



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 9, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 30, 2017
Case No.: **2014.1607DRP**
Project Address: **471 Hickory Street**
Permit Application: 2015.10.14.9671
Zoning: RTO (Residential, Transit Oriented Development)
Market and Octavia Area Plan
40-X Height and Bulk District
Block/Lot: 0830/012A
Project Sponsor: Megan McGuinn
Boor Bridges Architecture
921 Larkin Street
San Francisco, CA 94109
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal consists of façade alterations and a two-story vertical addition above the existing two-story single-family residence. The top floor is proposed to be set back 15 feet from the front façade and five feet from the east side property line, and will therefore be minimally visible from the public right-of-way.

SITE DESCRIPTION AND PRESENT USE

The subject property at 471 Hickory Street is located on the south side of Hickory Street between Buchanan and Laguna Streets, in the Western Addition neighborhood. The property is also located within the boundaries of the Market and Octavia Area Plan. The steeply upsloping rectangular lot has approximately 24.5 feet of frontage along Hickory Street with a lot depth of approximately 53 feet, and is developed with an approximately 1,784 square-foot two-story single-family dwelling constructed circa 1900. A portion of the existing building is located within the required rear yard and is therefore a legal noncomplying structure; no work is proposed in this location. The rear yard measures approximately 23 feet deep on the west side and approximately 9 feet deep on the east side.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

On the subject block, the majority of the buildings are two to three stories in height, in varying architectural styles. The immediately adjacent property to the west (477 Hickory Street) is a three-story single-family residence. The immediately adjacent property to the east (452 Oak Street) is a through lot developed with a three-story twelve-unit apartment building that fronts onto Oak Street and an open yard along its Hickory Street frontage.

All properties on the subject block are within the RTO Zoning District and the 40-X Height and Bulk District. The surrounding zoning is primarily residential, including RTO, RH-3, and RM-2. The Hayes-Gough NCT covers several blocks to the north and east of the subject block.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	10/11/2016 – 11/10/2016	11/9/2016	2/9/2017	92 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 30, 2017	January 30, 2017	10 days
Mailed Notice	10 days	January 30, 2017	January 30, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	1	0	0
Neighborhood groups	0	0	0

This summary does not include the DR Requestor.

DR REQUESTOR

Dorothy Cook, owner of 466 Oak Street, adjacent to the southern (rear) property line of the subject property.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated November 9, 2016.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 13, 2016.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

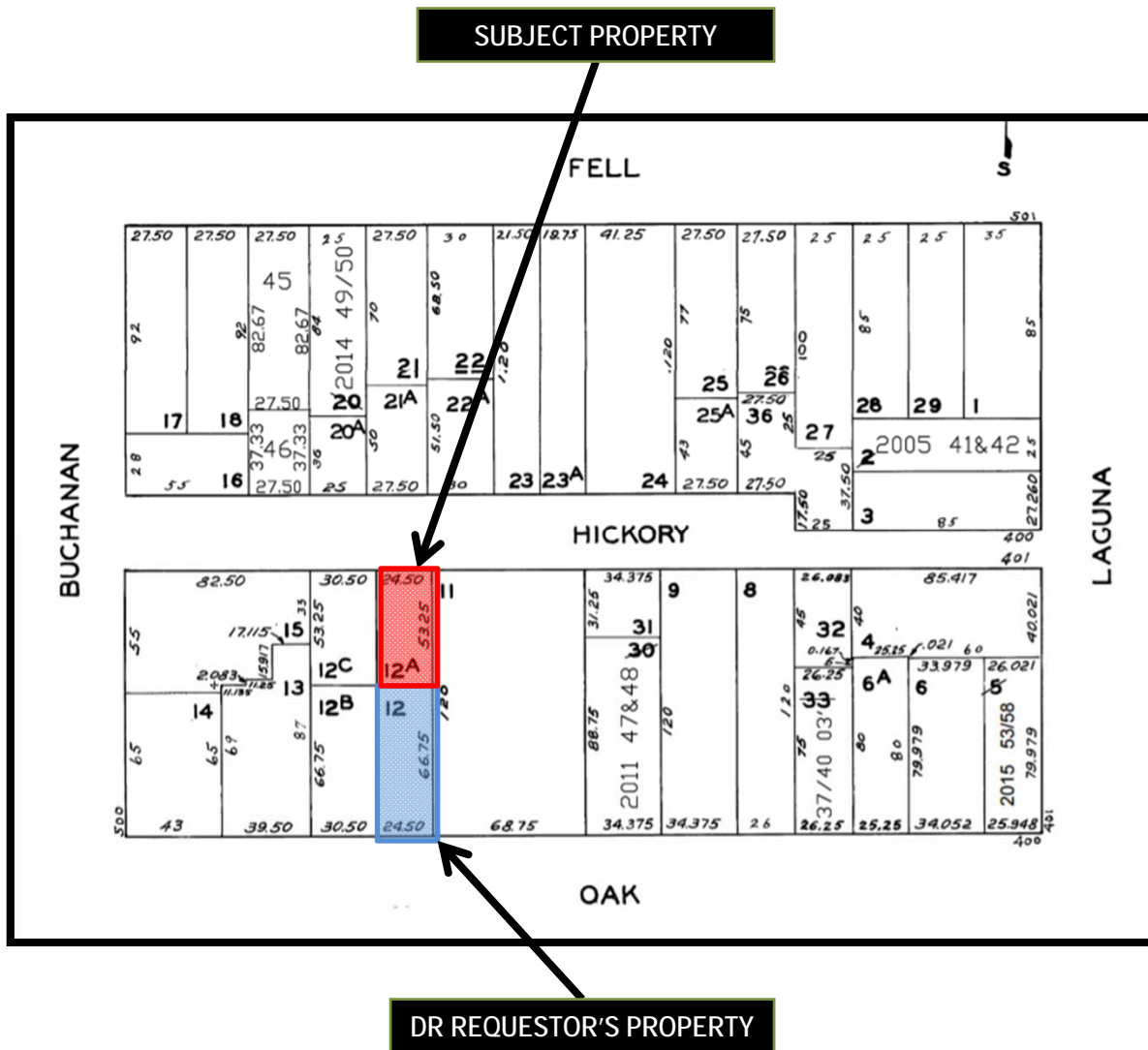
The proposal was reviewed by the Residential Design Team (RDT) on December 14, 2016, following the DR submittal. RDT found the project to be a modest vertical addition that is compatible with the block face, mid-block open space, and general character of the neighborhood. The proposed front and side setbacks were found to sufficiently minimize any visual impacts associated with the additional height. The proposal was found to be compatible with the Hayes Valley Residential Historic District, to which the subject building is not a contributing structure.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

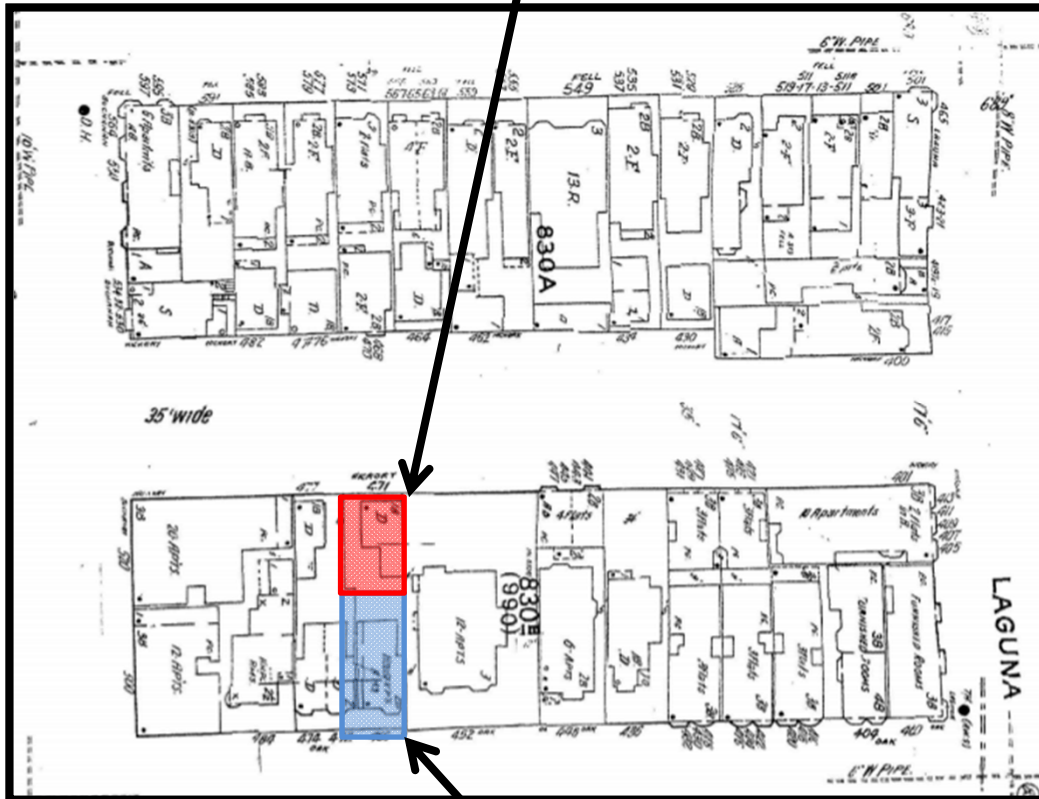
Block Book Map
Sanborn Map
Zoning Map
Aerial Images
Site Photographs
Section 311 Notice
DR Application
Response to DR Application
Reduced Plans

Block Book Map



Sanborn Map

SUBJECT PROPERTY



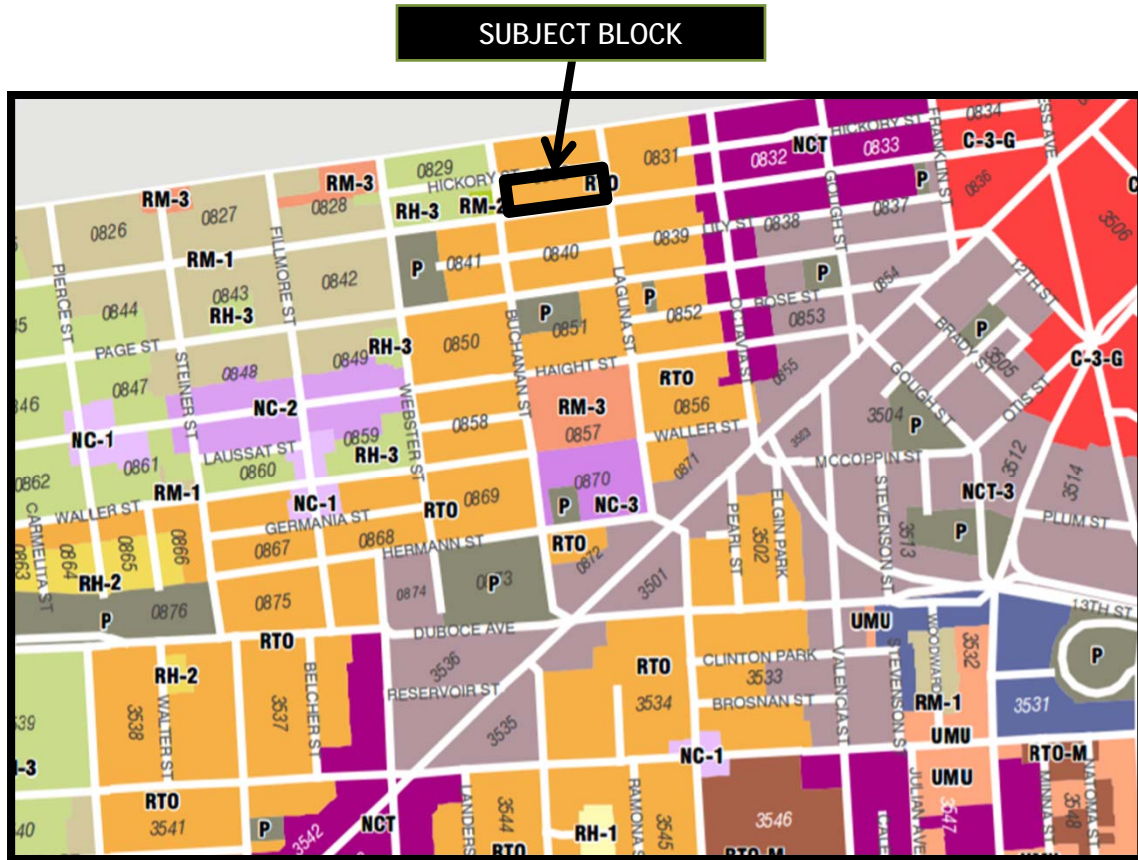
DR REQUESTOR'S PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2014.1607DRP
471 Hickory Street
Block 0830 Lot 012A

Zoning Map



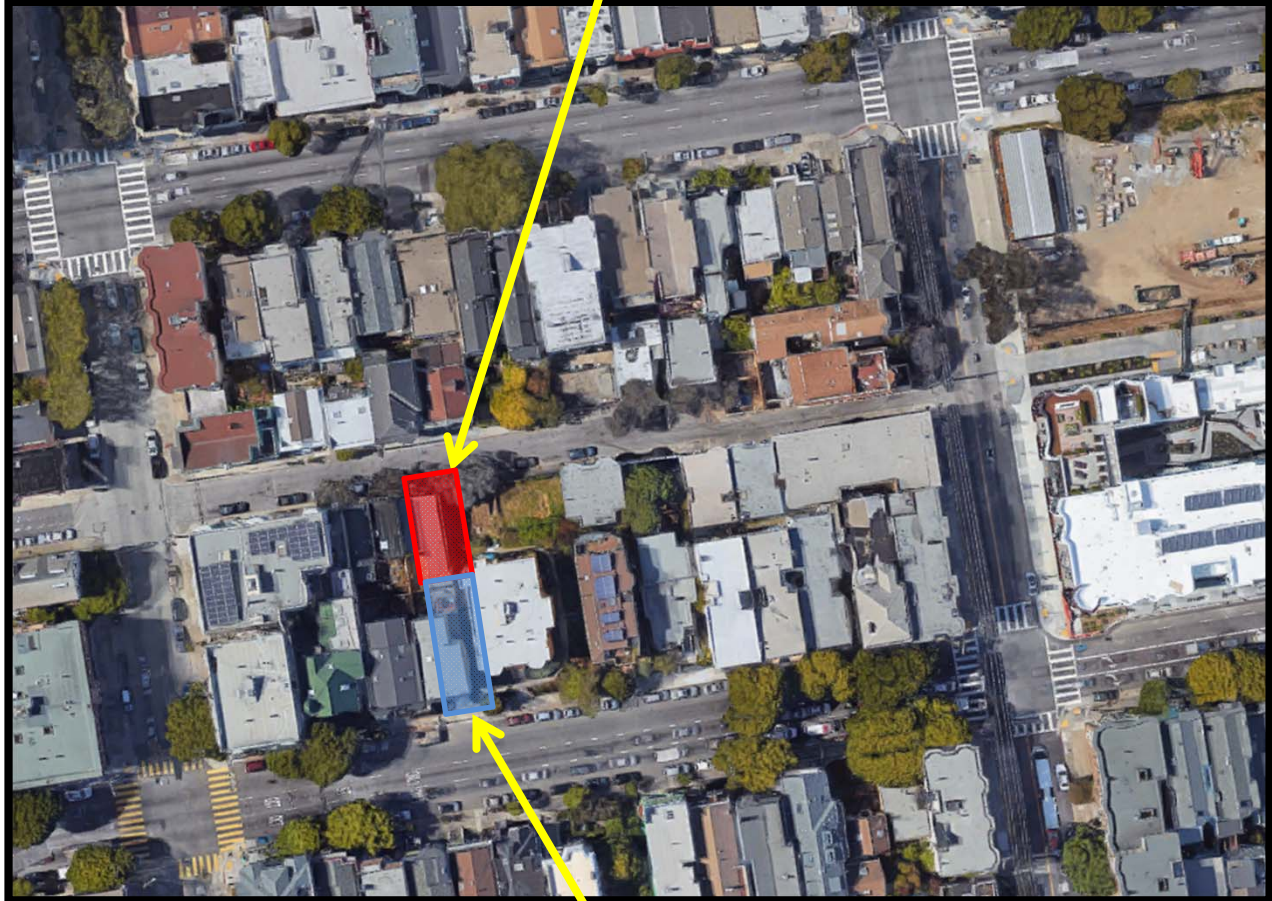
SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2014.1607DRP
471 Hickory Street
Block 0830 Lot 012A

Aerial Photo

SUBJECT PROPERTY



DR REQUESTOR'S PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



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Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
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471 Hickory Street
Block 0830 Lot 012A



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **October 14, 2015**, the Applicant named below filed Building Permit Application No. **2015.10.14.9671** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	471 Hickory Street	Applicant:	Megan McGuinn
Cross Street(s):	Buchanan & Laguna Streets	Address:	921 Larkin Street
Block/Lot No.:	0830/012A	City, State:	San Francisco, CA 94109
Zoning District(s):	RTO / 40-X	Telephone:	(415) 241 - 7160

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a weekend or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residence	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	44 feet	No Change
Rear Yard	9 feet	No Change
Building Height	21.5 feet	39 feet
Number of Stories	1 (over garage)	3 (over garage)
Number of Dwelling Units	1	No Change
Vehicle Parking	2	1
Bicycle Parking	None	1
PROJECT DESCRIPTION		
The proposal is to add two stories to the existing one-story-over-garage single-family residence and to make façade improvements. The proposed top floor is to be set back 15 feet from the front (north) property line and five feet from the east side property line. The proposed addition does not increase or modify the existing building footprint.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Wayne Farrens

Telephone: (415) 575-9172

E-mail: wayne.farrens@sfgov.org

Notice Date: 10/11/2016

Expiration Date: 11/10/2016

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Dorothy Cook		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
466 Oak St.	94102	(415) 621-5848

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
Benjamin Zotto		
ADDRESS:	ZIP CODE:	TELEPHONE:
471 Hickory St. Phone number is for Architect, Bonnie Bridges	94102	(415) 241-7161

CONTACT FOR DR APPLICATION:		
Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE:
		()
E-MAIL ADDRESS:		
acook32@aol.com		

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
471 Hickory St.		94102
CROSS STREETS:		
Buchanan and Laguna Streets		

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0830 / 012A	24'6"x 53'3"	1,302 sq ft	RTO	40-X

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☒Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐Present or Previous Use: single familyProposed Use: proposed single familyBuilding Permit Application No. 2015.10.14.9671Date Filed: 11/9/2016

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

have emailed
wayne,
no response

PRE-APP MTG

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

See attached.

Discretionary Review Request

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

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

See attached.

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

See attached.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Dorothy Cook

Date: _____

11/9/2016

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

Dorothy Cook

☒ Owner / ☐ Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

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

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

NOTES:

☐ Required Material.☒ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: Date: 11/9/16



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FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

5. Changes Made to the Project as a Result of Mediation

Project sponsor's architects have removed view decks on the back of the house based on privacy concerns of neighbors to the back of the property.

Discretionary Review Request

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

(A) The building is too tall and in conflict with the block face and topography.

The surrounding landscape is composed mostly of 2-story (one over garage or basement) single family homes and multi-family buildings. Multi-family buildings range in height from 2 stories to 4, but all include a minimum of 3 units and up to 20 units.

(See EXHIBIT A: Scale, Mass, and Density of Immediate Block)

The proposed single-family structure, however, is composed of 4 stories (three over garage) and approaching 2800 gsf. There are no examples of 4-story single family homes of this scale in the immediate vicinity, historic or modern. In fact, the most significant family homes in nearby blocks (e.g. 457 Oak, 484 Oak, 294 Page, 390 Page, 700 Hayes) are only 3 stories tall.

