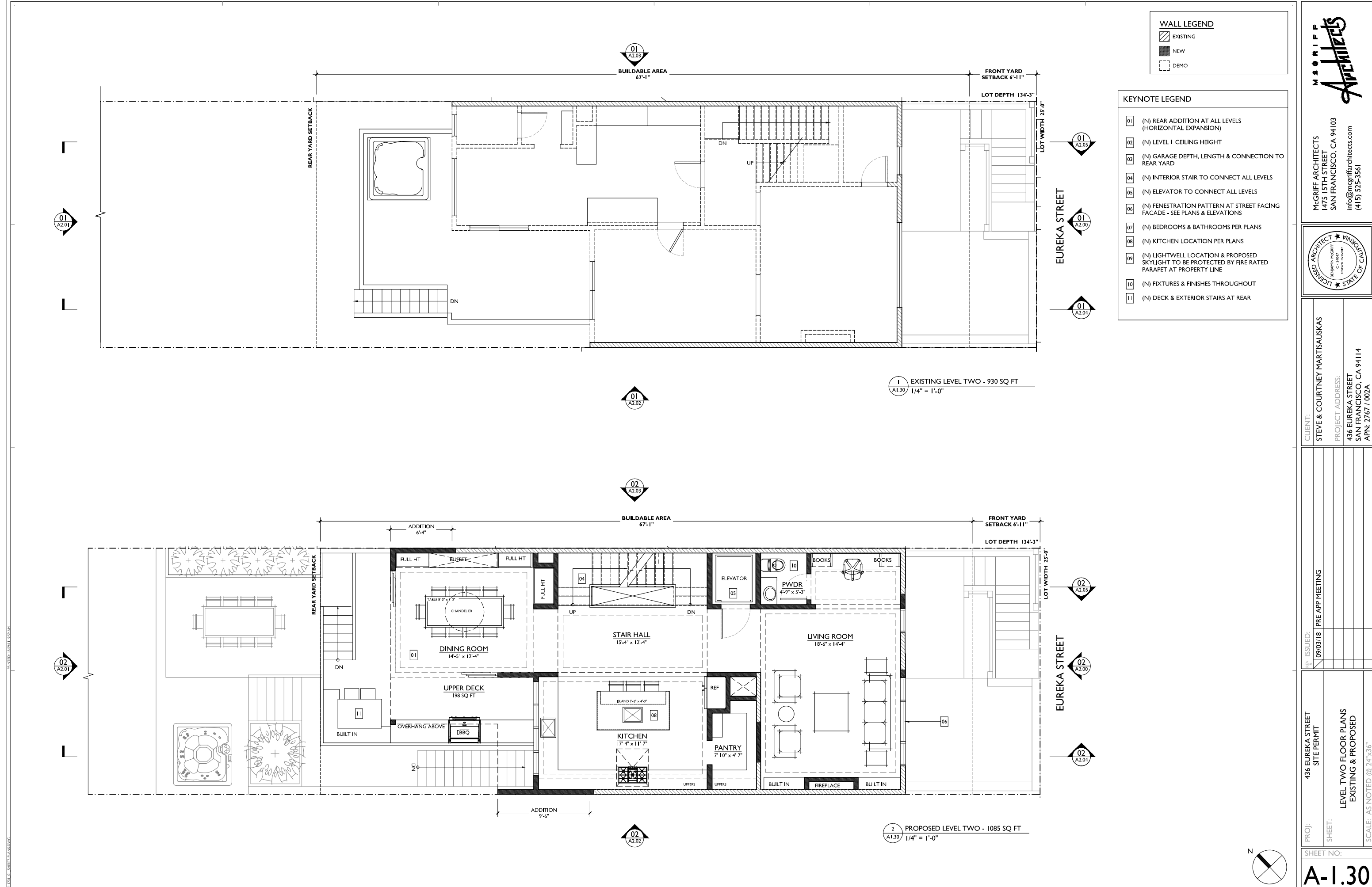
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SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

REV / ISSUED: 09/03/18 PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT  
SHEET: LEVEL ONE FLOOR PLANS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-1.20**





**WALL LEGEND**

	EXISTING
	NEW
	DEMO

**KEYNOTE LEGEND**

01	(N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
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09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR

1 EXISTING LEVEL TWO - 930 SQ FT  
1/4" = 1'-0"

2 PROPOSED LEVEL TWO - 1085 SQ FT  
1/4" = 1'-0"



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


REV / ISSUED: 09/03/18 | PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT  
SHEET: LEVEL TWO FLOOR PLANS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-1.30**

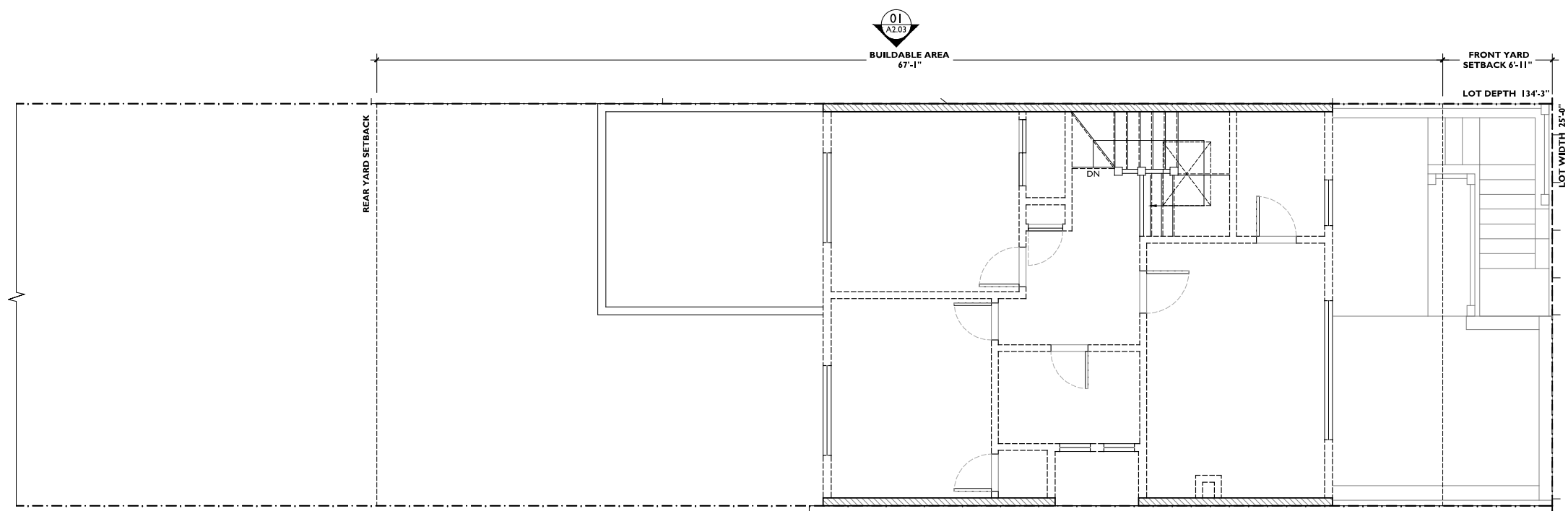


**WALL LEGEND**

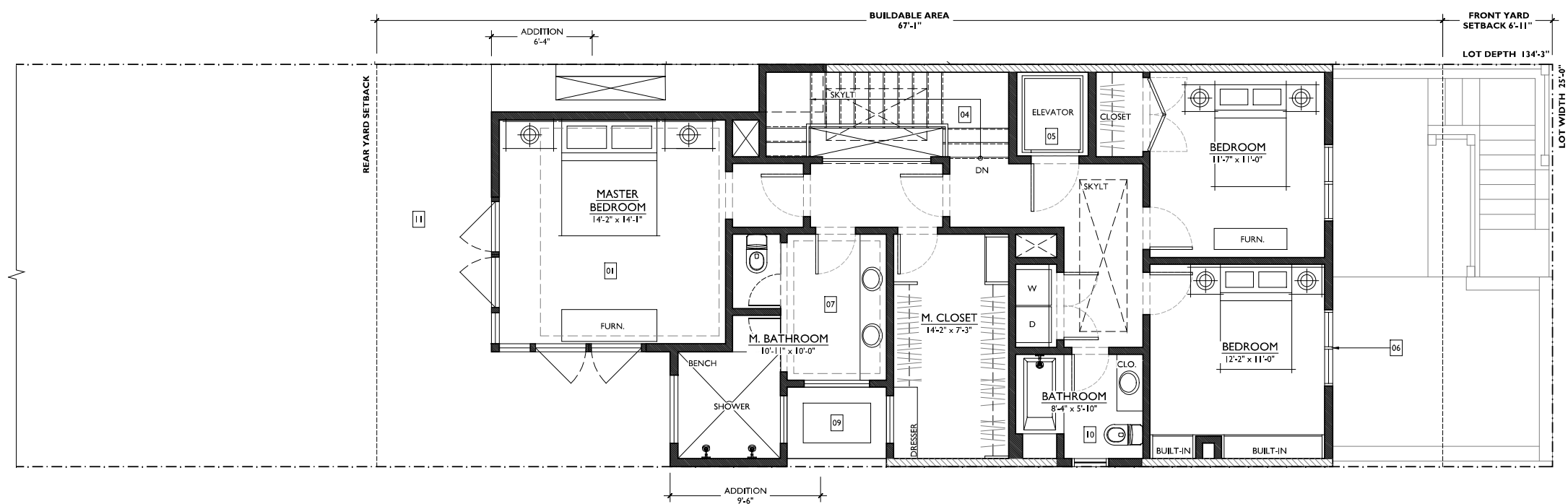
-  EXISTING
-  NEW
-  DEMO

**KEYNOTE LEGEND**

- 01 (N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
- 02 (N) LEVEL 1 CEILING HEIGHT
- 03 (N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
- 04 (N) INTERIOR STAIR TO CONNECT ALL LEVELS
- 05 (N) ELEVATOR TO CONNECT ALL LEVELS
- 06 (N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
- 07 (N) BEDROOMS & BATHROOMS PER PLANS
- 08 (N) KITCHEN LOCATION PER PLANS
- 09 (N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
- 10 (N) FIXTURES & FINISHES THROUGHOUT
- 11 (N) DECK & EXTERIOR STAIRS AT REAR BELOW



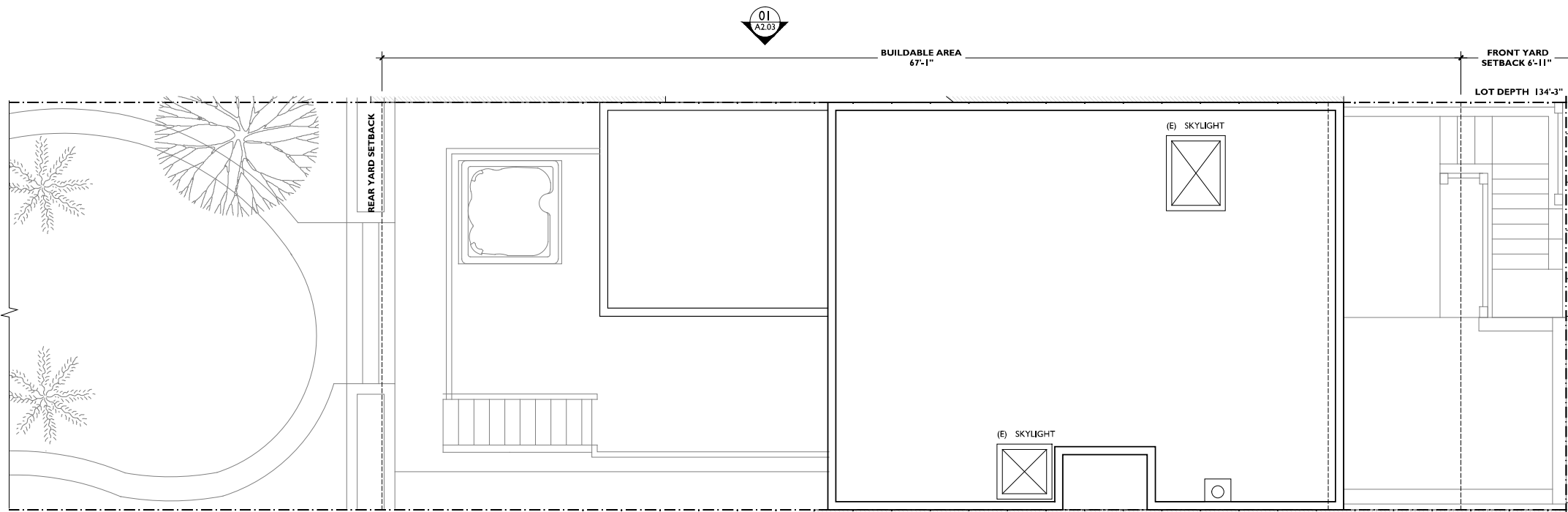
1 EXISTING LEVEL THREE - 734 SQ FT  
A1.40 1/4" = 1'-0"



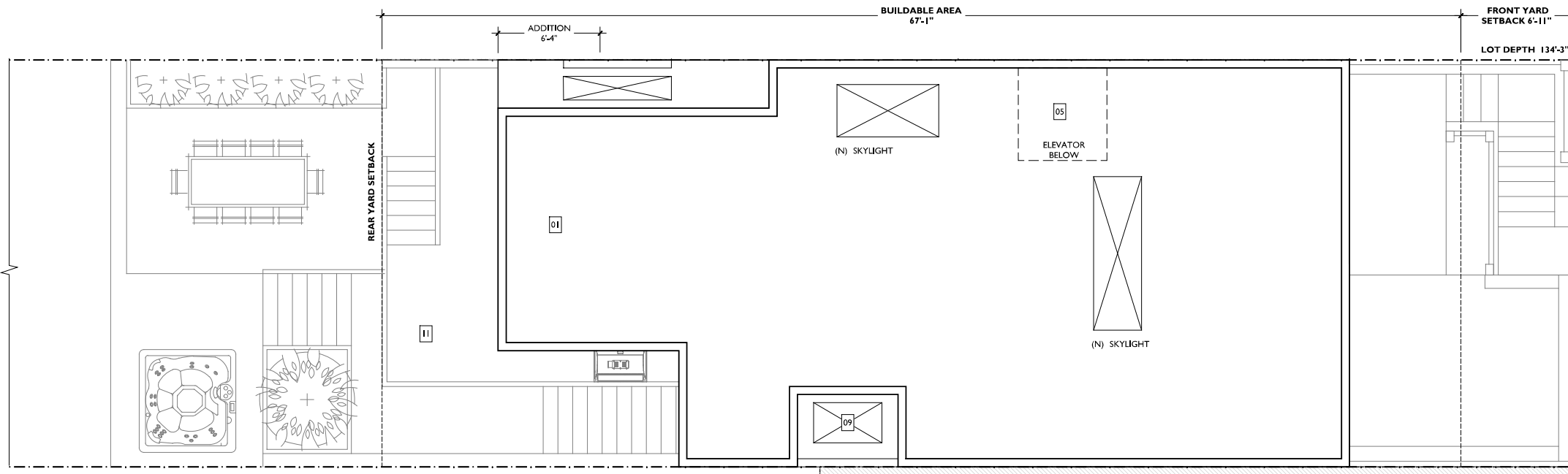
2 PROPOSED LEVEL THREE - 1096 SQ FT  
A1.40 1/4" = 1'-0"







1 EXISTING ROOF PLAN  
A1.50 1/4" = 1'-0"



2 PROPOSED ROOF PLAN  
A1.50 1/4" = 1'-0"

**KEYNOTE LEGEND**

01	(N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
04	(N) INTERIOR STAIR TO CONNECT ALL LEVELS
05	(N) ELEVATOR TO CONNECT ALL LEVELS
06	(N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
07	(N) BEDROOMS & BATHROOMS PER PLANS
08	(N) KITCHEN LOCATION PER PLANS
09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR BELOW

**McGRIFF ARCHITECTS**  
1475 15TH STREET  
SAN FRANCISCO, CA 94103  
info@mcgriffarchitects.com  
(415) 525-3561



CLIENT:  
STEVE & COURTNEY MARTISAUSKAS  
PROJECT ADDRESS:  
436 EUREKA STREET  
SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

