



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 14, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 7, 2016
Case No.: **2015-009100DRP-02**
Project Address: **161 HAMERTON AVENUE**
Permit Application: 2015.06.23.9711
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 6759/019
Project Sponsor: Peter Zepponi, Architect
211 Bella Vista Way
San Francisco, CA 94127
Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to construct a horizontal and vertical addition to the existing 2-story over basement, single-family dwelling. At the rear of the building, the project proposes an additional 9'-6" of depth, set back from the southern side property line by 5 feet. Additionally, new decks and stairs to grade at the first and second levels extend beyond the new rear building wall by 16 feet. The new proposed third story would occupy the full building footprint, with the exception of a 7-foot setback from the front building wall, where a roof deck is proposed with 3'-6" width. At the basement level, additional habitable space will be created through excavation at the rear of the building. Lastly, changes to the finish materials and entry sequence are proposed for the front façade.

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 019 in Assessor's Block 6759 on the east side of Hamerton Avenue, between Mangels Ave. and Bosworth St. The subject lot is of standard size, measuring 25' x 100', with slight downward and lateral slopes. The existing building was originally constructed in 1947 in Daly City, and moved to its current location in 1966 to make way for the Daly City BART station. The existing building is a two-story over basement, single-family dwelling with one off-street parking space.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the Outer Mission neighborhood, in close proximity to the Glen Park neighborhood. The areas surrounding the project site are predominantly residential, characterized by single-family homes, with a few two-family structures also nearby. Buildings are generally between two and three stories in height; the subject block and opposite side of Hamerton Ave. both contain examples of three-story structures. The building immediately to the right (south) is a two-story, single-family dwelling, while the building to the left (north) is a three-story, single-family dwelling.

The Glen Park NCT, Glen Park BART Station, and Glen Park Recreation Center on the southern end of Glen Canyon Park are all within a quarter-mile of the project site.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 1, 2015 – December 31, 2015	December 31, 2015	April 14, 2016	105 days (3 months, 14 days)
311 Notice	30 days	December 1, 2015 – December 31, 2015	December 29, 2015	WITHDRAWN	N/A

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 4, 2016	April 4, 2016	10 days
Mailed Notice	10 days	April 4, 2016	April 4, 2016	10 days

PUBLIC COMMENT

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

The comments received in opposition to the project find the proposal to be out of context and out of character with the majority of surrounding dwellings. Specifically, there is opposition to the project’s height and depth, believing it will result in a loss of sunlight and privacy, and opposition to the fenestration at the rear of the proposed building, as it will increase light pollution. A second Discretionary Review had originally been filed by the adjacent neighbor to the south; however, additional mullions have been proposed for the windows that face onto the southern property line, which resulted in the withdrawal of the DR. The neighbor to the south has now submitted a letter in support of the project.

DR REQUESTOR

Carrie Messina of 142 Chilton Avenue (6759/005), located to the rear of the subject property and 50 feet to the north.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The DR application states that the proposed rear and vertical addition is out of character and context, and incompatible with 90% of the surrounding dwellings. The proposed vertical addition will result in a 4-story mass at the rear of the building, and with the proposed depth of the building will have a significant impact on the DR requestor's property and others on the block. The project will reduce the amount of sunlight in the midblock open space and detract from private enjoyment of neighboring properties. The rear windows and resulting mass will reduce privacy to neighbors and increase light pollution.

As an alternative to the project, the DR requestor suggests eliminating or reducing the size of the upper floor, by setting it back at the rear. Other suggestions include reduction of the height of the deck by one story, and reduction in the size and number of rear windows.

See attached *Discretionary Review Application*, dated December 31, 2015, for more information.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project is neither exceptional nor extraordinary as there are other buildings on the block and opposite block face that are also three stories in height. Specifically, the neighbor to the north at 149 Hamerton Ave. has a similar mass to the proposed project; the project has no additional effect on the DR requestor's property due to its location behind the existing adjacent structure. Additional mullions have been added to address privacy concerns of the immediate adjacent neighbors, but the project will not otherwise affect privacy beyond what is reasonable in a dense urban environment.

See attached *Response to Discretionary Review*, dated January 27, 2016, for more information.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances. The project's massing and scale are compatible with the neighborhood and open railings have been provided for the rear decks, in keeping with the Guidelines.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

Block Book Map

Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Categorical Exemption Determination
DR Application dated December 31, 2015
Response to DR Application dated January 27, 2016
Reduced Plans
3D Renderings
Letter in Support of Project

AP: G:\Plan Checks\161 Hamerton Ave\DR Case Report\161 Hamerton Ave_DR - Abbreviated Analysis.doc

Exhibits

Block Book Map

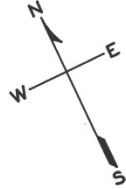
© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

6759

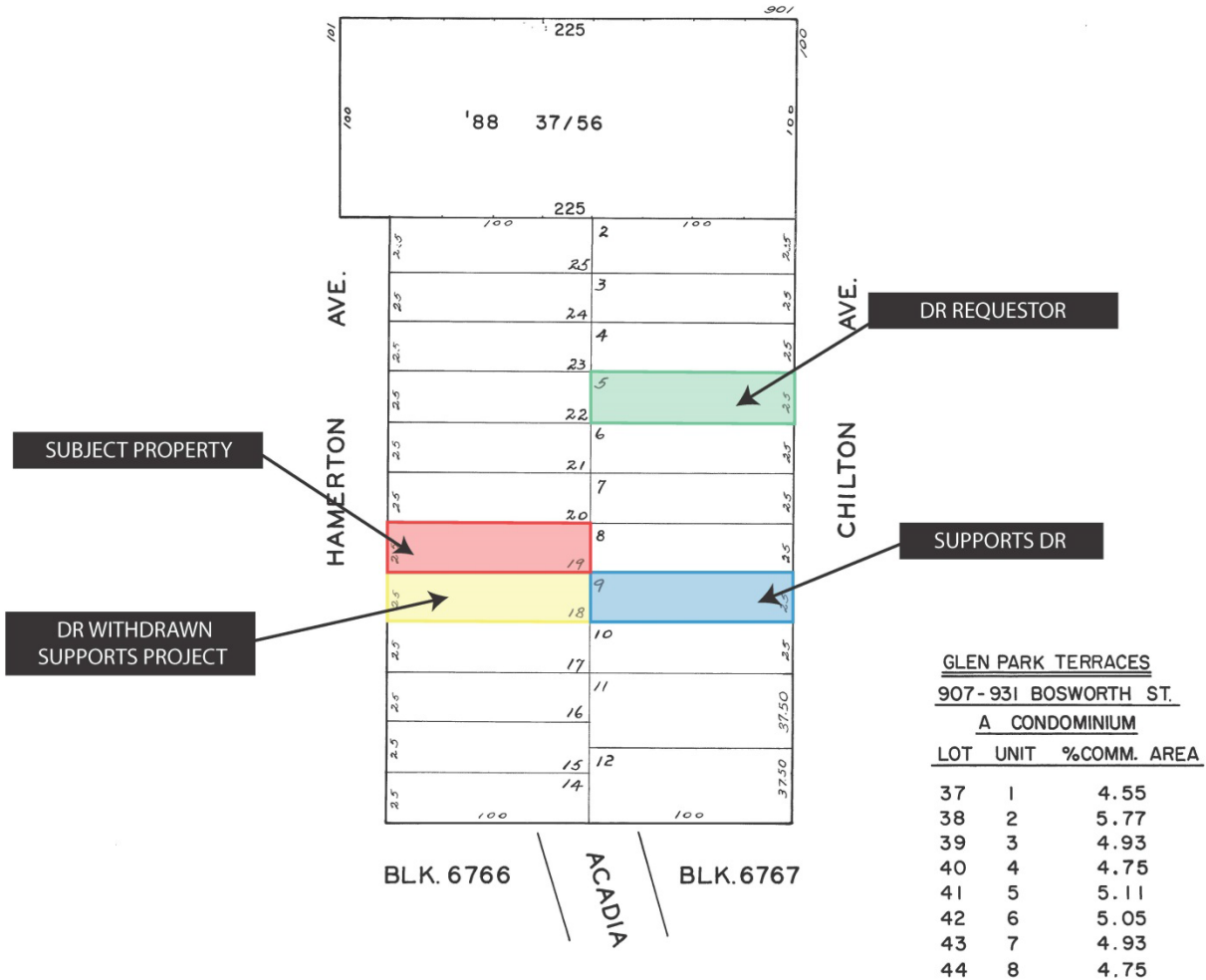
LOTS MERGED
 LOTS INTO LOTS 19-
 13 12 "48"
 12A 11 '52'

MISSION & 30TH EXT HD UN BLK 5

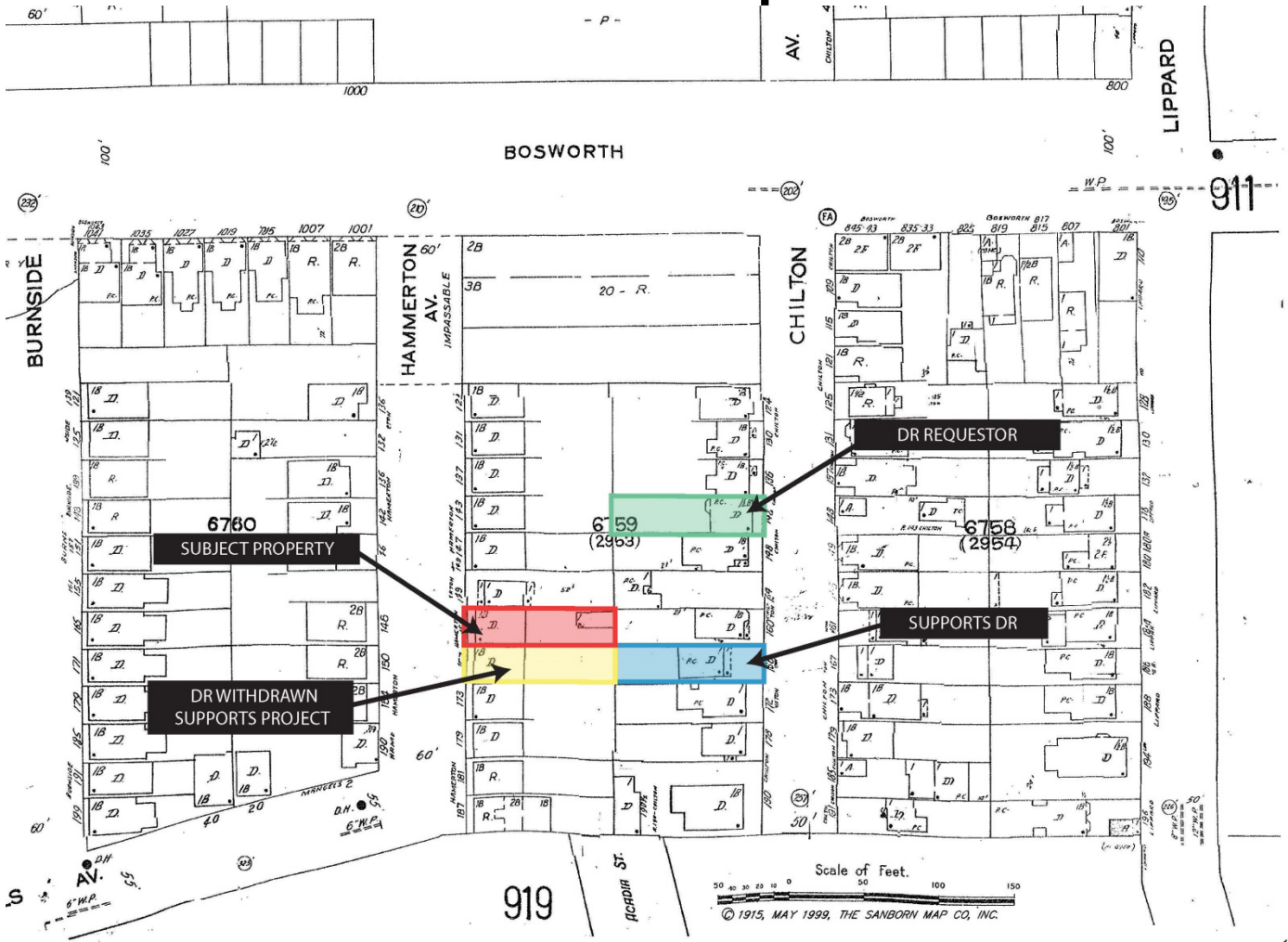
REVISED '69
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 " '75
 " '88