(See EXHIBIT B: Scale, Mass, and Density of Neighboring Blocks)

Residential Design Guidelines specific to this issue include the following:

IV. BUILDING SCALE AND FORM

- **DESIGN PRINCIPLE:** Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character.
 - o **BUILDING SCALE**
 - *GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.*
 - o **BUILDING FORM**
 - *GUIDELINE: Design the building's form to be compatible with that of surrounding buildings.*

The subject property is a sloped lot, east to west, and mid-block, on Hickory Street. The existing structure, a 2-story (one over garage) cottage, responds to site topography by following the downward slope of the alley in relation to its up-slope neighbor.

In adding 2 stories, the proposed structure, however, would break the rhythm and cohesiveness of the block by rising an additional story above its up-slope neighbor.

Even with the 4th story removed, the relation to the topography of the site and neighboring buildings is not maintained.

It would also be as tall as the surrounding multi-family apartment buildings that bookend the block (which include 20 and 14 units, respectively).

(See EXHIBIT C: Topography v. Site Proposal)

Residential Design Guidelines specific to this issue include the following:

III. SITE DESIGN

- DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.
 - o TOPOGRAPHY
 - *GUIDELINE: Respect the topography of the site and the surrounding area.*

If an addition is approved, we ask that the proposed structure be limited to a height compatible with the neighborhood, and in particular with the scale of the east-west alleys, at a maximum of 2 stories over garage, at a lower total height than its up-slope neighbor to match the topography of the block and site.

(B) Because the proposed building is incompatible with the neighborhood landscape and surrounding buildings.

The Planning Department, in its Market & Octavia Context Statement, states that “A historic district is a collection of resources (buildings, structures, sites, or objects) that collectively are historically, architecturally, or culturally significant. Often, the individual components of a district lack individual distinction; but as an ensemble they may manifest architectural, historical or cultural values that transcend their individual importance.”

The subject property is located at the mid-point of one of Hayes Valley’s mid-block alleyways, Hickory Street. This network of east-west alleys are atypical of the rest of the city’s landscape and retain a different character and scale. This block of Hickory alley has been virtually untouched by modernization, and displays a distinct, and rare, visual personality as such.

The existing home on the subject property is a circa 1885 2-story (one story over garage) cottage that, even with some prior modification, is compatible with, and provides context to, the surrounding landscape and homes, part of the proposed Hayes Valley Residential Historic District. Because of this, the home was previously identified as contributory, and only recently found not contributory, by the sponsor's own paid consultant - after the sponsor decided he wanted to enlarge the building so significantly.

The proposed structure removes all existing essential architectural features and will be noticeably modern in comparison with the majority of the neighboring homes - but the design is neither an example of superb architectural and urban design, nor does it respect the height, mass, articulation and materials of the best of the older buildings that surround it.

(See EXHIBIT A: Scale, Mass, and Density of Immediate Block)

San Francisco General Plan Policies specific to this issue include the following:

- *Market and Octavia Area Plan POLICY 3.2.4: Protect and preserve groupings of cultural resources that have integrity, convey a period of significance, and are given recognition as groupings through the creation of historic or conservation districts. Designated historic districts or conservation districts have significant cultural, social, economic, or political history, as well as significant architectural attributes, and were developed during a distinct period of time. When viewed as an ensemble, these features contribute greatly to the character of a neighborhood and to the overall quality, form, and pattern of San Francisco. Historic districts can provide a cohesive vision back in time, allowing the City's current residents to experience a larger context of the urban fabric, which has witnessed generations.*
- *Market and Octavia Area Plan POLICY 3.2.7: Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported. Historic resources are focal points of urban context and design, and contribute greatly to San Francisco's diverse neighborhoods and districts, scale, and city pattern. Alterations, additions to, and replacement of older buildings are processes by which a city grows and changes. Some changes can enhance the essential architectural and historical features of a building. Others, however, are not appropriate. Alterations and additions to a landmark or contributory building in an historic district should be compatible with the building's original design qualities. Rehabilitation and adaptive use is encouraged. For designated resources, the nationally recognized Secretary of the Interior's Standards for the Treatment of Historic Properties should be applied. For non-designated cultural resources, surveys and evaluations should be conducted to avoid inappropriate alterations or demolition.*

Residential Design Guidelines specific to this issue include the following:

II. NEIGHBORHOOD CHARACTER

- NEIGHBORHOOD CONTEXT

- *GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.*

If and addition is approved, we ask that the proposed structure retain its existing essential architectural features, and be limited in scale to match the surrounding single-family homes.

(C) The proposed building reduces the available stock of affordable housing in a newly expensive neighborhood.

The existing home on the subject property is an older single-family 2-bedroom cottage over garage. At its current size and scale, it represents a rare affordable family housing option, both now and in the future, in a central neighborhood that is rapidly changing and becoming more expensive.

Modern development and architecture is an important part of the dynamism of urban environments. But special care must be taken in selecting sites where it is appropriate. And Hayes Valley already has countless recent examples of modern, and luxury, construction on more appropriate ex-freeway sites.

The current trend of “remodeling” so many modest historic homes in favor of architecturally meritless modern structures that break the rhythm and cohesiveness of our neighborhood architecture, especially when there are hundreds of new luxury housing options simultaneously being added to our neighborhood, contradicts public interest and does nothing to help to address the city's current housing crisis. It does not add units, affordable or no. Instead it further degrades the socio-economic diversity of the area and continues the marginalization of long term, low income, senior, and/ or minority residents who have built this neighborhood and continue to very actively contribute to our community. New luxury houses like this one will forever be out of reach of the people who have built this neighborhood and have made it a great place to live. And that is an enormous, an irreversible, loss to us all.

San Francisco General Plan Policies specific to this issue include the following:

- *Market and Octavia Area Plan POLICY 3.2.12: Preserve the cultural and socio-economic diversity of the plan area through preservation of historic resources. Valuing the historic character of neighborhoods can preserve diversity in that older building stock, regardless of its current condition, is usually of a quality, scale, and design that appeals to a variety of people. Older buildings that remain affordable can be an opportunity for low-income households to live in neighborhoods that would otherwise be too expensive.*

Planning Code Priority Policies specific to this issue include the following:

- *No. 2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*
- *No. 3. That the City's supply of affordable housing be preserved and enhanced;*

(D) The proposed structure replaces a structurally sound contributory resource.

The existing home was previously identified as contributory, and only recently found not

contributory, by the sponsor's own paid consultant - after the sponsor decided he wanted to enlarge the building so significantly.

The City, however, determined in their 2006 DPR 523A, and again in their 2008 DPR 523D, that 471 Hickory is, in fact, a contributory historic resource - even with the architectural changes that were noted in the survey. The home has not been altered in form since.

In addition to the surviving historical features of the home, it provides context for other homes in the Hayes Valley Residential Historic District.

- Hayes Valley is some of the most tightly woven and intact 19th century residential fabric in the city
- Hayes Valley's residential alleyways are not typical of the rest of the city and provide context for how past generations lived
- Hayes Valley contains some of the oldest extant buildings in San Francisco

(See EXHIBIT A: Scale, Mass, and Density of Immediate Block)

And, although the Planning Department has apparently concluded this it is not a demolition, it is wholly inconceivable the building will not be demolished under the definition in Section 317.

San Francisco General Plan Policies specific to this issue include the following:

- *Market and Octavia Area Plan POLICY 2.4.4: Housing stock is monitored for changes in character.*
- *Market and Octavia Area Plan POLICY 3.2.1: Preserve landmark and other buildings of historic value as invaluable neighborhood assets. Important historic properties cannot be replaced if they are destroyed. Many resources within the Market & Octavia area are of architectural merit or provide important contextual links to the history of the area. Where possible these resources should be preserved in place and not degraded in quality.*
- *Market and Octavia Area Plan POLICY 3.2.5: Preserve resources in identified historic districts.*
- *Market and Octavia Area Plan POLICY 3.2.6: Pursue future preservation efforts, including the designation of historic landmarks and districts, should they exist, throughout the plan area. A 1995/96 historic resources survey identified an historic district in the Hayes Valley ... In addition to the protection provided to these resources through planning and environmental review procedures, official designation should also be pursued when appropriate. Designation serves to more widely and publicly recognize important historic resources in the plan area.*
- *Market and Octavia Area Plan POLICY 3.2.10: Apply the "Secretary of the Interior's Standards for the Treatment of Historic Properties" for all projects that affect individually designated buildings at the local, state, or national level. The Secretary of the Interior's Standards assist in the long-term preservation of historic resources through the protection of historical materials and features.*

Nationally, they are intended to promote responsible preservation practices that help to protect against the loss of irreplaceable cultural resources.

Planning Code Priority Policies specific to this issue include the following:

- *No. 7. That landmarks and historic buildings be preserved;*

Residential Design Guidelines specific to this issue include the following:

VII. Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit

- CHARACTER-DEFINING FEATURES

- DESIGN PRINCIPLE: Ensure that the character-defining features of an historic building are maintained.

- *Relationship to adjacent buildings or placement in a grouping of buildings*

- *Building Form and Materials • Preserve the historic building form. If a building has a gabled roof, it should not be changed to a flat roof. Retain the original height and width of the facade. Set additions back from the front facade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.*
 - *Building Components • Avoid adding materials or features that were not historically found on the building. For example, if a property never had a bay window, adding one may affect the architectural character of the property*

If and addition is approved, we ask that the proposed structure retain its existing essential architectural features, and that any additions be set back from/ subordinate to the current front façade and roofline, and also that no bay window be approved as one did not previously exist.

2. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected and how:

With regard to homes in the immediate vicinity, as well as the greater Hayes Valley Residential Historic District, the proposed addition would substantively affect the values of any historic neighbor properties by degrading the existing visual character of both the proposed site and its surroundings.

With regard to the neighborhood, the proposed structure breaks the rhythm and cohesiveness of our neighborhood architecture, and especially that of the block on which it sits, part of the proposed Hayes Valley Residential Historic District.

And by removing structurally sound older housing stock, the project contributes to a trend in Hayes Valley which further degrades the socio-economic diversity of the area

by removing a family housing option that now, and in the future, represents potential affordable housing for low/ middle income families that would not otherwise have access to the neighborhood.

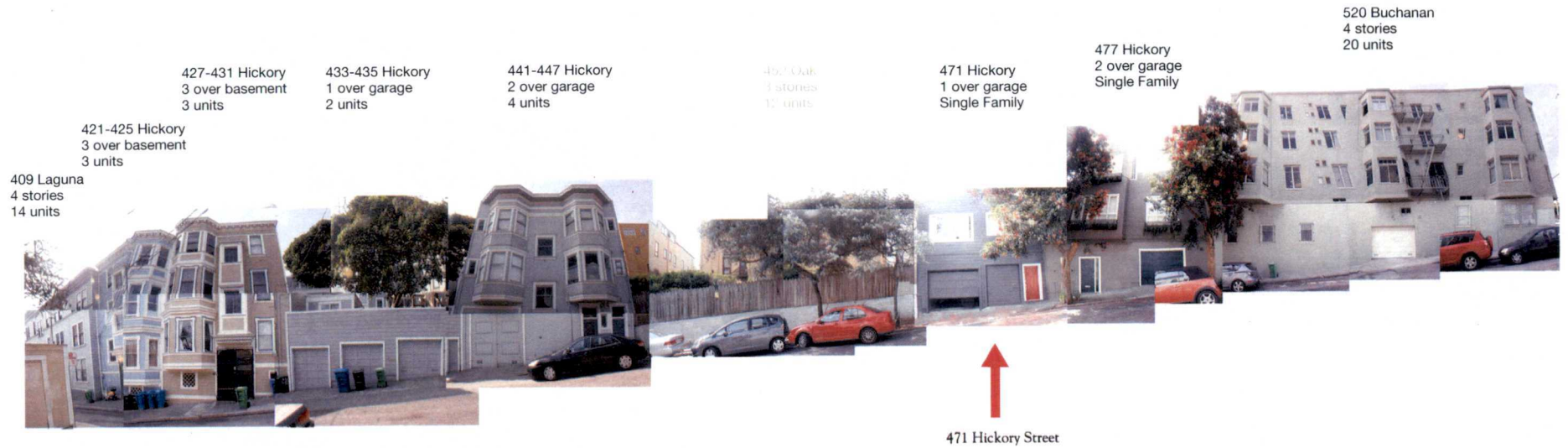
3. What alternatives or changes to the proposed project...would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted in question #1?

If plans are approved for an addition:

- Conform to existing building patterns for single family homes in the district, and the site's immediate area, by limiting the structure to, at most, 2 stories over garage
- Respect the topography of the area by
 - ensuring the new roofline follows the slope of the Hickory Street alleyway
 - limiting the height so that is no taller than the single family home to its right
- Maintain the home's existing historic features, including both its gabled roof and gabled and flared parapet
- Set back any vertical additions from the existing facade and roofline

EXHIBIT A: Scale, Mass, and Density of Immediate Block

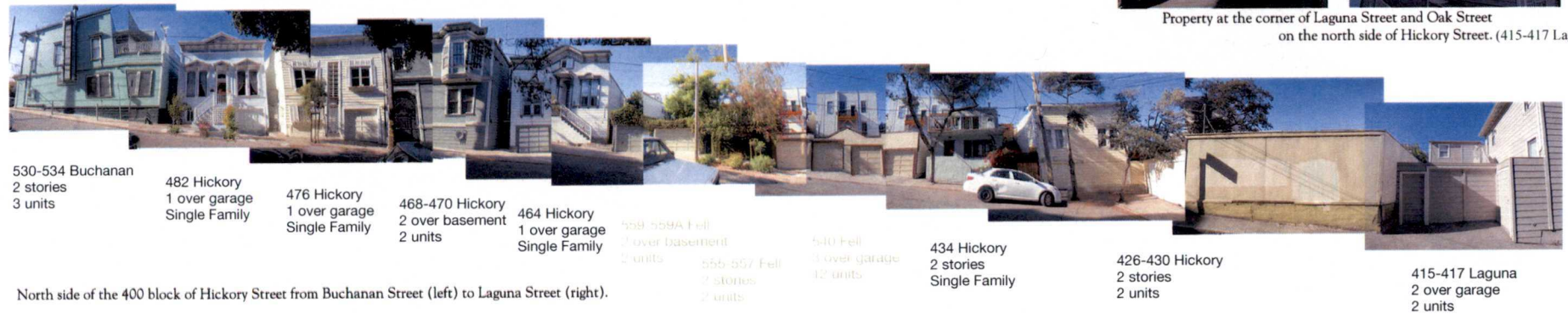
471 Hickory Street



Southside of the 400 block of Hickory Street from Laguna Street (left) to Buchanan Street (right).



Property at the corner of Laguna Street and Oak Street on the north side of Hickory Street. (415-417 Laguna)



North side of the 400 block of Hickory Street from Buchanan Street (left) to Laguna Street (right).

EXHIBIT B: Scale, Mass, and Density of Neighboring Blocks

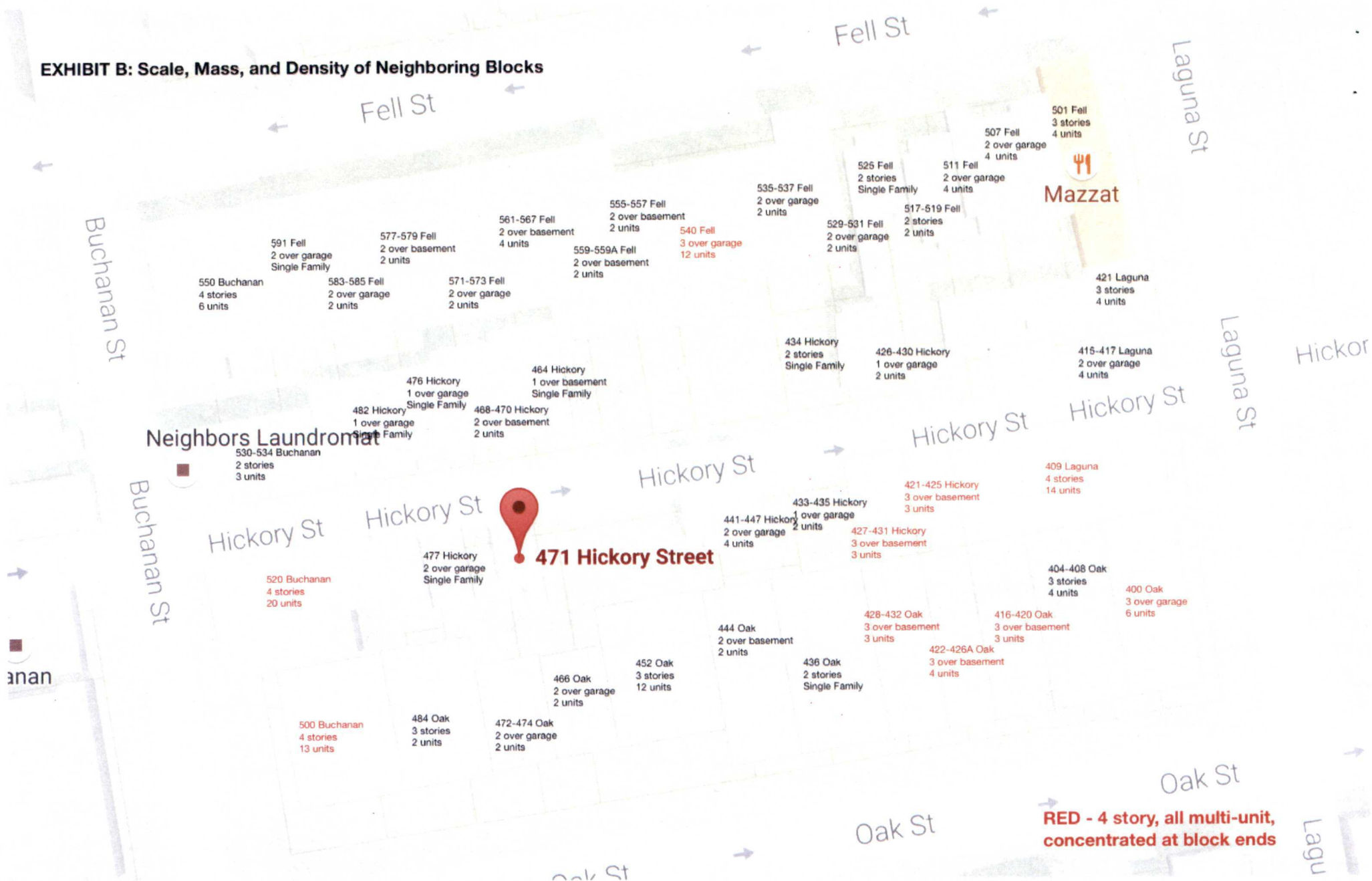
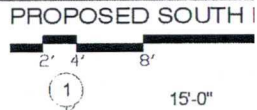
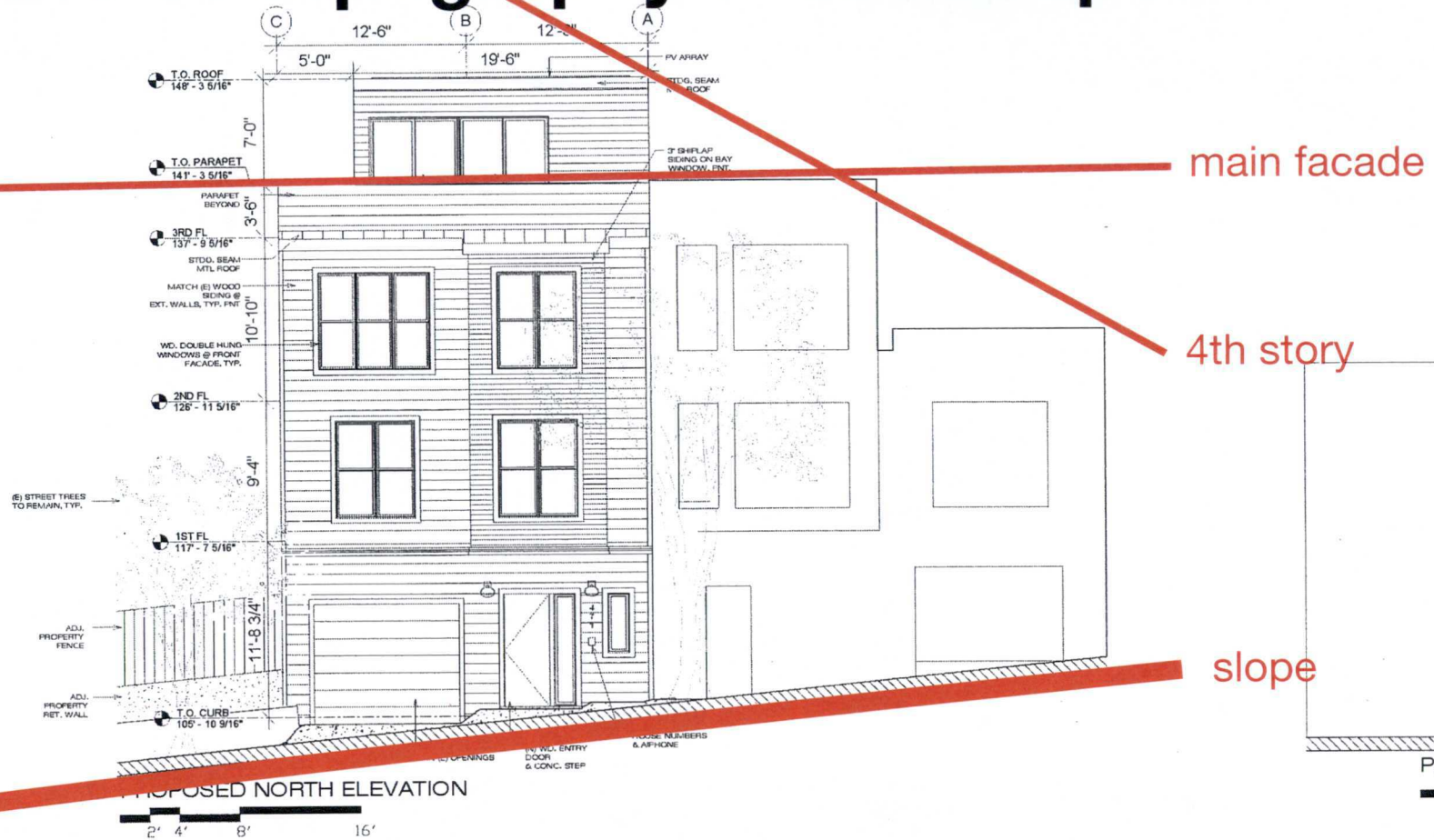


EXHIBIT C: Topography v. Site Proposal



RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: **471 Hickory Street**

Zip Code: **94102**

Building Permit Application(s): **2015.110.14.9671**

Record Number:

Assigned Planner: **Wayne Ferrins**

Project Sponsor

Name: **Boor Bridges Architecture Inc - Bonnie Bridges**

Phone: **(415) 241-7160**

Email: **bonnie@boorbridges.com**

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attached Required Response to Questions and Exhibits A-D.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See attached Required Response to Questions and Exhibits A-D.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached Required Response to Questions and Exhibits A-D.