REV	ISSUED:	09/03/18	PRE APP MEETING

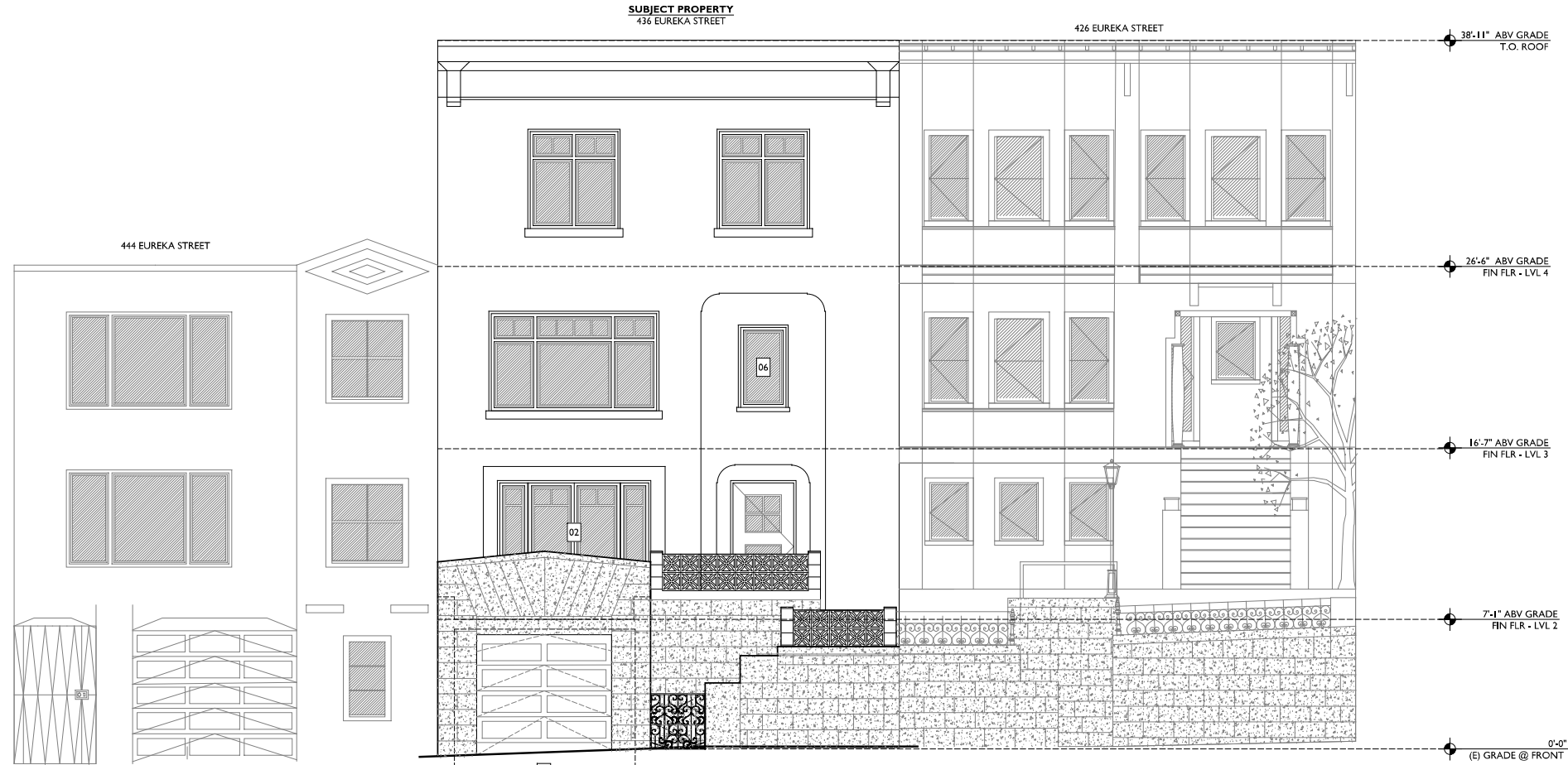
PROJ: 436 EUREKA STREET SITE PERMIT  
SHEET: ROOF PLANS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-1.50**





1 EXISTING FRONT ELEVATION  
A2.00  
1/4" = 1'-0"

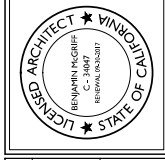


2 PROPOSED FRONT ELEVATION  
A2.00  
1/4" = 1'-0"

**KEYNOTE LEGEND**

01	(N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
04	(N) INTERIOR STAIR TO CONNECT ALL LEVELS
05	(N) ELEVATOR TO CONNECT ALL LEVELS
06	(N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
07	(N) BEDROOMS & BATHROOMS PER PLANS
08	(N) KITCHEN LOCATION PER PLANS
09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR

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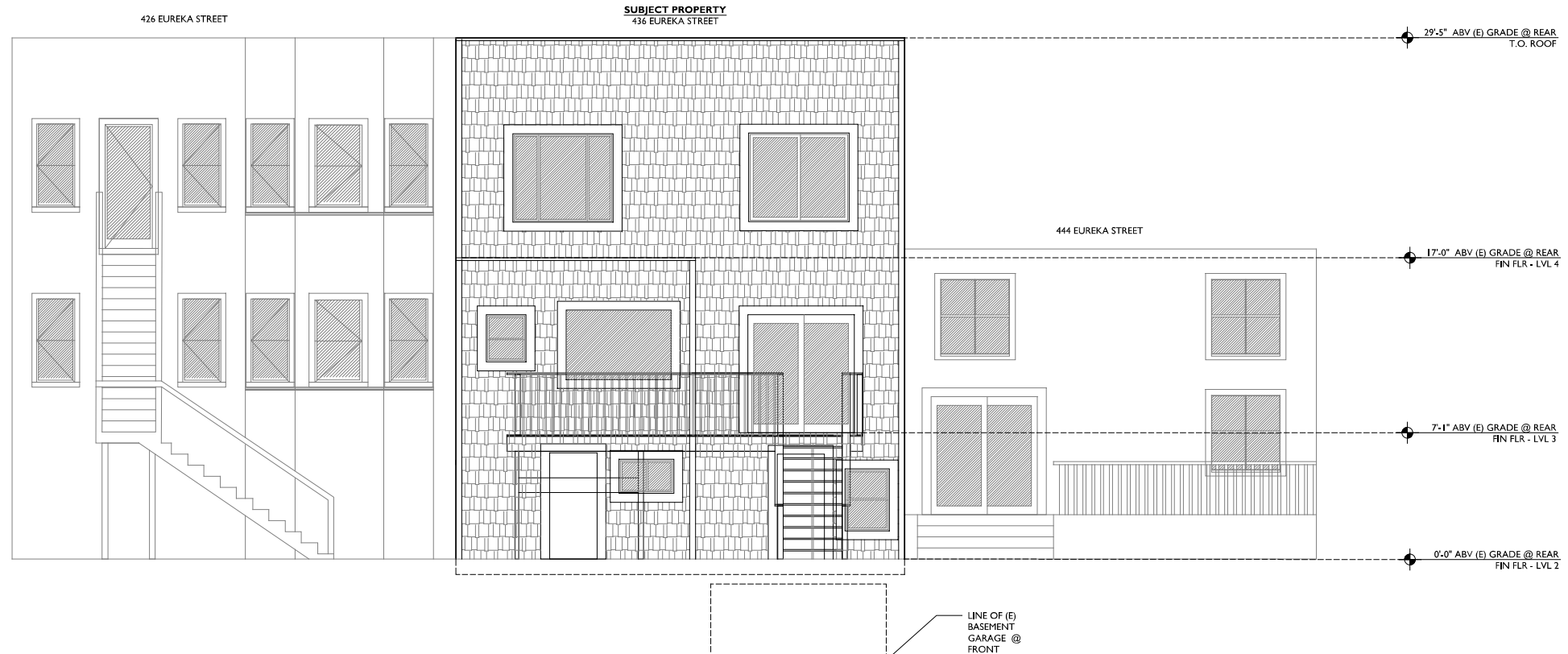


CLIENT:  
STEVE & COURTNEY MARTISAUSKAS  
PROJECT ADDRESS:  
436 EUREKA STREET  
SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

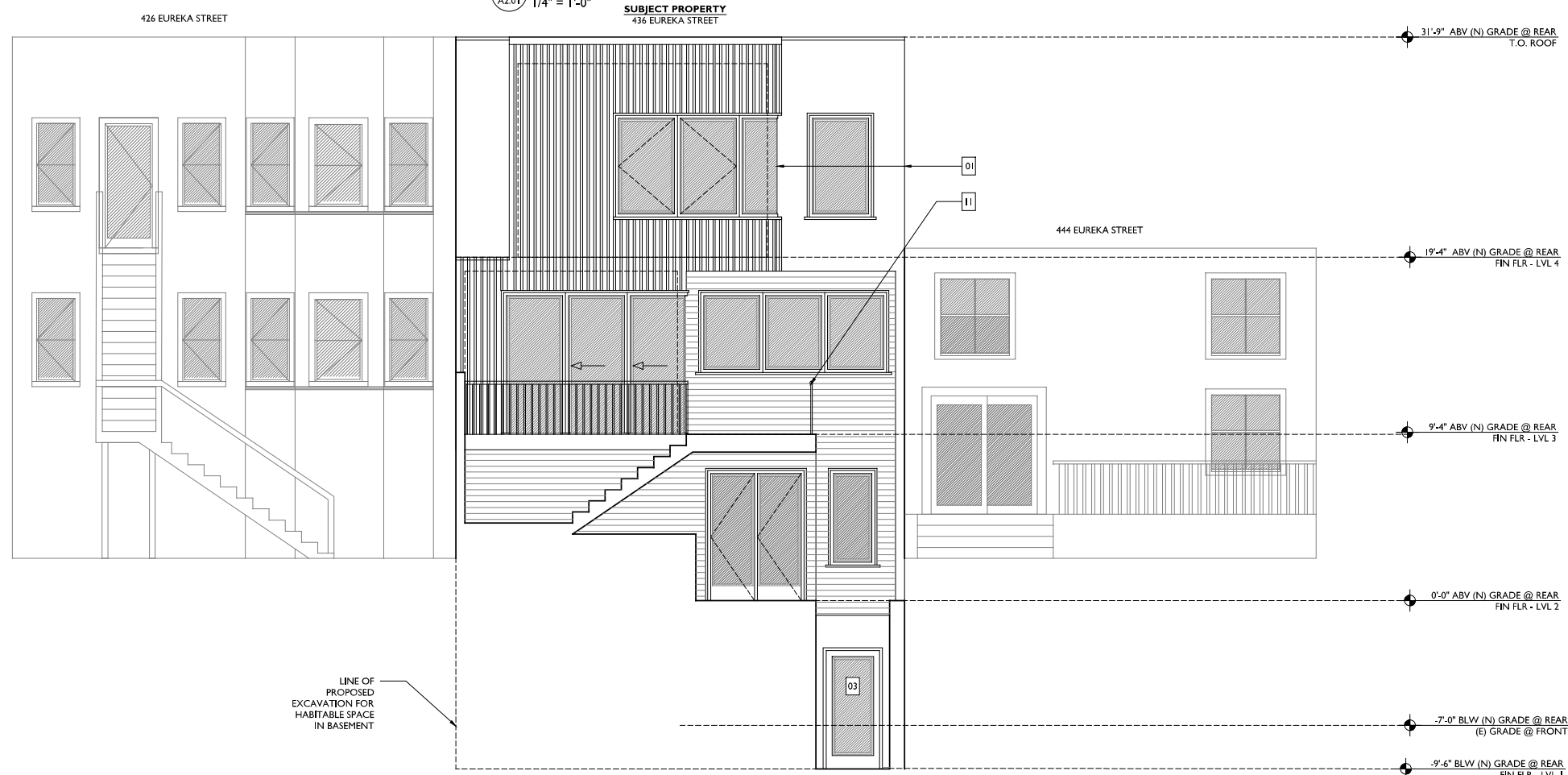
ISSUED:  
09/03/18 | PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT  
SHEET: EXTERIOR ELEVATIONS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-2.00**



1 EXISTING REAR ELEVATION  
A2.01 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION  
A2.01 1/4" = 1'-0"

- KEYNOTE LEGEND**
- 01 (N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
  - 02 (N) LEVEL 1 CEILING HEIGHT
  - 03 (N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
  - 04 (N) INTERIOR STAIR TO CONNECT ALL LEVELS
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  - 10 (N) FIXTURES & FINISHES THROUGHOUT
  - 11 (N) DECK & EXTERIOR STAIRS AT REAR

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CLIENT: STEVE & COURTNEY MARTISAUSKAS  
PROJECT ADDRESS: 436 EUREKA STREET  
SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

ISSUED: 09/03/18 | PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT  
SHEET: EXTERIOR ELEVATIONS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

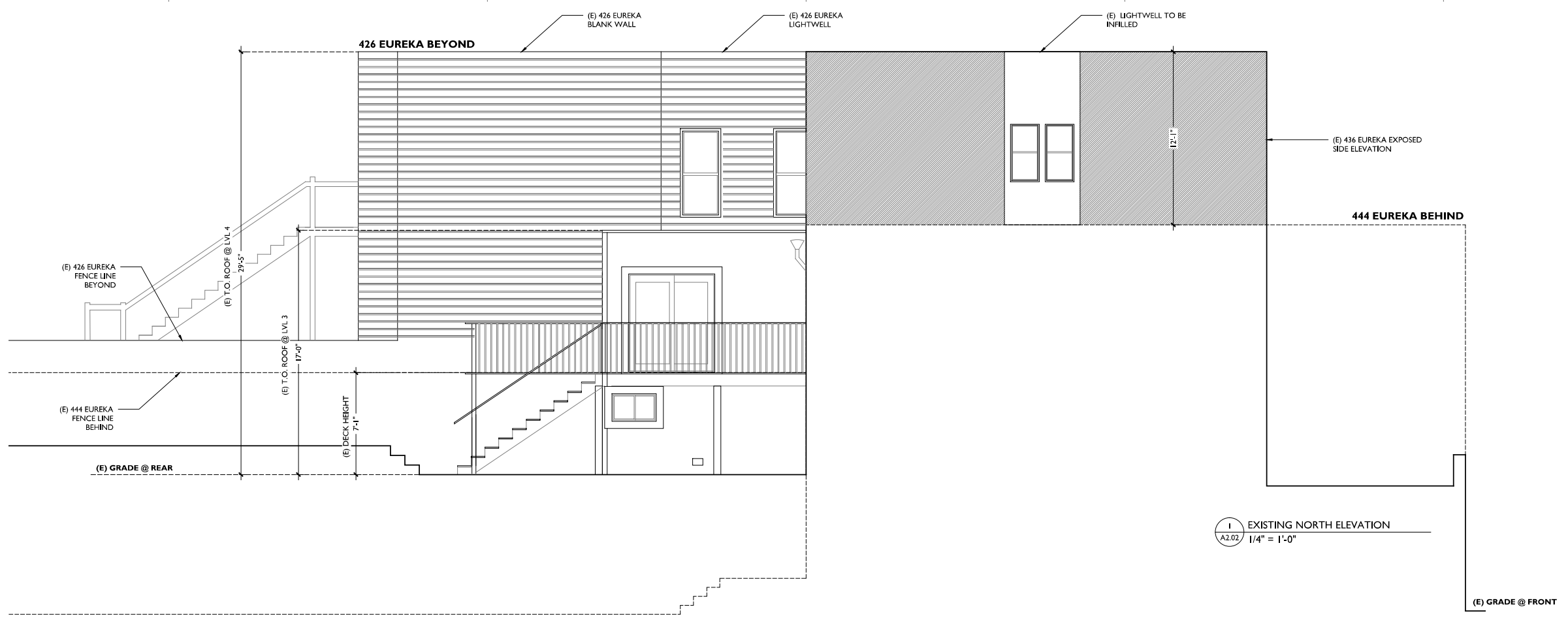
SHEET NO: **A-2.01**



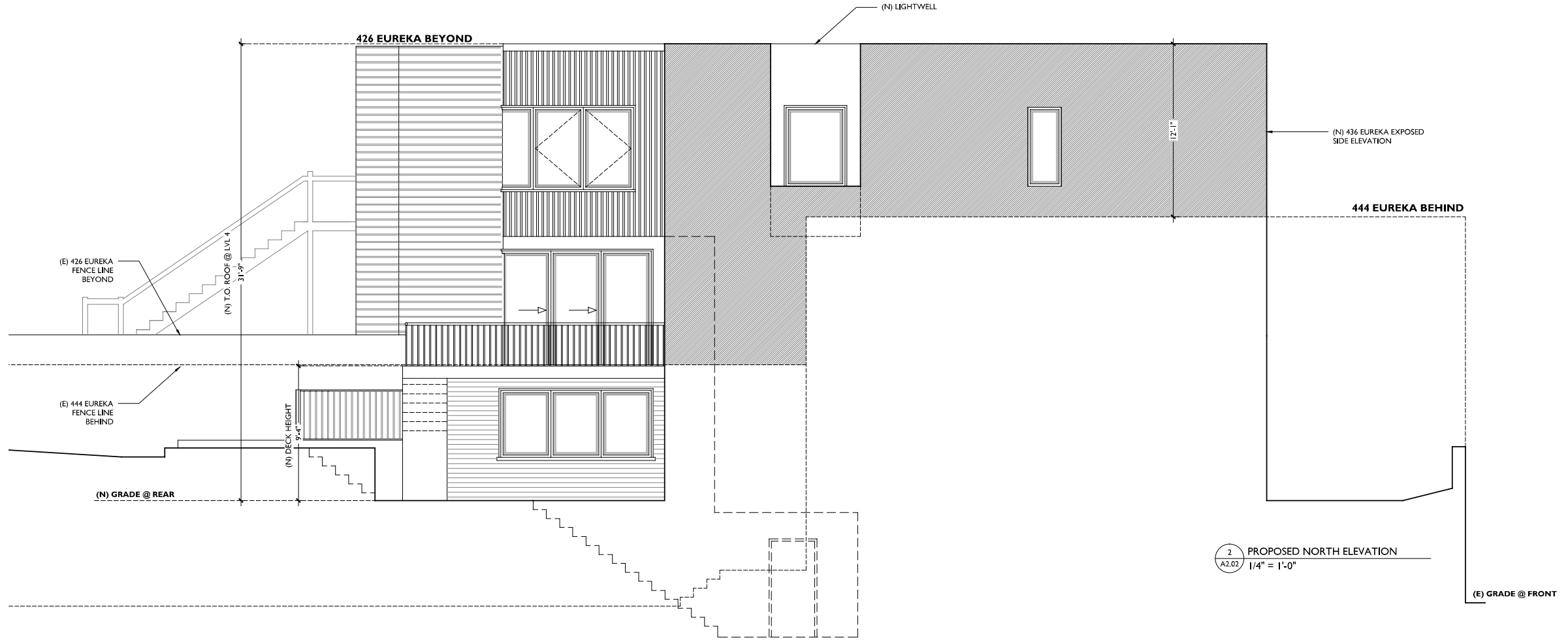
CLIENT: STEVE & COURTNEY MARTISAUSKAS  
PROJECT ADDRESS: 436 EUREKA STREET  
SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