BOSWORTH

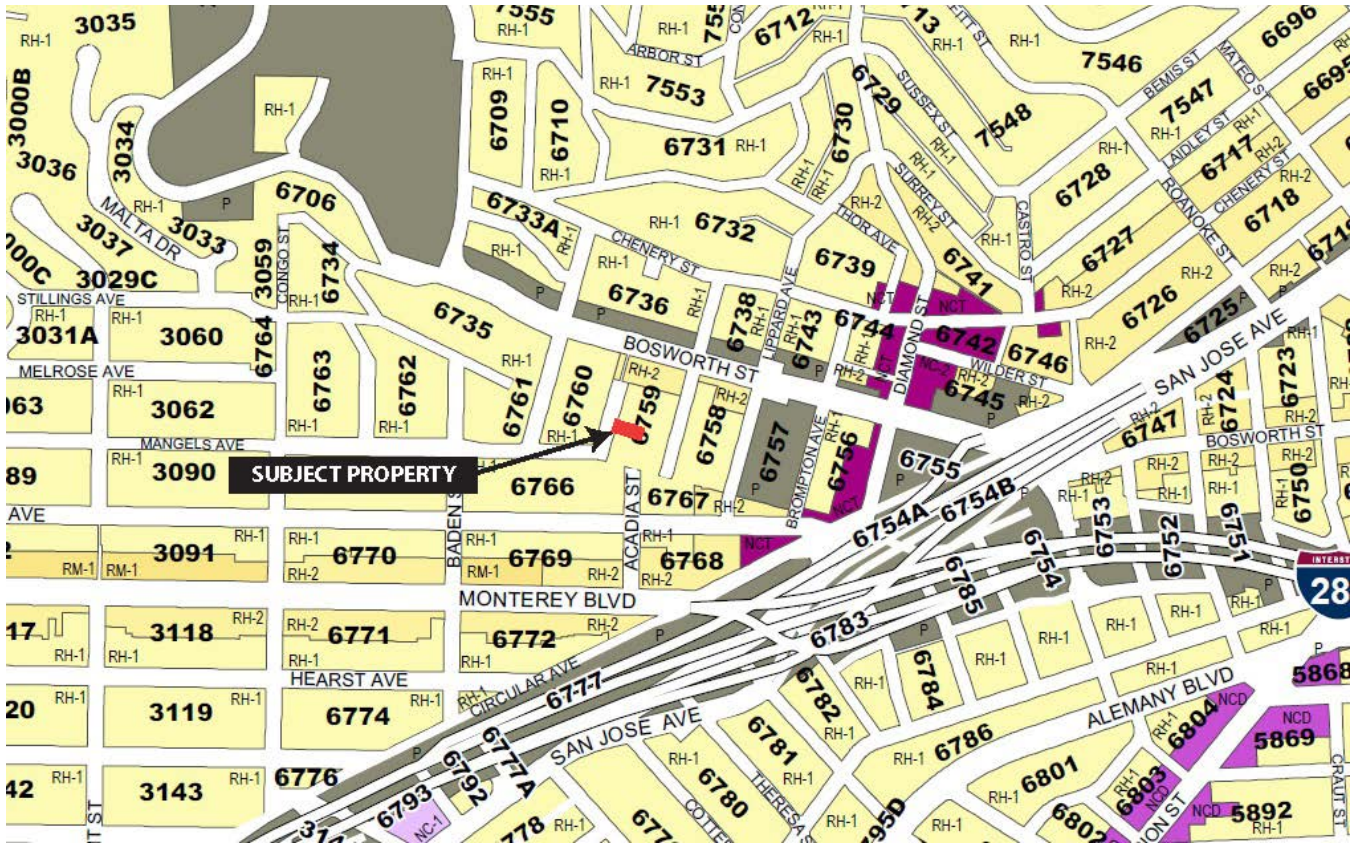


Sanborn Map*



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

Zoning Map



Aerial Photo (oriented north)



Aerial Photo (oriented west)

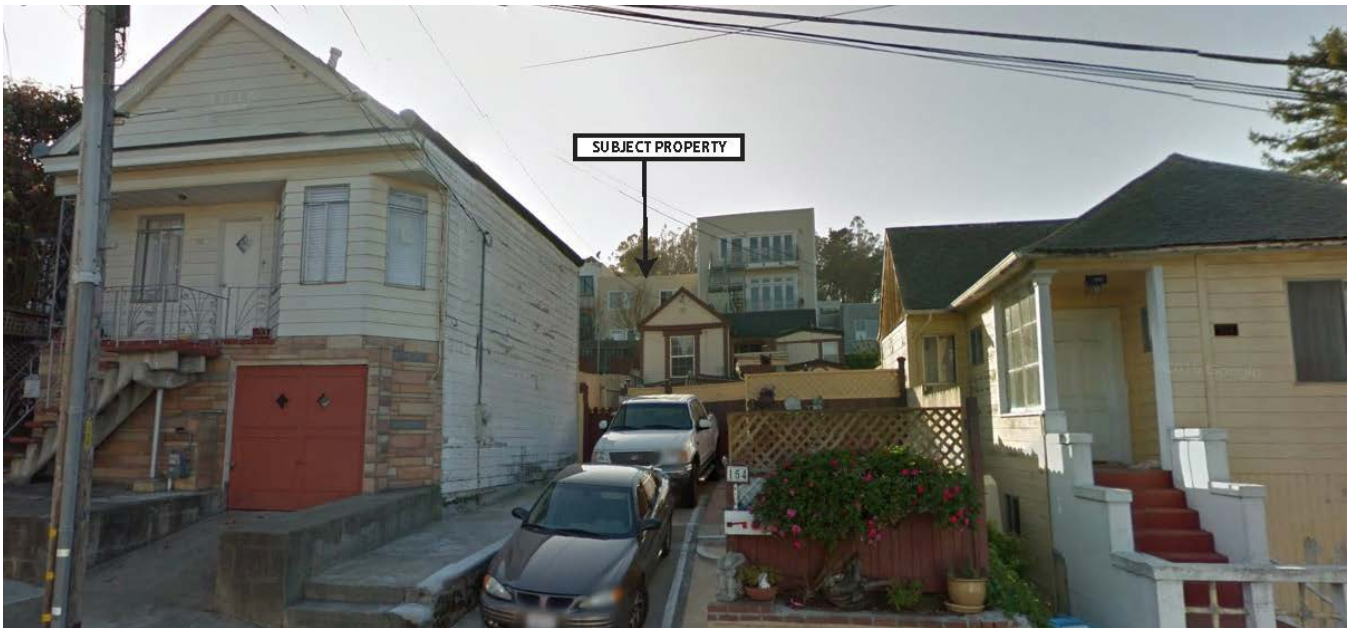


Site Photo

(from Hamerton Avenue)



(from Chilton Avenue looking at the rear of the property)





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 23, 2015**, the Applicant named below filed Building Permit Application No. **2015.06.23.9711** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	161 Hamerton Avenue	Applicant:	Peter Zepponi
Cross Street(s):	Bosworth / Mangels	Address:	211 Bella Vista Way
Block/Lot No.:	6759/019	City, State:	San Francisco, CA 94127
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 334-2868

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	4 feet	No Change
Building Depth	45 feet	54' – 6"
Rear Yard	51 feet	41' – 6"
Building Height	23 feet	32' – 6"
Number of Stories	2	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct a horizontal and vertical addition to the existing 2-story single-family dwelling. At the rear of the building, the project proposes an additional 9'-6" of depth, set back from the southern side property line by 5 feet for the length of the addition. Additionally, new decks and stairs at the first and second levels extend beyond the new rear wall by an additional 16 feet. The proposed third story would occupy the full building footprint, with the exception of a 7-foot setback from the front building wall; a 4-foot deep roof deck is proposed in the setback. Additional habitable space at the basement level will be created through excavation at the rear of the building. In total, the project will result in a 3,390 square foot dwelling. Lastly, changes are proposed to the front façade finished materials and entry sequence. See attached plans.</p>		
<p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Andrew Perry
 Telephone: (415) 575-9017
 E-mail: andrew.perry@sfgov.org
 中文詢問請電: (415) 575-9010

Notice Date:
 Expiration Date:

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

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

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org 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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
161 Hamerton Avenue		6759/019	
Case No.	Permit No.	Plans Dated	
2015-009100ENV	201506239711	6/22/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed addition of 3rd level. Remodel/alteration of 1st & 2nd floors. Minor excavation at basement level. Replace exterior rear deck. Upgrade windows, green roof & planer at front of house.			

STEP 1: EXEMPTION CLASS


TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): 	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	
CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed September 1, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sfgov.org, Date: 2015.09.03 14:28:31 -07'00'</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.09.03 14:28:31 -07'00'</small>
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	8/21/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	161 Hamerton	
Block/Lot:	Cross Streets:	
6759/019	Mangels Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009100ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/22/2015
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Peter Zeponi (dated July 14, 2015).	
Proposed Project: Proposed addition of 3rd level. Remodel/alteration of 1st & 2nd floors. Minor excavation at basement level. Replace exterior rear deck. Upgrade windows, green roof & planter at front of house.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.


PRESERVATION TEAM COMMENTS:

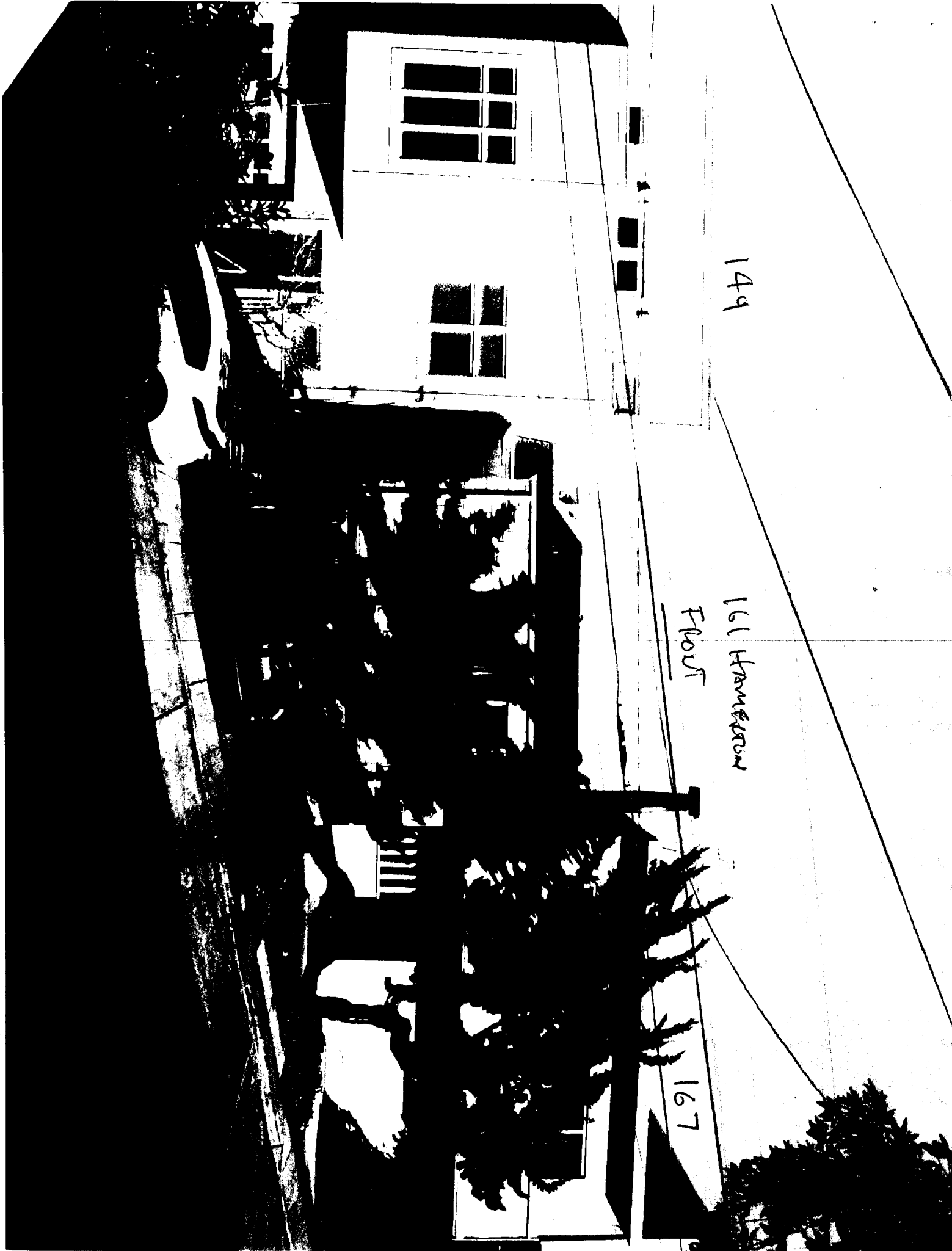
According to the Supplemental Information for Historic Resource Determination prepared by Peter Zepponi (dated July 14, 2015) and information found in the Planning Department files, the subject property at 161 Hamerton Avenue contains a one-story over garage wood-frame single-family residence moved to its current location in 1966. The subject property appears to have been constructed in a vernacular style and is finished in a faux stone facade. The building was originally constructed at 252 Los Olivos Avenue in Daly City as part of a residential development, but was purchased by Walter V. Hart at an auction from the Bay Area Rapid Transit District in 1966 to make way for the new Daly City Bart Station (source: San Francisco BART Building Sales letter). Walter Hart and his wife Alice owned a double lot at 149 and 161 Hamerton Avenue and hired Coast House Movers to move the house to the 161 Hamerton lot. The subject property has remained in the Hart family since 1967 and is now occupied by Walter and Alice's son, William. Known exterior alterations include: reroofing (1996); removing and replacing the rear deck (2001); replacing windows and repairing siding (2003); replacing the front window (2003); relocating skylight above kitchen (2003); underpinning (2004); and shoring the back side of the property between 161 and 149 Hamerton (2005). Visual inspection also reveals that the faux stone facade has been painted from its original appearance.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block with much larger, contemporary/modern single-family homes. The building has been moved from its original location in Daly City and is out of context with the surrounding neighborhood. The neighborhood does not retain a consistency of architectural styles and construction dates that would identify it as a historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-1-2015



149

161 HAMMERSLEY
Flour

167

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Carrie Messina		
DR APPLICANT'S ADDRESS: 142 Chilton Ave.	ZIP CODE: 94131	TELEPHONE: (415)269-5600
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Bill Hart (occupant) and Walter Hart (Property Owner)		
ADDRESS: 161 Hamerton Ave	ZIP CODE: 94131	TELEPHONE: (415) 505-9041(Waltr)
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 161 Hamerton Av		ZIP CODE: 94131
CROSS STREETS: Bosworth + Mangels		
ASSESSORS BLOCK/LOT: 67591019	LOT DIMENSIONS:	LOT AREA (SQ FT): RH-2-40-X
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
single-family dwelling

Present or Previous Use:

Proposed Use: Horizontal (rear) and vertical addition to existing 2-story single-family home.

Building Permit Application No. 2015.06.23.9711

Date Filed: June 23, 2015

RECEIVED

DEC 31 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

No changes have been proposed or made.