Project Features


Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	1
Bedrooms	2	3
Height	24' - 5 1/2"	~42' - 6" *
Building Depth	44'-3"	44'-3"
Rental Value (monthly)	NA**	NA**
Property Value	\$1.4M	\$2.2M

* this is actual height from mid point of front elevation to top of 3rd story roof; however, with upslope lot, height of proposed project is under max of 40'

** the property was purchased in 2014 and Owner has lived in it since that time; it is not rented nor are there any plans for renting it.

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

Signature: 	Date: 12/13/16
Printed Name: Bonnie Bridges, AIA	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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



December 12, 2016

RE: Response to Discretionary Review

Project Information:

Planner:	Wayne Farrens
Address:	471 Hickory Street
Cross Streets:	Buchanan / Laguna
Block / Lot:	0830 / 012A
Zoning/Height Districts:	RTO / 40-X
Occupancy Group:	R-3
BPA/Case No.:	2015.10.14.9671

Required Question Response

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Over the last 18 months, the project has undergone significant design changes to accommodate the feedback from neighbors (three meetings), review from RDT (multiple reviews) and review from the Planning Department's Preservation Team. The current house design is in scale with the block, responds to the Residential Design Guidelines and creates a harmonious addition to Hickory Street, while meeting the objectives of the Owner.

Concern A – The Building is Too Tall and in Conflict with the Block Face and Topography

Too Tall

One of the major concerns of the DR requester is that the project is "too tall"; we think that there may be a misunderstanding of the project scale and massing – specifically the top story of the project and its visibility. The top story has been set back 15' from the front Property Line and 5' from the east Property Line, and with this reduction, this story is effectively not visible from Hickory Street. We have created a few renderings to illustrate this (see Exhibit A, Pages 1 and 2). As you can see from these renderings, the experience of the house along Hickory Street is a two story over garage house; we feel that this scale fits in well with the scale and massing of the other buildings along Hickory Street and is consistent with the intent of the planning code and Residential Design Guidelines.

We have also prepared a north-south Section – showing that the proposed project is actually lower than, and less massive than, the DR Requester's address (466 Oak Street), and the adjacent property to the east (452 Oak Street). See Exhibit A, Page 4.

Additionally, due to the unique site (shallow lot depth, steep upslope, rear setbacks) and compromises made throughout the planning review process, the proposed top story is modest in floor area but is a critical part of the design. The addition adds 966 SF to the house (of which the top story is 293 SF), for a total livable SF of 2,008 SF. This is significantly smaller than many nearby single family homes (including all of those cited by address in the DR Requester's document). The project is smaller than the DR requester's property, both in absolute height and in floor area.

Block Face and Topography

471 Hickory Street is a unique site: small (24'-6" x 53'-3"), has a steep upslope and is on an alley. This unique and small site has generated a unique design solution. The garage level on Hickory Street is a basement (according to the Building Code), so the house is three stories over basement. With the 3rd story setbacks along Hickory Street and on the east, the house appears as a 2-story over garage from Hickory Street, and is lower in height than the adjacent single family home at 477 Hickory (see Exhibit A, Page 3, and Exhibit B, Page 3 (updated elevation)).

The south side of Hickory Street (on which the subject property is located) is bounded at each end by 4 story multi-family properties. (see Exhibit B, Page 1-2). In order to understand the DR requester's concern, we prepared a view looking down Hickory Street (See Exhibit A, Page 2). From this rendering, two things are clear: 1) The existing tree blocks most of the view of the proposed addition and 2) if the tree were to be removed, what you *could* see is the two-story-over-garage at the sidewalk, which is in scale with the other structures in the neighborhood (See Exhibit A, Page 3).

In response to the neighbor concerns, the applicant hired a surveyor to measure and confirm heights of the adjacent structures. In this process, it was discovered that the adjacent property at 477 Hickory (uphill neighbor) is actually higher than was indicated in the Site Permit Submittal. We have corrected this error (See Exhibit B, Page 3 – revised Sheet A4.3). As you can see, the street face of the proposed project is lower than this neighbor (See Exhibit A, Page 3).

Concern B - Incompatible with neighborhood landscape and surrounding buildings

We believe that the Residential Historic District is important and therefore have proposed a design that *increases* compatibility with the streetscape, specifically by:

- Introducing a bay window on the façade (common feature on most properties in the area) and a staple of SF residential design;
- Designing a façade that includes traditionally-proportioned double-hung windows (to replace 70s metal-sash sliders);
- Removing an extraneous garage entry in favor of a friendlier pedestrian entry;
- Using a combination of horizontal wood siding to both create variety in the façade and relate to the adjacent context of houses that use multiple sizes of siding on their façades

With respect to the historical status, we think that there has been a misunderstanding. The existing facade at 471 Hickory dates to the 1970s when the house underwent a cheap and thorough rebuild/remodel to remedy a condemnation order from the City. Unfortunately, at that time, any redeeming historical context was lost. The current house has little or no visual or structural relationship to an original 1880s cottage. Contrary to the assertion in the DR, there are simply not any "existing essential architectural features" in the house.

The proposed design has been substantially modified from the original proposal (in response to comments from the neighbors, RDT and Preservation) and as listed above, has features and massing that provide character and scale that are in line with the neighborhood.

Concern C - The proposed building reduces the available stock of affordable housing in a newly expensive neighborhood.

The project sponsor is an active and committed member of the Hayes Valley neighborhood. This is an owner/occupier addition to a single family residence. No dwelling units are being removed and the

project sponsor is not a developer, “flipper”, or speculator. He has resided at 471 Hickory since he purchased the property in June 2014 and intends to continue living there over the long term. The current house is small for a family home (about 1,000 SF), and the owner proposes to thoughtfully expand the home to accommodate a family in addition to frequent extended-family visitors, and home-office space needs. The design includes an addition and expands the living space to 2,008 SF that has been carefully arranged to comply with a constrained buildable envelope (due to lot size), the concerns of the neighbors and the modifications requested by RDT and Preservation Planners.

While there has been a substantial influx of new housing developments in the district, the number of family sized, 3-bedroom units that have been added or have been approved is about 2% of the total (see Exhibit C: Housing Stats). The project provides a much needed, albeit modest (2,008 SF) family sized dwelling to the district.

Regarding affordability, the City is in the midst of an affordability crisis that is much larger than this single family addition. This house was purchased in 2014 for \$1.4M and may be worth \$1.6M in the current market. The addition is expected to cost about \$500,000 – resulting in a property worth somewhere in the neighborhood of \$2M. The house was not affordable before the proposed project, and removing the proposed top story (which appears to be the main objection from the DR Requester) would not alter the affordability of the result.

Concern D - The proposed structure replaces a structurally sound contributory resource

Please see the CEQA declaration/statement and HRER that qualified the house as a non-contributory. In the report, there is a complete history of the property and explanation of how earlier surveys mistook the current building as a contributing resource to the historic district.

A preponderance of permit documentation exists that illustrate that the original cottage was effectively demolished and replaced by a different building in the 1960s and 1970s in response to a condemnation order from the city. It is unclear if *any* of the earlier house remains in the extant structure. While it is unfortunate to have lost the original structure, the facts are clear – this house is not a contributory resource.

Given that the original cottage is lost to history, the proposed addition and façade design is *more* contextual with the neighborhood and will be a significantly better fit within the streetscape, block, and Hayes Valley Residential Historic District than the current façade and building.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after your application with the City.

Beginning during the pre-application process (June-October 2015), the Owner made extensive changes to the project to address concerns of the DR requester, as well as those of other neighbors who attended the pre-app meetings. Subsequent to the application submission in October 2015, further revisions were made based on feedback from the Residential Design Team and Preservation Team.

These changes include:

- reduced size of 3rd story so it is not visible from the street.
- revised the design of the front entry to be more friendly and in scale with the street.
- removed decks from the rear yard upper floors - to alleviate privacy concerns from neighbors.
- added planter areas to screen rear windows - to address privacy concerns from neighbors.
- changed the façade design to tie into the prevailing patterns in the historic district (finishes, details, windows).

In addition, the Owner has received multiple letters in support of the project from people who own property on Hickory Street (and would be directly affected by the proposed project). (See Exhibit D: Letters of Support).

We feel that the significant changes that have *already* been made to the design of the project to address the few neighbors who have concerns (in addition to revisions requested by RDT and Preservation) have been done in good faith and that the project has met its obligations to the neighbors, the agencies and the City.

Finally, it appears that the DR Requestor is most concerned with the top story, and we have provided evidence (Exhibit A, Pages 1-2) to show that this story is effectively not visible from Hickory Street and has been reduced in size to mitigate neighbor concerns.

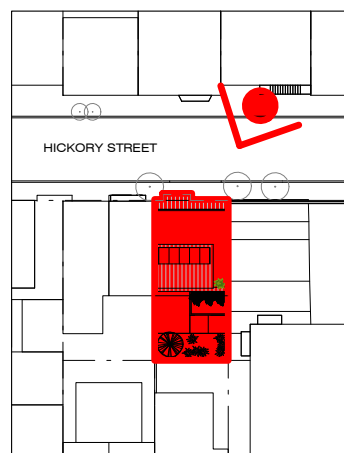
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effects on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

As stated above, the Owner has already made significant changes to the project to meet concerns expressed by neighbors and the Planning Department. The proposed design will not have adverse effects as it:

- Is a modest sized, 3 bedroom/2 bath house that will provide family sized housing stock to a neighborhood that is lacking family sized housing
- Has historic elements, massing and finishes that reflect the historic context of the neighborhood

The Owner purchased the house in 2014 because he loves Hayes Valley, and when he was fortunate enough to be able to purchase a home, he did so here. He knows most of his neighbors and for the last few years has been the volunteer responsible for taking care of several sidewalk planters along the alley. He is an active and dedicated citizen and has donated a substantial portion of his time to local non-profits.

He considers this street and neighborhood home for the long term. He works from home, hence the need for a home office. He has frequent out of town guests, including his parents and sister's family, hence the need for a guest bedroom. He also hopes to start a family and would want to be able to stay for the long term hence a 3 bedroom/2 bath design (even if modest in size). He is simply a homeowner exercising his property rights – and is not a developer or house “flipper” trying to max out a project to line his pockets. If that were his agenda, this project would have ended a long time ago.

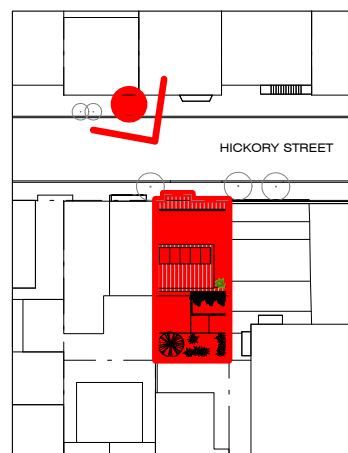


VIEW FROM HICKORY STREET LOOKING UPHILL (WEST)

12/12/16

EXHIBIT A - PAGE 1

471 HICKORY ST



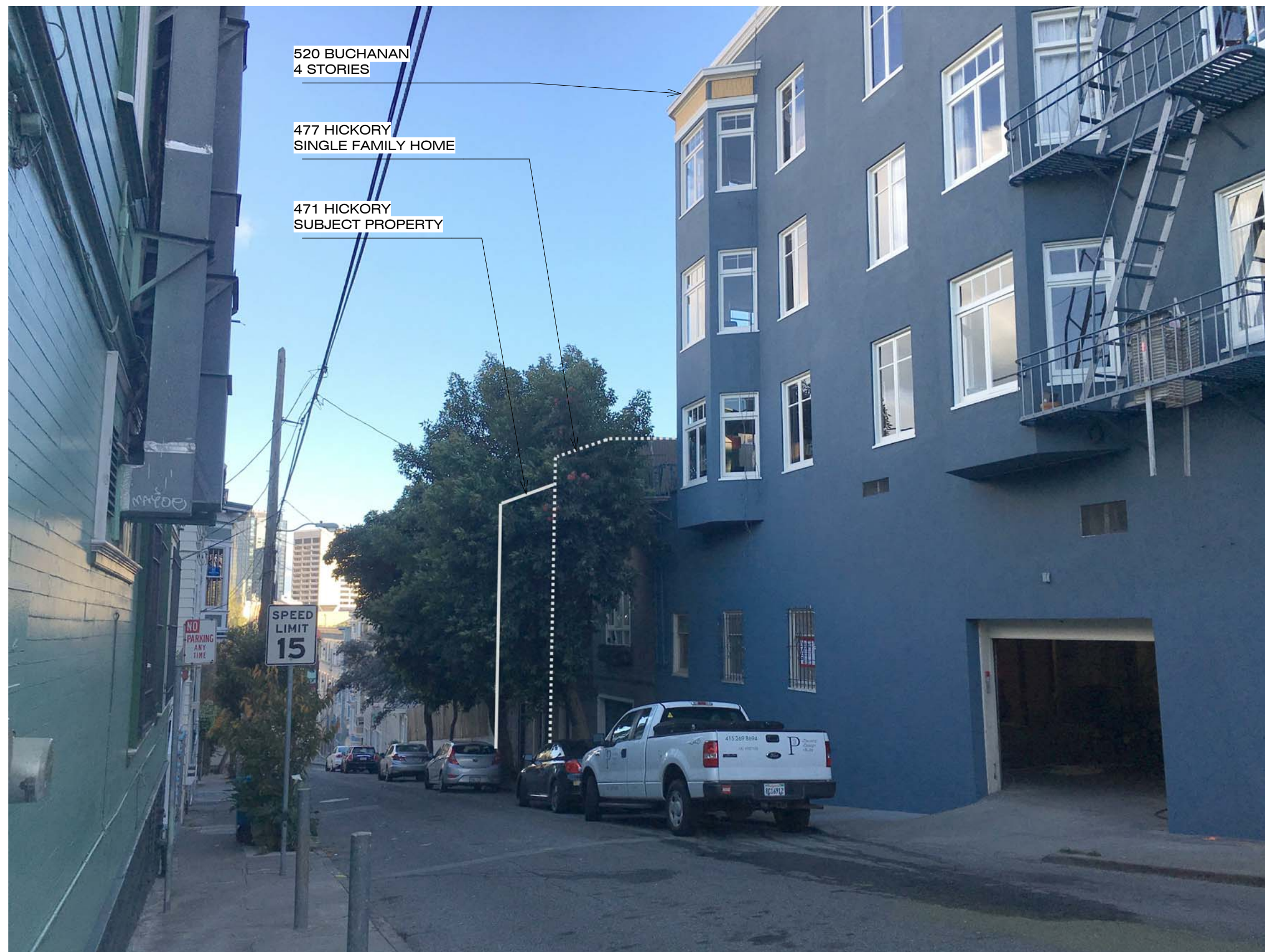
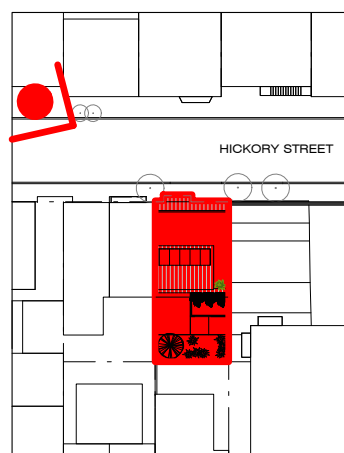
VIEW FROM HICKORY STREET LOOKING DOWNHILL (EAST)

EXHIBIT A - PAGE 2

471 HICKORY ST

12/12/16

MAIL 921 Larkin Street, San Francisco, CA 94109 TEL 415 241 7160 FAX 415 241 7160 WWW .boorbridges.com **BOOR BRIDGES ARCHITECTURE**



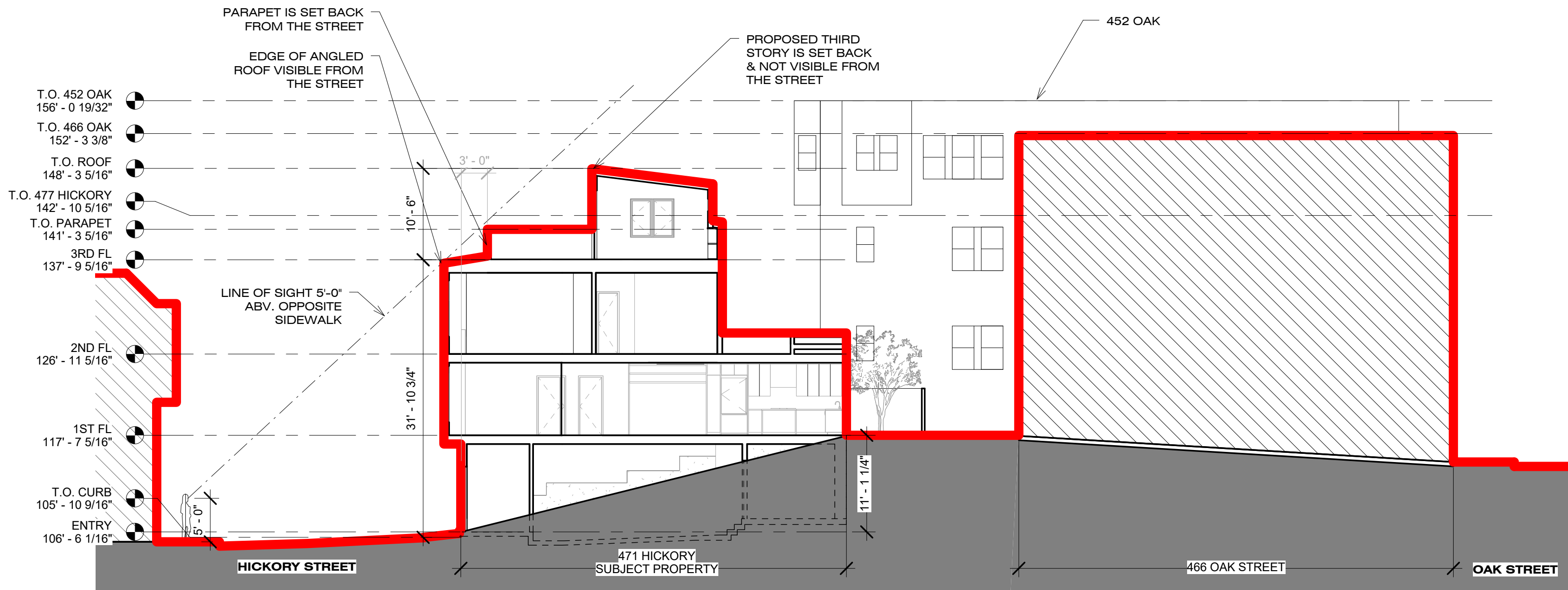
VIEW FROM CORNER OF HICKORY ST AND BUCHANAN ST LOOKING DOWNHILL (EAST)

EXHIBIT A - PAGE 3

471 HICKORY ST

12/12/16

MAIL 921 Larkin Street, San Francisco, CA 94109 TEL 415 241 7160 FAX 415 241 7160 WWW .boorbridges.com **BOOR BRIDGES ARCHITECTURE**



SECTION- SIGHT LINE DIAGRAM TO OAK STREET

12/12/16

EXHIBIT A - PAGE 4

471 HICKORY ST

view from rear yard looking south



view from rear yard looking east



view from roof looking south



471 Hickory Street

Southside of the 400 block of Hickory Street from Laguna Street (left) to Buchanan Street (right).