REV	ISSUED:	09/03/18	PRE APP MEETING

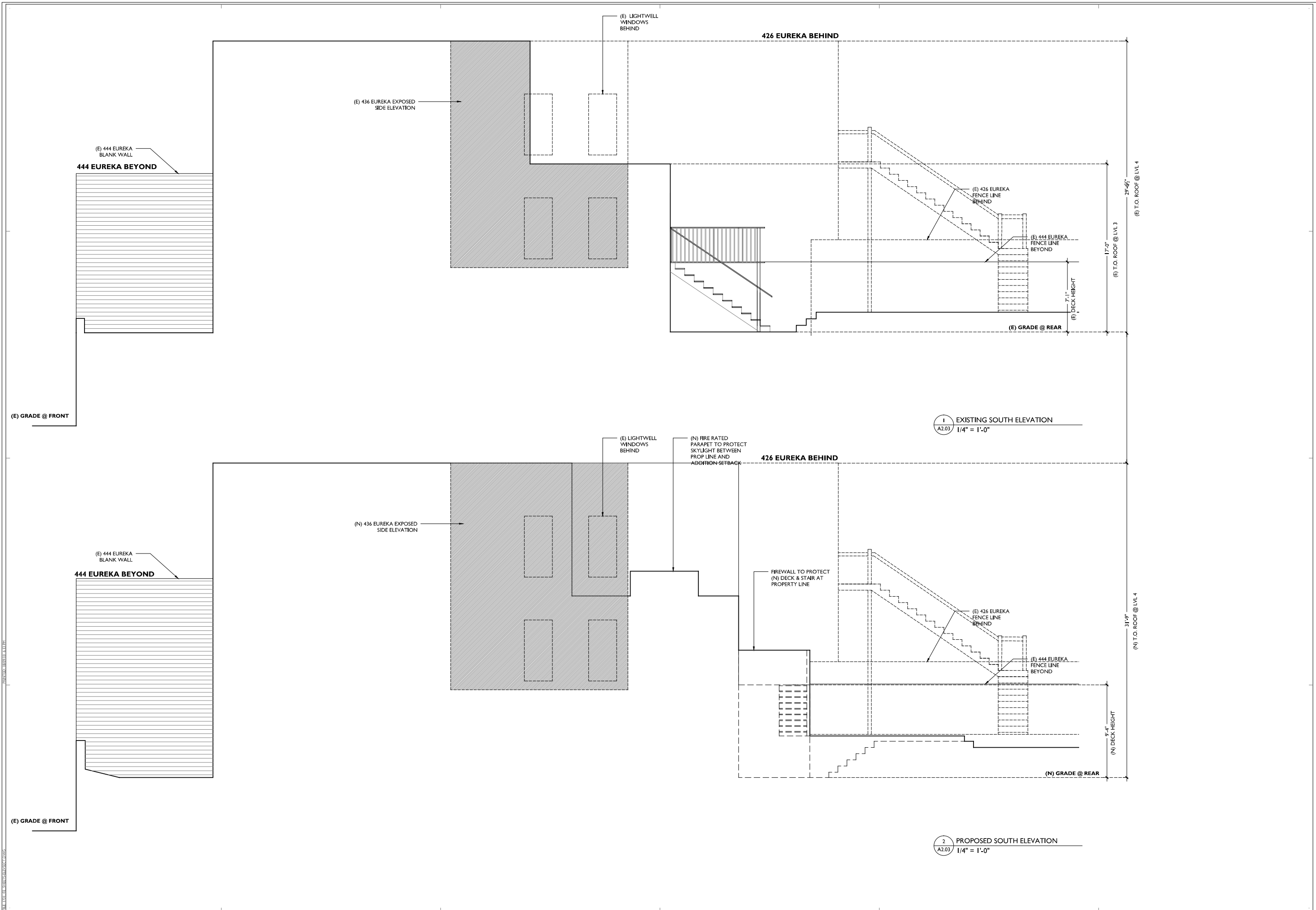
PROJ: 436 EUREKA STREET  
SITE PERMIT  
SHEET: EXTERIOR ELEVATIONS  
EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"



1 EXISTING NORTH ELEVATION  
A2.02 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
A2.02 1/4" = 1'-0"



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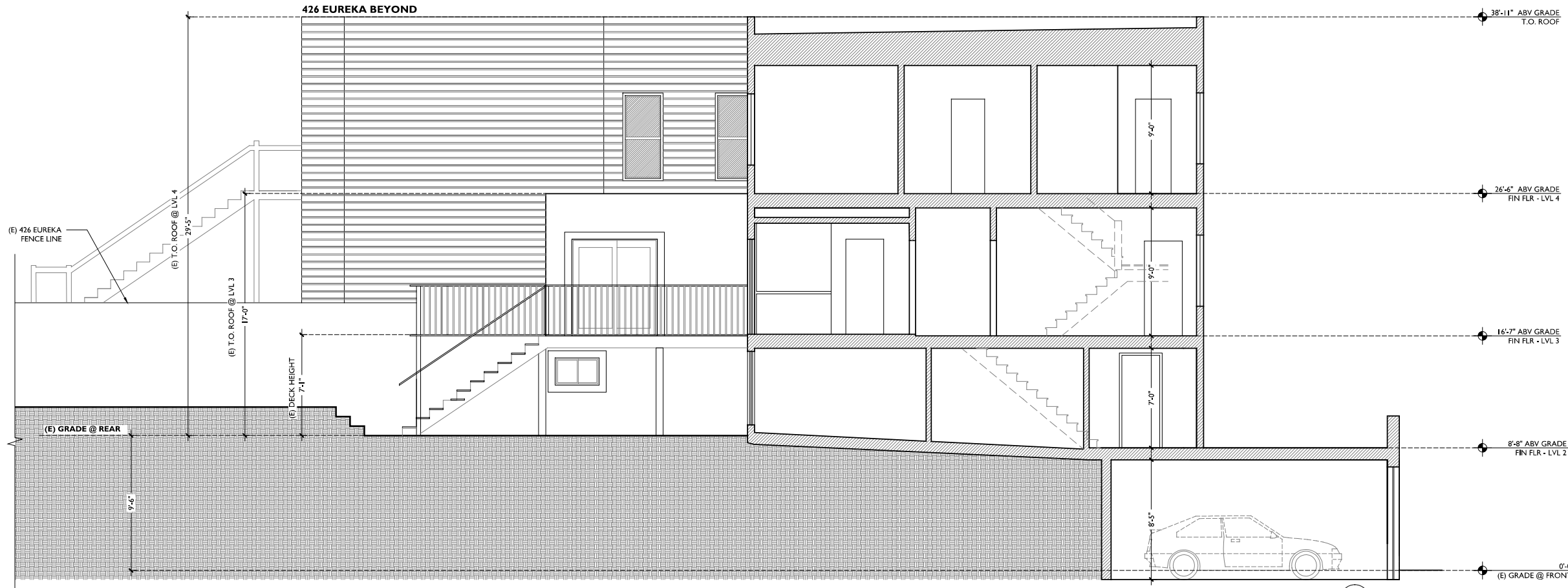


CLIENT: STEVE & COURTNEY MARTISAUSKAS  
 PROJECT ADDRESS: 436 EUREKA STREET  
 SAN FRANCISCO, CA 94114  
 APN: 2767 / 002A

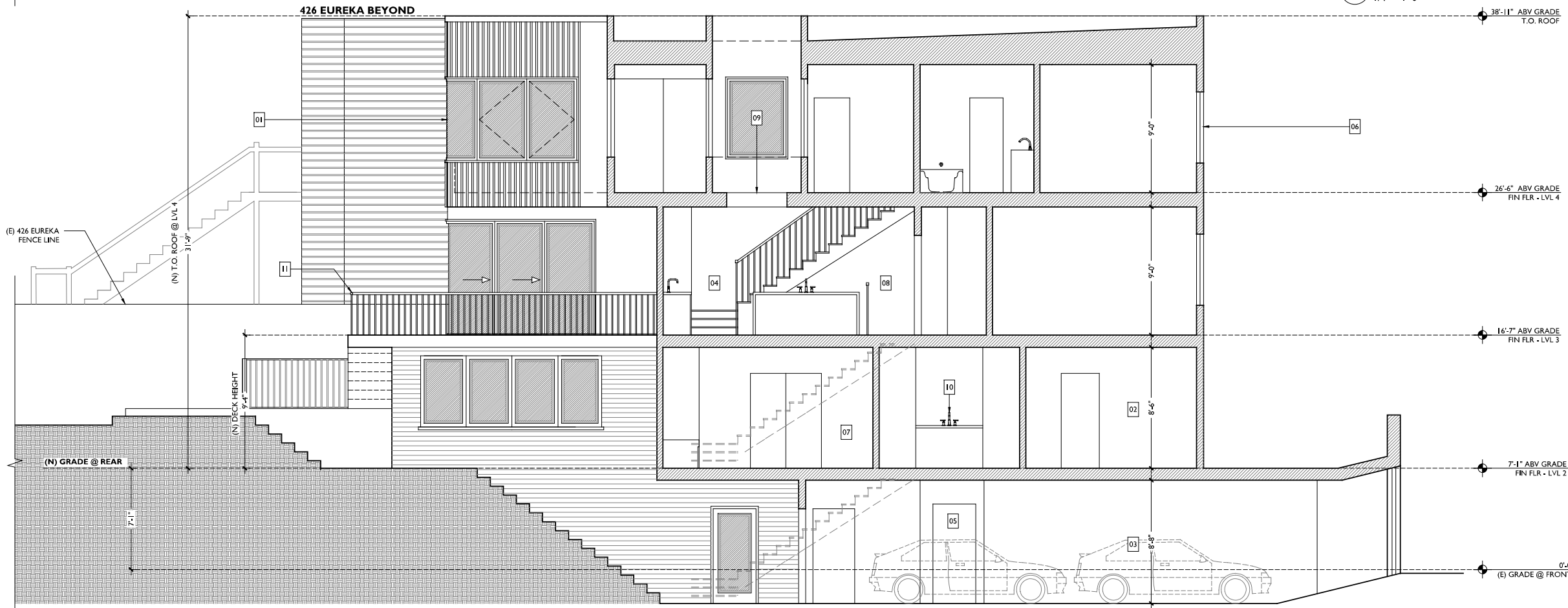
REV	ISSUED:	09/03/18	PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT  
 SHEET: EXTERIOR ELEVATIONS EXISTING & PROPOSED  
 SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-2.03**



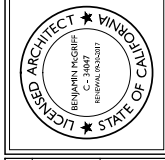
1 EXISTING SECTION  
A2.04 1/4" = 1'-0"



2 PROPOSED SECTION  
A2.04 1/4" = 1'-0"

- KEYNOTE LEGEND**
- 01 (N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
  - 02 (N) LEVEL 1 CEILING HEIGHT
  - 03 (N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
  - 04 (N) INTERIOR STAIR TO CONNECT ALL LEVELS
  - 05 (N) ELEVATOR TO CONNECT ALL LEVELS
  - 06 (N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
  - 07 (N) BEDROOMS & BATHROOMS PER PLANS
  - 08 (N) KITCHEN LOCATION PER PLANS
  - 09 (N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
  - 10 (N) FIXTURES & FINISHES THROUGHOUT
  - 11 (N) DECK & EXTERIOR STAIRS AT REAR

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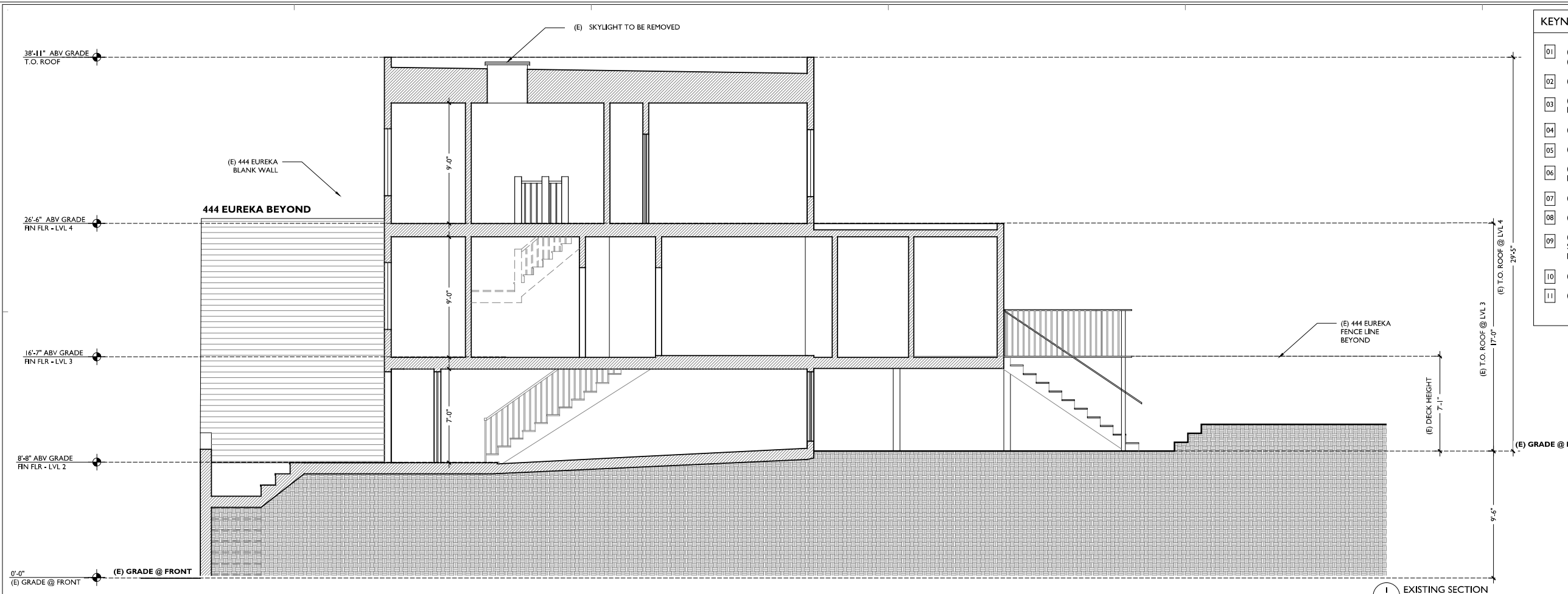


CLIENT:  
STEVE & COURTNEY MARTISAUSKAS  
PROJECT ADDRESS:  
436 EUREKA STREET  
SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