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.

The proposed rear and vertical addition's is out of character, out of context and incompatible with 90% of the surrounding dwellings which doesn't conform to the stated Design Guideline principles (pg 5). Per Design Guidelines, the proposed rear addition will significantly impact light (pg16) and privacy (pg 17). Additionally, the scale and form of the proposed rear of the building is not compatible with the height and depth of surrounding dwellings (pgs 23-25) contributing to lack of privacy, increased light pollution; reduced sunlight.

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

The increased height (4 stories in rear!) and depth of proposed building plus the massive scale poses significant, disruptive, and exceptional impact to my family's quality of life: Reduced sunlight darkens my yard, makes it colder impacting my garden, amount of time we can enjoy sunlight in the yard, and limit backyard entertainment.; the occupants will have clear views into the interior spaces at the rear of my home where our bedrooms are located; the increased light pollution to emanate from 4 stories will impact our sleep!

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?

Eliminate the 4th story and extend living space out to maximum depth allotted. Alternatively, set-back top floor to mitigate scale and mass, privacy, light pollution; limit railing/stairs for access to backyard to lower 2 floors only. Reduce the size and number of windows and use window materials to mitigate light pollution at night. Avoid use of recessed can ceiling lighting and use window shades to mitigate light pollution.

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: Carrie Messina

Date: 12.31.15

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

Carrie Messina
Owner / Authorized Agent (circle one)

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: 161 Hamerton Ave.

Zip Code: 94131

Building Permit Application(s): 2015.06.23.9711

Record Number: 2015-009 100 DRP-02

Assigned Planner: Andrew Perry

Project Sponsor

Name: Peter Zepponi, Architect

Phone: (415) 334-2868

Email: peter@zepponi-architects.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 Response.

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 Response.

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 Response.

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)	2	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	3	5
Height	23'-0"	32'-6"
Building Depth	44'-10"	54'-3"
Rental Value (monthly)	N/A	N/A
Property Value	\$1,300,000	\$2,000,000

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

Signature: Peter A. Zepponi <small>Digitally signed by Peter A. Zepponi DN: cn=Peter A. Zepponi, o=Zepponi Architects, ou, email=peter@zepponi-architects.com, c=US Date: 2016.01.27 13:47:39 -0800'</small>	Date: 1/27/16
Printed Name: Peter A. Zepponi	<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.

RESPONSE TO: DISCRETIONARY REVIEW (DRP)

DRP #: 2015-009 100 DRP-02

Property Address: 161 Hamerton Ave, SF CA 94131

Building Permit Application #: 2015.06.23.9711

DRP #: 2015-009 100 DRP-02

Date: January 27, 2016

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.)*

RESPONSE: This is a response solely to Application for Discretionary Review Case 2015-009 100 DRP-02 as additional Applications have been withdrawn.

By definition of the Planning DR process the project meets minimum standards of the planning code hence response will focus on “Exceptional and Extraordinary Circumstance” as it relates to 142 Chilton.

Regarding complaint form item #1:

Complaint Text: The proposed rear and vertical addition's is out of character, out of context and incompatible with 90% of the surrounding dwellings which doesn't conform to the stated Design Guideline principles (pg 5). Per Design Guidelines, the proposed rear addition will significantly impact light (pg16) and privacy (pg 17). Additionally, the scale and form of the proposed rear of the building is not compatible with the height and depth of surrounding dwellings (pgs 23-25) contributing to lack of privacy, increased light pollution; reduced sunlight

161 Hamerton Response

- 161 Hamerton proposed scale is not Exceptional for Hamerton Ave.
 - a) Hamerton already has 8 homes that are 2 story over garage (3 stories from street)
 - b) 161 Hamerton will be 9th such home matching the context of the adjacent property and the row of 3 story homes directly across the street.
- 161 Hamerton proposed mass and depth is not Extraordinary by definition.
 - a) 161 Hamerton is directly next door and across from homes of larger size and form.
 - b) 161 Hamerton and the adjacent 149 Hamerton are the only ones to incorporate a 3 story front setback. The other 3 story homes on Hamerton have no 3rd floor setback.
 - c) 161 Hamerton will be the 4th property on the eastern side of Hamerton with similar mass (Height and depth)
- 161 Hamerton does not have exceptional or extraordinary impact on light or privacy as can be expected with a building expansion.

RESPONSE TO: DISCRETIONARY REVIEW (DRP)

DRP #: 2015-009 100 DRP-02

- a) The complainant property at 142 Chilton is 3 lots over to the Northeast and 1 street back. (Further East) Given the distance away and orientation of the streets and houses there is minimal impact on light.
- b) 161 Hamerton is located farther away and behind the existing 3 story home at 149 Hamerton. The mass and form of the existing neighbor is larger than the proposed project at 161 Hamerton
- c) 161 Hamerton has already incorporated design elements which include setbacks, no parapets, open deck and stair railings, and the elimination of a 3rd floor deck.
- d) This is not a "Special Situation" regarding privacy at 142 Chilton and therefore not applicable. There are 5 other existing properties on Hamerton that are closer and have greater or at least similar impact on her existing privacy. In a dense urban environment where building expansions are expected some loss of privacy is expected.

Regarding complaint form item #2:

Complaint Text: The increased height (4 stories in rear!) and depth of proposed building plus the massive scale poses significant, disruptive, and exceptional impact to my family's quality of life: Reduced sunlight darkens my yard, makes it colder impacting my garden, amount of time we can enjoy sunlight in the yard, and limit backyard entertainment.; the occupants will have clear views into the interior spaces at the rear of my home where our bedrooms are located; the increased light pollution to emanate from 4 stories will impact our sleep!

161 Hamerton Response

This answer focuses on the specific property in the complaint as the wording in item #2 was as such:

- Complainant property is 3 lots Northeast and 1 street over. Given it's distance away, orientation and context of being beyond another larger structure, 161 Hamerton will have minimal impact to the existing conditions that is both reasonable and to be expected. It is not an extraordinary situation.
- Given the location of 142 Chilton – privacy is not unreasonably impacted. 161 Hamerton has a similar view of 142 Chilton today. Due to the offset of property lots the siteline is very indirect, being oblique and downhill, and thus not extraordinary and is reasonable. Additionally, 161 Hamerton does not have a top floor deck as does 149 Hamerton, which further lessens any impact.
- In response to the reference of 4 stories, 161 Hamerton is an existing 2 story home with a partial basement at the rear. The proposed project will add one additional level to make it a 3 story home with a habitable partial basement at the rear. It is aligned in height to other properties on Hamerton as noted in previous responses.

RESPONSE TO: DISCRETIONARY REVIEW (DRP)

DRP #: 2015-009 100 DRP-02

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.*

RESPONSE: Project sponsor believes the Application for Discretionary Review in question has no merit when measured against the defined standard of “Exceptional and Extraordinary Circumstance”; any impact is reasonable thus project sponsor is not willing to make any changes in respect to that complaint

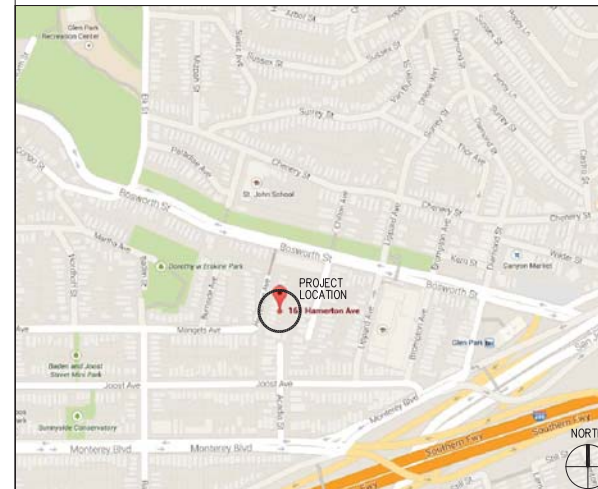
- Project Sponsor has agreed to minor changes and considerations regarding the Directly Southern property – 167 Hamerton – specifically, installation of Mullion’s to Southern facing windows to break up sight lines to back of adjacent property.
- 161 Hamerton has already included several RDG recommended, but not required, light and privacy design considerations in the proposed project. Incorporation of these features exceeds the minimum standards of the Planning Code. In consideration that 161 Hamerton does not merely meet, but rather exceeds the Planning Code requirements and that the proposed project is actually smaller in mass and form than the allowable building envelope per code, the proposed project is reasonable.

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.*

RESPONSE: Project sponsor believes the Application for Discretionary Review 2015-009 100 DRP-02 has no merit when measured against the defined standard of “Exceptional and Extraordinary Circumstance”; any impact is reasonable thus project sponsor is not willing to make any changes in respect to that complaint

- In consideration that 161 Hamerton does not merely meet, but rather exceeds the Planning Code requirements and that the proposed project is actually smaller in mass and form than the allowable building envelope per code, the proposed project is reasonable and does not have any adverse effect on surrounding properties beyond what is to be considered normal and expected with construction in a dense urban environment.
- The Owner has need of the additional space for a growing multi-generational family, in addition to lifestyle, work and activities that require additional space for the full enjoyment and use of their property.

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL**
- A0.1 (E) AND (N) SITE PLANS, SHEET INDEX, PROJECT DATA, SCOPE OF WORK, VICINITY MAP
 - A0.2 GENERAL NOTES, SYMBOLS & ABBREVIATIONS
 - A1.1 SCHEDULES - DOOR, WINDOW, FINISH.
 - A1.2 SCHEDULE - FIXTURE AND EQUIPMENT.
 - A2.1 EXISTING/DEMO LOWER LEVEL AND 1ST FLOOR PLANS
 - A2.2 EXISTING/DEMO 2ND FLOOR AND ROOF PLANS
 - A2.3 BASEMENT AND 1ST FLOOR PLANS
 - A2.4 2ND AND 3RD FLOOR PLANS
 - A2.5 RCP/POWER/DATA BASEMENT AND 1ST FLOOR PLANS
 - A2.6 RCP/POWER/DATA 2ND AND 3RD FLOOR PLANS
 - A3.1 EXISTING AND PROPOSED BUILDING SECTIONS
 - A3.2 PROPOSED BUILDING SECTION, STAIR PLANS AND SECTIONS
 - A3.3 EXISTING AND PROPOSED FRONT ELEVATIONS
 - A3.4 EXISTING AND PROPOSED REAR ELEVATIONS
 - A3.5 EXISTING AND PROPOSED SOUTH ELEVATIONS
 - A3.6 EXISTING AND PROPOSED NORTH ELEVATIONS
 - A4.1 BASEMENT-ENLARGED PLAN AND INTERIOR ELEVATIONS BASEMENT, BATH 5
 - A4.2 1ST FLOOR-INTERIOR ELEVATIONS, BEDROOM 4, REC ROOM/BEDROOM 5, HALL
 - A4.3 1ST FLOOR-ENLARGED PLAN AND INTERIOR ELEVATIONS ENTRY/PORCH, LAUNDRY, BATH 4
 - A4.4 2ND FLOOR-INTERIOR ELEVATIONS LIVING ROOM, FAMILY ROOM-FIREPLACE
 - A4.5 2ND FLOOR-ENLARGED PLANS, INTERIOR ELEVATIONS KITCHEN, POWDER ROOM
 - A4.6 3RD FLOOR-INTERIOR ELEVATIONS BEDROOM2, BEDROOM 1
 - A4.7 3RD FLOOR-INTERIOR ELEVATIONS MASTER BEDROOM
 - A4.8 3RD FLOOR-ENLARGED PLANS, INTERIOR ELEVATIONS BATH 2, MASTER BATH
 - A5.1 DETAILS

- MECHANICAL**
- NOTES
- M0.1
 - M2.1 FIRST FLOOR RADIANT TUBING & PANEL LAYOUT
 - M2.2 SECOND FLOOR RADIANT TUBING & PANEL LAYOUT
 - M2.3 THIRD FLOOR RADIANT TUBING & PANEL LAYOUT
 - M6.1 PIPING SCHEMATIC
 - M6.2 CONTROLS SCHEMATIC
 - M6.3 DETAILS
 - M6.4 ECO-WARM INSTALLATION DETAILS
 - M6.5 HEAT SOURCE VENTING

- TITLE 24 & GREEN BUILDING**
- T24.1 ENERGY CALCULATIONS: CF-1R
 - T24.2 ENERGY CALCULATIONS: CF-1R (CONT'D), MF-1R
 - GB1.1 GREEN BUILDING: ATTACHMENT RB, RE, RP REQUIREMENTS
 - GB1.2 GREEN BUILDING: ATTACHEMENT C-7