North side of the 400 block of Hickory Street from Buchanan Street (left) to Laguna Street (right).



Property at the corner of Laguna Street and Oak Street on the north side of Hickory Street.

existing street frontages

Existing Photos

2016 - 12 - 12

Carey & Co. Inc.

EXHIBIT B - PAGE 2

471 HICKORY ST

MAIL 921 Larkin Street, San Francisco, CA 94109 TEL 415 241 7160 FAX 415 241 7164 WWW boorbridges.com **BOOR BRIDGES ARCHITECTURE**

Exhibit C: New Housing Stats

Parcel	Development	Total Units	3 bedroom	Status	
F	388 Fulton	75	0	Complete	
G	Richardson Apartments	120	0	Complete	
H	400 Grove	34	0	Complete	
I	300 Ivy	63	5	Complete	
J	450 Hayes	41	1	Under construction	
M	360 Octavia	16	0	In planning	
N	300 Octavia	16	0	In planning	
O	455 Fell (Mercy)	108	7	Permitted	
P	Avalon Apts	182	0	Complete	
Q	Octavia Court	15	0	Complete	
R	?				
S	?				
T	Linden partners	26	0	In planning	
V	8 Octavia	49	3	Complete	
—	555 Fulton	139	1	Under construction	
—	Hayes & Laguna	25	0	Under construction	
TOTALS		909	17	1.87%	
New housing developments that are inside Hayes Valley (defined by HVNA map) on former freeway parcels and other developments.	Sources: public information including marketing websites for projects planning dept, developer/architect websites, local real estate blogs				



The Central Freeway parcels are named by letter, from 'A' to 'V' running from north to south.

KEITH R POTTER

477 Hickory Street, San Francisco 94102

keithrpotter@comcast.net

415.861.3545

SF Planning Commission
1650 Mission Street 4th Floor
San Francisco, CA 94103

RE: 471 HICKORY STREET

San Francisco Planning Commission,

I writing to express my strong support for the 471 Hickory Street remodel/addition plans currently (or soon to be) under review by the city planning department.

I have lived next door to 471 Hickory since 1989. I am excited to see that 471 Hickory is about to get a much needed make-over! (It is the only one-story structure on our block and previous owners many times *talked* of wanting to do something similar themselves.)

The plans that 471 Hickory's current owner, Ben Zotto, has shared with neighbors (myself included) are thoughtful and well-designed. The remodel/addition will aesthetically make our 400 block of Hickory Street a bit more unified and much more appealing in its appearance overall.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith R Potter', with a stylized, cursive script.

Keith R Potter

**RALPH A. CARLSON
470 HICKORY STREET
SAN FRANCISCO, CA 94102
rapc1@mindspring.com**

September 06, 2015

**Ben Zotto
471 Hickory Street
San Francisco, CA 94102**

As you know, I have been an owner resident on Hickory Street since 1978 and have seen many changes for the better over the years.

I appreciate your giving me a copy of the architect pre application drawings and most recently a copy of the preliminary exterior renderings.

As we have discussed, I have no objection to what you are planning to do with your property. I believe the changes you plan will be a benefit to the neighborhood.

Please contact me if there is anything significant you wish to discuss about your project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ralph", with a horizontal line drawn underneath it.

Email received 10/11/15 from Richard Couch (coujen@pacbell.net)

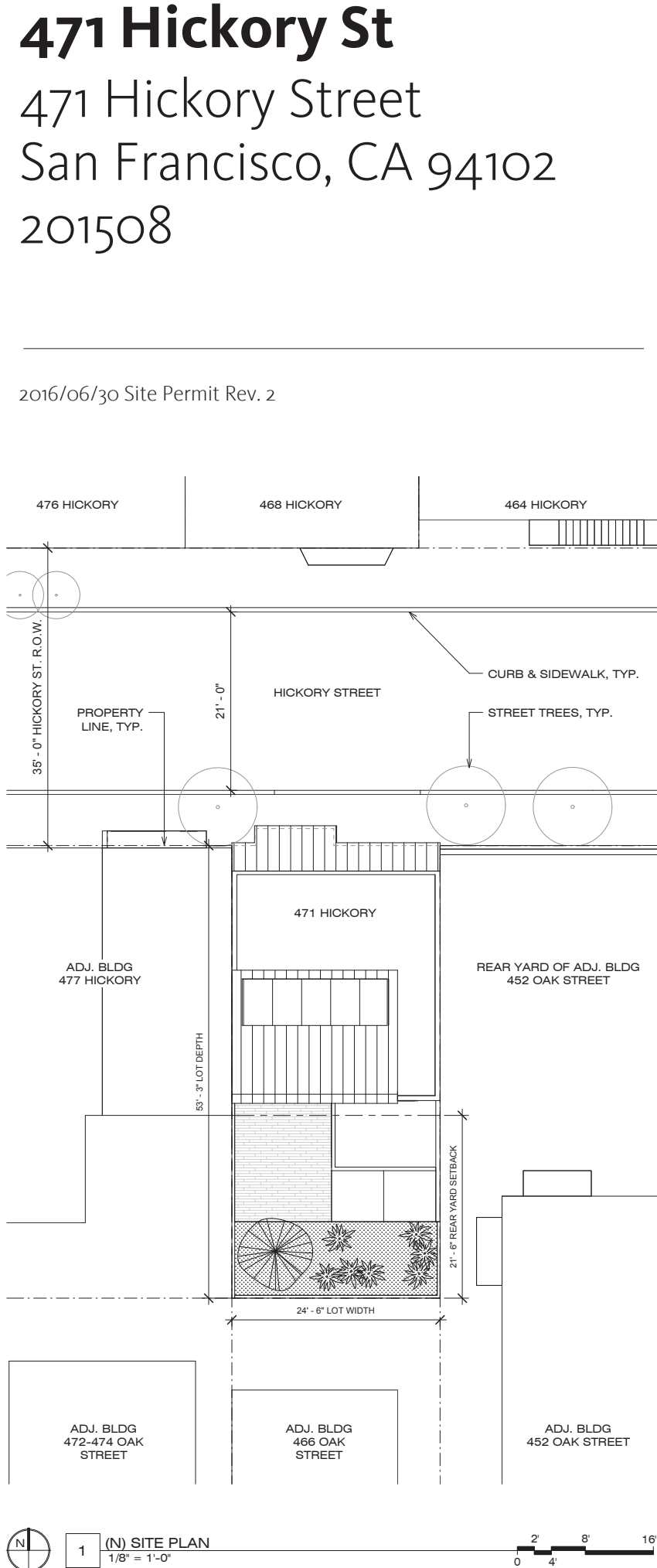
Hi Ben

Im sorry you didn't get my first recommendation on your project. This being said, I think your project will be a major improvement on Hickory Street, That old pink house has seem any changes since it was first built and is not the best looking and yours will be the major improvement. Your design is current and modern and will be a great addition to the neighborhood. you have no objections from me or my Husband Steven Jensen

I look forward to the finish product and you living in you dream home.

Sincerely
Richard Couch
559 Fell St
Back access to 540 Hickory ST

ABBREVIATIONS	GENERAL NOTES	SHEET SYMBOLS	INDEX
# - NUMBER OR POUND & - AND (E) - EXISTING @ - AT +/- - PLUS OR MINUS > - LESS THAN > - GREATER THAN AB - ANCHOR BOLT ABV - ABOVE AC - ASPHALTED CONCRETE ACT - ACOUSTICAL CLG TILE AD - AREA DRAIN ADD - ADDENDUM ADDL - ADDITIONAL ADJ - ADJUSTABLE ADJ - ADJACENT ADMIN - ADMINISTRATION AFF - ABOVE FINISH FLOOR ALT - ALTERNATE ALUM - ALUMINUM AMEND - AMENDMENT AP - ACCESS PANEL APROX - APPROXIMATE ARCH - ARCHITECT AUTO - AUTOMATIC BFE - BOTTOM FOOTING ELEV BIT - BITUMINIOUS BKT - BRACKET BLDG - BUILDING BLKG - BLOCKING BLW - BELOW BM - BEAM BO - BY OWNER BOT - BOTTOM BSMT - BASEMENT BTWN - BETWEEN CAB - CABINET CANTL - CANTILEVER CCTV - CLOSED CIRCUIT TV CJT - CONTROL JOINT CL - CENTER LINE CLG - CEILING CLR - CLEAR CO - CASED OPENING COL - COLUMN CONC - CONCRETE CONF - CONFERENCE CONST - CONSTRUCTION CONT - CONTINUOUS CONTR - CONTRACTOR COORD - COORDINATE CPT - CARPET CT - CERAMIC TILE CTR - CENTER CTSK - COUNTER-SUNK/SINK CW - COLD WATER D - DEPTH OR DEEP DEG - DEGREE(S) DEMO - DEMOLITION DEPT - DEPARTMENT DF - DRINKING FOUNTAIN DIA - DIAMETER DIAG - DIAGONAL DIM - DIMENSION DIST - DISTRIBUTION DN - DOWN DR - DOOR DS - DOWNSPOUT DW - DISHWASHER DWG - DRAWING EA - EACH EJ - EXPANSION JOINT ELEC - ELECTRICAL ELEV - ELEVATION EMERG - EMERGENCY EQ - EQUAL EQUIP - EQUIPMENT EXT - EXTERIOR FA - FIRE ALARM FD - FLOOR DRAIN FDN - FOUNDATION FE - FIRE EXTINGUISHER FH - FIRE HOSE FIN - FINISH FXT - FIXTURE FL - FLOOR FLASH - FLASHING FLUOR - FLUORESCENT FRMG - FRAMING FRN - FURNACE FT - FOOT/FEET FTG - FOOTING FURN - FURNITURE FURR - FURRING FUTR - FUTURE GA - GAUGE GAL - GALLONS GALV - GALVANIZED GB - GRAB BAR GEN - GENERAL GL - GLASS GRL - GUARD RAIL GWB - GYPSUM WALL BOARD H - HEIGHT/HIGH HB - HOSE BIB HC - HOLLOW CORE HDOP - HANDICAP HDR - HEADER HDW - HARDWARE HM - HOLLOW METAL HORIZ - HORIZONTAL HR - HANDRAIL HT - HEIGHT HTR - HEATER HVAC - HEATING/VENTILATING HW - HOT WATER HWD - HARDWOOD	ID - INSIDE DIAMETER IN - INCH INSUL - INSULATION INT - INTERIOR ISO - ISOLATION JAN - JANITOR JB - JUNCTION BOX JST - JOIST JT - JOINT LAV - LAVATORY LB - POUND LBS - POUNDS (WEIGHT) LN - LINEAR LOC - LOCATION OR LOCATE LT - LIGHT LTG - LIGHTING M - MIDDLE MAN - MANUAL MATL - MATERIAL MAX - MAXIMUM MECH - MECHANICAL MEMB - MEMBRANE MEZZ - MEZZANINE MFR - MANUFACTURER MIN - MINIMUM MIR - MIRROR MISC - MISCELLANEOUS MONO - MONOLITHIC MTD - MOUNTED MTL - METAL MULL - MULLION NA - NOT APPLICABLE NIC - NOT IN CONTRACT NO - NUMBER NOM - NOMINAL NRC - NOISE REDUCTION COEF. NT - NOTE NTS - NOT TO SCALE OC - ON CENTER OD - OUTSIDE DIAMETER OFF - OFFICE OH - OVERHEAD OPP - OPPOSITE PART - PARTITION PED - PEDESTAL PL - PROPERTY LINE PLAM - PLASTIC LAMINATE PLT - PLATE PLWD - PLYWOOD PRELIM - PRELIMINARY PRESS - PRESSURE PT - PAINT PVC - POLYVINYL CHLORIDE R - RADIUS REC - RECESSED REF - REFERENCE REFR - REFRIGERATOR REG - REGISTER REINF - REINFORCE/ED+ING REM - REMOVE REQD - REQUIRED RET - RETAINING REV - REVISE/REVISION RH - ROOF HATCH RM - ROOM RO - ROUGH OPENING RS - RISER RWL - RAIN WATER LEADER SCHED - SCHEDULE SD - SHOWER DRAIN SECT - SECTION SECY - SECRETARY SF - SQUARE FOOT SHT - SHEET SHTG - SHEATHING SHWR - SHOWER SIM - SIMILAR SLNT - SEALANT SM - SURFACE MOUNTED SPEC - SPECIFICATIONS SQ - SQUARE SS - STAINLESS STEEL ST - STREET STC - SOUND TRANSMISSION STD - STANDARD STL - STEEL STN - STONE STOR - STORAGE STRUCT - STRUCTURAL SUPV - SUPERVISOR SUSP - SUSPENDED SW - SWITCH SWD - SOFTWOOD SYM - SYMMETRICAL TAN - TANGENT TEL - TELEPHONE TEMP - TEMPERATURE TG - TONGUE & GROOVE THRES - THRESHOLD TR - TREAD TRANS - TRANSFORMER TV - TELEVISION TYP - TYPICAL UNO - UNLESS NOTED OTHERWISE UTIL - UTILITY VENT - VENTILATION VERT - VERTICAL VEST - VESTIBULE W - WIDTH/WIDE WI - WROUGHT IRON WO - WITHOUT WC - WATER CLOSET WD - WOOD WH - WATER HEATER WIN - WINDOW WT - WEIGHT YD - YARD	1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELECTRICAL CODE, N.F.P.A., AND ALL OTHER APPLICABLE CODES, RULES, AND REGULATION IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQUIREMENTS WITH ALL SUBCONTRACTORS.	SHEET INDEX SHEET # SHEET NAME
2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO THE PLANS AND SPECIFICATIONS AND ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.	3. DETAILS ARE USUALLY KEYED ONCE ON THE PLANS OR ELEVATIONS, AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.	4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.	Architectural A0.0 INDEX/NOTES/SCOPE OF WORK A2.1 EXISTING/DEMO FLOOR PLANS A2.2 PROPOSED FLOOR PLANS A2.3 PROPOSED FLOOR PLANS A4.1 EXTERIOR ELEVATIONS - EXISTING/DEMO A4.2 EXTERIOR ELEVATIONS - EXISTING/DEMO A4.3 EXTERIOR ELEVATIONS - PROPOSED A4.4 EXTERIOR ELEVATIONS - PROPOSED A4.5 SECTION - EXISTING A4.6 SECTION - PROPOSED A8.1 EXTERIOR DETAILS, DIAGRAMS & RENDERINGS
5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF THE WORK.	6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE.	7. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.	Civil C-1 BOUNDARY & TOPOGRAPHIC SURVEY
8. ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH THE 1997 UNIFORM BUILDING CODE.	9. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, AND RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.	10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.	
11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.	12. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES AND PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.	13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.	
14. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING AND RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING AND SEALING AND INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, AND CORRECTLY IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE AND ACCESS TO AND FROM THE SITE. HE SHALL DIRECT, SCHEDULE AND MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE AND COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTORS.	16. ALL MATERIALS AND FINISHES USED ON THE PROJECT SHALL BE NEW AND FREE OF DEFECTS OR DAMAGE, U.N.O.	
17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS AND BE THE TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.	18. DIMENSIONING STANDARDS: A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL AND DO NOT INCLUDE FINISH MATERIALS, U.N.O. B. DIMENSIONS NOTED AS CLEAR OR 'CLR' MUST BE PRECISELY MAINTAINED AND SHALL INCLUDE APPLIED FINISH MATERIALS. C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-. D. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, U.N.O. E. DIMENSIONS MARKED AS 'A.F.F.' ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR. F. DO NOT SCALE DRAWINGS, IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CLARIFICATION AND CONSENT OF THE ARCHITECT.	23. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING AND COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.	
24. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS AND LINES INDICATED BEFORE COMMENCING WITH THE WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.	25. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE AND WELL MANNER.	26. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	
27. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL AND CEILING MOUNTED ACCESSORIES AND HARDWARE.	28. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, AND STONE TO THE ARCHITECT FOR REVIEW AND APPROVAL.		
VICINITY MAP			PROJECT INFO
			PROJECT ADDRESS: 471 Hickory Street San Francisco, CA 94102
			ASSESSORS PARCEL #: Block 0830 / Lot 012A
			ZONING: RTO - Residential Transit
			OCCUPANCY GROUP: Residential R-3
			BUILDING AREA: Existing: 1,784 GSF Proposed: 2,750 GSF
			LOT DIMENSIONS: Width: 24'-6" / Depth: 53'-3"
			PARCEL AREA: 1,305 SF
			UNITS / STORIES: Existing: 1 unit / 1 story over garage; Proposed: 1 unit / 3 stories over garage
			AREA OF WORK: All floors
			BUILDING HEIGHT: Existing: 24'-5 1/2" Proposed: 36'-6"
			SPRINKLERS: Existing: none Proposed: NFPA 13R
			CONSTRUCTION TYPE: V-B
			PARKING: Existing: 2 car garage; Proposed: 1 car garage
SCOPE OF WORK			APPLICABLE CODES
DESCRIPTION: • VERTICAL ADDITION TO EXISTING SINGLE FAMILY DWELLING TO EXPAND FROM EXISTING ONE STORY OVER BASEMENT TO A PROPOSED THREE STORY OVER BASEMENT STRUCTURE • NO HORIZONTAL ADDITION; STRUCTURE TO REMAIN WITHIN THE ALLOWABLE BUILDABLE AREA & REQD SETBACKS • (N) NFPA 13R SPRINKLERS			THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE AND REGULATORY AGENCY REQUIREMENTS INCLUDING BUT NOT LIMITED TO: SAN FRANCISCO AMENDMENTS TO CBC CA BUILDING CODE 2013 (PART 2) CA ELECTRICAL CODE 2013 (PART 3) CA MECHANICAL CODE 2013 (PART 4) CA PLUMBING CODE 2013 (PART 5) CA ENERGY CODE 2013 (PART 6) CA FIRE CODE 2013 (PART 9) CA REFERENCE STANDARDS CODE 2013 (PART 11) SF GREEN BUILDING ORDINANCE FEDERAL AMERICANS WITH DISABILITIES ACT (ADA) TITLE II OR TITLE III ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36) SUBMITTED UNDER SEPARATE PERMIT • MECHANICAL/ TITLE 24 • PLUMBING • ELECTRICAL/ LIGHTING/ TITLE 24 • SPRINKLER/ LIFE SAFETY
CONTACT INFO			
OWNER BEN ZOTTO 471 HICKORY ST, SAN FRANCISCO, CA 94102 (206) 850-6770 ARCHITECT BOOR BRIDGES ARCHITECTURE, INC. 921 LARKIN ST, SAN FRANCISCO, CA 94109 BECKY LAM: 415-233-7145 CONTRACTOR SATURN CONSTRUCTION 1555 YOSEMITE ST STE 16, SAN FRANCISCO 94124 DAVE TRICAMO: 415-378-2189 / LIC # 861233 STRUCTURAL ENGINEER SEMCO ENGINEERING, INC. 360 LANGDON ST STE 304, SAN FRANCISCO 94103 SHAUN MOYNAHAN: 415-553-8810			