REV. ISSUED: 09/03/18 | PRE APP MEETING

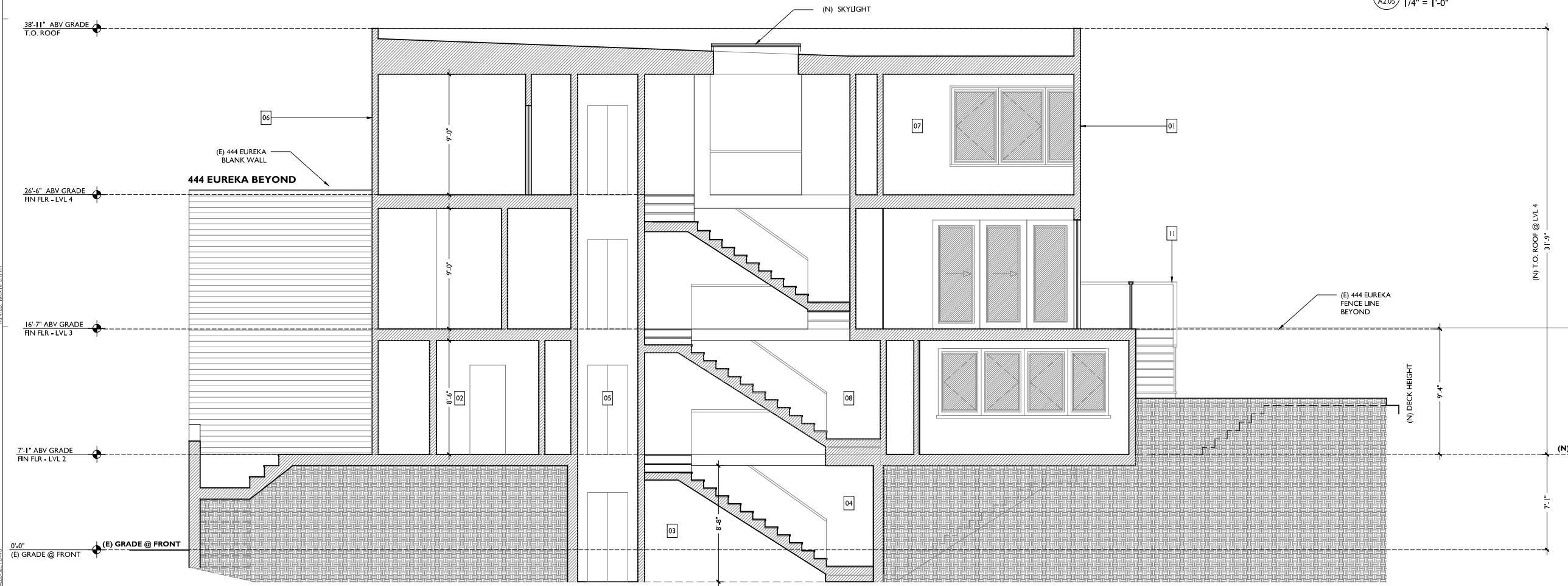
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SHEET: SECTIONS EXISTING & PROPOSED  
SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-2.04**

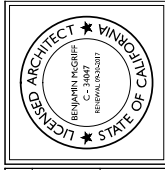


**KEYNOTE LEGEND**

01	(N) REAR ADDITION AT ALL LEVELS (HORIZONTAL EXPANSION)
02	(N) LEVEL 1 CEILING HEIGHT
03	(N) GARAGE DEPTH, LENGTH & CONNECTION TO REAR YARD
04	(N) INTERIOR STAIR TO CONNECT ALL LEVELS
05	(N) ELEVATOR TO CONNECT ALL LEVELS
06	(N) FENESTRATION PATTERN AT STREET FACING FACADE - SEE PLANS & ELEVATIONS
07	(N) BEDROOMS & BATHROOMS PER PLANS
08	(N) KITCHEN LOCATION PER PLANS
09	(N) LIGHTWELL LOCATION & PROPOSED SKYLIGHT TO BE PROTECTED BY FIRE RATED PARAPET AT PROPERTY LINE
10	(N) FIXTURES & FINISHES THROUGHOUT
11	(N) DECK & EXTERIOR STAIRS AT REAR



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CLIENT:  
STEVE & COURTNEY MARTISAUSKAS

PROJECT ADDRESS:  
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SAN FRANCISCO, CA 94114  
APN: 2767 / 002A

REV	ISSUED:	09/03/18	PRE APP MEETING

PROJ: 436 EUREKA STREET SITE PERMIT

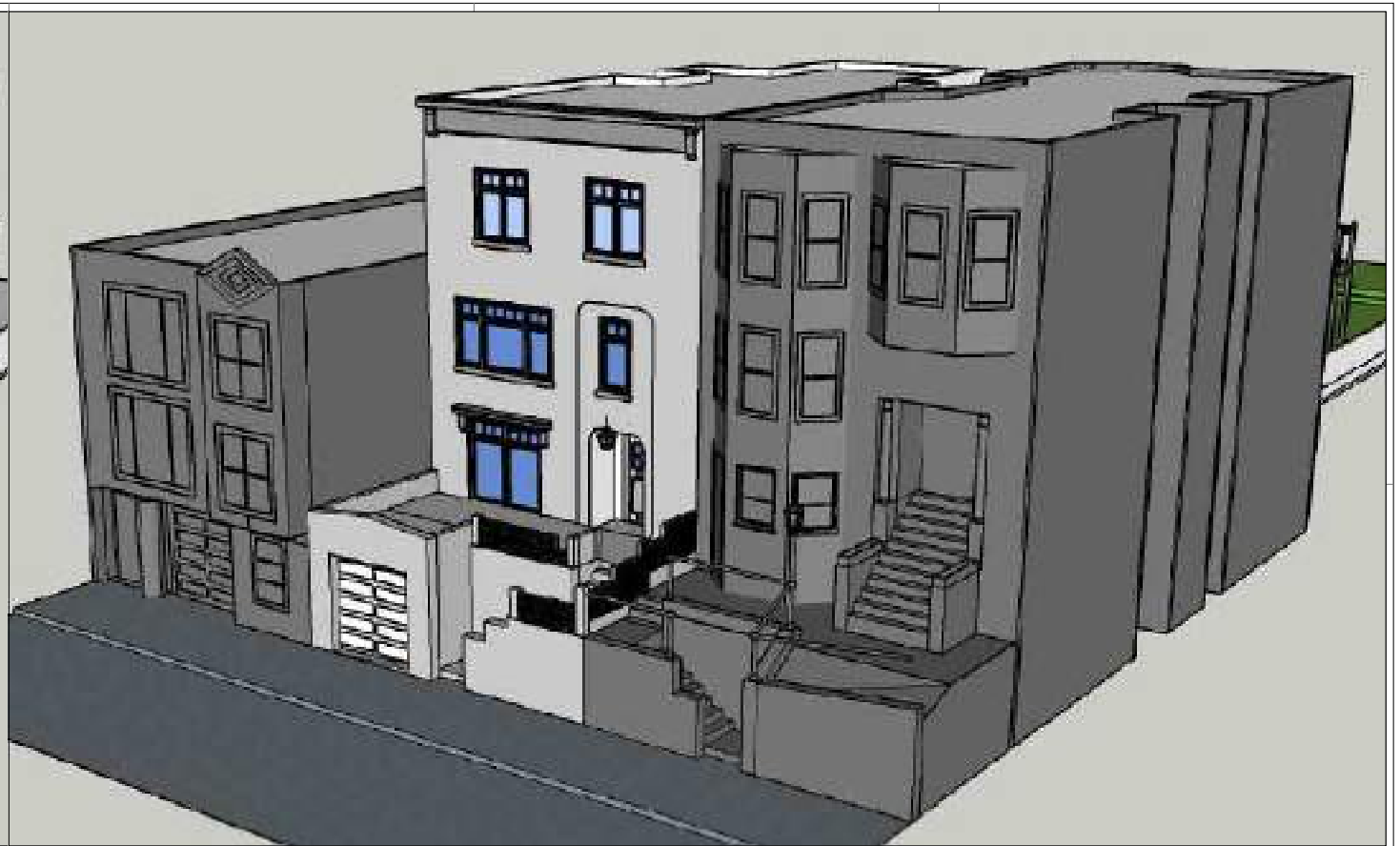
SHEET: SECTIONS EXISTING & PROPOSED

SCALE: AS NOTED @ 24"x36"

SHEET NO:  
**A-2.05**



1 (E) PERSPECTIVE @ FRONT  
A3.00 NTS



2 (N) PERSPECTIVE @ FRONT  
A3.00 NTS



3 (E) PERSPECTIVE @ REAR  
A3.00 NTS



4 (N) PERSPECTIVE @ REAR  
A3.00 NTS



# EXHIBIT 3

**COMPARATIVE MASSING DESIGN DEVELOPMENT TABLE**

	<i>Existing</i>	<i>9-3-2018 Proposed project</i>	<i>311 and Approved Project</i>	<i>Modified Project Before the Board</i>
Height	37'-11"	37'-11"	37'-11"	37'-11"
1st level depth	46'-3"	57'-1"	57'-1"	57'-1"
2nd level depth adjacent to 430 Eureka	46'-3"	52'-7"	52'-11"	52'-11.5"
2nd level depth adjacent to 444 Eureka	32'-1"	40'-7"	38'-3"	38'-3"
3rd level depth adjacent to 430 Eureka	32'-1"	52'-7"	52'-11"	52'-11.5"
3rd level depth adjacent to 444 Eureka	32'-1"	40'-7"	38'-3"	38'-3"
1st level side rear side setback for 430 Eureka	None	None	None	None
1st level side rear side setback for 444 Eureka	5'	5'	5'	5'
2nd level rear side setback for 430 Eureka	None	None	None	None
2nd level rear side setback for 444 Eureka	7'-2"	7'-2"	7'-2"	7'-2"
3rd level rear side setback for 430 Eureka	N/A	3'	3'	4'
3rd level rear side setback for 444 Eureka	N/A	7'-2"	7'-2"	7'-2"

# EXHIBIT 4



**San Francisco  
Planning**

SAN FRANCISCO PLANNING DEPARTMENT  
1070 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIL: (415) 898-6978 SFPLANNING@SF

## DECLARATION OF POSTING

**FOR SECTION 311 / 312 ONLY**

I, Steve Martisaukas, do hereby declare as follows:

- On February 17th, 2020, I posted a public notice on the project site (one on each frontage for through and corner lots) indicating my intention to secure a building permit and describing the extent of the proposed work for the property located at 436 Eureka Street. The public notice was furnished to me by the Planning Department
- After posting the aforementioned notice, I determined that the required notice was posted during the requisite duration between February 16th and April 8th, 2020.

Building Application Number: No. 2018.10.09.2526

Project Address: 436 Eureka Street

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

EXECUTED ON THIS DAY, April, 20th, 2020, IN SAN FRANCISCO

DocuSign Envelope ID: 201810092526  
Steve J Martisaukas  
Signature

Steve Martisaukas  
Name (Print or Type)

Owner  
Relationship to Project (e.g. owner, Attorney, Architect, etc)

Submit completed Declaration of Posting immediately to the Project Planner after the expiration date

# EXHIBIT 5



Steve Martisauskas <martisauskas@gmail.com>

---

## FYI - Future future house remodel

---

Courtney Martisauskas <ccourtst@gmail.com>  
To: Susy Chen <susy.chen@gmail.com>  
Cc: Steve <martisauskas@gmail.com>

Mon, Aug 20, 2016 at 4:07 PM

Hey Susy!

Hope you had a nice weekend. Steve and I just wanted to give you a heads up that we are eventually planning on doing some work on our house in the future. We will keep you posted when we have a more accurate timeline. In the meantime, you will be receiving more details on our plans in the mail regarding this early this week.

Please don't hesitate to ask us any questions!

Thanks  
Courtney & Steve  
(436 Eureka neighbors)

# EXHIBIT 6

## Notice of Pre-Application Meeting

Page 204 of 218

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

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 445 Mission Ave cross street(s) 14th & 15th St (Block/Lot: 0401/0000 Zoning: R-1), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-I-B, Section 313;
- Community Business Priority Processing Program (CBPP)

The development proposal is to: provide an addition at rear, new windows at front,  
remodel the interior, expand garage and connect it to the house.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>1</u>
Existing bldg square footage: <u>200</u>	Proposed: <u>200</u>	Permitted: <u>200</u>
Existing # of stories: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>2</u>
Existing bldg height: <u>8'0"</u>	Proposed: <u>8'0"</u>	Permitted: <u>8'</u>
Existing bldg depth: <u>47'</u>	Proposed: <u>47'</u>	Permitted: <u>47'</u>

### MEETING INFORMATION:

Property Owner(s) name(s): 445 MISSION AVE

Project Sponsor(s): ALUMNI ARCHITECTS

Contact information (email/phone): ALUMNI@ALUMNIARCHITECTS.COM/415.774.1101

Meeting Address\*: \_\_\_\_\_

Date of meeting: \_\_\_\_\_

Time of meeting\*\*: \_\_\_\_\_

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1050 Mason Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 2:00 p.m. unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development processes in the City, please call the Public Information Center at 415-658-8978, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfpplanning.org](http://www.sfpplanning.org).



## Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, CARL PETERSEN, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at FIREWOOD CAFE / 4248 18th STREET (location/address) on 02/2018 (date) from 9PM - 9PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, SEPTEMBER 3rd, 2018 IN SAN FRANCISCO.

Signature

CARL PETERSEN

Name (type or print)

AGENT, McGRIFF ARCHITECTS

Relationship to Project (e.g. Owner, Agent)

(If Agent, give business name & profession)

436 EUREKA STREET

Project Address

# Summary of discussion from the Pre-Application Meeting

Meeting Date: SEPTEMBER 3rd, 2018  
 Meeting Time: 5PM - 8PM  
 Meeting Address: 4248 10th STREET  
 Project Address: 430 ELARDKA STREET  
 Property Owner Name: STEVE & COURTNEY MARTISAUSKAS  
 Project Sponsor/Representative: McGRIFF ARCHITECTS / CARL PETERSEN

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

NO ATTENDEES

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #2: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #3: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #4: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

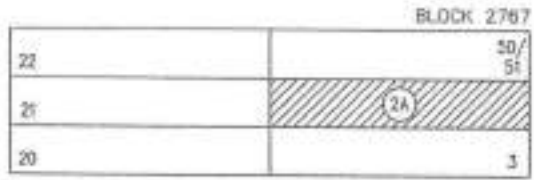
BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0001 001	RADIUS SERVICES NO. 276702AT	436 EUREKA ST	MCGRIFF	18	0806
0001 002	.....	.....	.....	.....	.....
0001 003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001 004	MCGRIFF ARCHITECTS	1475 15TH ST	SAN FRANCISCO	CA	94103
0001 005	.....	.....	.....	.....	.....
2767 002A	S & C MARTISAUSKAS	436 EUREKA ST	SAN FRANCISCO	CA	94114-2715
2767 003	J & K KIEFER	290 N ALMENAR DR	GREENBRAE	CA	94904-1152
2767 003	OCCUPANT	444 EUREKA ST	SAN FRANCISCO	CA	94114-2715
2767 003	OCCUPANT	448 EUREKA ST	SAN FRANCISCO	CA	94114-2715
2767 020	J & G QUINN	541 DOUGLASS ST	SAN FRANCISCO	CA	94114-2727
2767 021	DAVID YOUNG	537 DOUGLASS ST	SAN FRANCISCO	CA	94114-2727
2767 021	OCCUPANT	535 DOUGLASS ST	SAN FRANCISCO	CA	94114-2727
2767 022	H & T WILLSON	529 DOUGLASS ST	SAN FRANCISCO	CA	94114-2727
2767 022	OCCUPANT	531 DOUGLASS ST	SAN FRANCISCO	CA	94114-2727
2767 050	J & S CHEN	432 EUREKA ST	SAN FRANCISCO	CA	94114-2715
2767 051	SUSY CHEN	432 EUREKA ST	SAN FRANCISCO	CA	94114-2715
2767 051	OCCUPANT	430 EUREKA ST	SAN FRANCISCO	CA	94114-2715
2768 027	GAO-ZHANG TRS	463 EUREKA ST	SAN FRANCISCO	CA	94114-2714
2768 029	ORCHOVER TRS	451 EUREKA ST	SAN FRANCISCO	CA	94114-2714
2768 029	OCCUPANT	440 EUREKA ST	SAN FRANCISCO	CA	94114-2714
2768 038	RAMO-LARIOS TRS	453 EUREKA ST	SAN FRANCISCO	CA	94114-2714
2768 039	MARK BREIMHORST TRS	455 EUREKA ST	SAN FRANCISCO	CA	94114
9999 999	.....	.....	.....	.....	.....



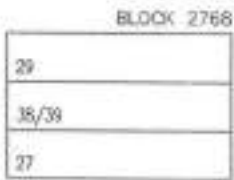
1271 Harrison Street, Suite 105  
San Francisco, CA 94102-4622  
(415) 391-4775

BLOCK 2767  
LOT 2A  
San Francisco, CA

DOUGLASS STREET



EUREKA STREET



DATE	TIME
3/27/2024	10:00 AM
BY	DR
JOHN	JOHN

PERMIT  
NOTIFICATION  
MAP

The information contained herein has been obtained from sources that we deemed reliable and correct at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.