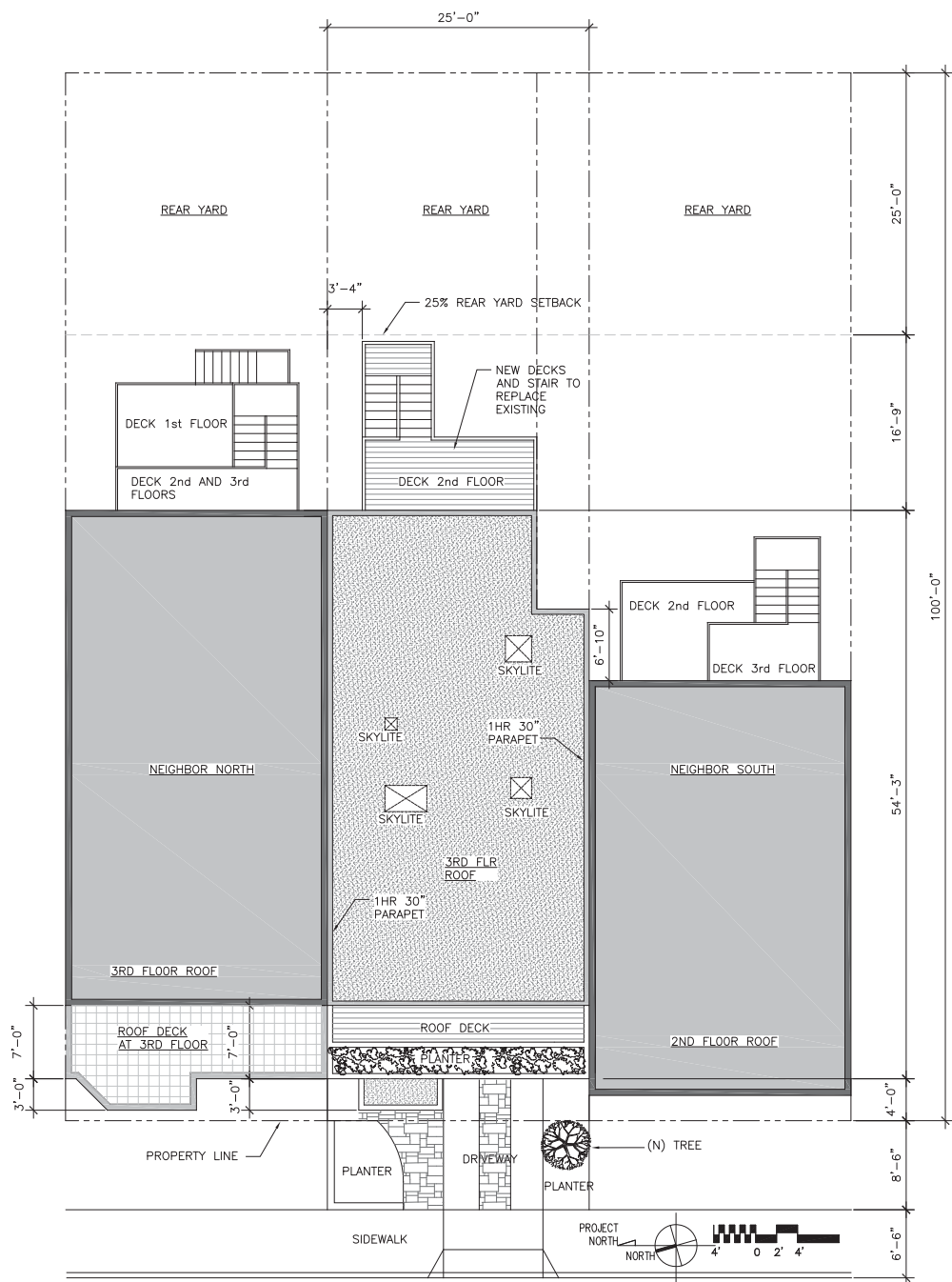
- STRUCTURAL**
- S1.0 STRUCTURAL NOTES
 - S2.1 BASEMENT/FOUNDATION PLAN AND 1ST FLOOR FRAMING PLAN
 - S2.2 2ND FLOOR FRAMING PLAN & 3RD FLOOR FRAMING PLAN
 - S2.3 3RD FLOOR FRAMING PLAN
 - S3.1 FOUNDATION DETAILS
 - S4.1 TYPICAL DETAILS

PROJECT DATA

BASIS:	2013: CBC, CMC, CPC, CEC, CFC, CAL-GREEN	
USE:	EXISTING	NEW
ADDRESS:	161 HAMERTON AVE	-
BLOCK / LOT:	6759 / 019	-
OCCUPANCY:	R-3	NO CHANGE
TYPE OF CONSTRUCTION:	V-B	NO CHANGE
ZONING:	RH-1	NO CHANGE
BUILDING AREA:	1,562 SF	3,390 SF
HEIGHT LIMIT:	40-X ; (35')	NO CHANGE
PARCEL AREA:	2,495 SF	NO CHANGE
SETBACKS:	0'-0" SIDE	NO CHANGE
	25'-0" REAR	NO CHANGE

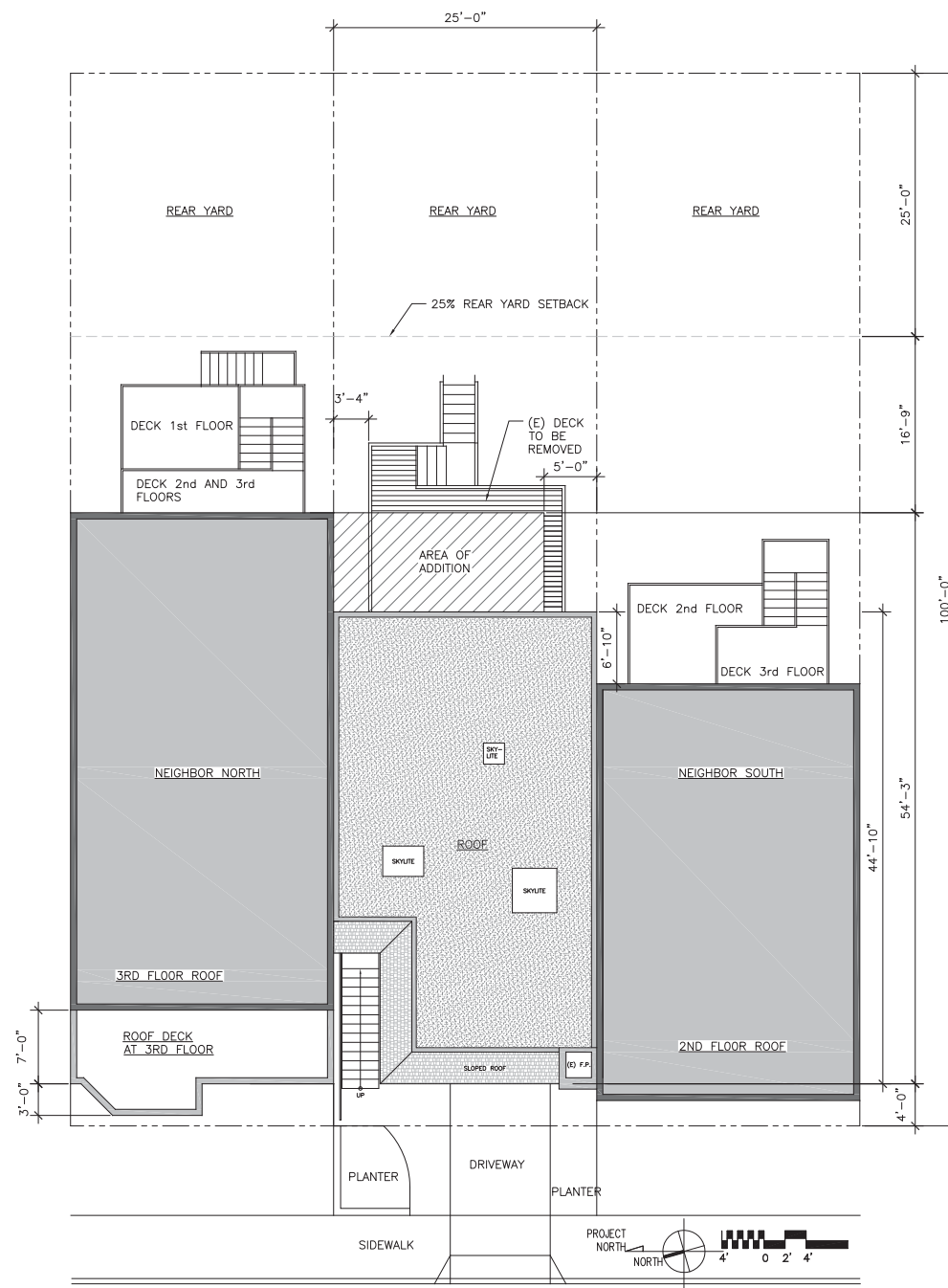
SCOPE OF WORK

- BASEMENT:**
EXCAVATE (E) CRAWL SPACE STORAGE FOR 8 FOOT HEAD HEIGHT AND EXTEND UNFINISHED BASEMENT STORAGE INTO REAR YARD UNDER NEW SPACE ABOVE. ADD HALF BATH & UTILITY SINK.
- 1ST FLOOR (GROUND):**
MAINTAIN EXISTING 1 CAR GARAGE, REPLACE EXTERIOR ENTRANCE STAIR WITH NEW INTERIOR STAIR AND ENTRY, ADD: LAUNDRY, RECONFIGURE TWO EXISTING BEDROOMS, RELOCATE BATHROOM.
- 2ND FLOOR:**
REMODEL KITCHEN, DINING, FAMILY INTO AN OPEN PLAN. NEW STAIRWAY. REMOVE TWO BEDROOMS AT THIS LEVEL. REDUCE FULL BATH TO A POWDER ROOM. UPDATE ELECTRICAL WIRING AT ALL EXPOSED AREAS OF WORK TO CODE NEW WINDOWS WHERE NOTED.
- 3RD FLOOR:**
ADD NEW 3RD FLOOR WITH THREE BEDROOMS AND TWO BATHROOMS.
- EXTERIOR:**
REPLACE EXTERIOR FINISHES, UPGRADE WINDOWS, GREEN ROOF AND PLANTER AT FRONT OF HOUSE, REPLACE EXISTING DECK WITH NEW DECKS AT REAR
- GENERAL:**
REPLACE AND UPDATE MECHANICAL AND ELECTRICAL SYSTEMS.
REPLACE REAR DOORS AND WINDOWS.



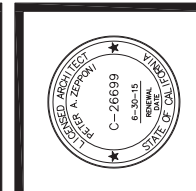
2 SITE PLAN / PLOT PLAN PROPOSED

SCALE: 1/8"=1'-0"



1 SITE PLAN / PLOT PLAN EXISTING

SCALE: 1/8"=1'-0"



PETER A. ZEPPONI
ARCHITECTS
211 BELLA VISTA WAY, SAN FRANCISCO, CA 94127-1811
TEL: 415.334.2868 F: 415.334.2233
E-MAIL: PETER@ZEPPONI-ARCHITECTS.COM
CONSULTANTS
STRUCTURAL ENGINEER: MASSWOOD ENGINEERS
TITLE 24 ENERGY: MONTEREY ENERGY GROUP

JOB NO.	1417
DRAWN	CB/PAZ
CHECKED	PAZ
DATE	MAR. 22, 2016
REVISIONS:	

311 / SITE PERMIT SUBMITTAL SET - NOT FOR CONSTRUCTION
A RESIDENTIAL REMODEL FOR:
161 HAMERTON AVE.
161 HAMERTON AVE, SAN FRANCISCO, CALIFORNIA 94131

SHEET TITLE
(E) AND (N) SITE PLANS,
SHEET INDEX, PROJECT DATA,
SCOPE OF WORK,
VICINITY MAP
SHEET NO.
A0.1

ROOM FINISH SCHEDULE					
BASEMENT					
ROOM	FLOOR	BASE	WALL	CEILING	GENERAL NOTES
BASEMENT/STORAGE	CORK	WOOD	GYP.BD.	GYP.BD.	5
BATH 5	CERAMIC TILE	-	GYP.BD.	GYP.BD.	FINISH NOTE 4
1st. FLOOR					
PORCH	STONE	STONE	STUCCO	STUCCO	4
ENTRY	STONE-2	WOOD	GYP.BD.	GYP.BD.	5
STAIRS	WOOD	WOOD	GYP.BD.	GYP.BD.	5
LAUNDRY	CERAMIC TILE	CERAMIC TILE	GYP.BD.	GYP.BD.	FINISH NOTE 4
GARAGE	CONCRETE	-	GYP.BD.	GYP.BD.	FINISH NOTE 3
BATH 4	CERAMIC TILE	CERAMIC TILE	GYP.BD.	GYP.BD.	FINISH NOTE 4
BEDRM 4	WOOD	WOOD	GYP.BD.	GYP.BD.	5
REC. RM/BEDRM 5	WOOD	WOOD	GYP.BD.	GYP.BD.	5
DECK	WOOD	-	-	-	5
2nd. FLOOR					
LIVING/DINING	WOOD	WOOD	GYP.BD.	GYP.BD.	5
PWDR RM	CERAMIC TILE	CERAMIC TILE	GYP.BD.	GYP.BD.	FINISH NOTE 4
KITCHEN	WOOD	WOOD	CERAMIC TILE	GYP.BD.	4
FAMILY	WOOD	WOOD	GYP.BD.	GYP.BD.	5
DECK	WOOD	-	-	-	5
3rd. FLOOR					
BEDRM 2	WOOD	WOOD	GYP.BD.	GYP.BD.	5
BEDRM 1	WOOD	WOOD	GYP.BD.	GYP.BD.	5
HALL 3	WOOD	WOOD	GYP.BD.	GYP.BD.	5
BATH 2	CERAMIC TILE	CERAMIC TILE	GYP.BD.	GYP.BD.	FINISH NOTE 4
WALK-IN CLOSET	WOOD	WOOD	GYP.BD.	GYP.BD.	5
MASTER BEDRM	WOOD	WOOD	GYP.BD.	GYP.BD.	5
M. BATH	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE	GYP.BD.	FINISH NOTE 4