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LICENSED ARCHITECT
BOONIE L. BRIDGES
NO. C-23785
EXP. MAY, 2017
STATE OF CALIFORNIA

ISSUE
2016/06/30 Site Permit Rev. 2
2016/05/05 Site Permit Rev. 1
2015/10/14 Site Permit Submittal
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San Francisco, CA 94102

NUMBER201508

CONTACTBecky Lam - 415-241-7160 x106

OWNERBen Zotto

APNBlock 0830 / Lot 012A

INDEX/NOTES/SCOPE OF WORK

Ao.o

DEMOLITION LINEAR FOOTAGE MEASUREMENT

ELEMENT	EXISTING LF	REMOVED LF	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	24'-6"	9'-4 1/2"	38.3%
SIDE FACADE - EAST	44'-3"	0'-0"	0%
REAR FACADE - SOUTH	24'-6"	6'-8"	27.2%
SIDE FACADE - WEST	44'-3"	2'-10 3/4"	6.5%
TOTAL	137'-6"	18'-11 1/4"	13.8%

DEMOLITION AREA MEASUREMENT: VERTICAL ELEMENTS

ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	590 SF	236 SF	40%
SIDE FACADE - EAST	708 SF	0 SF	0%
REAR FACADE - SOUTH	294 SF	86 SF	29.3%
SIDE FACADE - WEST	598 SF	53 SF	8.9%
TOTAL	2190 SF	375 SF	17.1%

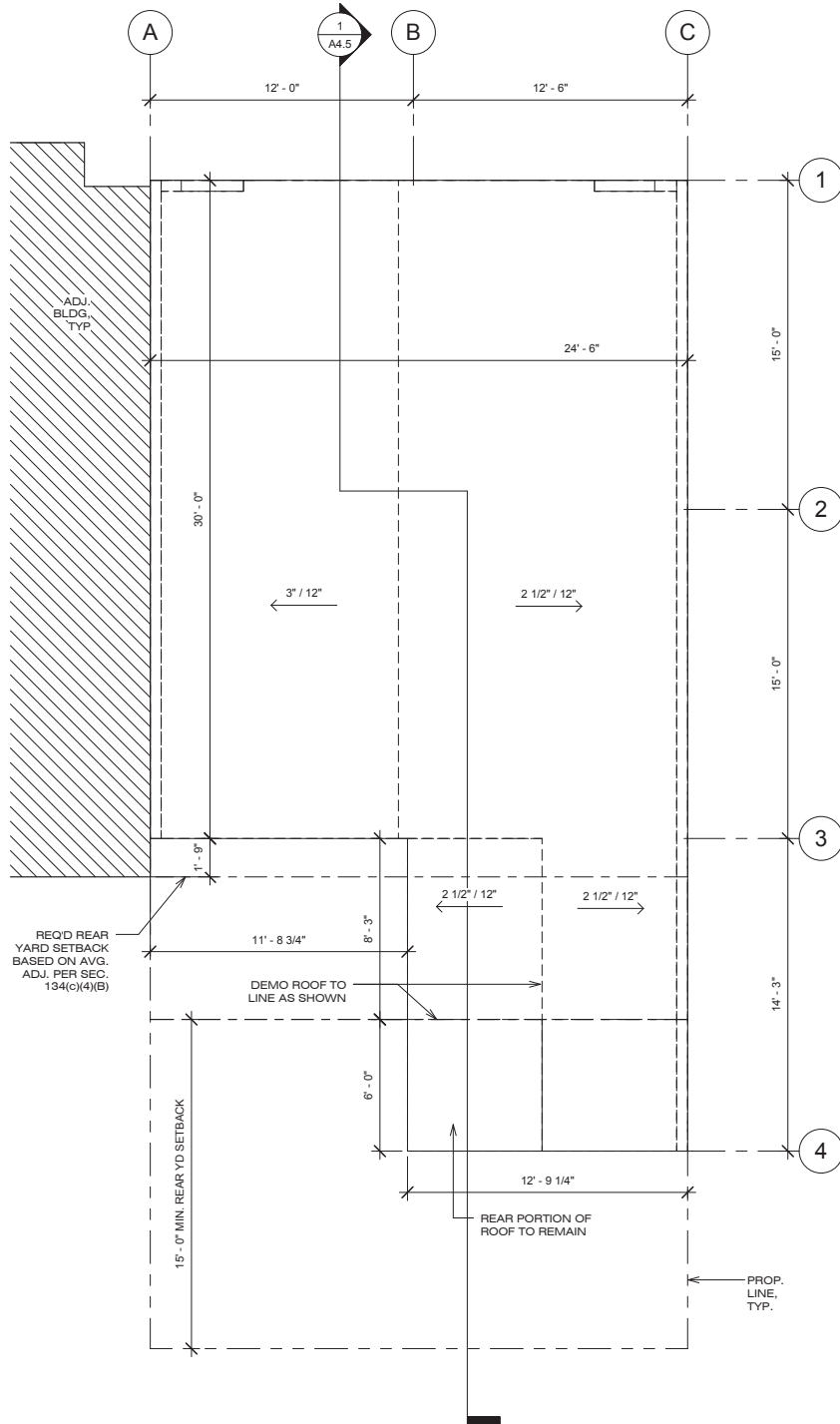
DEMOLITION AREA MEASUREMENT: HORIZONTAL ELEMENTS

ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
BASEMENT FLOOR	756 SF	0 SF	0%
FIRST FLOOR	858 SF	0 SF	0%
ROOF	917 SF	840 SF	91.6%
TOTAL	2531 SF	840 SF	33.2%

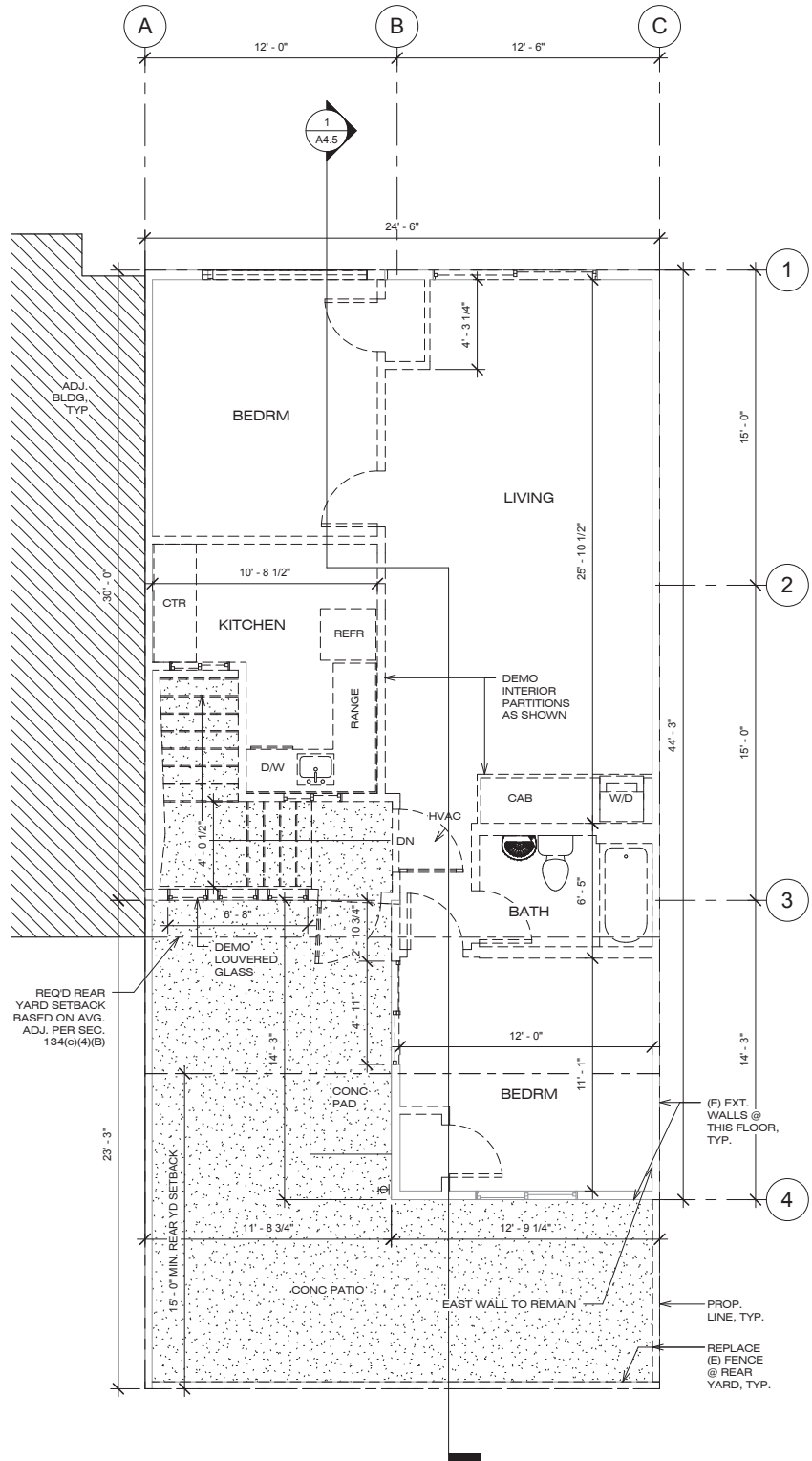
GROSS AREA: EXISTING & PROPOSED

	EXISTING GSF	PROPOSED GSF
HABITABLE SPACE	830 GSF	2,008 GSF
ENTRY & HALLWAY (UNCONDITIONED)	178 GSF	0 GSF
PARKING (UNCONDITIONED)	604 GSF	563 GSF
MECHANICAL & BUILDING SERVICES (UNCONDITIONED)	172 GSF	179 GSF
TOTALS:	1,784 GSF	2,750 GSF
NET NEW:	-	966 GSF

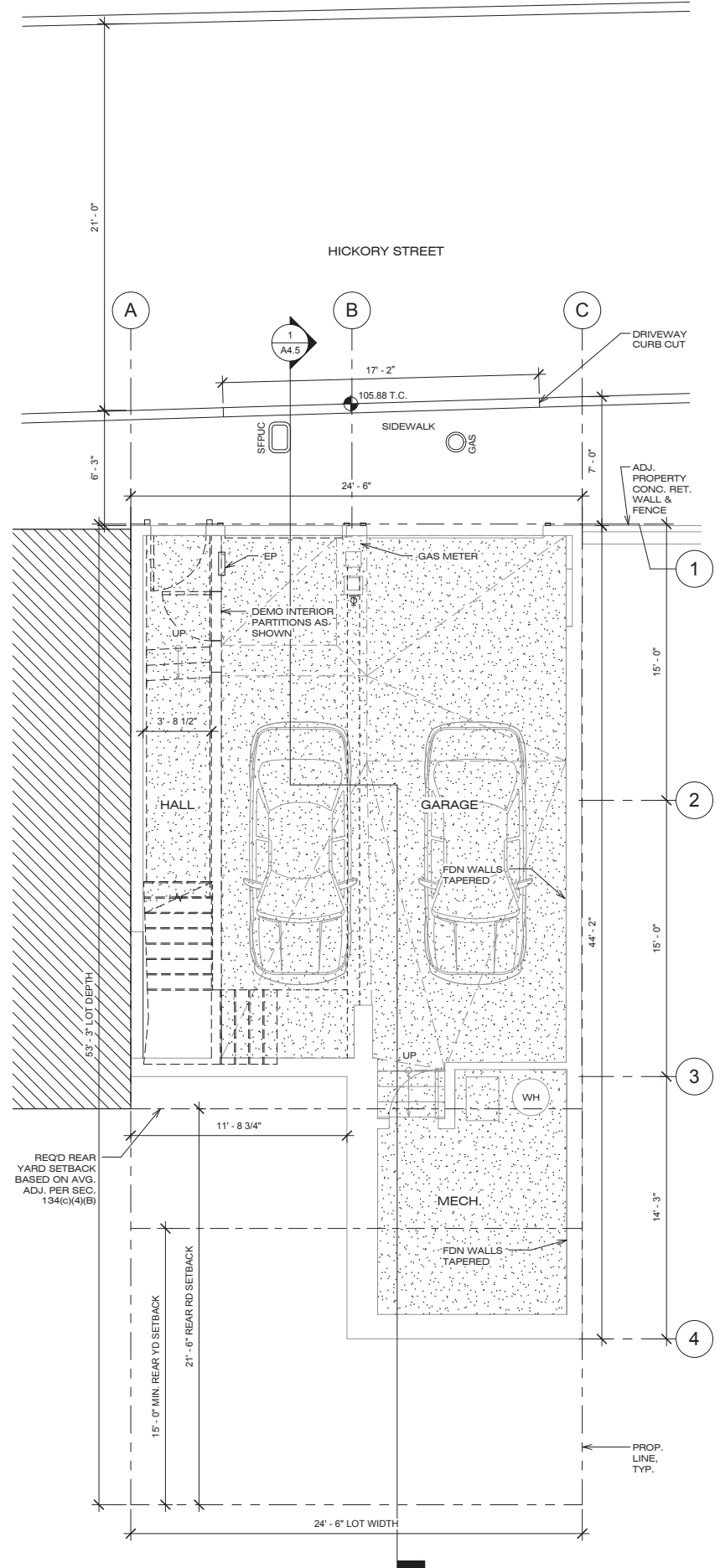
GENERAL BUILDING NOTE: AREA OF PROPOSED RENOVATION DOES NOT INCLUDE NEW EXCAVATION AND/OR SOIL DISTURBANCE.



3 EXISTING/DEMO PLAN - ROOF
1/4" = 1'-0"



2 EXISTING/DEMO PLAN - 1ST FLOOR
1/4" = 1'-0"



1 EXISTING/DEMO PLAN - BASEMENT
1/4" = 1'-0"

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PROJECT **471 Hickory St**
471 Hickory Street
San Francisco, CA 94102

NUMBER 201508
CONTACT Becky Lam - 415-241-7160 x106
OWNER Ben Zotto
APN Block o830 / Lot 012A