SAN FRANCISCO CA 940

20 AUG 2018 PM 6 L

0001/004  
MCGRIFF ARCHITECTS  
1475 15TH ST  
SAN FRANCISCO CA 94103



94103-365175

# EXHIBIT 7

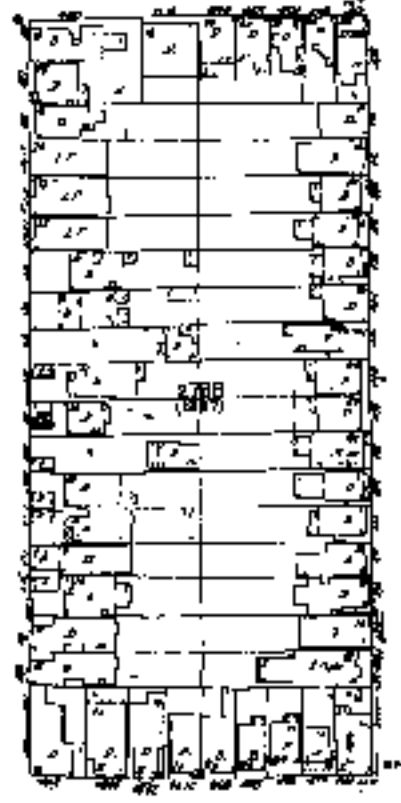
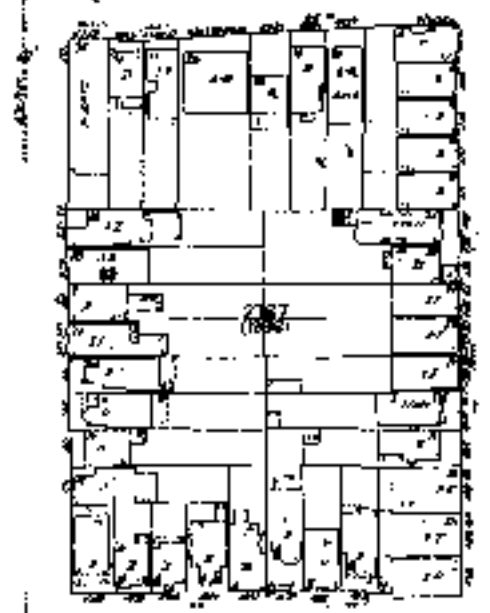
THESE SANBORN MAPS ARE DATED TO THE MID 1990's  
USE ONLY FOR HISTORICAL CONTEXT

699

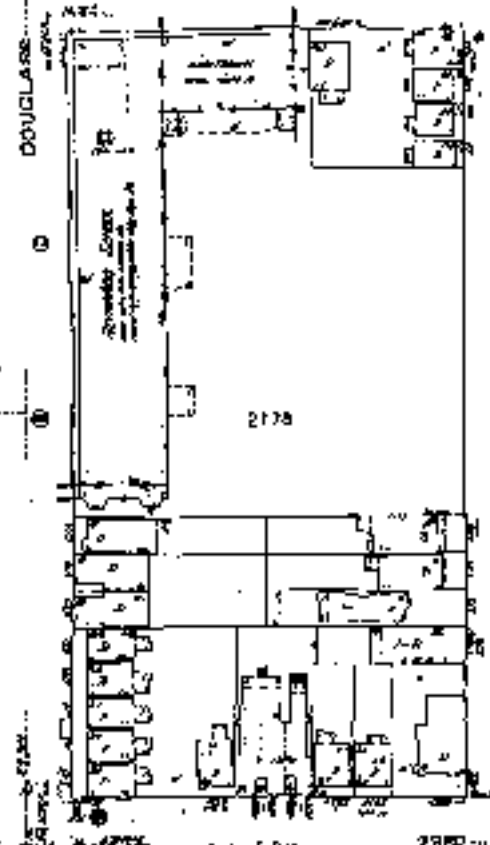


699

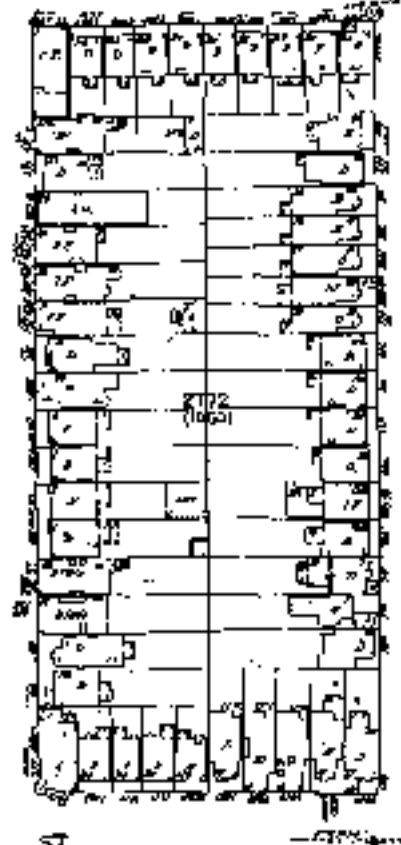
698



700



EUREKA



DIAMOND

710

709



Green Pin = Project Site



# EXHIBIT 8



Steve Marisauskas <marisauskas@gmail.com>

## 436 Eureka Plan Modifications

Steve Marisauskas <marisauskas@gmail.com>  
To: Susy Chen <susychen@gmail.com>

Wed, Mar 16, 2022 at 9:12 PM

Susy

I'm writing to follow up on our meeting outdoors held in our backyard at 436 Eureka St on 3/14/2022. In attendance was Steve Marisauskas, Susy Chen, Dawnie & Murtz.

Below are the requested changes to our project in which we are willing to concede:

- (1) Increase setback adjacent to lightwell from 2ft to 4ft;
- (2) Remove top floor roof parapet and use fire rated roof
- (3) Remove middle floor roof parapet and use fire rated roof
- (4) Lower roofline at addition as much as possible while maintaining ceiling height.

We are aware that these concessions do not meet all of your requests, but we are hoping that you are am cable to meet somewhere in the middle.

Sincerely,  
Steve & Courtney

On Fri, Mar 11, 2022 at 9:05 AM Susy Chen <susychen@gmail.com> wrote:

Hello Steve,

I'm glad we got to meet and speak with your architect about the permit plans. As I explained to Nick, my building has two units and each unit's bedrooms face the lightwell. Because the lightwell is the sole source of natural light and air to our bedrooms, loss of light to it will have a severe effect on me, Dawnie, and Murtz.

I understand your desire to expand your building. The main issue is your second floor addition which will significantly impact the area that feeds air and light to our lightwell.

Some loss of light is unavoidable however, your plan does not include design modifications to minimize the impact of this loss of light to my home. For example, the plan includes building an additional 4 feet on the property line, in front of windows and adjacent to the lightwell, with no setback.

I hope that we can agree to these modifications so that your plans can move forward incorporating measures for minimizing the loss of light and air to my home.

Thank Nick for taking the measurements of the lightwell. I appreciate his help. I'll follow up on Monday to check on the status of these requests, but feel free to reach out to me if you have any questions.

Best.  
Sury

#### MODIFICATIONS REQUESTED

- (1) Match Lightwell
- (2) Increase Setback adjacent to lightwell
- (3) Lower Roofline of Rear Addition
- (4) Remove New Parapets

#### DISCUSSION NOTES

The most critical modifications for minimizing the impact of light to us are matching the lightwell and increasing the setback adjacent to the lightwell.

**Match Lightwell** – setback second floor addition from lightwell to create a shared lightwell area. Building along the property line further sets off the lightwell. The current plan has a side setback that is not positioned adjacent to the lightwell. This request is to match the position of the lightwell so that the setback is opposite of it. Attached are Nick's measurements of the lightwell.

**Increase Setback adjacent to lightwell** – You have a side setback of 3 feet on your plans. Add an additional 2 feet to any construction adjacent to the lightwell in order to create an adequate setback for light and air. The plans show more than 7 feet of space on the other side of the building, so there is enough space to shift the building to that side. The overall result of this modification would be a lightwell area lined opposite of my lightwell with a setback of 5 feet. Because the new addition will be directly in front of windows, adding this little bit of breathing space would make a difference in reducing the new shadow.

**Lower Roofline of addition** – sloped roof is one of the design measures to increase light, however I understand your desire for a flat roof design. Lowering the roof of the addition can also accomplish a similar effect. I understand you can reduce the roofline while preserving the 9 foot ceiling height you currently have on that floor.

**Remove New Roof Parapet** – Set skylight inward to eliminate the need for a parapet or use fire rated roof. The current plan's new parapet blocks the wall directly adjacent to the lightwell adding a new element to block the light.

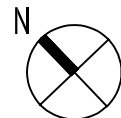
**Remove Parapet on first floor skylight** – minimize the height of the first floor skylight by using a fire rated roof. The current plan's new parapet and skylight blocks airflow and light to the first floor unit.

#### Attachments:

- Nick's measurements of the lightwell
- View of my windows from your property with the blue tape showing the area to be built along the property line

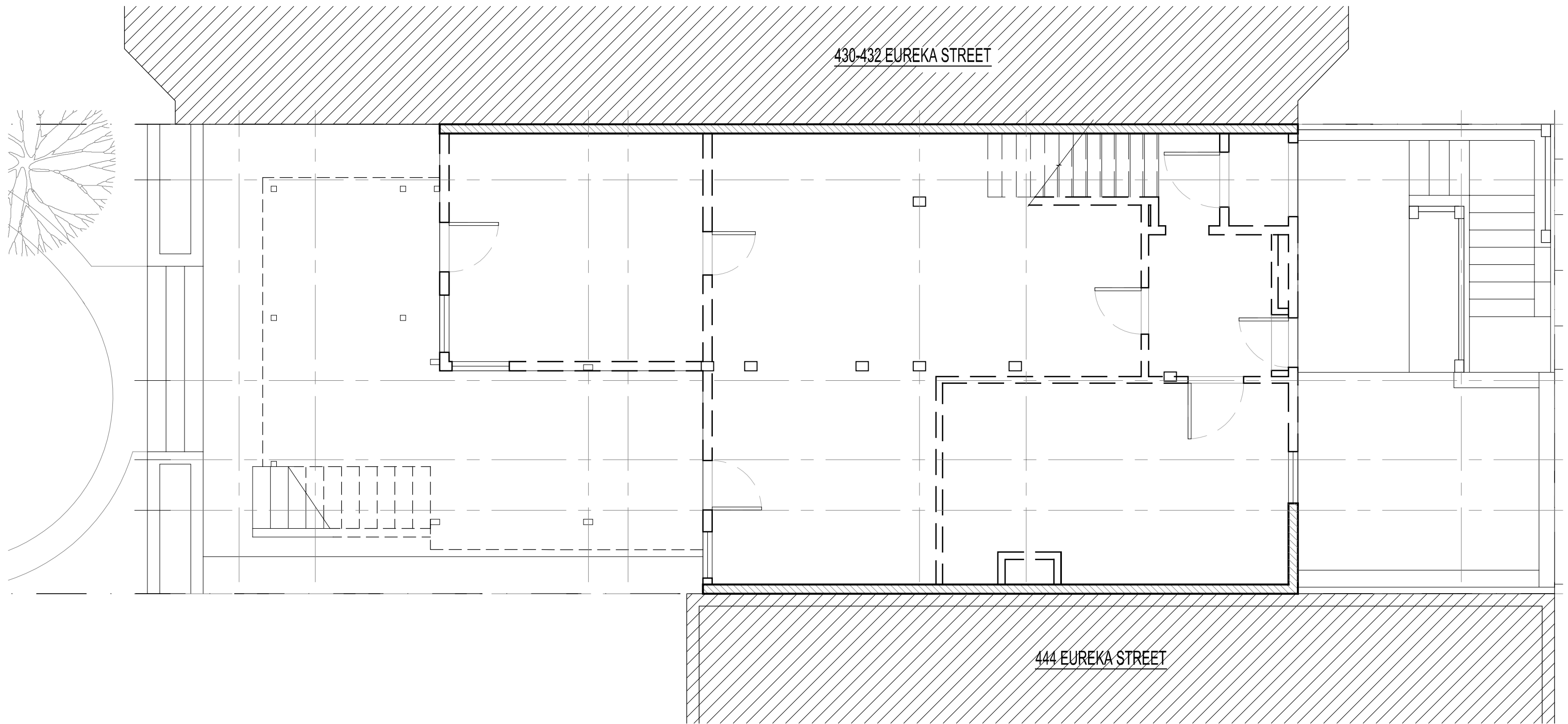
# EXHIBIT 9

NOTE: A 703 S.F. EXPANSION OF THIS LEVEL WAS APPROVED, BUT HAS SINCE BEEN DISCARDED. THE EXISTING GARAGE SHALL REMAIN AS-IS.



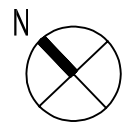
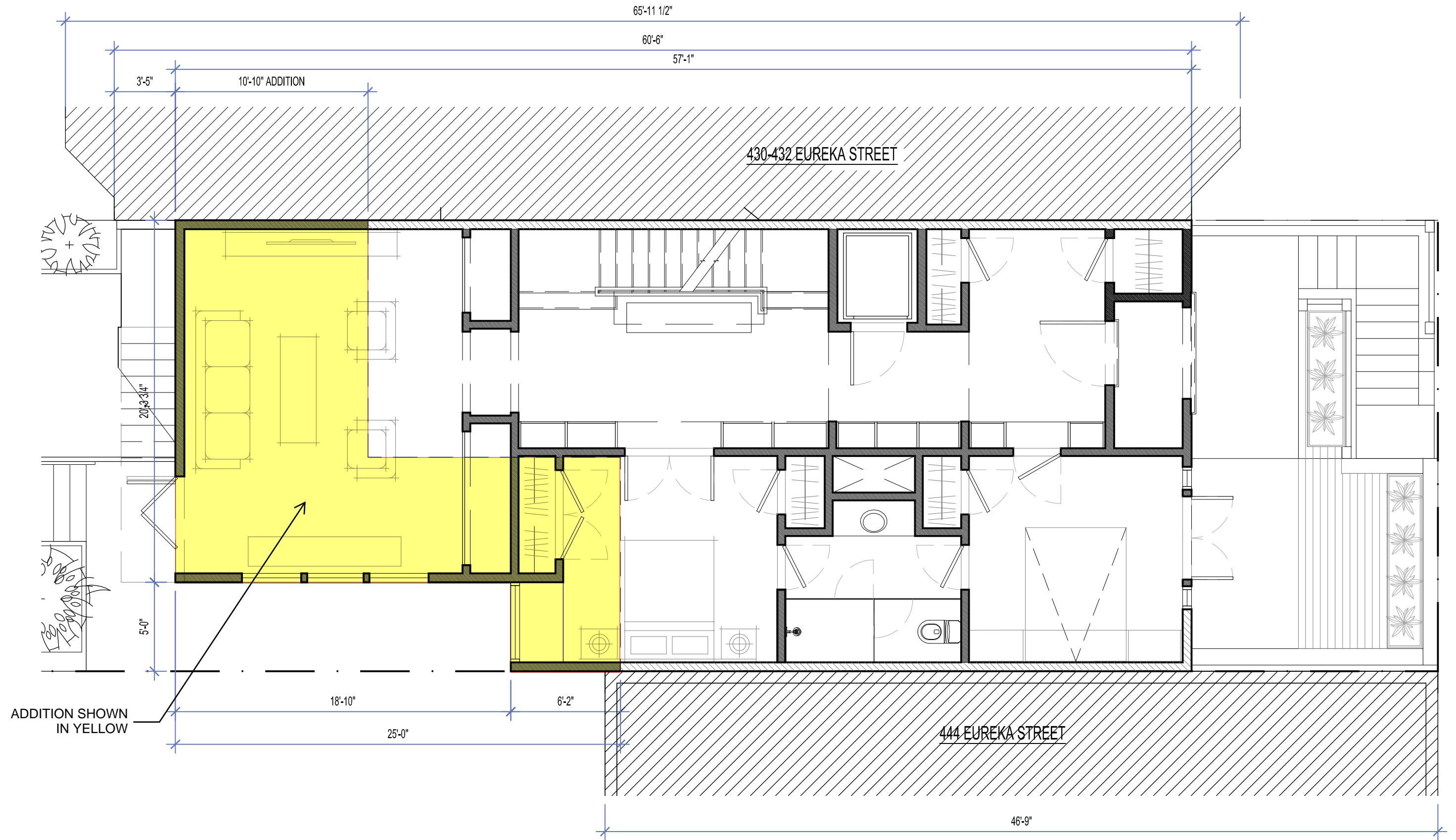
3/16" = 1'-0"

EXISTING GARAGE FLOOR PLAN  
(STREET LEVEL)



N  
3/16" = 1'-0"