DOOR SCHEDULE													
DOOR NO.	ROOM NAME	FLOOR	TYPE	DOOR			FRAME	DETAILS			HURDLES	NOTES	
				SIZE				MATL.	HEAD	JAMB			SILL
				WIDTH	HEIGHT	THK.							
001	BATH 5	B	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
002	BASEMENT/STORAGE	B	F	6'-0"	5'-9"	1 3/8"	WD	WD				7	
003	BASEMENT/STORAGE	B	SL	6'-0"	6'-8"	-	WD	WD				8	
101	ENTRY	1	M/G	3'-0"	6'-8"	1 3/4"	WD	WD				6	
102	COATS	1	F	3'-4"	6'-8"	1 3/8"	WD	WD				11	
103	GARAGE	1	M/FG	10'-0"	6'-8"	1 3/4"	WD	WD				1, 9	
104	HALL 1	1	F	3'-0"	6'-8"	1 3/4"	WD	WD				10	
105	LAUNDRY	1	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
106	LINEN	1	F	2'-4"	6'-8"	1 3/8"	WD	WD				5	
107	BEDRM 4	1	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
108	BATH 4	1	F	2'-6"	6'-8"	1 3/8"	WD	WD				5	
109	REC ROOM/BEDRM 5	1	F	3'-0"	6'-8"	1 3/8"	WD	WD				7	
110	CLO 4	1	F	5'-0"	6'-8"	1 3/8"	WD	WD				12	
111	CLO 4	1	F	2'-8"	6'-8"	1 3/8"	WD	WD				12	
112	REC ROOM/BEDRM 5	1	SL	6'-0"	6'-8"	-	WD	WD				7	
201	PWDR RM	2	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
202	KITCHEN	2	STRFRNT	15'-0"	8'-8"	1 3/4"						7, SIM.	
301	BEDRM 1	3	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
302	BEDRM 2	3	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
303	W/D	3	F	2'-8"	6'-8"	1 3/8"	WD	WD				11	
304	BATH 2	3	F	2'-6"	6'-8"	1 3/8"	WD	WD				5	
305	STOR	3	F	2'-0"	6'-8"	1 3/8"	WD	WD				5	
306	WALK-IN CLOSET	3	F	2'-6"	6'-8"	1 3/8"	WD	WD				5	
307	MASTER BEDROOM	3	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
308	M.BATH	3	F	2'-8"	6'-8"	1 3/8"	WD	WD				5	
309	WC	3	F	2'-6"	6'-8"	1 3/8"	WD	WD				5	
310	CLO.1	3	F	6'-0"	6'-8"	1 3/8"	WD	WD				12	
311	CLO.2	3	F	5'-0"	6'-8"	1 3/8"	WD	WD				12	
312	BEDRM 1	3	FR	5'-0"	6'-8"	1 3/4"	WD	WD				8, 11	
313	BEDRM 2	3	FR	5'-0"	6'-8"	1 3/4"	WD	WD				8, 11	

WINDOW SCHEDULE								
WINDOW	ROOM NAME	FLOOR	TYPE	WIDTH	HIGH	HEAD HT.	GLASS	NOTES
1	REC ROOM	B	C	3'-0"	4'-6"	6'-8"	ALUM CLEAR	2
2	REC ROOM	B	C	3'-0"	4'-6"	6'-8"	ALUM CLEAR	2
3	ENTRY	1	B	2'-0"	4'-6"	6'-8"	ALUM CLEAR	2, 6
4	BEDRM 4	1	D	3'-0"	4'-6"	6'-8"	ALUM CLEAR	2
5	REC ROOM/BEDRM 5	1	C	3'-0"	4'-6"	6'-8"	ALUM CLEAR	2
6	REC ROOM/BEDRM 5	1	C	3'-0"	4'-6"	6'-8"	ALUM CLEAR	2
7	LIVING	2	G	2'-6"	6'-0"	8'-0"	ALUM CLEAR	2
8	LIVING	2	G	2'-6"	6'-0"	8'-0"	ALUM CLEAR	2
9	LIVING	2	G	2'-6"	6'-0"	8'-0"	ALUM CLEAR	2
10	LIVING	2	G	2'-6"	6'-0"	8'-0"	ALUM CLEAR	2
11	DINING	2	E	9'-6"	6'-0"	8'-0"	ALUM CLEAR	2
12	FAMILY	2	D	3'-0"	6'-6"	8'-8"	ALUM CLEAR	2
13	FAMILY	2	A	8'-0"	6'-6"	8'-8"	ALUM CLEAR	2
14	NOT USED	-	-	-	-	-	-	-
15	M. BATH	3	D	3'-0"	4'-6"	6'-8"	ALUM OBSCURE	2, 6
16	MASTER BEDRM.	3	H	8'-0"	4'-6"	6'-8"	ALUM CLEAR	2
17	NOT USED	-	-	-	-	-	-	-
18	MASTER BEDRM.	3	D	2'-2"	4'-6"	6'-8"	ALUM CLEAR	2, 4
19	MASTER BEDRM.	3	B	5'-6"	4'-6"	6'-8"	ALUM CLEAR	2
20	MASTER BEDRM.	3	B	5'-6"	4'-6"	6'-8"	ALUM CLEAR	2
21	MASTER BEDRM.	3	D	2'-2"	4'-6"	6'-8"	ALUM CLEAR	2, 4
22	WALK-IN CLOSET	3	-	2'-6"x1'-2"	-	-	ALUM CLEAR	10
23	STAIRS	3	-	5'-0"x2'-6"	-	-	ALUM CLEAR	10
24	BATH 2	3	-	2'-0"x2'-0"	-	-	ALUM CLEAR	10

2 SCHEDULES

FINISH NOTES:

- ENGINEERED WOOD FLOORS OVER VAPOR BARRIER AT 1ST FLOOR.
- NEW HARDWOOD FLOORING TYPICAL AT 2ND AND 3RD FLOORS, U.N.O.
- PROVIDE 1 HR SEPARATION (5/8" GYP BD TYPE X) BETWEEN GARAGE AND HABITABLE SPACES
- ALL TILE TO BE SELECTED BY OWNER
- NEW TRIM AND BASEBOARD THROUGHOUT, TYP.
- GYP. BD WALLS TO BE A LEVEL 5 FINISH, TYP

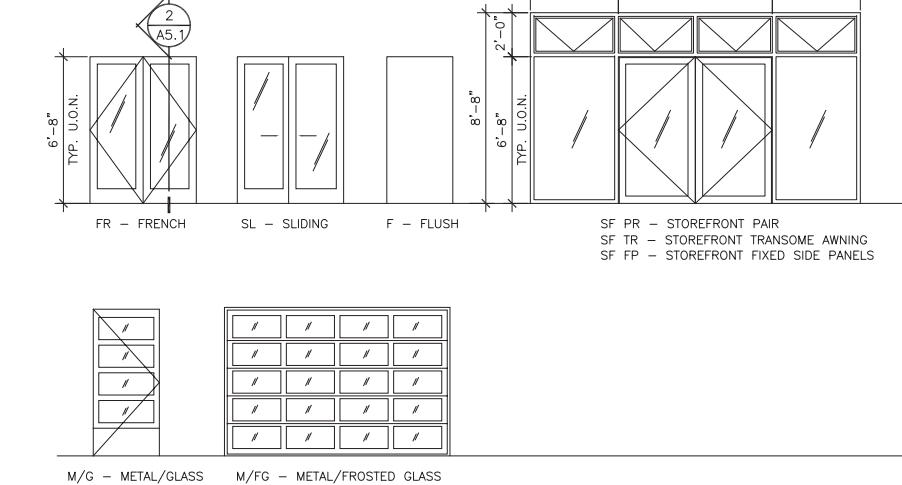
DOOR NOTES:

- GARAGE DOORS TO BE SOLID CORE WOOD DOOR W/ SELF CLOSING HINGES AND SEALS.
- CLEAR TEMPERED GLASS SHOWER DOOR WITH CHROME HINGES AND CLEAR NEOPRENE GASKETS. SELECT STANDARD HEIGHT FROM MANUF. APPROX. 5'-8"
- REPLACE ALL DOORS AND TRIM WITH NEW.
- INTERIOR DOORS TO BE SELECTED BY OWNER, TYP.
- EXTERIOR DOORS TO MATCH WINDOW MANUF'R, OR EQUAL.
- SLIDING 2 LEAVES, SAFETY GLASS.
- SAFETY GLASS.
- OVERHEAD.
- 20 MIN. FIRE RATED.
- 2 LEAVES.
- SLIDING 2 LEAVES.

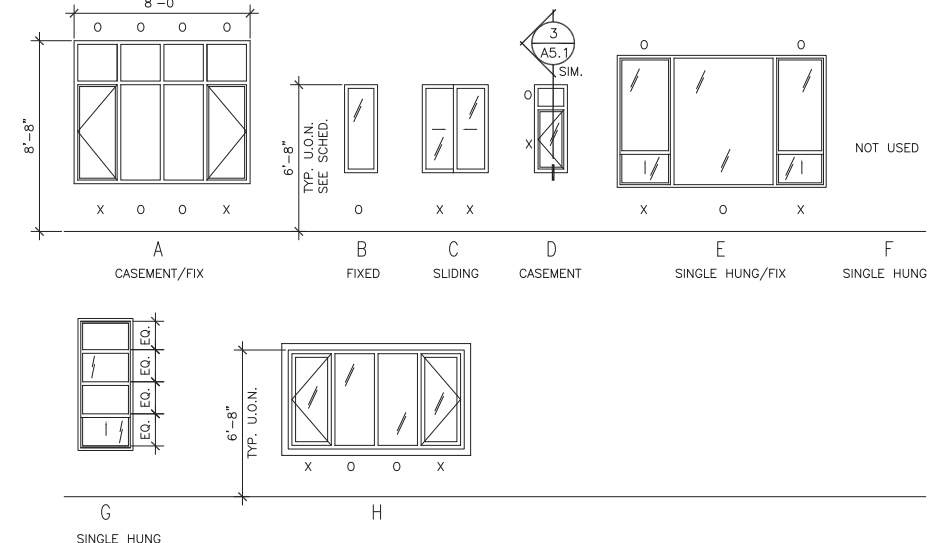
WINDOW NOTES:

- OWNER TO MAKE FINAL WINDOW SELECTION/APPROVAL.
- WINDOWS TO BE ARCHITECTURAL GRADE ALUMINUM, WITH THERMAL BREAK DUAL PANE, LOW-E, ARGON FILLED. MANUFACTURERS TO BE BONELLI, BLOMBERG, FLEETWOOD, OR EQUAL. WINDOW ALTERNATE TO BE MARVIN WOOD, WOODCLAD OR EQUAL.
- OWNER TO SELECT FINISH COLORS.
- TO MEET EGRESS REQUIREMENTS
- REPLACE ALL WINDOW TRIM WITH NEW
- PROVIDE SAFETY GLASS AT ALL REQUIRED LOCATIONS
- MAX U=0.32, MAX SHGC=0.25 FOR ALL NEW WINDOWS, GLASS DOOR, SKYLIGHTS
- GLAZING TO BE 18" MIN. ABOVE FINISHED FLOOR OR ELSE TEMPERED.
- OWNER TO APPROVE WINDOW AND DOOR TRIM STYLE PRIOR TO INSTALLATION.
- NEW FIXED VELUX CURB MOUNTED FCM OR EQUAL SKYLIGHTS FOR FLAT ROOF INSTALLATION. PROVIDE, FLASHING AND CURB WITH MIN. SLOPE PER MANUF. INSTALLATION RECOMMENDATIONS. TYPICALLY MIN 15' CURB SLOPE. PROVIDE FINISH TRIM TO CLOSE ANY INTERIOR GAPS.