EXISTING/DEMO FLOOR
PLANS

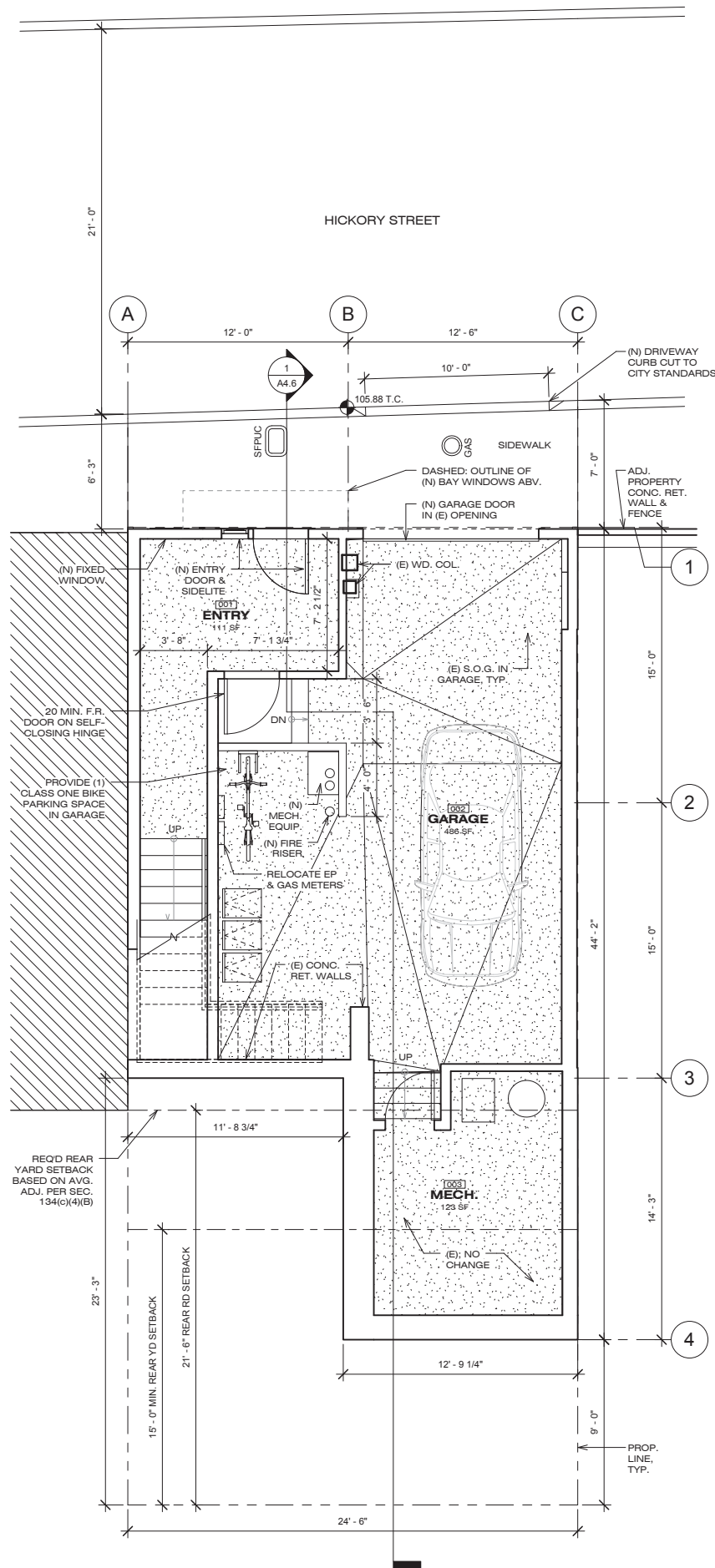
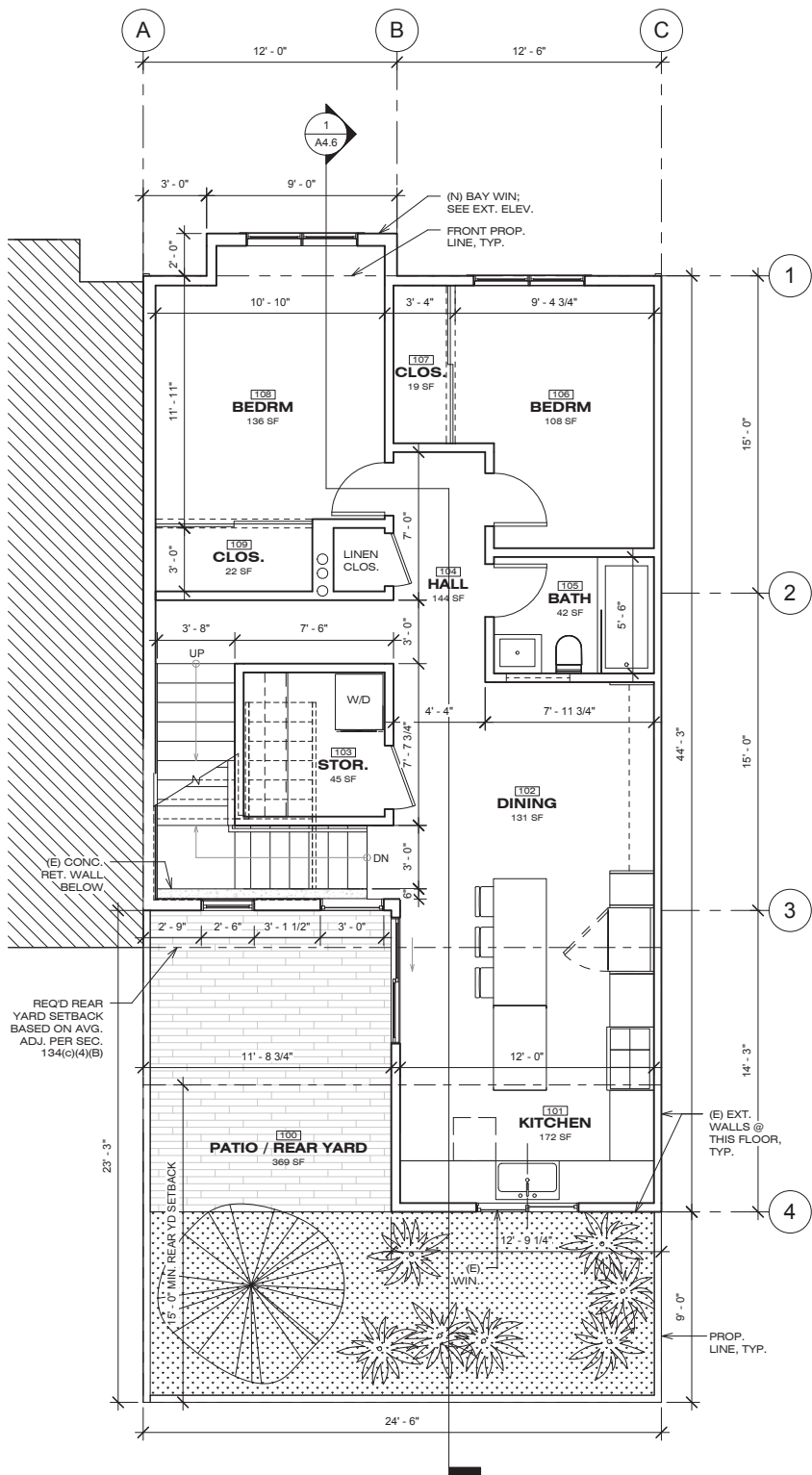
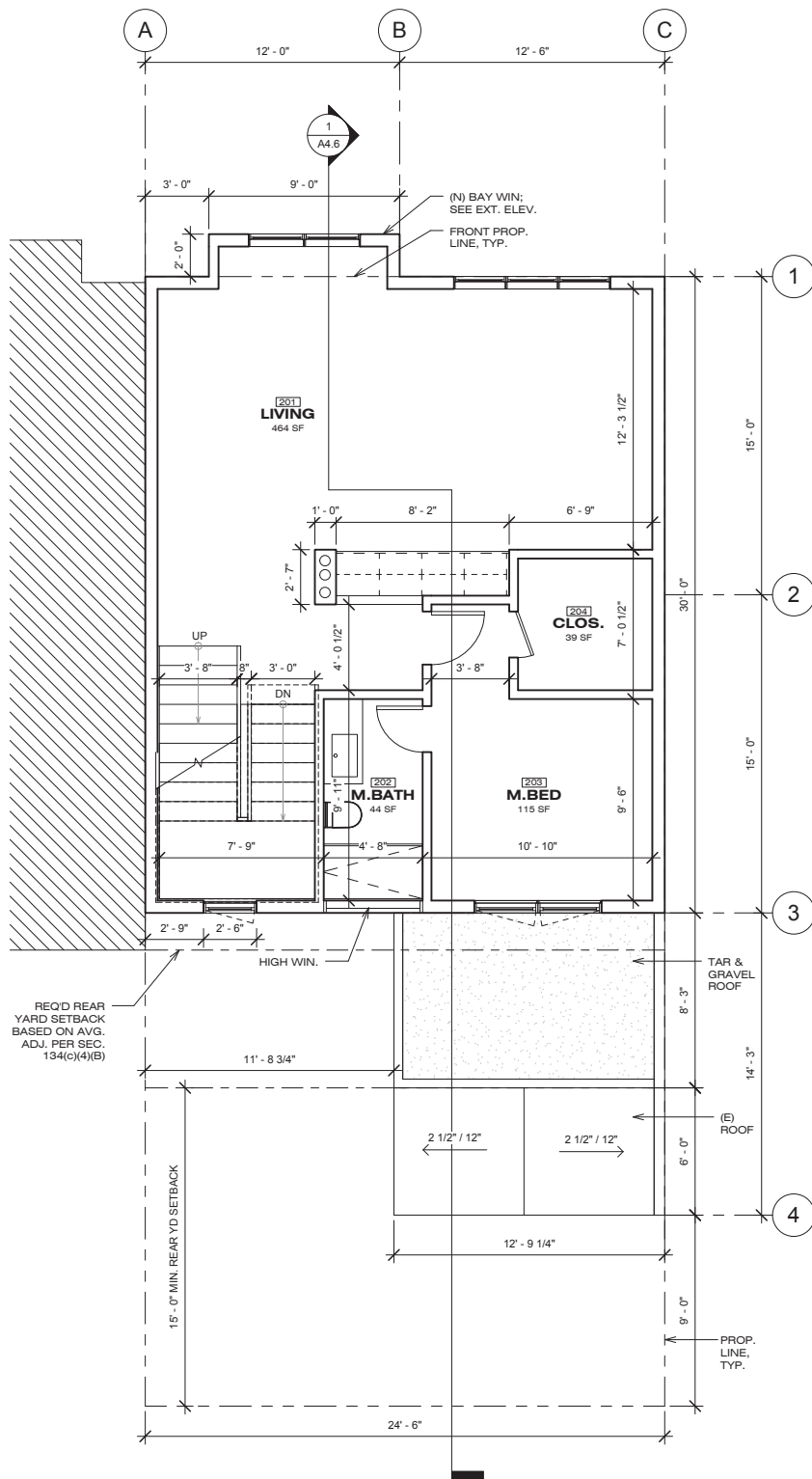
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GROSS AREA: EXISTING & PROPOSED

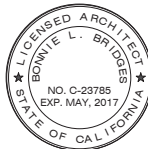
	EXISTING GSF	PROPOSED GSF
HABITABLE SPACE	830 GSF	2,008 GSF
ENTRY & HALLWAY (UNCONDITIONED)	178 GSF	0 GSF
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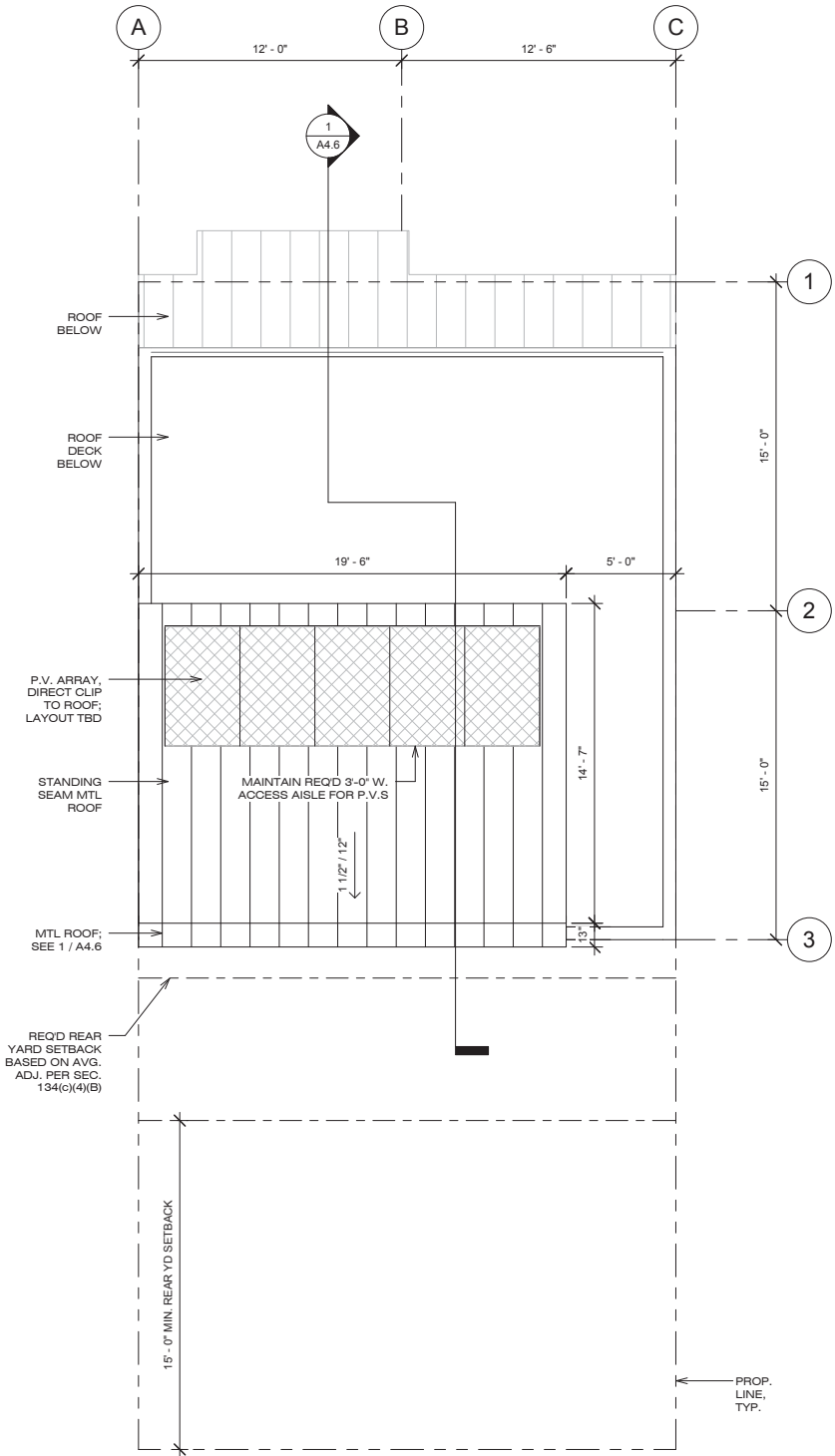
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PROPOSED FLOOR PLANS

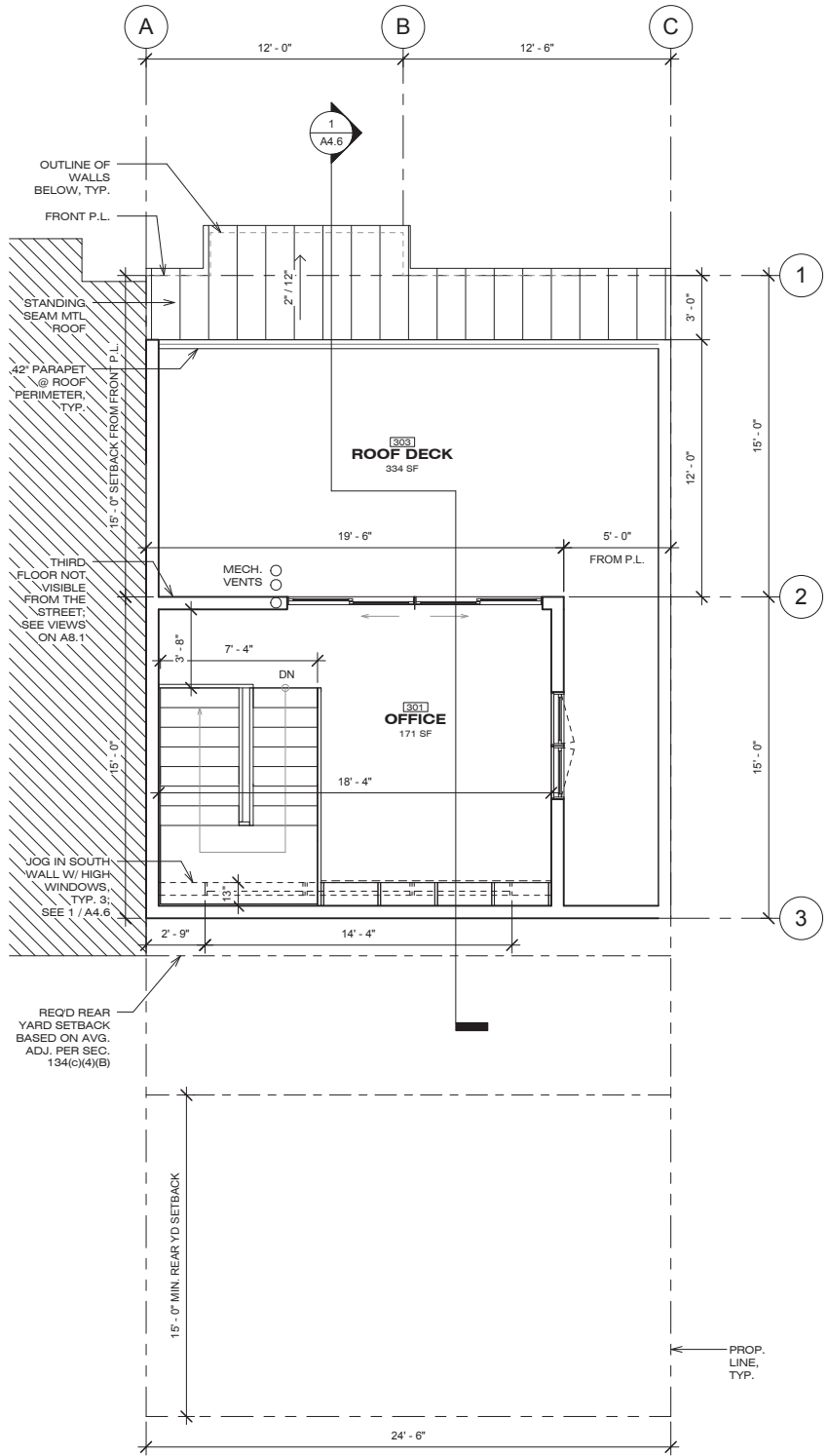
A2.2

GROSS AREA: EXISTING & PROPOSED		
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2 ROOF PLAN - PROPOSED
1/4" = 1'-0"



1 3RD FLOOR PLAN - PROPOSED
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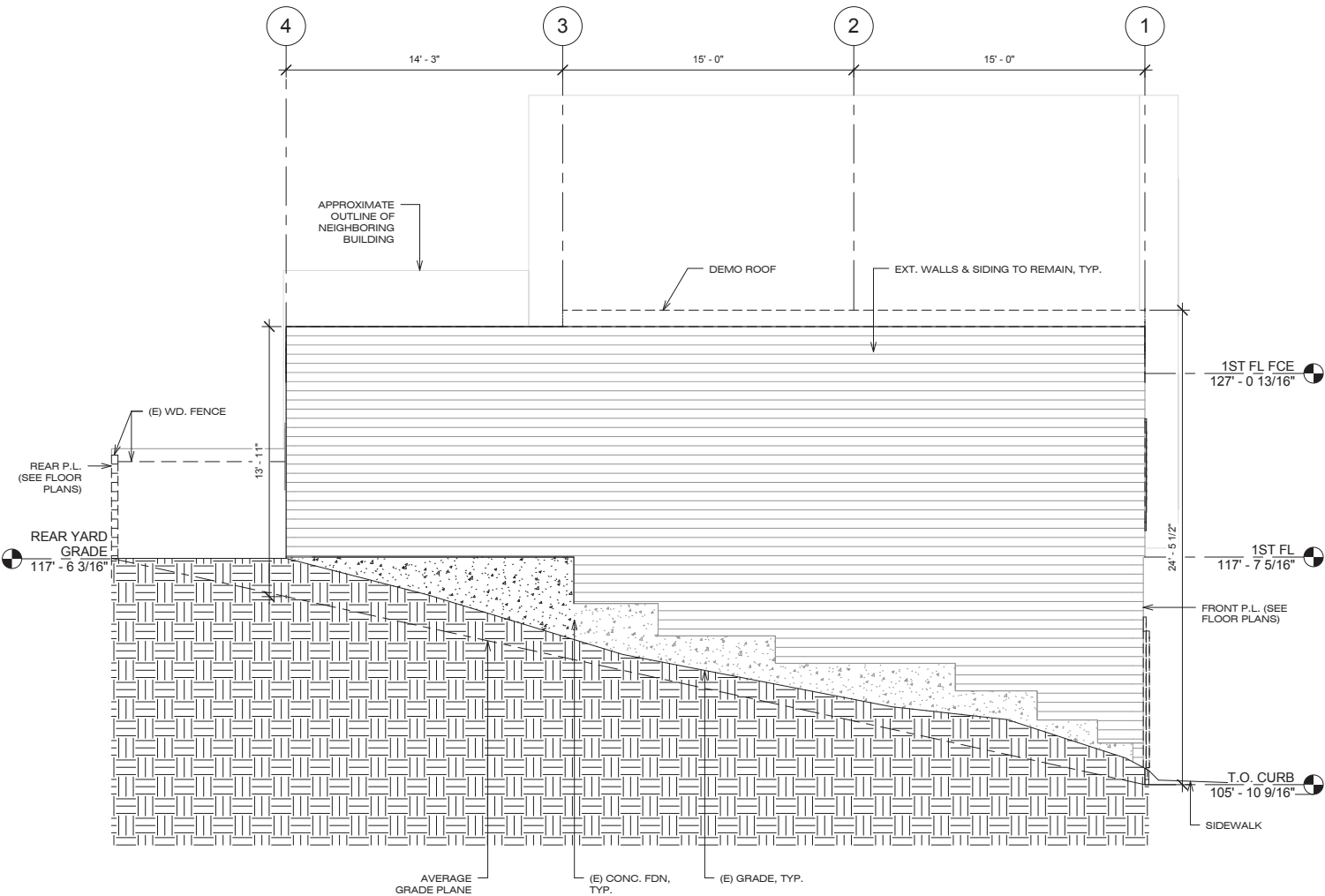
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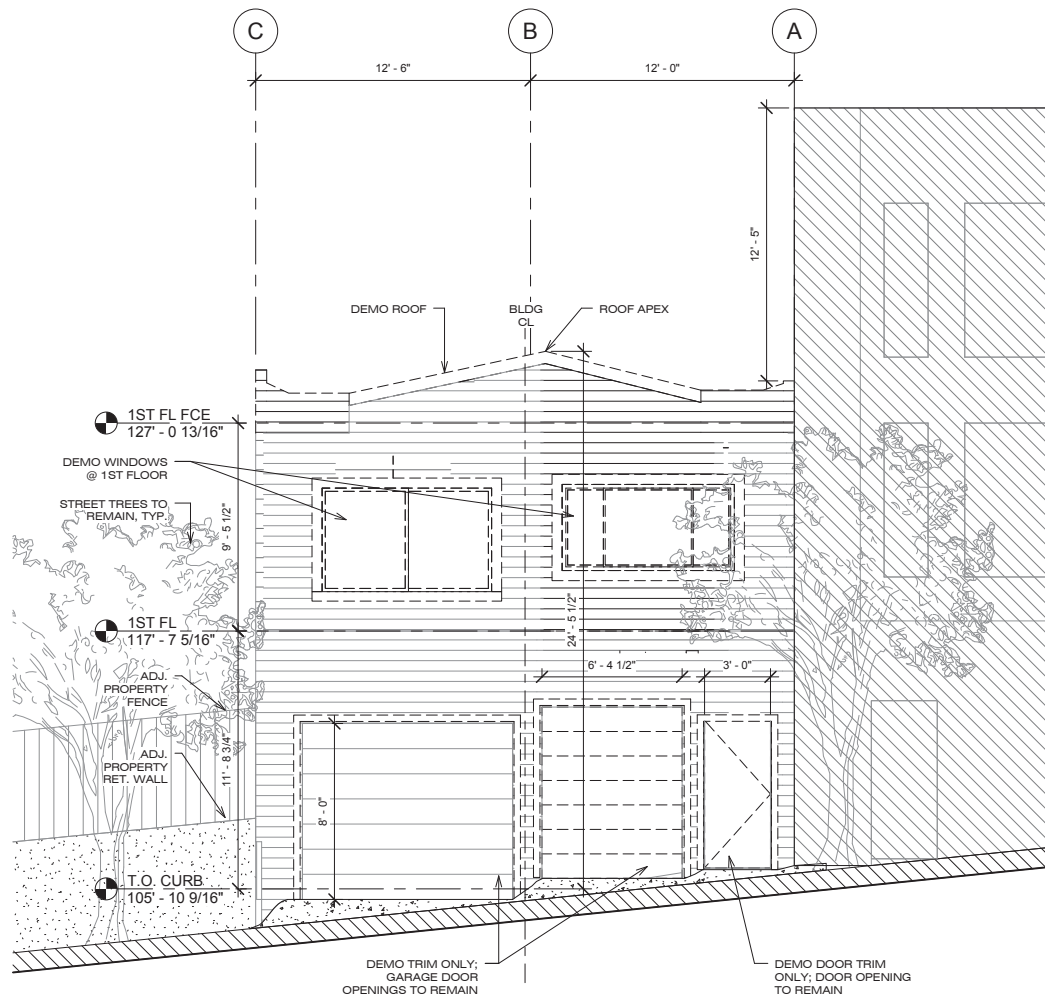
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3 EAST ELEVATION - EXISTING/DEMO
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1 NORTH (FRONT) ELEVATION - EXISTING/DEMO
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EXTERIOR ELEVATIONS -
EXISTING/DEMO