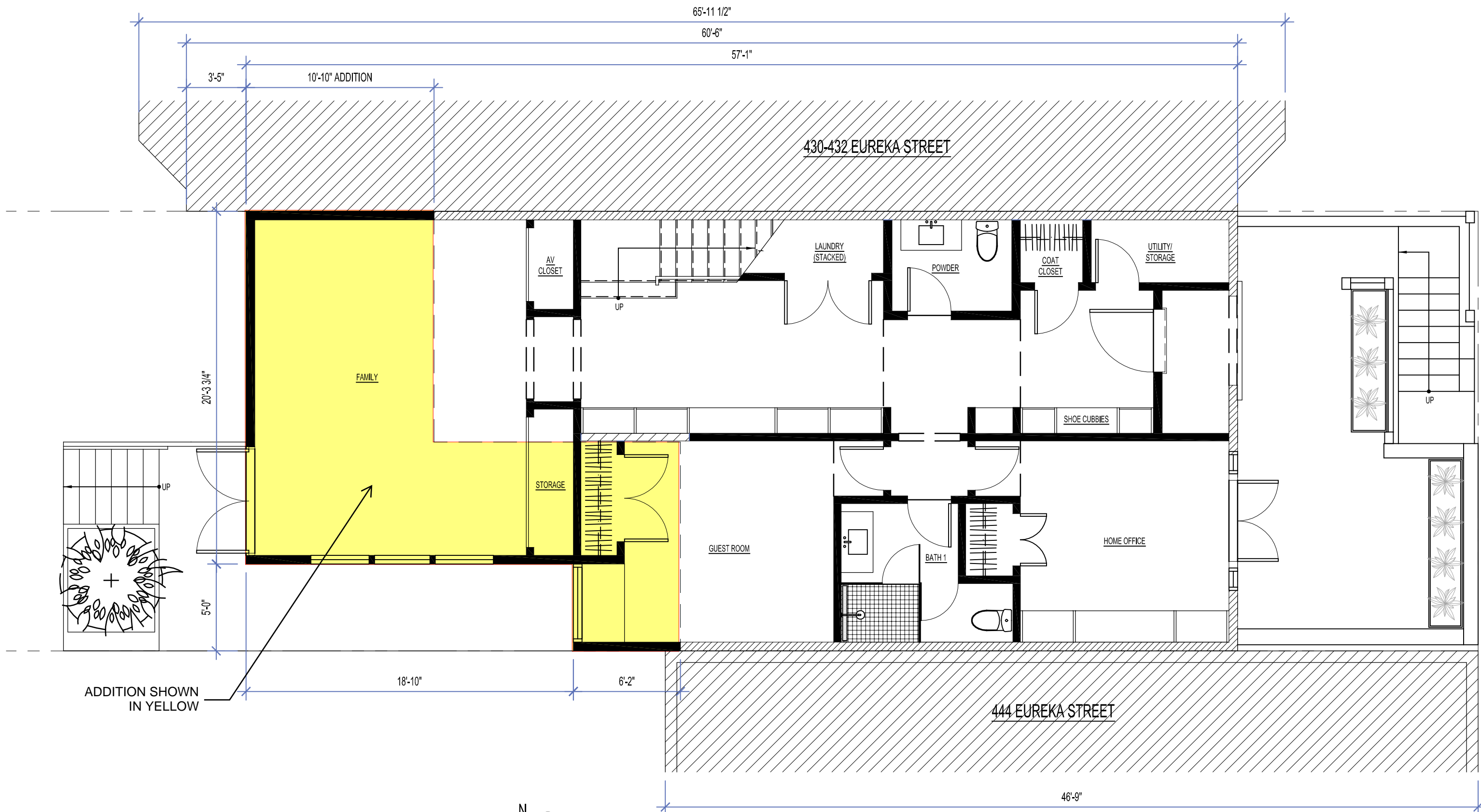
EXISTING FIRST LEVEL PLAN




3/16" = 1'-0"

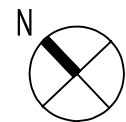
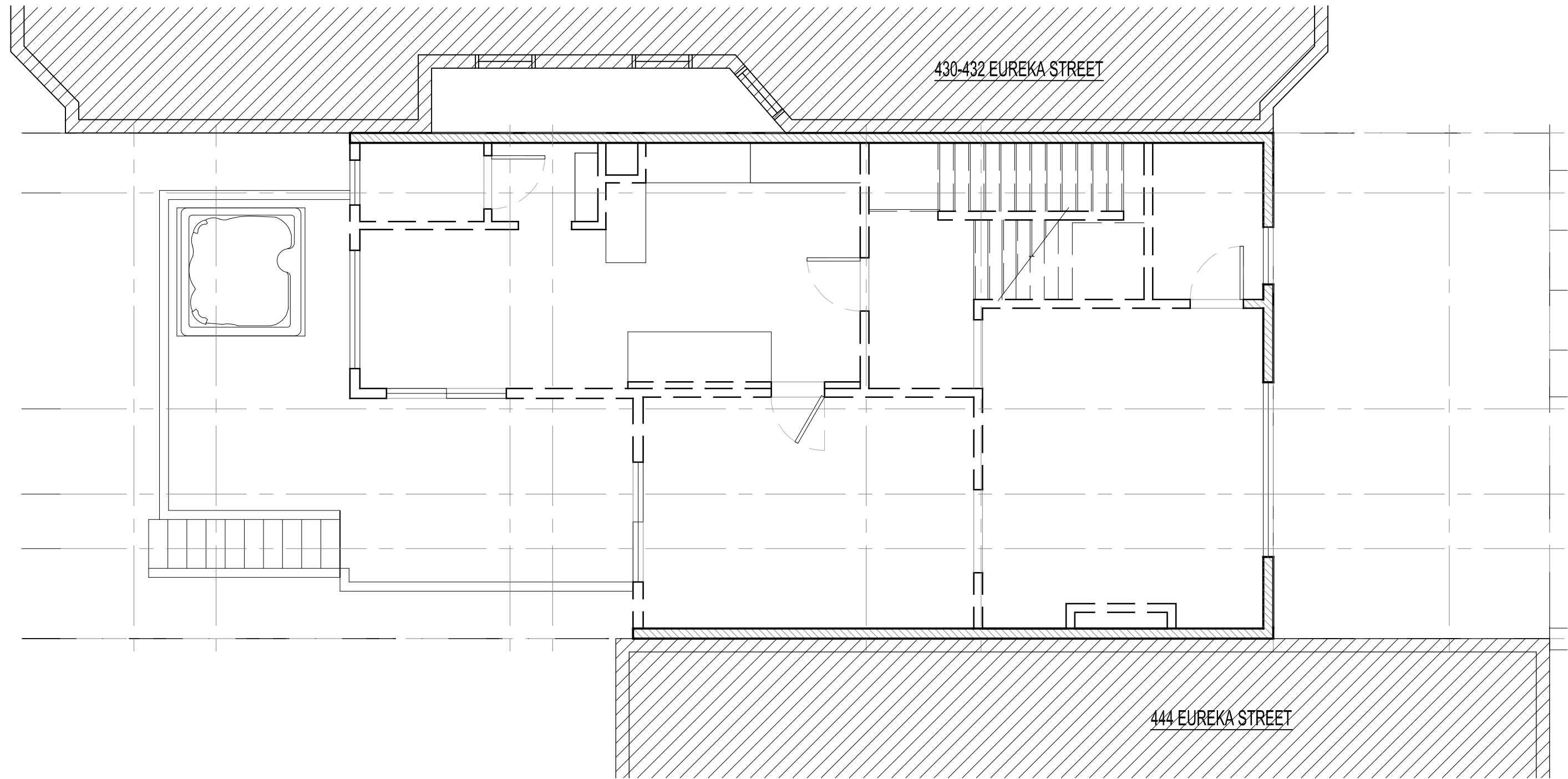
APPROVED FIRST LEVEL PLAN





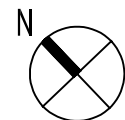
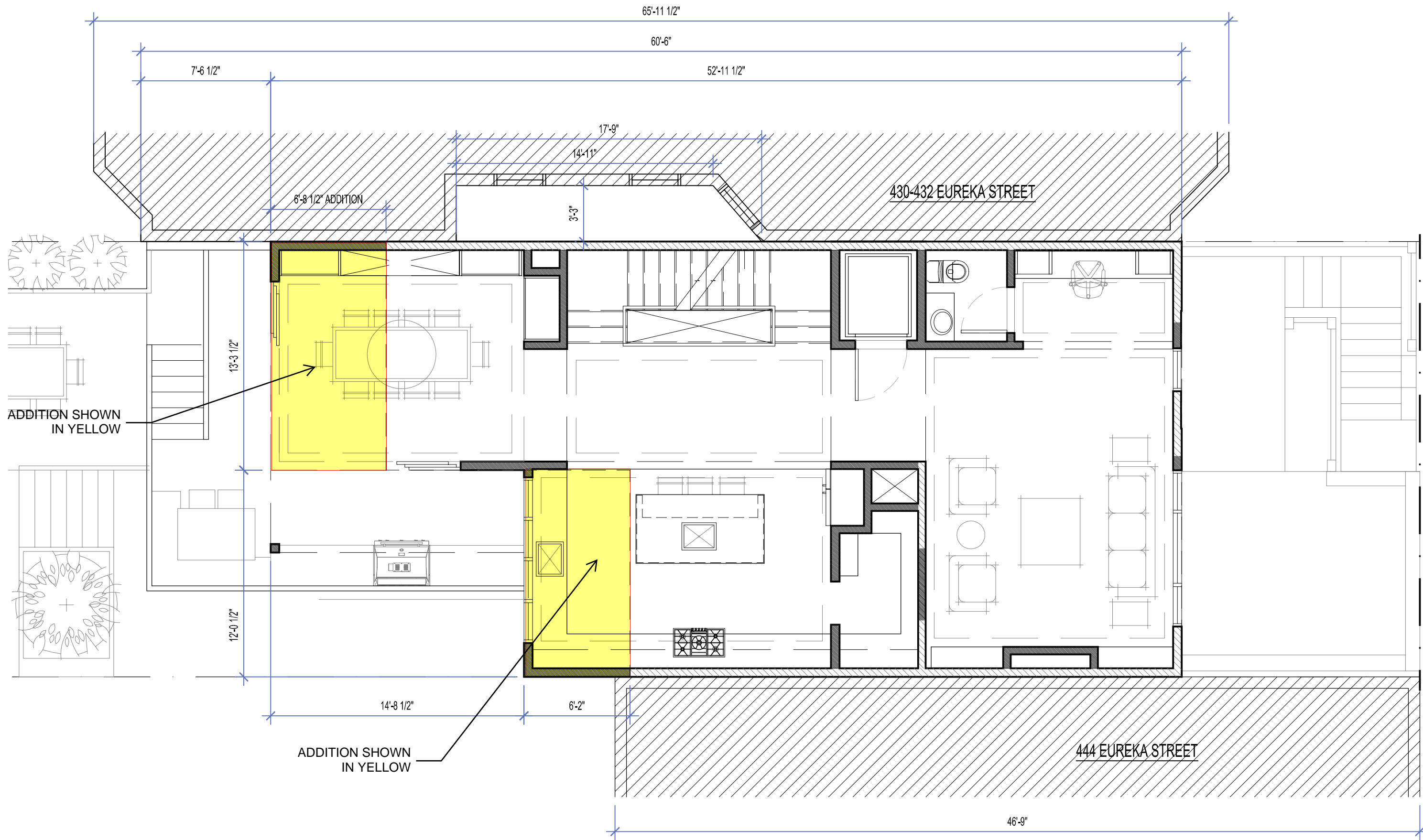
N  
  
 3/16" = 1'-0"

**MODIFIED FIRST LEVEL PLAN**  
 (NO CHANGES TO EXTERIOR MASSING)



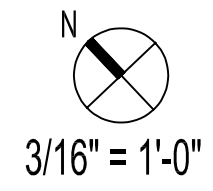
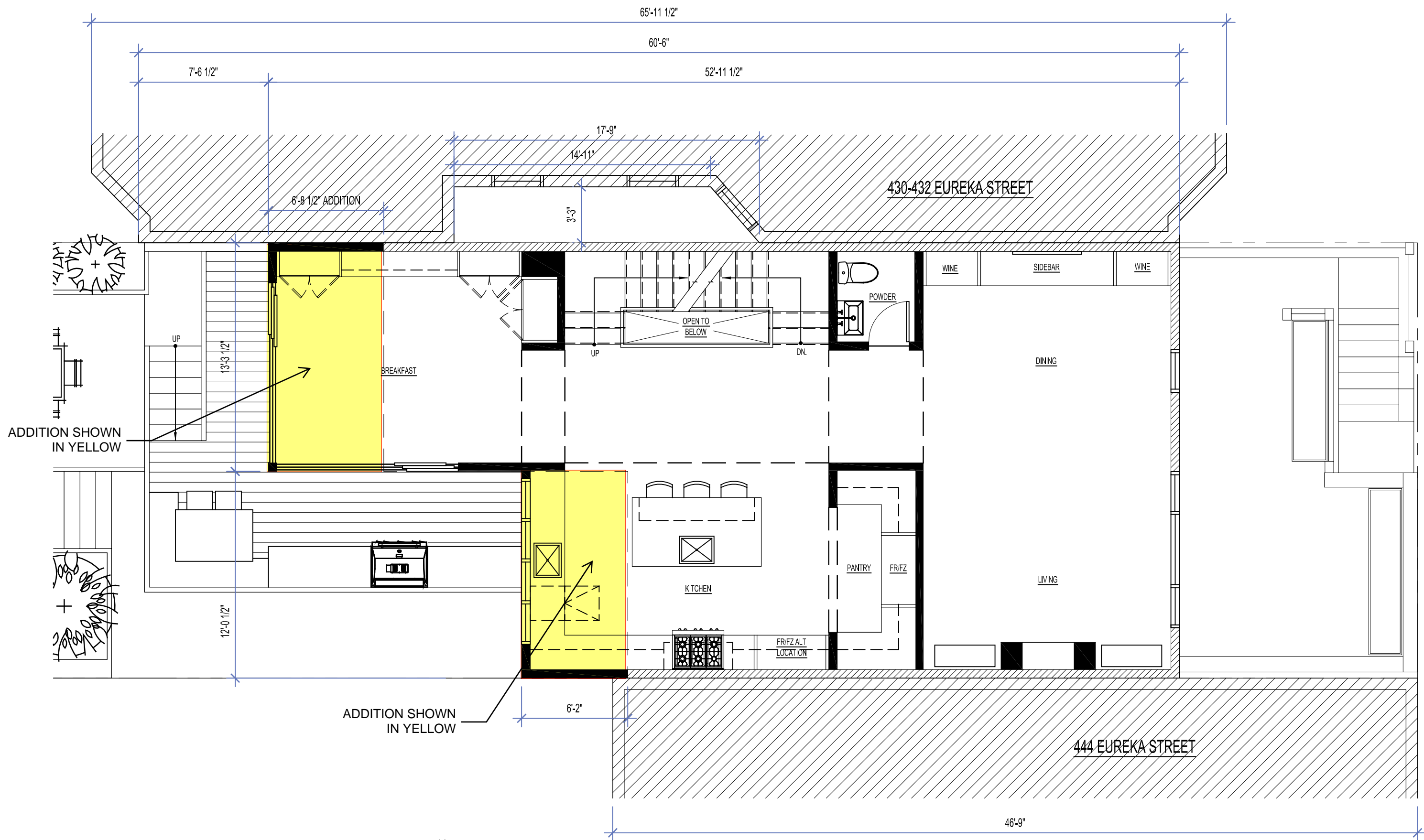
3/16" = 1'-0"

EXISTING SECOND LEVEL PLAN

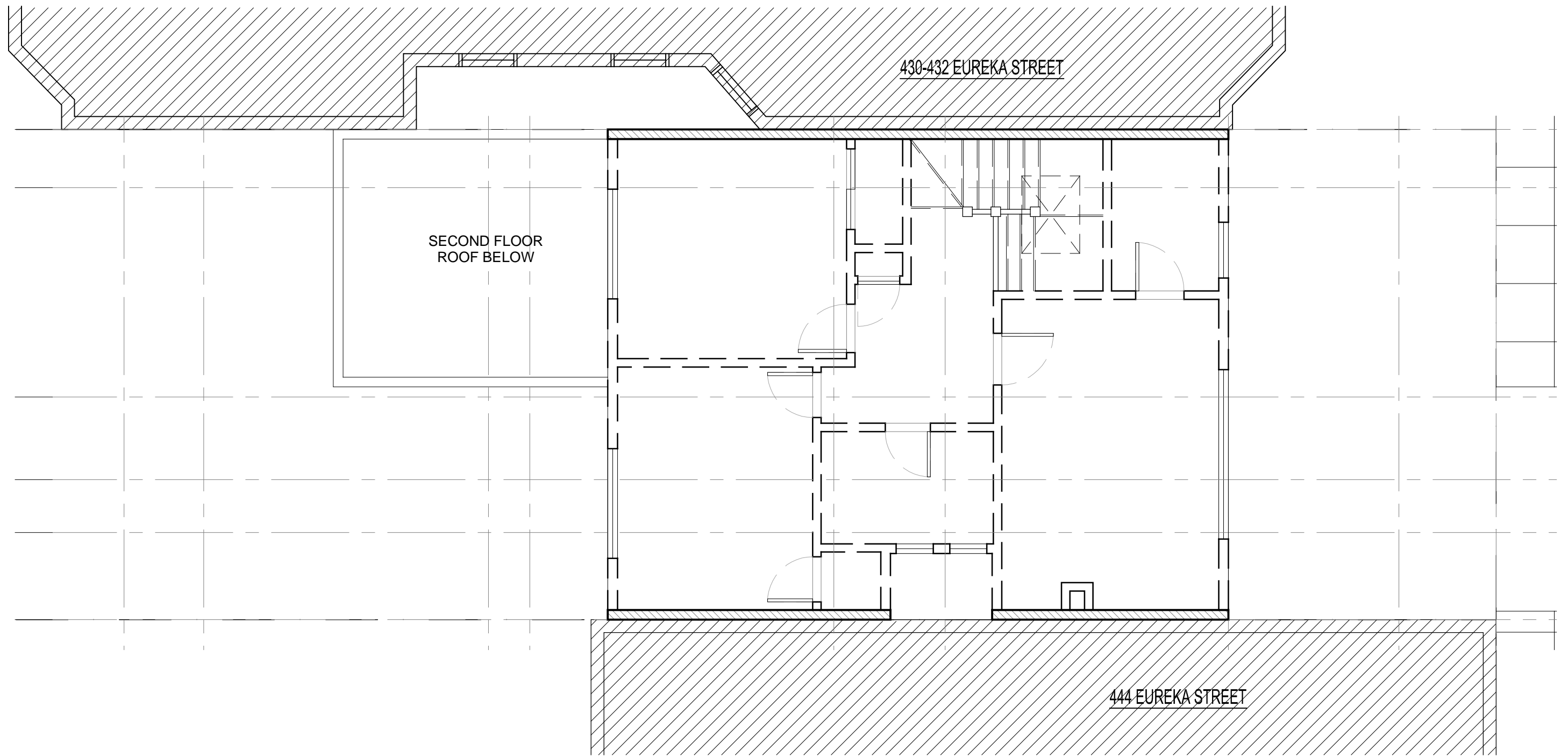


3/16" = 1'-0"