DOOR TYPES



WINDOW TYPES



1 WINDOW, DOOR TYPES

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

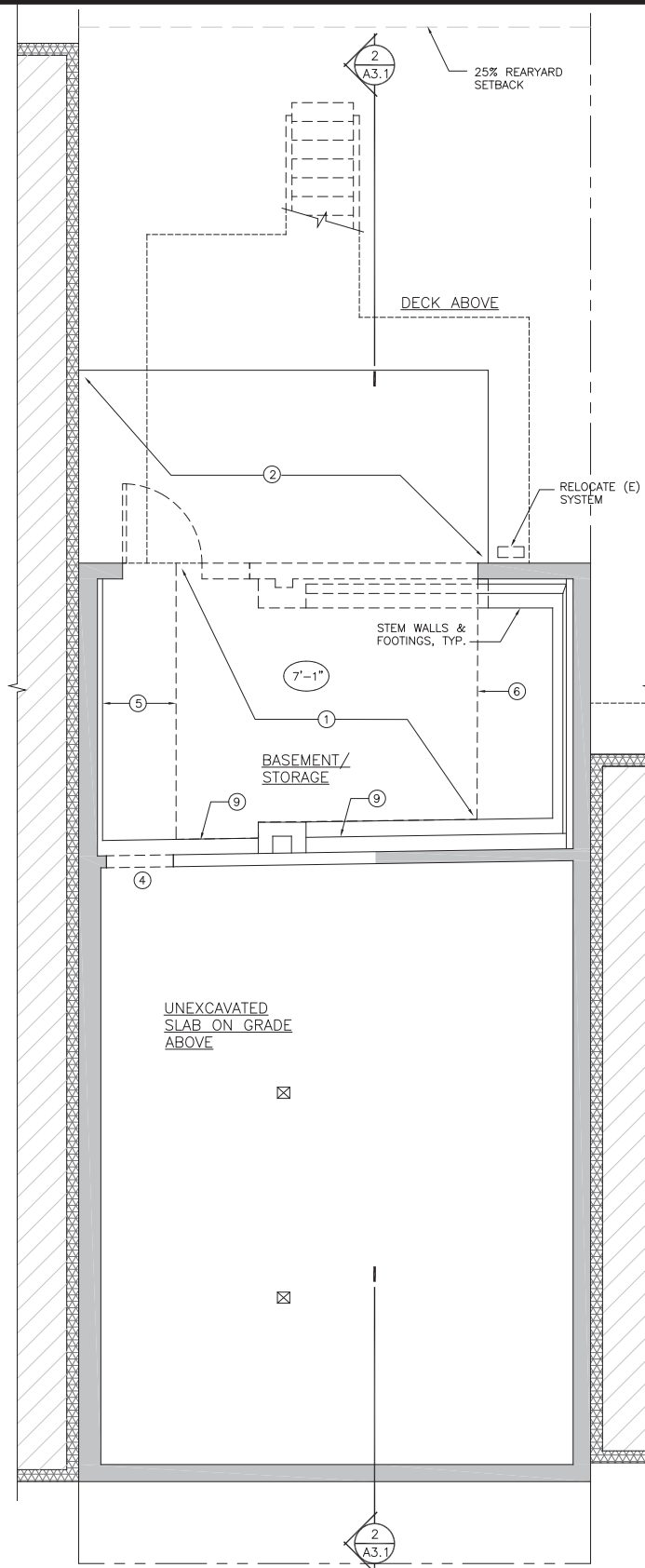


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1417
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DRAWN PAZ
CHECKED
DATE MAR. 22, 2016
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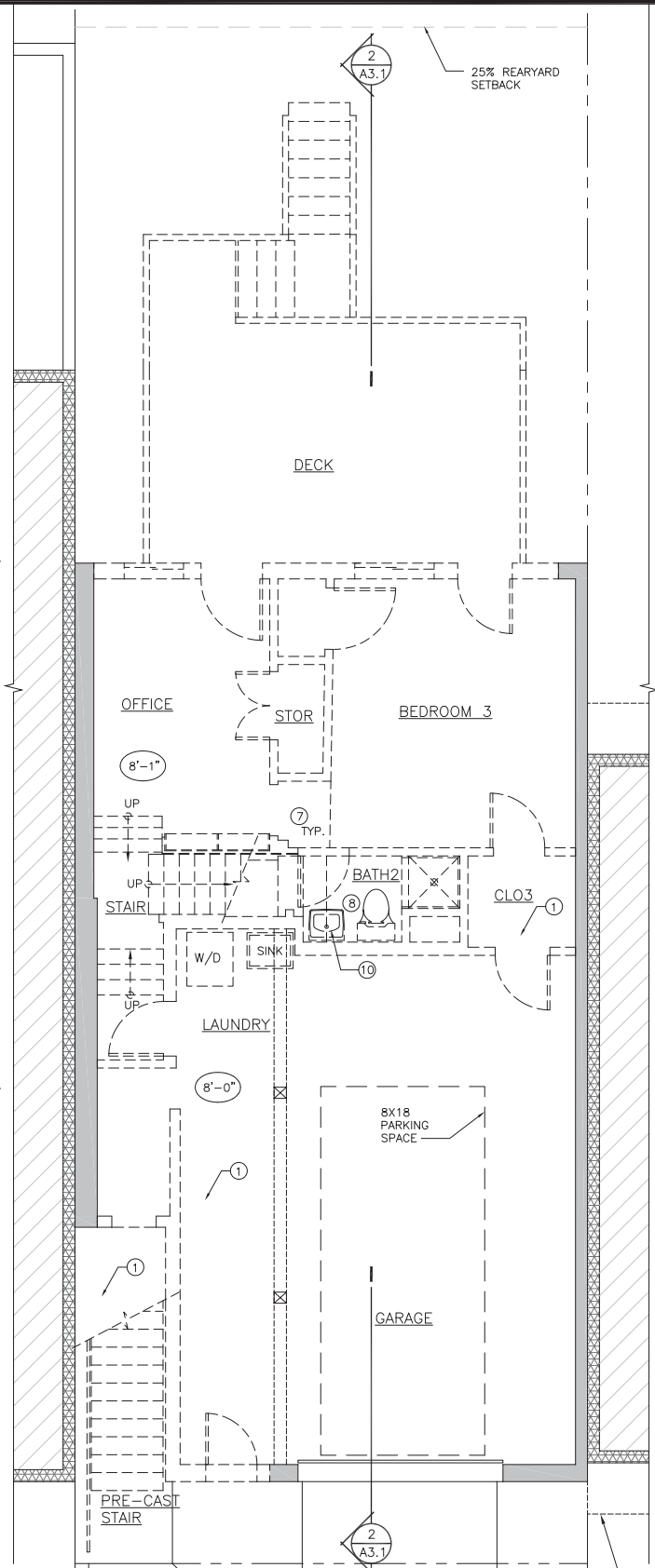
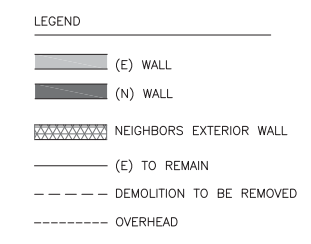
SHEET TITLE
SCHEDULES - DOOR, WINDOW, FINISH
SHEET NO. AI.1



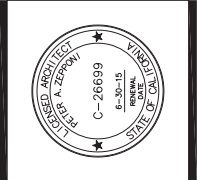
1 EXISTING / DEMO LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"

- DEMOLITION NOTES
- ① REMOVE EXISTING SLAB.
 - ② AREA OF (N) ADDITION, SEE A2.3. S.S.D. FOR (N) SLAB AND FOOTINGS
 - ③ REMOVE (E) FAU AND DUCTWORK
 - ④ NEW DOOR OPENING
 - ⑤ V.I.F. (E) CONDITIONS FOR SLAB REMOVAL S.S.D.
 - ⑥ EDGE OF (E) SLAB TO REMAIN, SSE
 - ⑦ REMOVE EXISTING FLOORING
 - ⑧ REMOVE ALL EXISTING CASEWORK AND FIXTURES, VERIFY WITH OWNER ANY ITEMS OR APPLIANCES TO BE SALVAGED
 - ⑨ REMOVE EXISTING FURRED WALL OVER CONCRETE FOOTING.
 - ⑩ REMOVE AND SALVAGE FOR RE-INSTALLATION AT NEW BATH 5, COORDINATE WITH OWNER.

- GENERAL NOTES
1. RELOCATE (E) LOW VOLTAGE LANDSCAPE LIGHTING AS REQUIRED.



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



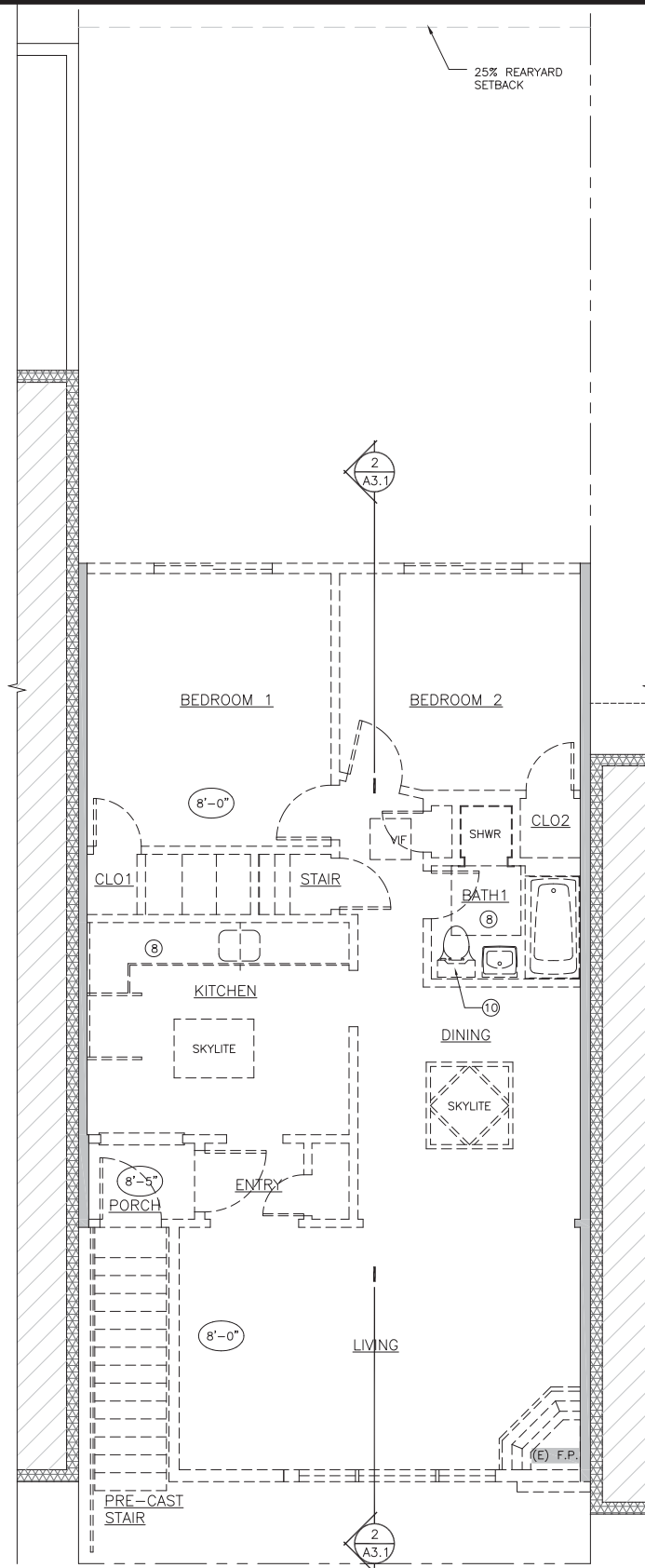
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<input type="checkbox"/> DATE	<input type="checkbox"/> REVISIONS:	

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SHEET TITLE
EXISTING/DEMO LOWER LEVEL
AND 1ST FLOOR PLANS
SHEET NO.
A2.1



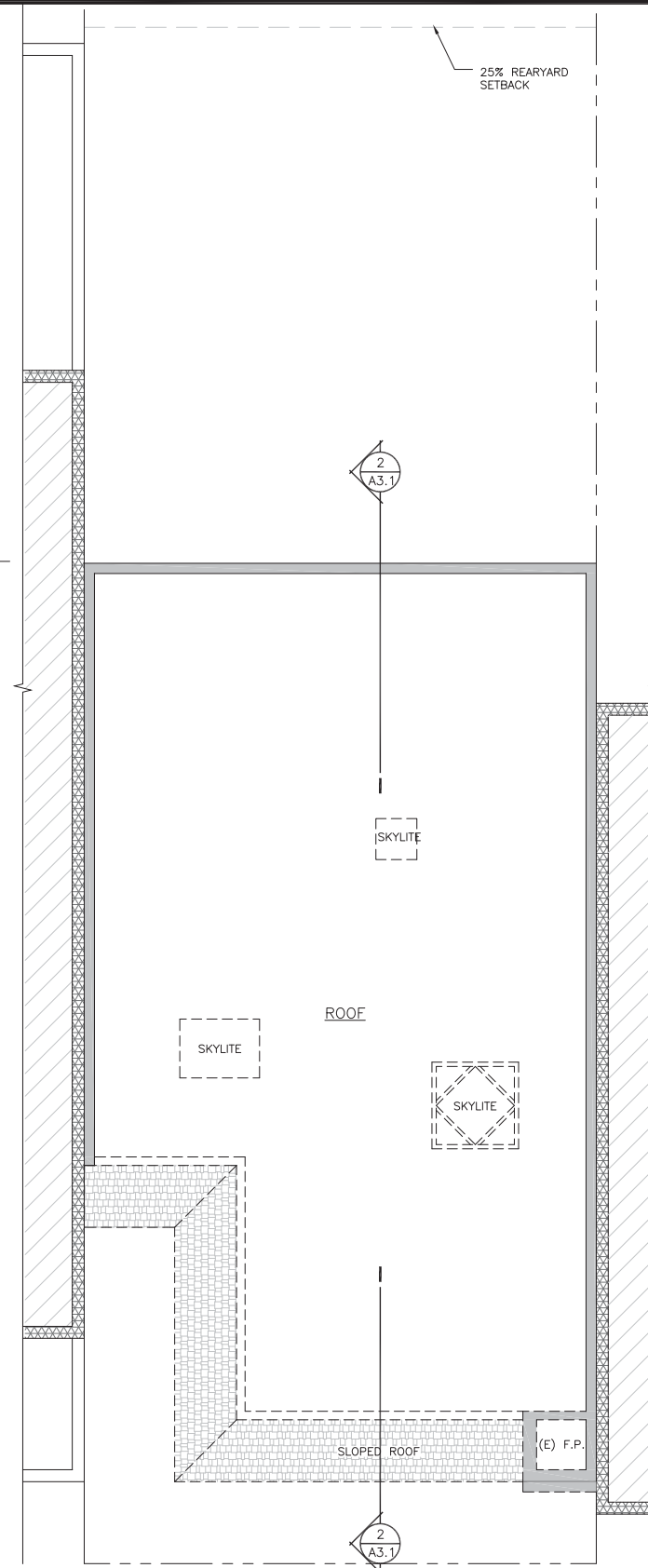
3 EXISTING / DEMO 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

- DEMOLITION NOTES**
- ① REMOVE EXISTING SLAB.
 - ② AREA OF (N) ADDITION, SEE A2.3. S.S.D. FOR (N) SLAB AND FOOTINGS
 - ③ REMOVE (E) FAU AND DUCTWORK
 - ④ NEW DOOR OPENING
 - ⑤ V.I.F. (E) CONDITIONS FOR SLAB REMOVAL S.S.D.
 - ⑥ EDGE OF (E) SLAB TO REMAIN, SSE
 - ⑦ REMOVE EXISTING FLOORING
 - ⑧ REMOVE ALL EXISTING CASEWORK AND FIXTURES, VERIFY WITH OWNER ANY ITEMS OR APPLIANCES TO BE SALVAGED
 - ⑨ REMOVE EXISTING FURRED WALL OVER CONCRETE FOOTING.
 - ⑩ REMOVE AND SALVAGE FOR RE-INSTALLATION AT NEW BATH 5, COORDINATE WITH OWNER.

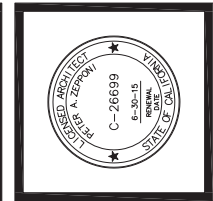
GENERAL NOTES

CONTRACTOR TO CAP ALL ELECTRICAL AND PLUMBING LINES TO BE IMPLICATED WITH DEMOLITION OR (N) CONSTRUCTION.