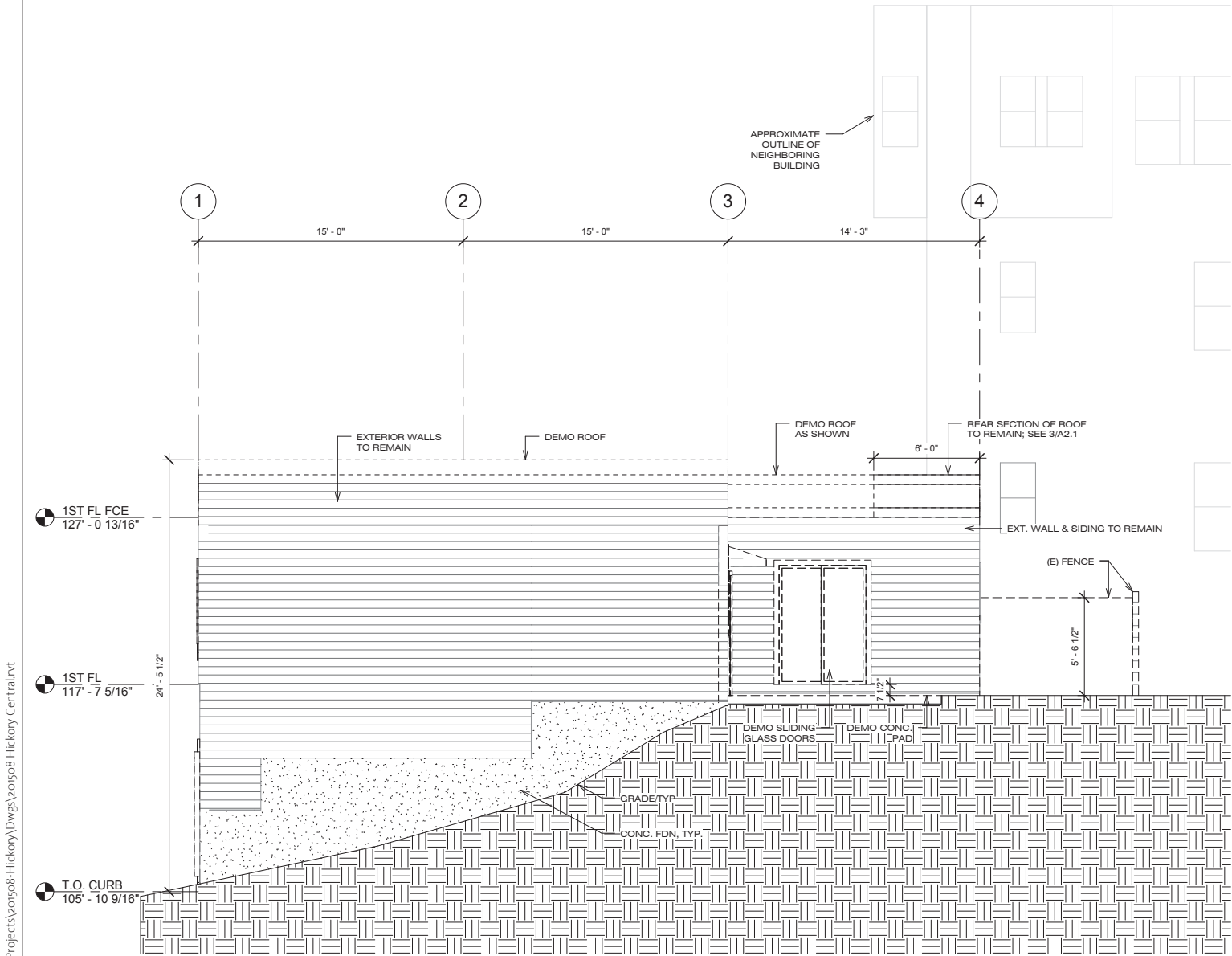
A4.1



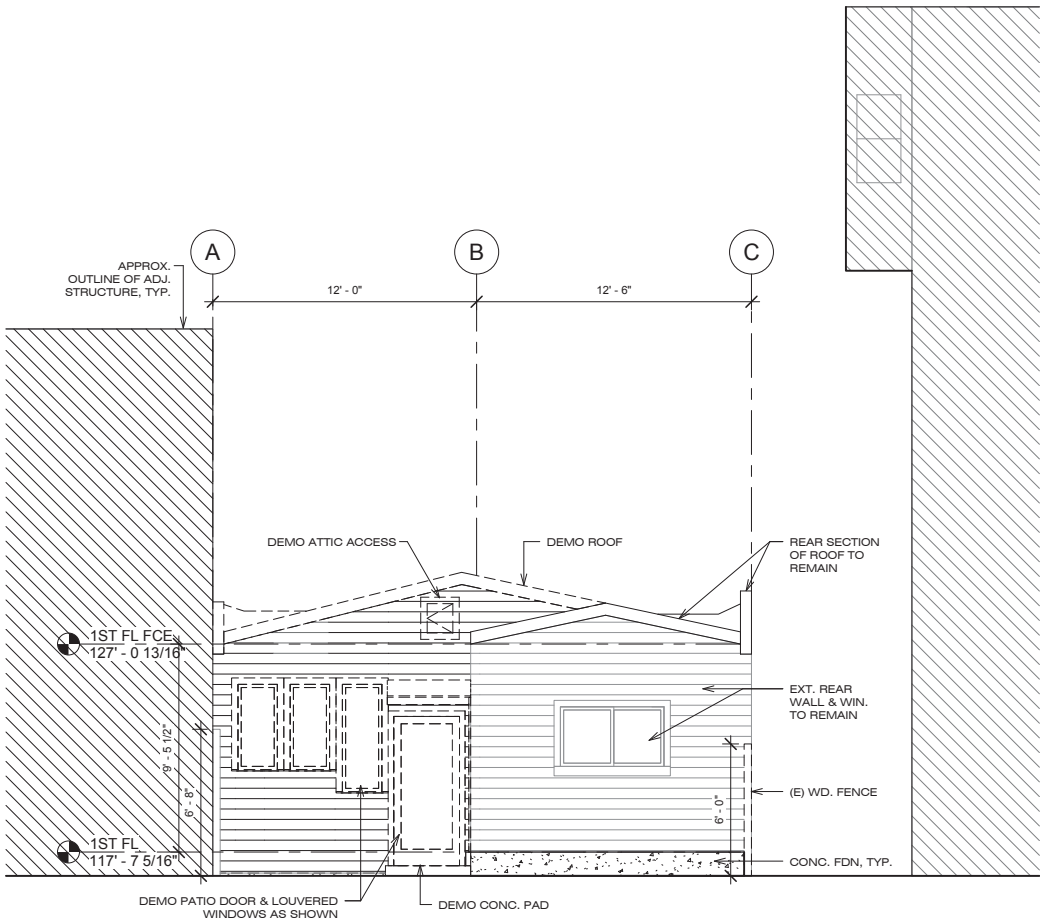
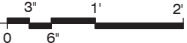
DEMOLITION LINEAR FOOTAGE MEASUREMENT			
ELEMENT	EXISTING LF	REMOVED LF	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	24'-6"	9'-4-1/2"	38.3%
SIDE FACADE - EAST	44'-3"	0'-0"	0%
REAR FACADE - SOUTH	24'-6"	6'-8"	27.2%
SIDE FACADE - WEST	44'-3"	2'-10 3/4"	6.5%
TOTAL	137'-6"	18'-11 1/4"	13.8%

DEMOLITION AREA MEASUREMENT: VERTICAL ELEMENTS			
ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	590 SF	236 SF	40%
SIDE FACADE - EAST	708 SF	0 SF	0%
REAR FACADE - SOUTH	294 SF	86 SF	29.3%
SIDE FACADE - WEST	598 SF	53 SF	8.9%
TOTAL	2190 SF	375 SF	17.1%

DEMOLITION AREA MEASUREMENT: HORIZONTAL ELEMENTS			
ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
BASEMENT FLOOR	756 SF	0 SF	0%
FIRST FLOOR	858 SF	0 SF	0%
ROOF	917 SF	840 SF	91.6%
TOTAL	2531 SF	840 SF	33.2%



2 WEST ELEVATION - EXISTING/DEMO
1/4" = 1'-0"



1 SOUTH (REAR) ELEVATION - EXISTING/DEMO
1/4" = 1'-0"



ISSUE	
2016/06/30	Site Permit Rev. 2
2016/05/05	Site Permit Rev. 1
2015/10/14	Site Permit Submittal
2015/09/23	EE App Revisions
2015/07/22	Pre-App Follow-up Mtg
2015/06/24	Pre-Application Mtg

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PROJECT 471 Hickory St
471 Hickory Street
San Francisco, CA 94102

NUMBER 201508
CONTACT Becky Lam - 415-241-7160 x106
OWNER Ben Zotto
APN Block 0830 / Lot 012A

EXTERIOR ELEVATIONS -
EXISTING/DEMO

A4.2



DEMOLITION LINEAR FOOTAGE MEASUREMENT

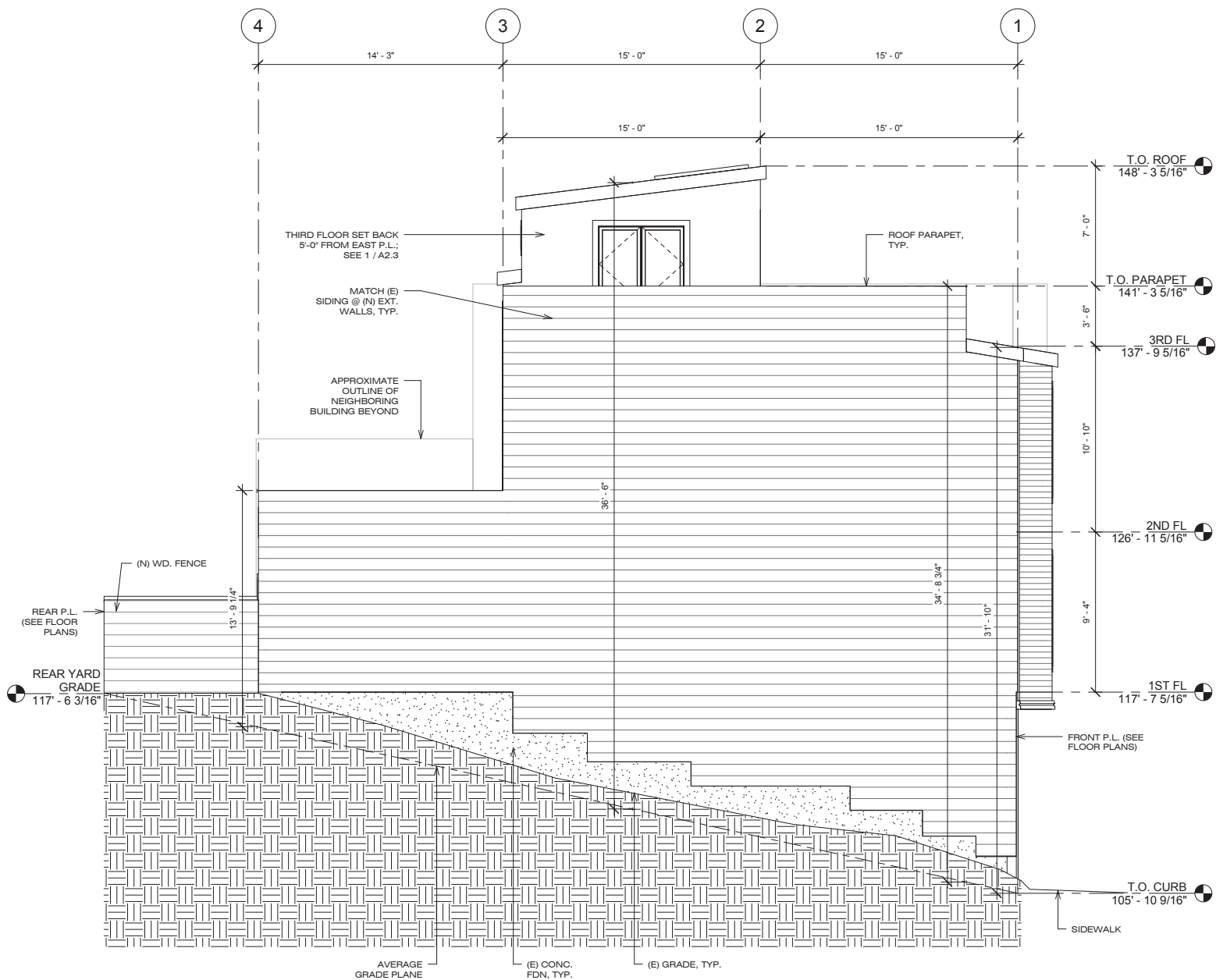
ELEMENT	EXISTING LF	REMOVED LF	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	24'-6"	9'-4 1/2"	38.3%
SIDE FACADE - EAST	44'-3"	0'-0"	0%
REAR FACADE - SOUTH	24'-6"	6'-8"	27.2%
SIDE FACADE - WEST	44'-3"	2'-10 3/4"	6.5%
TOTAL	137'-6"	18'-11 1/4"	13.8%

DEMOLITION AREA MEASUREMENT: VERTICAL ELEMENTS

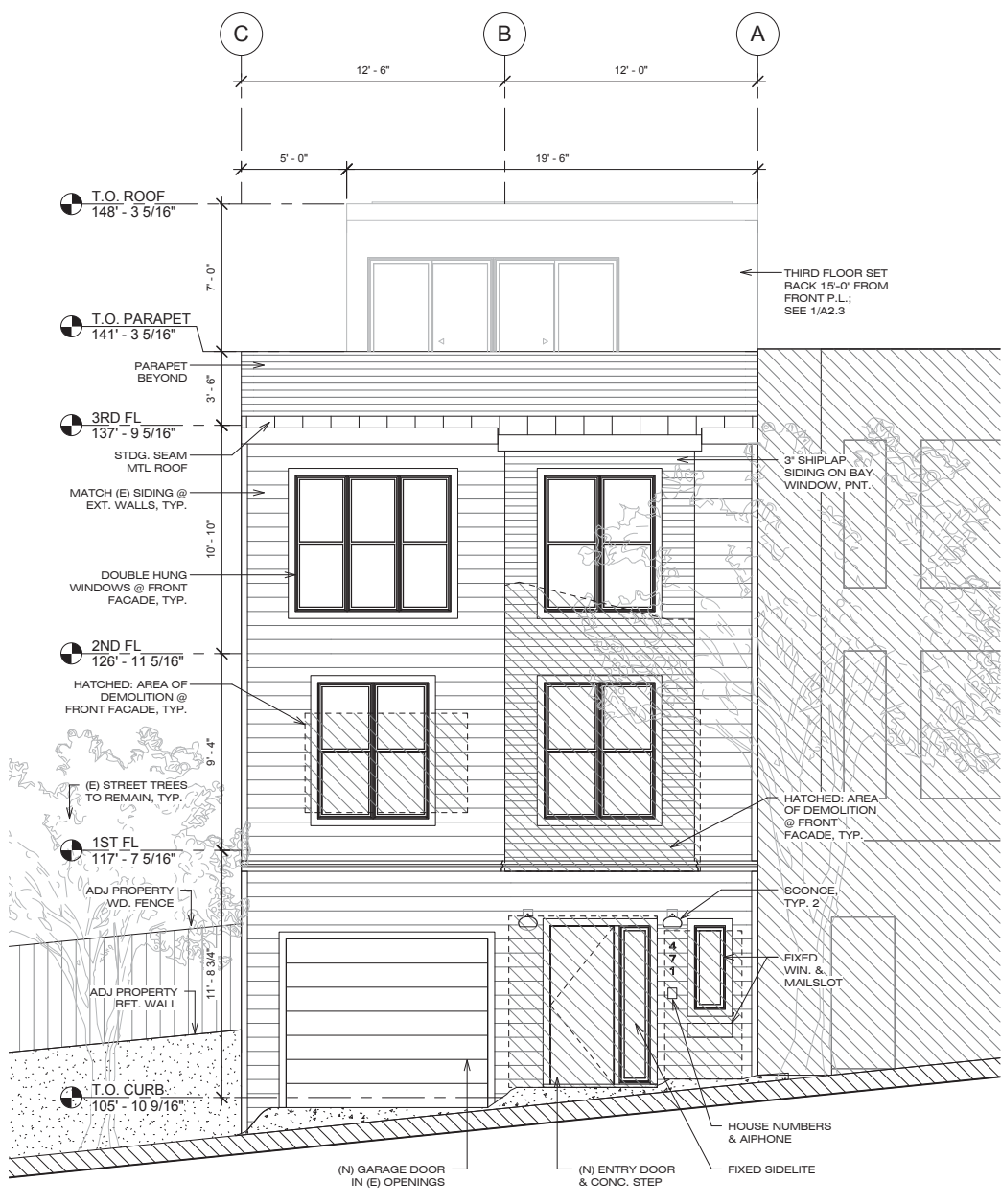
ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	590 SF	236 SF	40%
SIDE FACADE - EAST	708 SF	0 SF	0%
REAR FACADE - SOUTH	294 SF	86 SF	29.3%
SIDE FACADE - WEST	598 SF	53 SF	8.9%
TOTAL	2190 SF	375 SF	17.1%

DEMOLITION AREA MEASUREMENT: HORIZONTAL ELEMENTS

ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
BASEMENT FLOOR	756 SF	0 SF	0%
FIRST FLOOR	858 SF	0 SF	0%
ROOF	917 SF	840 SF	91.6%
TOTAL	2531 SF	840 SF	33.2%



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



1 NORTH (FRONT) ELEVATION - PROPOSED
1/4" = 1'-0"

ISSUE	
2016/06/30	Site Permit Rev. 2
2016/05/05	Site Permit Rev. 1
2015/10/14	Site Permit Submittal
2015/09/23	EE App Revisions
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EXTERIOR ELEVATIONS -
PROPOSED