APPROVED SECOND LEVEL PLAN

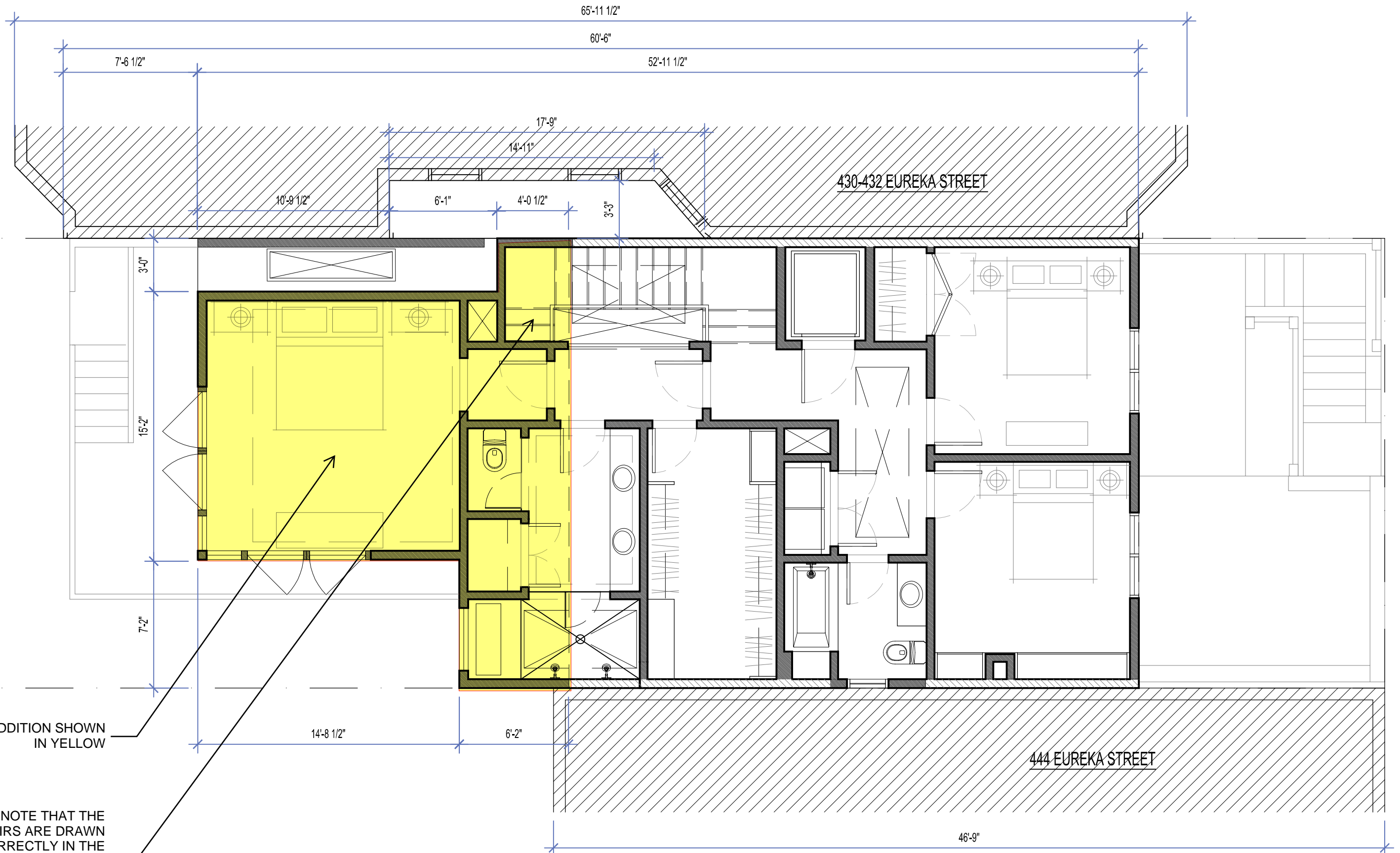


**MODIFIED SECOND LEVEL PLAN**  
 (NO CHANGE TO EXTERIOR MASSING)



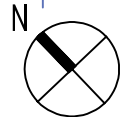
N  
3/16" = 1'-0"

EXISTING THIRD LEVEL PLAN



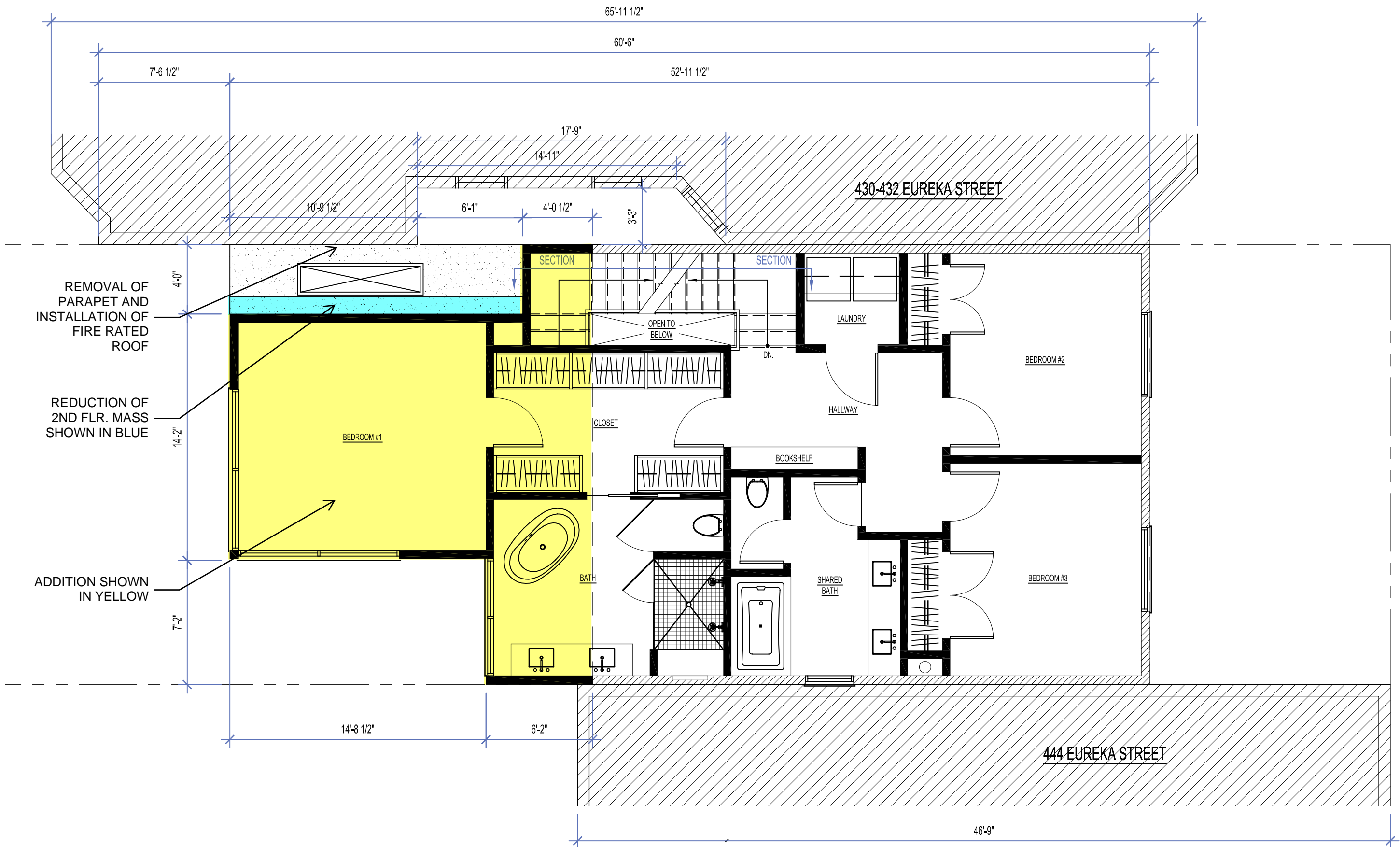
ADDITION SHOWN  
IN YELLOW

PLEASE NOTE THAT THE  
STAIRS ARE DRAWN  
INCORRECTLY IN THE  
APPROVED SET. THE  
MODIFIED PLAN  
CORRECTS THEM TO BE  
A CONSISTENT WIDTH

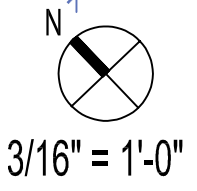


3/16" = 1'-0"

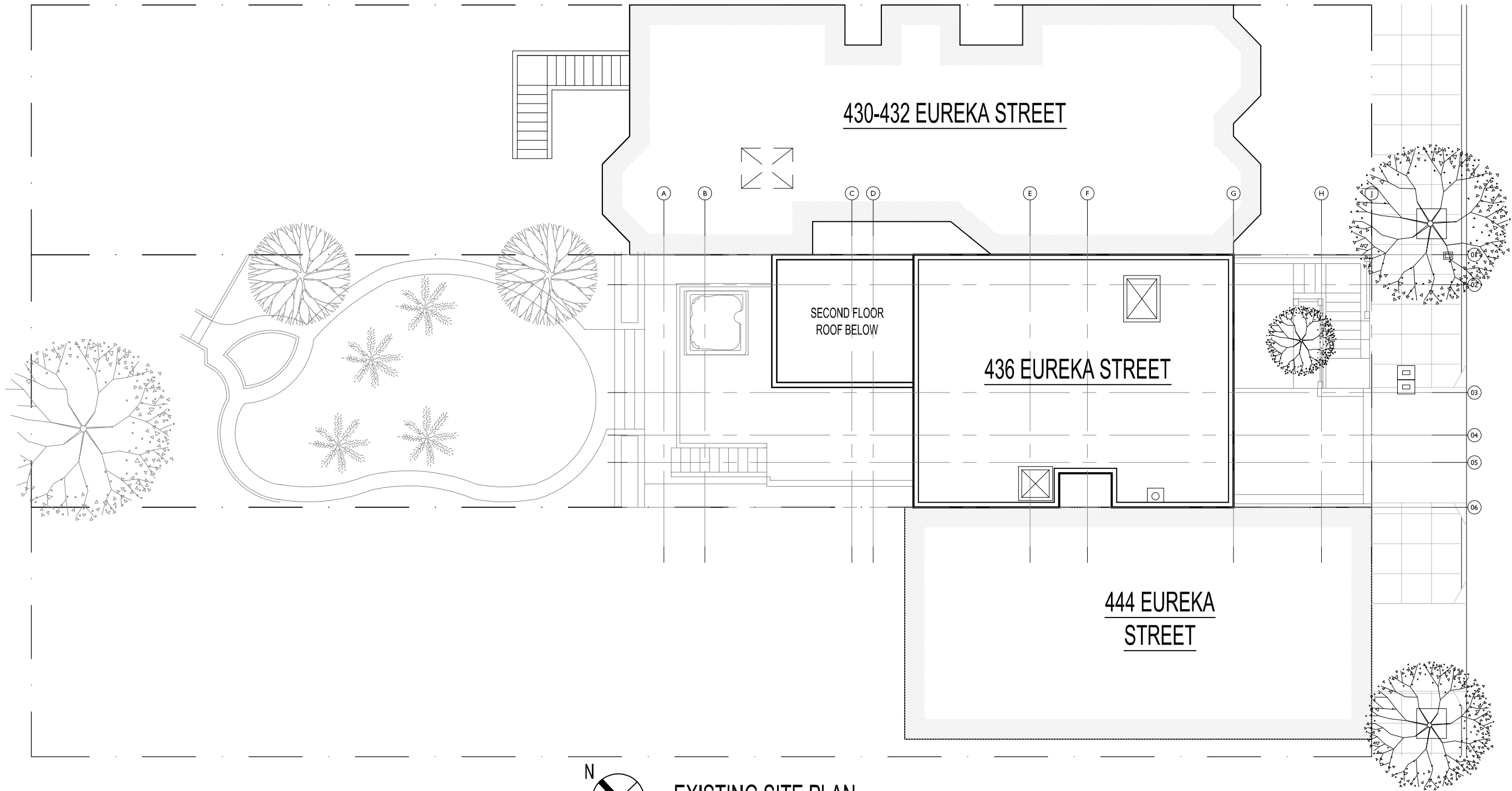
APPROVED THIRD LEVEL PLAN



**MODIFIED THIRD LEVEL PLAN**



3/16" = 1'-0"