- LEGEND**
- (E) WALL
 - (N) WALL
 - NEIGHBORS EXTERIOR WALL
 - (E) TO REMAIN
 - DEMOLITION TO BE REMOVED
 - OVERHEAD



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



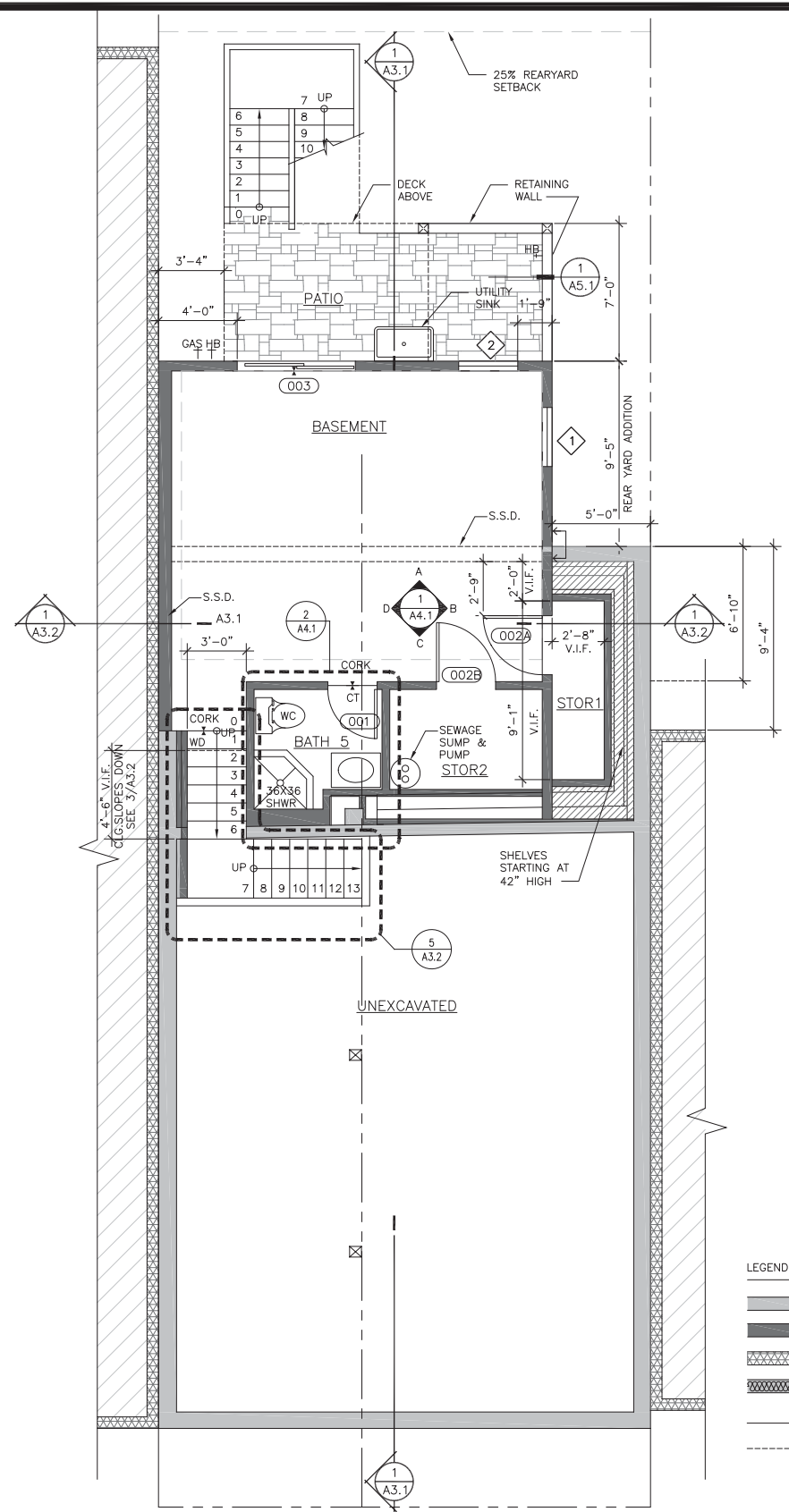
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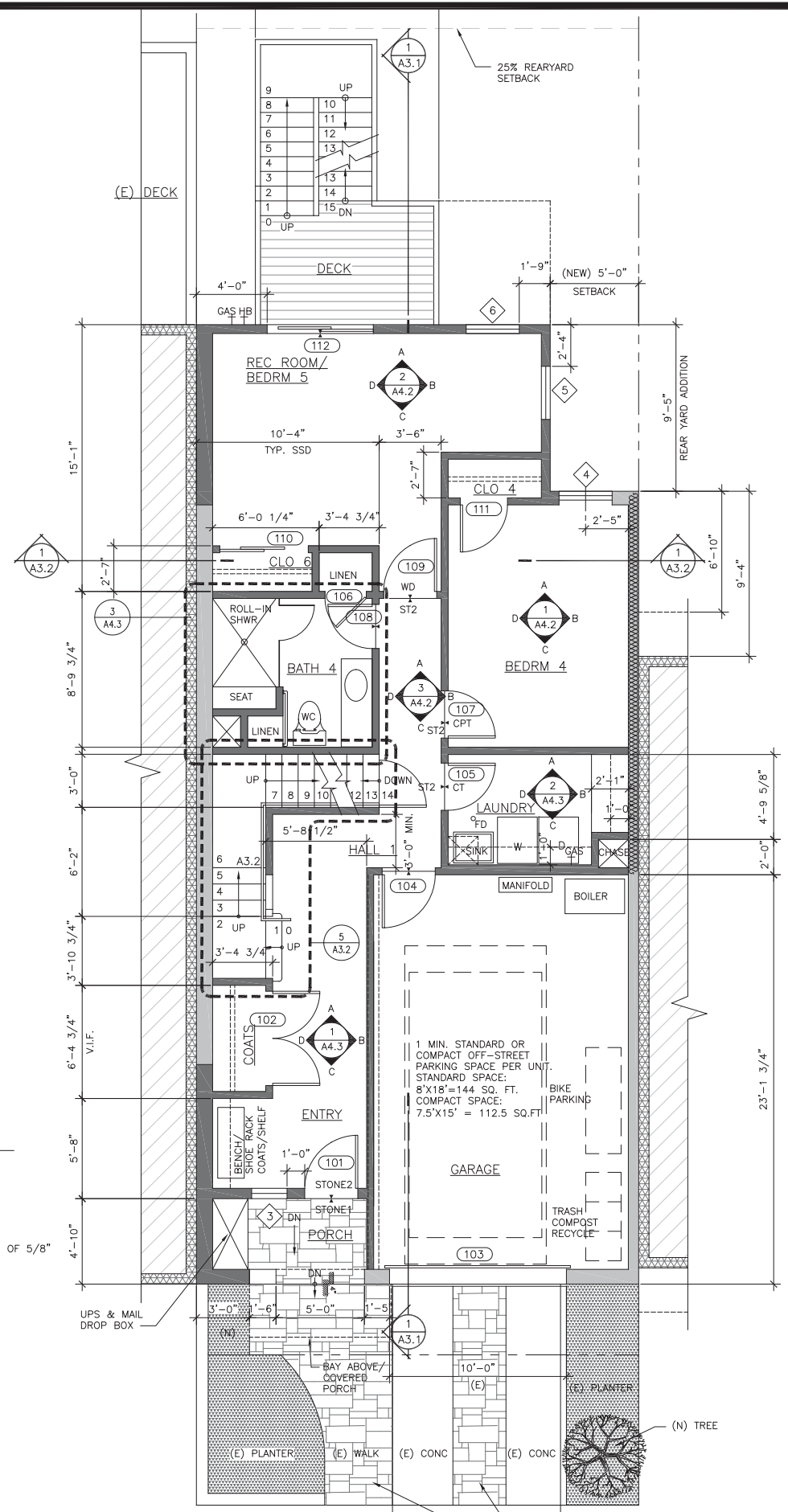
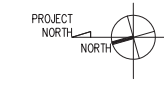


SHEET TITLE
EXISTING/DEMO 2ND FLOOR AND ROOF PLANS
SHEET NO.
A2.2

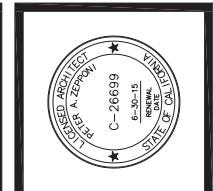


1 BASEMENT PLAN
SCALE: 1/4"=1'-0"

- LEGEND
- (E) WALL
 - (N) WALL
 - NEIGHBORS EXTERIOR WALL
 - SOUND INSULATION + EXTRA LAYER OF 5/8" GYP BD (TOTAL OF 2 LAYERS)
 - (E) TO REMAIN
 - OVERHEAD



2 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



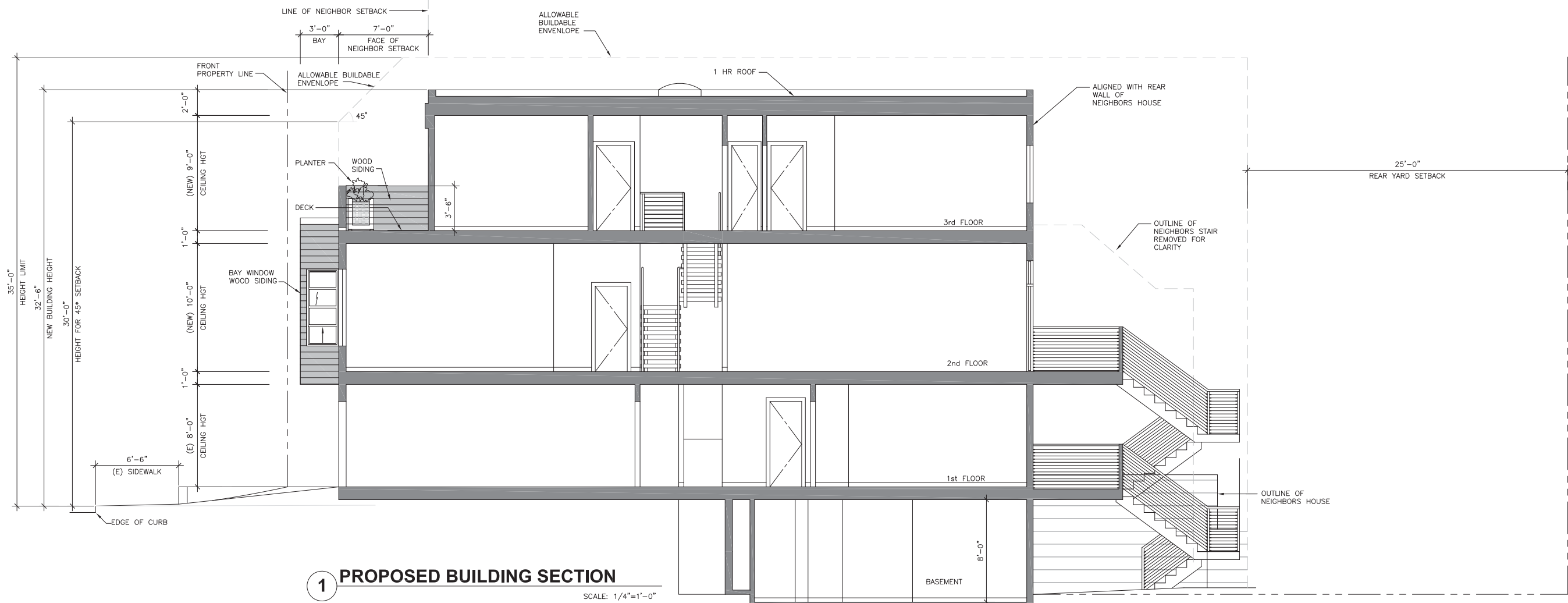
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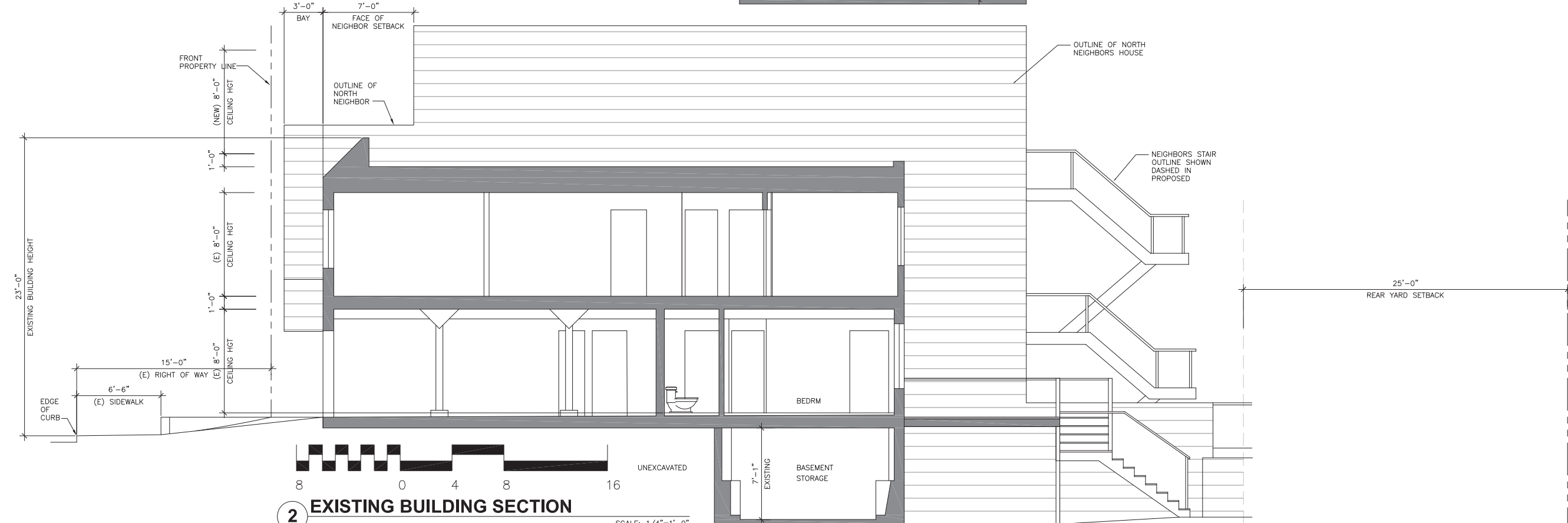
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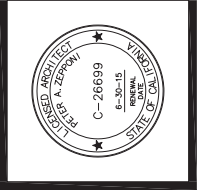
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BASEMENT AND 1ST FLOOR PLANS
SHEET NO.
A2.3