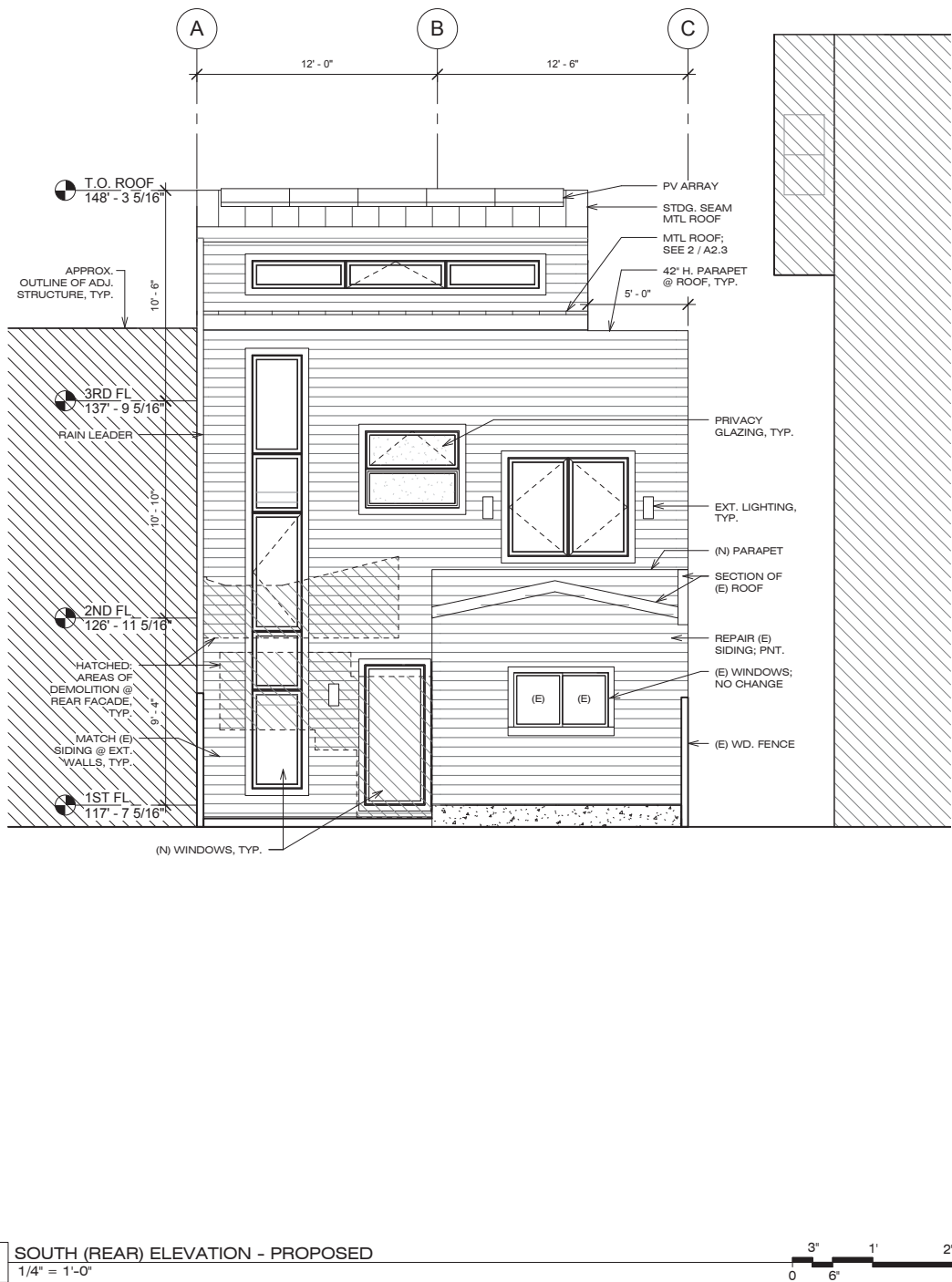
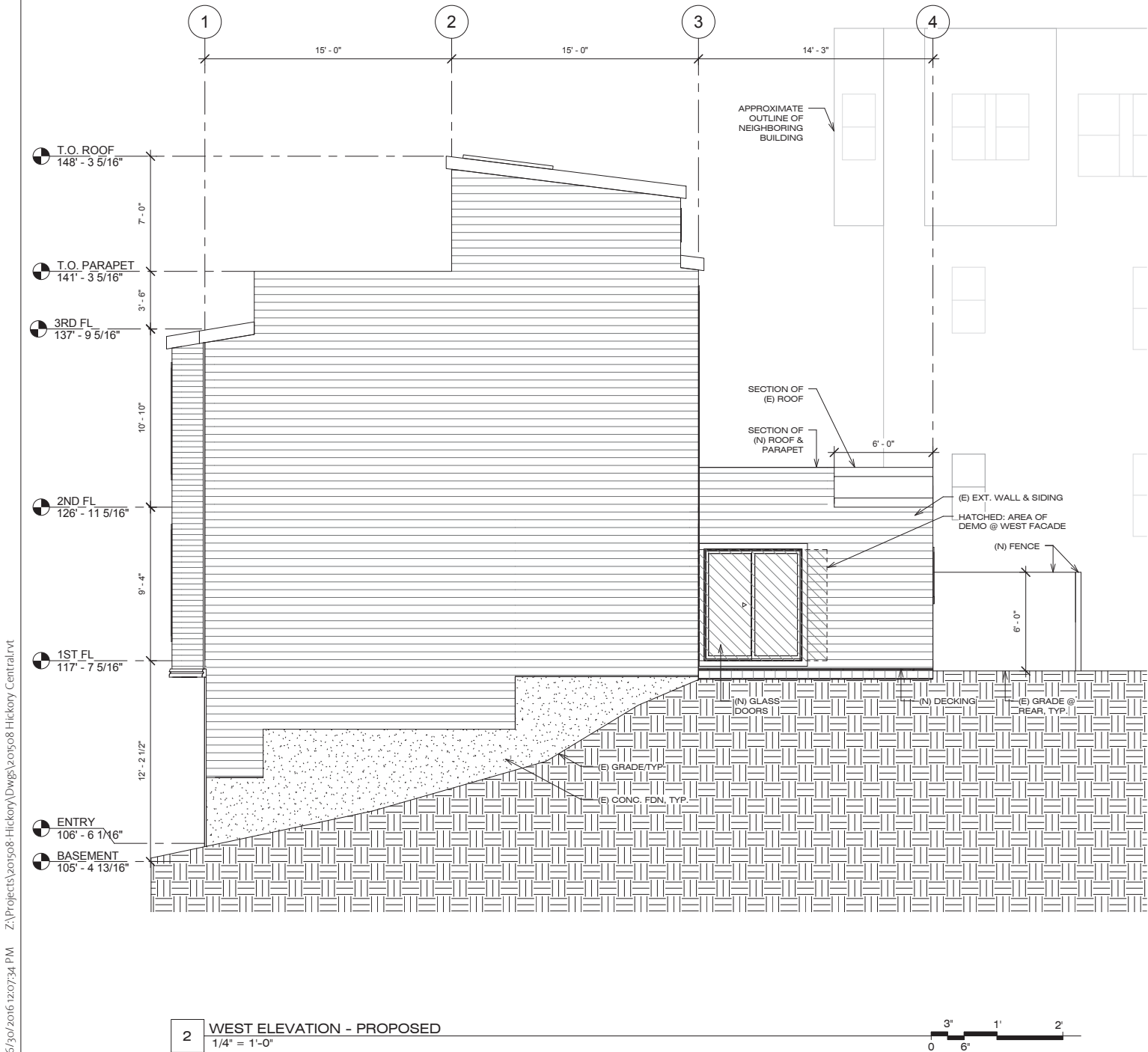
A4.3



DEMOLITION LINEAR FOOTAGE MEASUREMENT			
ELEMENT	EXISTING LF	REMOVED LF	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	24'-6"	9'-4-1/2"	38.3%
SIDE FACADE - EAST	44'-3"	0'-0"	0%
REAR FACADE - SOUTH	24'-6"	6'-8"	27.2%
SIDE FACADE - WEST	44'-3"	2'-10 3/4"	6.5%
TOTAL	137'-6"	18'-11 1/4"	13.8%

DEMOLITION AREA MEASUREMENT: VERTICAL ELEMENTS			
ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
FRONT FACADE - NORTH (HICKORY ST)	590 SF	236 SF	40%
SIDE FACADE - EAST	708 SF	0 SF	0%
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SIDE FACADE - WEST	598 SF	53 SF	8.9%
TOTAL	2190 SF	375 SF	17.1%

DEMOLITION AREA MEASUREMENT: HORIZONTAL ELEMENTS			
ELEMENT	EXISTING AREA	REMOVED AREA	% REMOVED
BASEMENT FLOOR	756 SF	0 SF	0%
FIRST FLOOR	858 SF	0 SF	0%
ROOF	917 SF	840 SF	91.6%
TOTAL	2531 SF	840 SF	33.2%



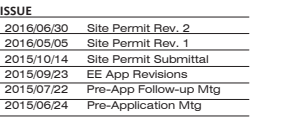
ISSUE	
2016/06/30	Site Permit Rev. 2
2016/05/05	Site Permit Rev. 1
2015/10/14	Site Permit Submittal
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EXTERIOR ELEVATIONS -
PROPOSED



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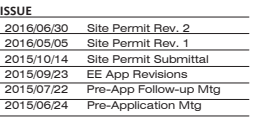
PROJECT **471 Hickory St**
471 Hickory Street
San Francisco, CA 94102

NUMBER 201508
CONTACT Becky Lam - 415-241-7160 x106
OWNER Ben Zotto
APN Block 0830 / Lot 012A

SECTION - EXISTING

A4.5





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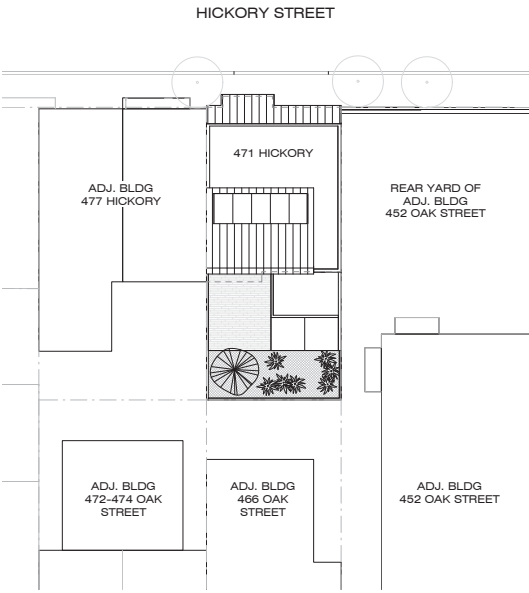
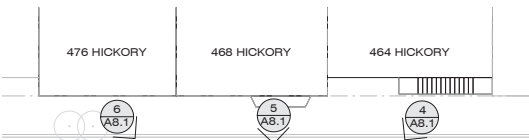
PROJECT **471 Hickory St**
471 Hickory Street
San Francisco, CA 94102

NUMBER 201508
CONTACT Becky Lam - 415-241-7160 x106
OWNER Ben Zotto
APN Block 0830 / Lot 012A

SECTION - PROPOSED

A4.6





7 KEY PLAN - STREET VIEWS
1/16" = 1'-0"



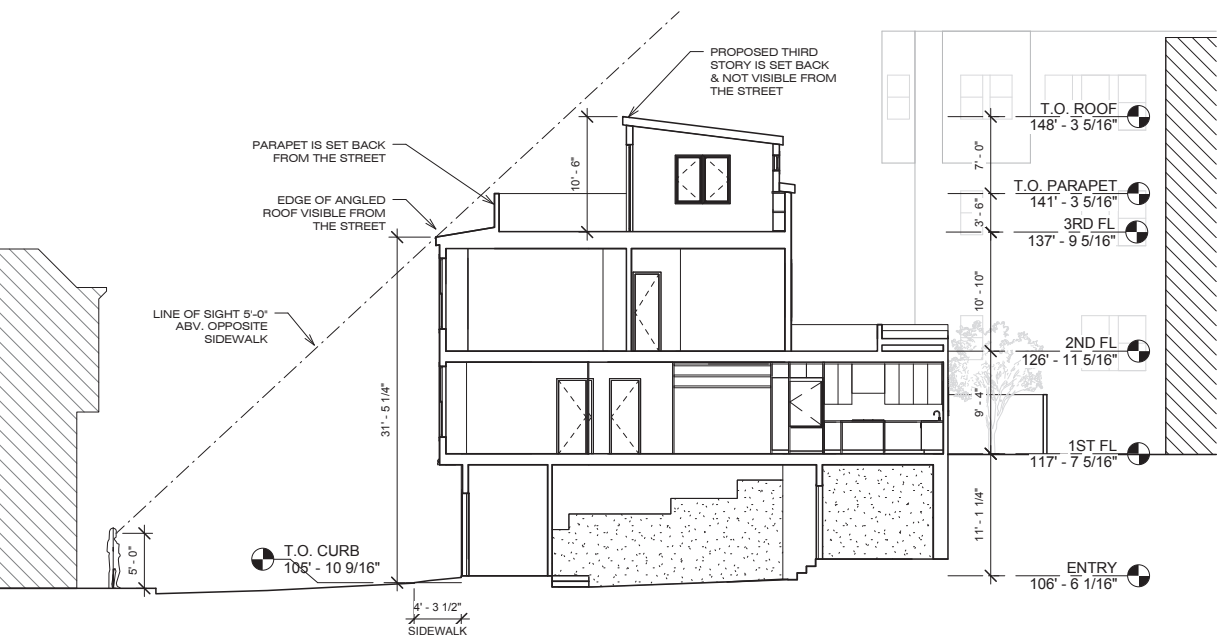
6 VIEW FROM ACROSS THE STREET LKG DOWNHILL



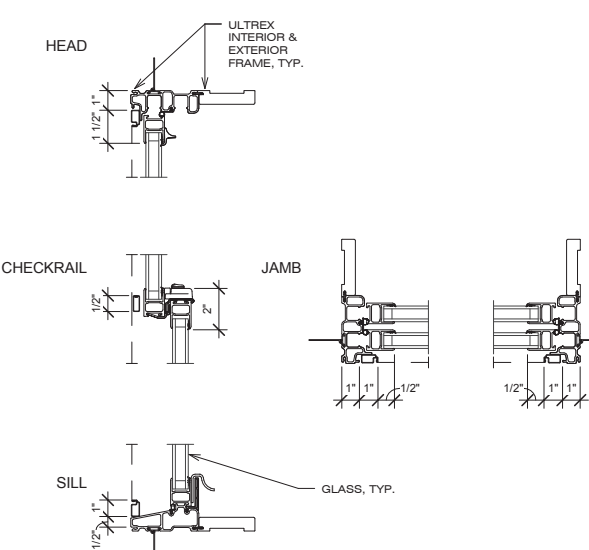
5 VIEW FROM ACROSS THE STREET



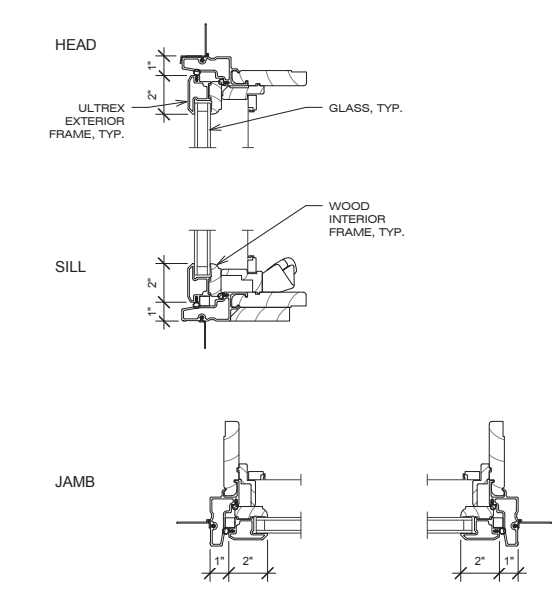
4 VIEW FROM ACROSS THE STREET LOOKING UPHILL



3 SECTION SIGHT-LINE DIAGRAM
1/8" = 1'-0"



2 EXTERIOR WINDOW SECTION DETAILS -
MARVIN INTEGRITY DOUBLE HUNG
3" = 1'-0"



1 EXTERIOR WINDOW SECTION DETAILS -
MARVIN INTEGRITY FIXED & CASEMENT
3" = 1'-0"

ISSUE
2016/06/30 Site Permit Rev. 2
2016/05/05 Site Permit Rev. 1

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San Francisco, CA 94102

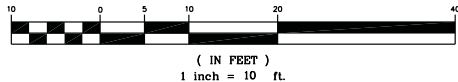
NUMBER 201508
CONTACT Becky Lam - 415-241-7160 x106
OWNER Ben Zotto
APN Block 0830 / Lot 012A

EXTERIOR DETAILS,
DIAGRAMS & RENDERINGS

A8.1

BUCHANAN STREET
{68.75' WIDE}

GRAPHIC SCALE



BENCHMARK:
CUT CROSS ON OUTER RIM OF SWI AT THE
SOUTHEAST CORNER OF OAK STREET AND
BUCHANAN STREET.
EL=129.449' CITY OF SAN FRANCISCO DATUM

OWNER:
BENJAMIN O. ZOTTO
471 HICKORY STREET
SAN FRANCISCO, CA 94102

NOTES:
ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

MAP REFERENCE:
MONUMENT MAP NO. 26 ON FILE WITH THE CITY
AND COUNTY OF SAN FRANCISCO



LEGEND	
	BUILDING EDGE
	CONCRETE
	ASPHALT
	WOOD FENCE
	RECORD DATA
	A.B.C. ADJACENT BUILDING CORNER
	A/C ASPHALT CONCRETE
	B.C. BUILDING CORNER
	BLDG. BUILDING EDGE
	B.O.H. BUILDING OVERHANG
	F/L FLOW LINE
	G.V. GAS VALVE
	P.C. PROPERTY CORNER
	P.L. PROPERTY LINE
	T.C. TOP OF CURB
	W.M. WATER METER

— — — — — SUBJECT PROPERTY LINE
- - - - - DEEDED LINE
- - - - - BLOCK LINE



MICHAEL J. FOSTER, L.S. 7170
DATE: SEPTEMBER 10, 2015

BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THE DEED RECORDED ON JUNE 12, 2014, IN
DOCUMENT NUMBER 2014-J893979
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
SEPTEMBER, 2015 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167
SHT. 1 OF 1

ASSESSOR'S BLOCK 830, LOT 012A, 471 HICKORY STREET

HICKORY STREET
{WIDTH VARIES}

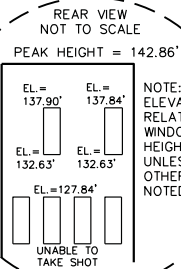
ASSESSORS BLOCK 830
WESTERN ADDITON BLOCK NO. 220

LAGUNA STREET
{68.75' WIDE}

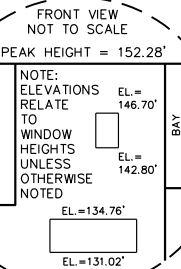
OAK STREET
{68.75' WIDE}

SURVEY:
FOR REFERENCE ONLY
C-1

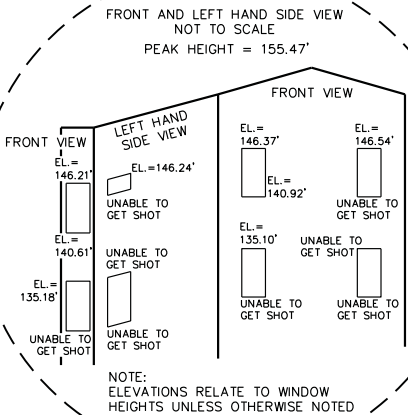
WINDOW DETAIL
APN 012C



WINDOW DETAIL
APN 012



WINDOW DETAIL
APN 012B



APN 012C
{DOC.-E477531-00
RECORDED DEC. 21, 1989}

APN 012B
{118 C.M. 161-162}

APN 012A

{DOC.-2014-J893979-00
RECORDED JUNE 12, 2014}
AREA = 1,305± SQ. FT.
471 HICKORY STREET
EXISTING 2-STORY
WOODFRAME BUILDING

APN 012

{DOC.-97-G239744-00
RECORDED OCT. 06, 1997}

APN 011

{DOC.-2004-H713794-00
RECORDED MAY 06, 2004}

WINDOW DETAIL
APN 011