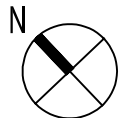


430-432 EUREKA STREET

SECOND FLOOR  
ROOF BELOW

436 EUREKA STREET

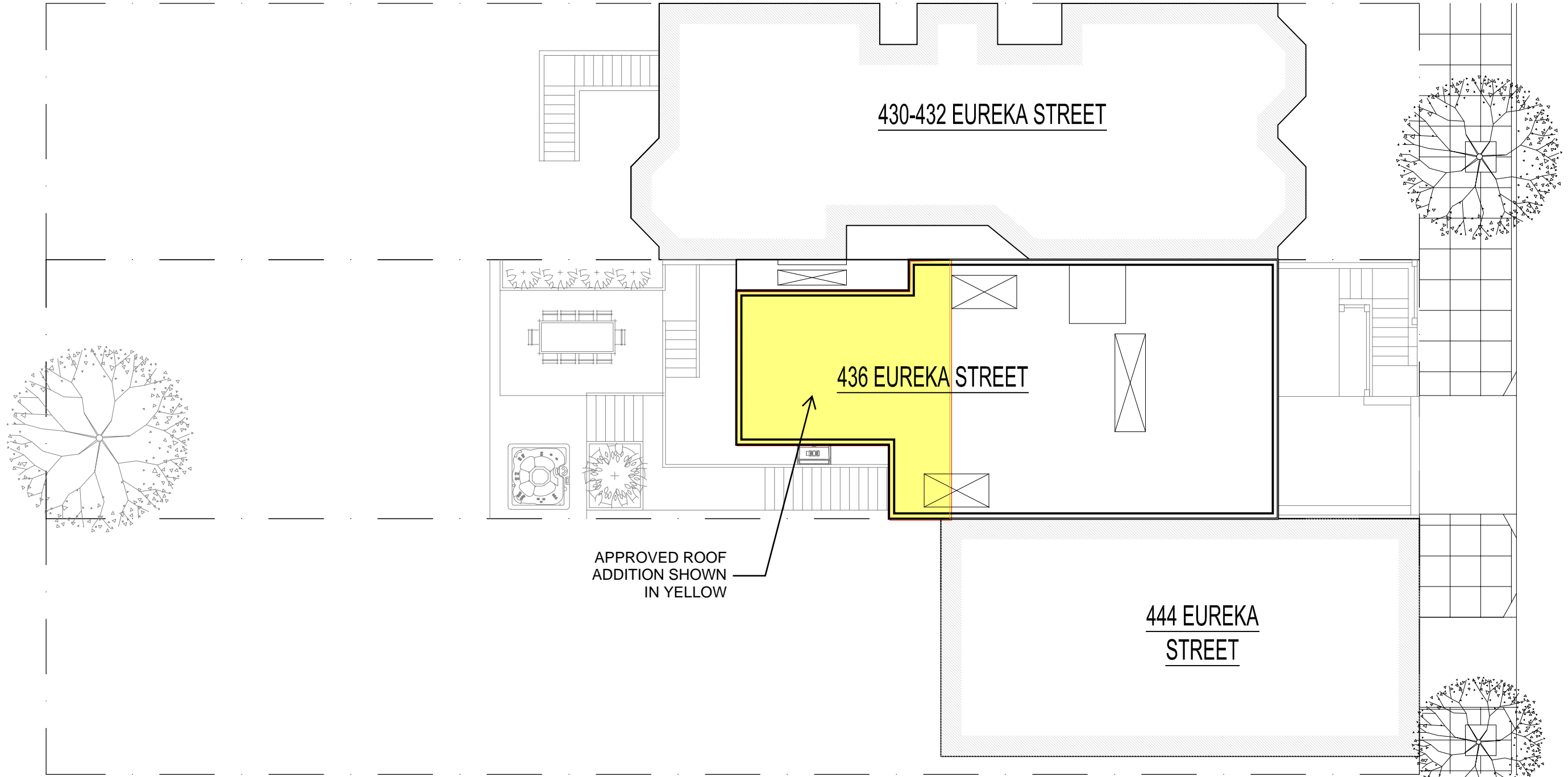
444 EUREKA  
STREET



EXISTING SITE PLAN

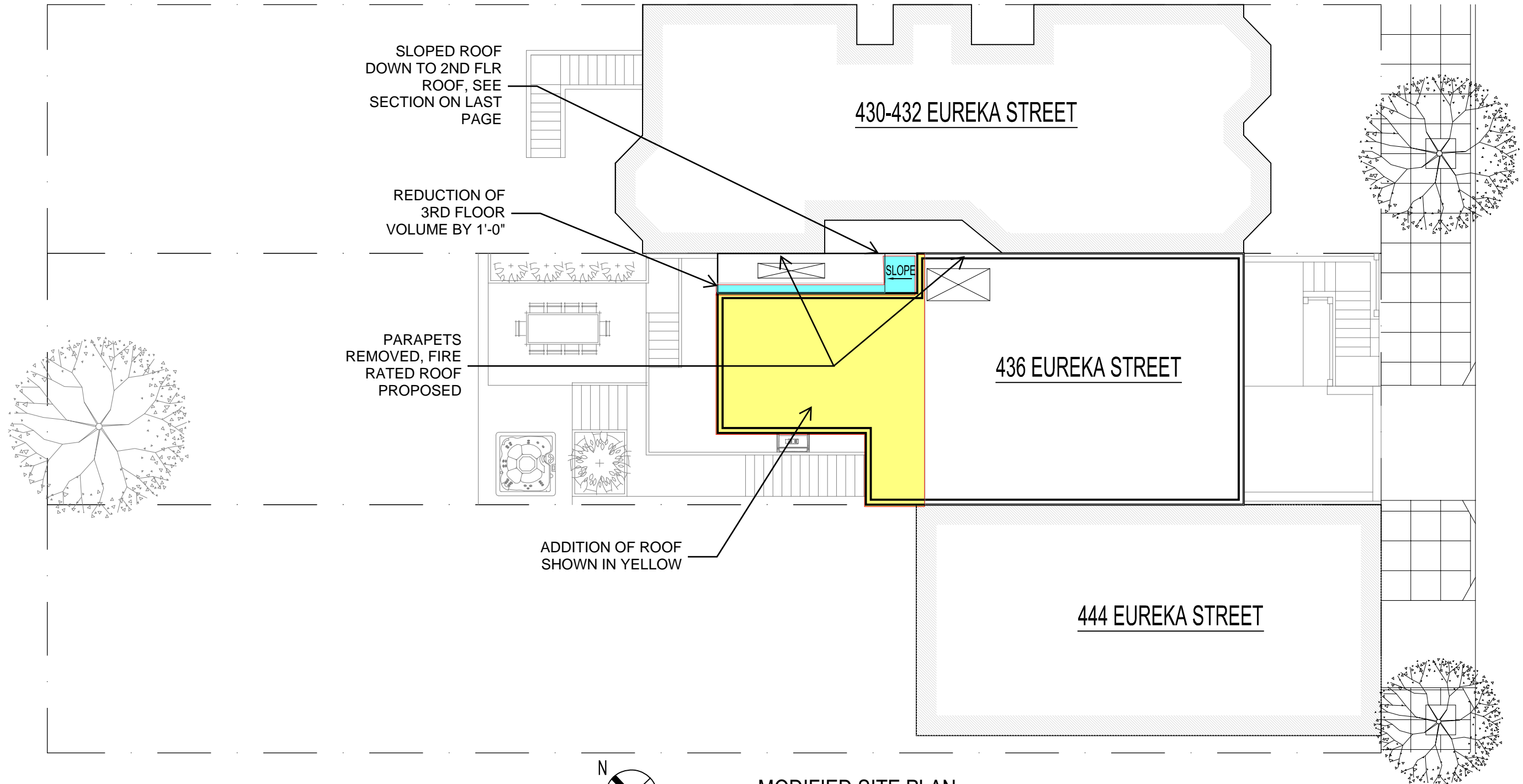
SCALE 3/32" = 1'-0"





APPROVED ROOF  
ADDITION SHOWN  
IN YELLOW

N  
 **APPROVED SITE PLAN**  
SCALE 3/32" = 1'-0"



SLOPED ROOF  
DOWN TO 2ND FLR  
ROOF, SEE  
SECTION ON LAST  
PAGE

430-432 EUREKA STREET

REDUCTION OF  
3RD FLOOR  
VOLUME BY 1'-0"

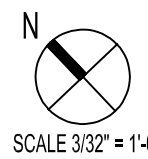
SLOPE

PARAPETS  
REMOVED, FIRE  
RATED ROOF  
PROPOSED

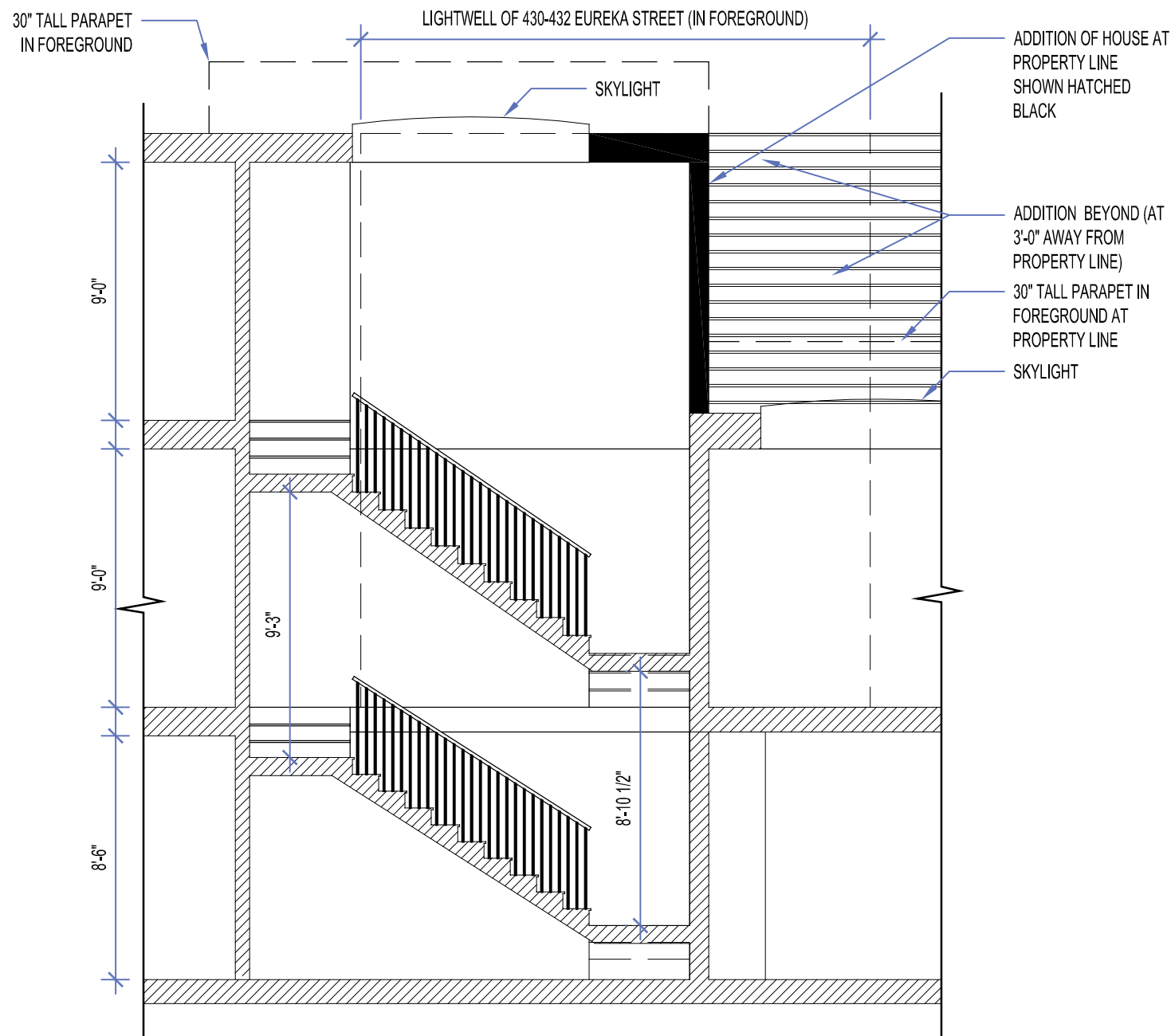
436 EUREKA STREET

ADDITION OF ROOF  
SHOWN IN YELLOW

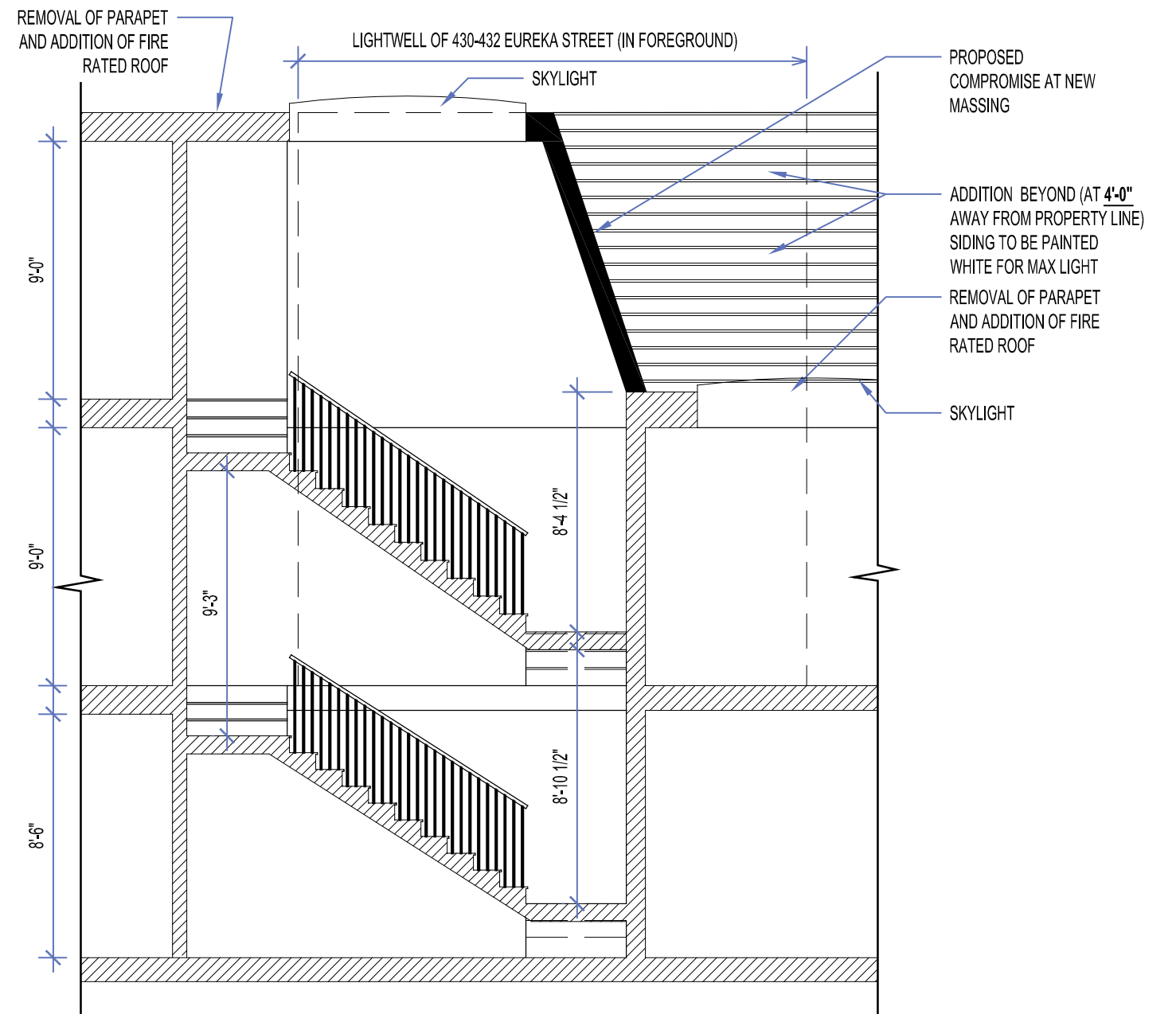
444 EUREKA STREET



MODIFIED SITE PLAN



SECTION AT STAIRS  
 APPROVED BY PLANNING DEPARTMENT IN REVISION 3



SECTION AT STAIRS  
 PROPOSED COMPROMISES TO NEIGHBOR

# PUBLIC COMMENT

March 29, 2022

Re: 436 Eureka Building Permit 2018/10/09/2526

Dear San Francisco Board of Appeals,

Our names are Moritz Dickfeld and Alireza Shojaei, we are tenants of 432 Eureka Street, San Francisco, CA. We are writing to oppose the building project at 436 Eureka Street because it will close off light to our bedroom windows.

We made 432 Eureka our home because among other reasons, we appreciated the light in the flat. Alireza works from home so light is essential for him. We both spend most of our time at home, so sunlight in the house is important for our health and overall sense of well-being.

All the windows of our bedrooms face a lightwell that is enclosed on all sides. The windows face the neighbor's wall which is a little more than 3 feet away. Our first bedroom has only one window to receive natural light. The second bedroom, where we also have workspace, has two windows. During afternoon, those two windows enjoy direct sunlight for several hours. The sunlight shines diagonally into the room from an opening just above the lightwell wall.

The planned building would have us facing an even higher wall, closing off the opening that allows light and air into the lightwell. Because the sunlight shines diagonally from the South, the new wall would cut off direct sunlight to those two windows completely. We would go from having several hours of afternoon direct light to having no direct sunlight at all. In addition, the planned building would further darken the single window of our other room, degrading it to a basement level of lighting. The new walls will also block the air flowing into our lightwell, burying us even deeper between walls and buildings.

We appreciate the Board's time and attention to our concerns and hope that you will protect our rooms from becoming dark and airless.

We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Sincerely,



03.29.2022

Moritz Dickfeld & Alireza "Daute" Shojaei



03.29.2022

March 29, 2022

Re: 436 Eureka – Appeal 22-013

Dear San Francisco Board of Appeals,

I am a resident of San Francisco and a former tenant of 432 Eureka Street, San Francisco. I am writing to express my concern that the neighboring building project will close off light to the rooms of 432 Eureka.

During my tenancy at 432 Eureka, I lived in the bedroom with two windows facing a lightwell between the two buildings. The only natural light to the room comes from the lightwell. For a few hours of the day, direct sunlight comes from above the wall facing the windows and shines diagonally into the bedroom.

Any project that raises the wall even higher would block the direct sunlight to the room darkening it and significantly impacting the quality of life for the resident of that room.

Sincerely,



Cooper Ogden

April 4, 2022

Re: 436 Eureka Building Project – Appeal #22-013

Dear Board of Appeals,

We are residents of San Francisco and former tenants of 432 Eureka Street. We are writing in support of Appeal #22-013 because the 436 Eureka building project will close off light to the rooms of our former home.

The bedrooms of 432 Eureka receive natural light from a lightwell. During the afternoon, sunlight comes into the lightwell and one of the rooms from above a wall. A building project that raises the height of that wall by one story would have a severe impact on light to these rooms.

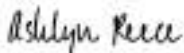
We lived and worked in those bedrooms. There is no other source of natural light, so losing that light would significantly degrade the living conditions in the home.

We appreciate the Board of Appeals considering the project's effect on the living conditions of the present and future residents of 432 Eureka.

Thank you for your consideration.

Sincerely,

Ashlyn Reece



Courtland Ferro



Forrest Whitcomb



BOARD OF APPEALS

APR 06 2022

APPEAL # 22-013

Re: 436 Eureka Building Project – Appeal #22-013

Dear Board of Appeals,

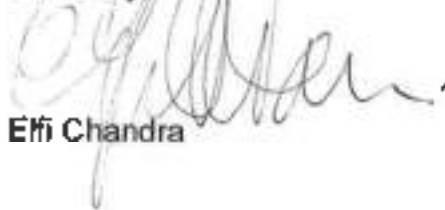
I was a tenant of 432 Eureka Street, San Francisco. I am writing to express concern over the building project at 436 Eureka because it will close off light to the rooms of my former home.

Two bedrooms at 432 Eureka are dependent on a lightwell for natural light. During the afternoon, sunlight shines into one of the rooms and into the lightwell. Any construction that raises the height of the walls of the lightwell would cut off the natural light to these rooms. Loss of natural light would cause dark conditions in the rooms, significantly degrading the living conditions of the residents.

I appreciate the Board of Appeals considering the project's impact on the quality of life for the present and future residents of 432 Eureka.

Thank you for your time and consideration.

Sincerely,



Efi Chandra

04/02/2022