1 PROPOSED BUILDING SECTION
SCALE: 1/4"=1'-0"



2 EXISTING BUILDING SECTION
SCALE: 1/4"=1'-0"



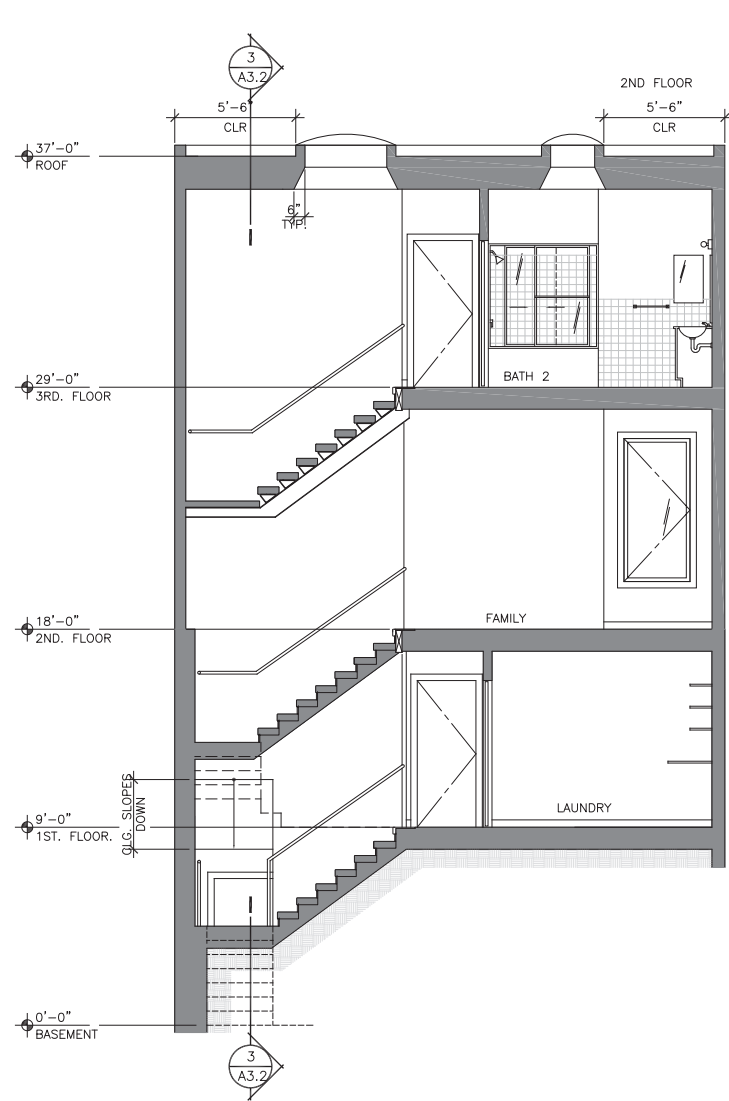
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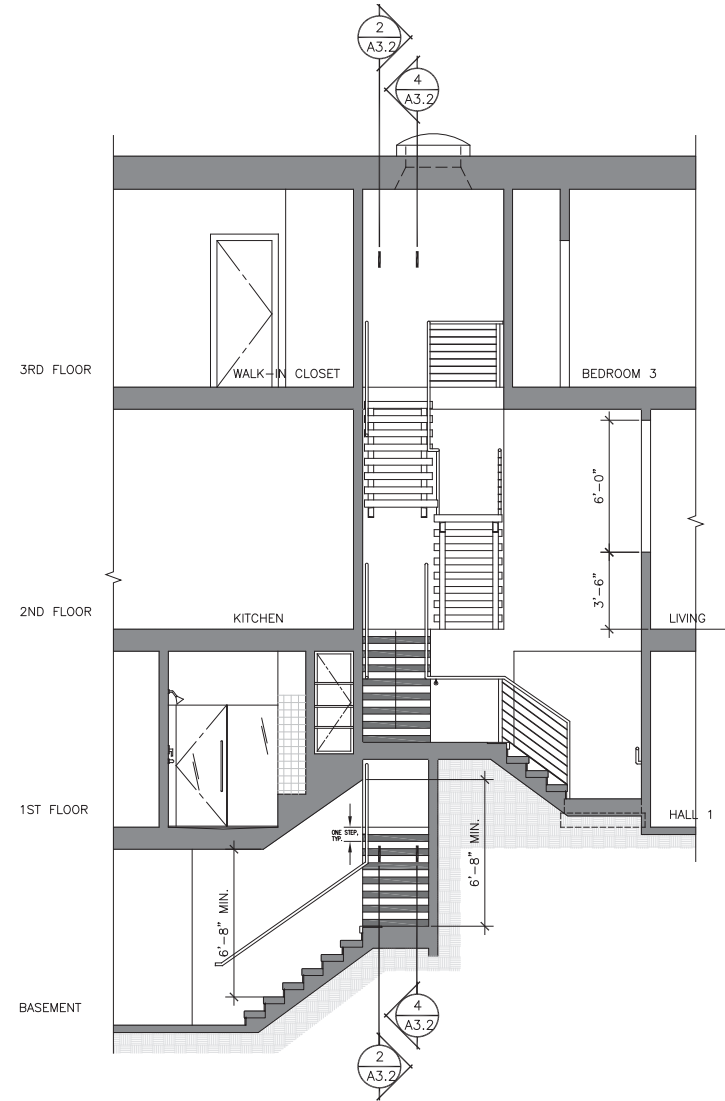


SHEET TITLE
EXISTING AND PROPOSED
BUILDING SECTIONS
SHEET NO.
A3.1



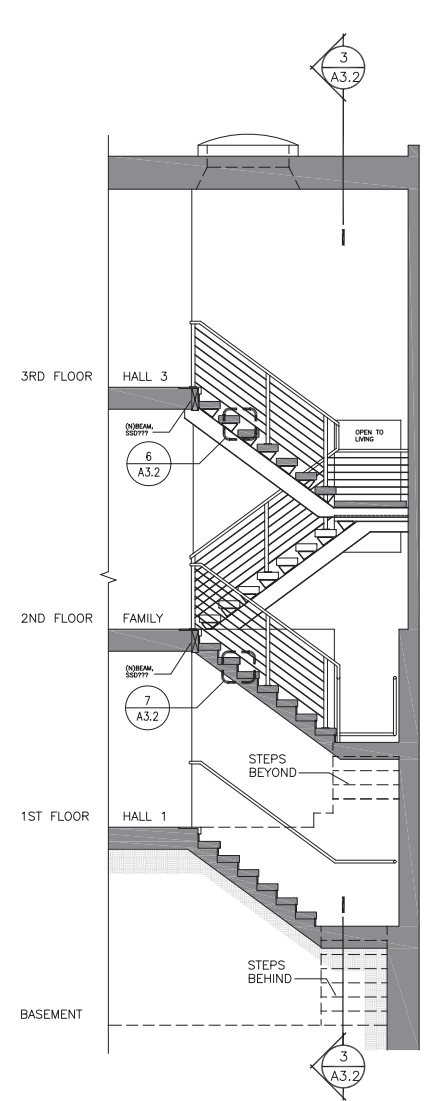
4 PROPOSED BUILDING SECTION

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



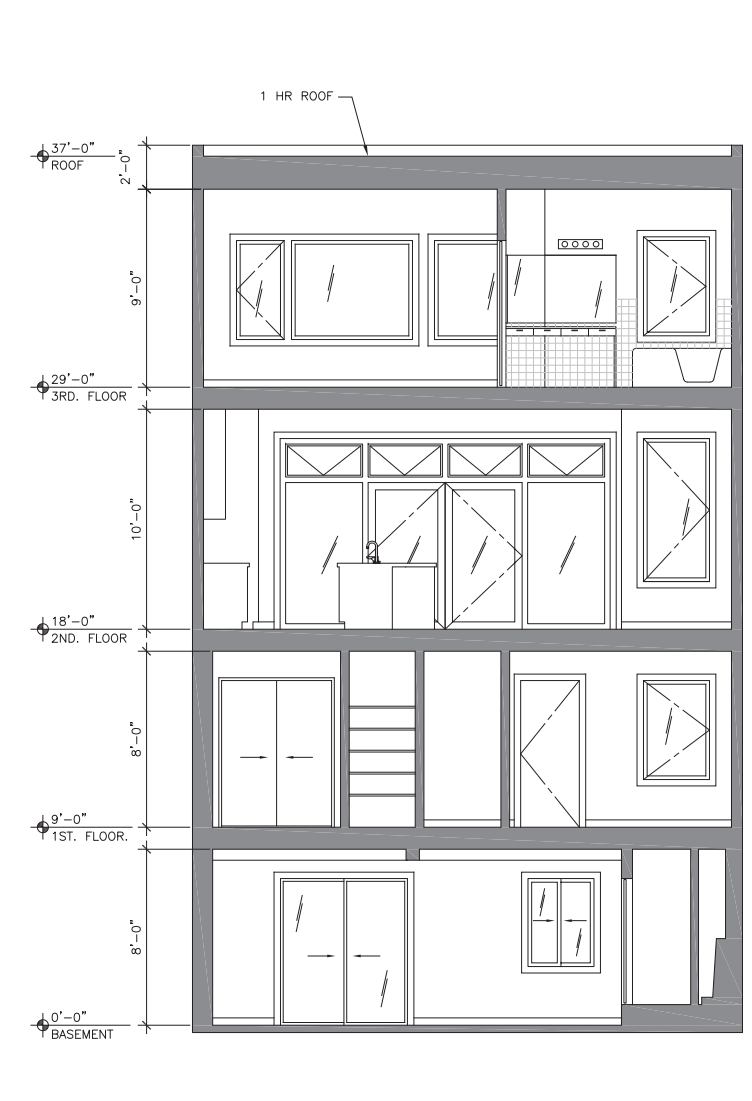
3 PROPOSED BUILDING SECTION

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



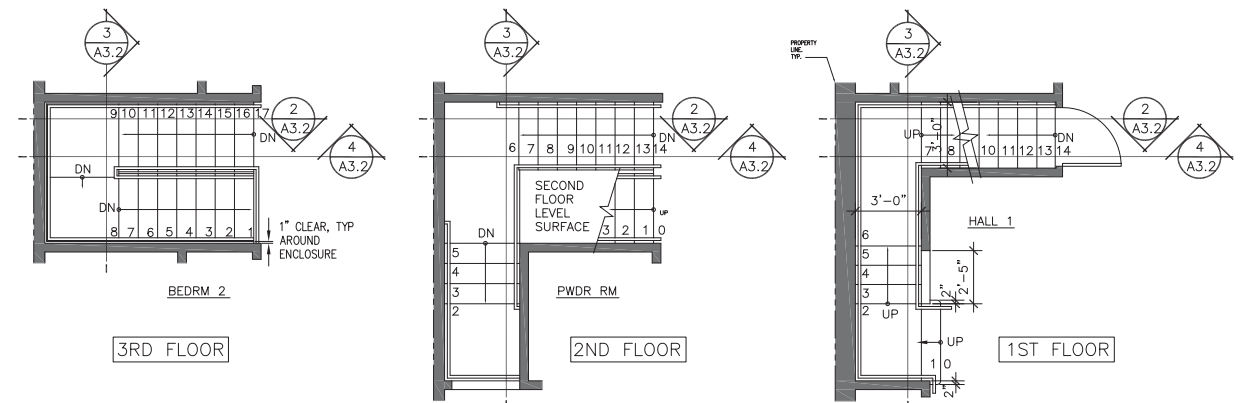
2 PROPOSED BUILDING SECTION

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



1 PROPOSED BUILDING SECTION

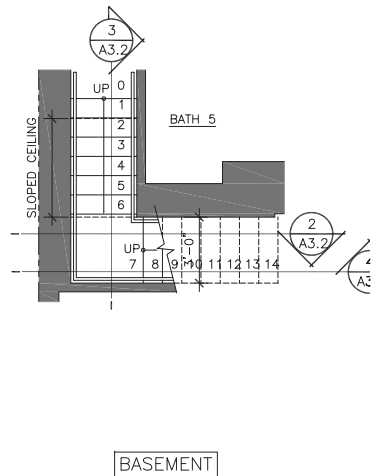
SCALE: 1/4"=1'-0"



5 PROPOSED STAIR FLOOR PLANS

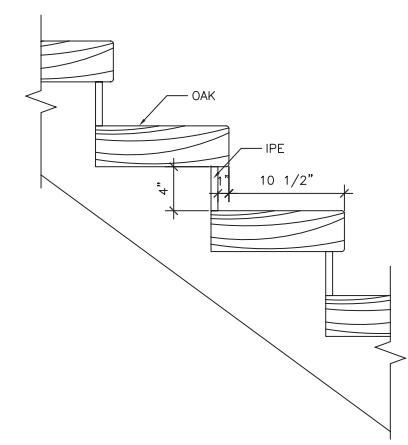
SCALE: 1/4"=1'-0"

GENERAL NOTES
1. CONTRACTOR TO PROVIDE STAIR SHOP DRAWNS TO BE REVISED AND APPROVED BY THE ARCHITECT.



6 STEP DETAIL - OPEN

SCALE: 1 1/2"=1'-0"



7 STEP DETAIL - CLOSED

SCALE: 1 1/2"=1'-0"



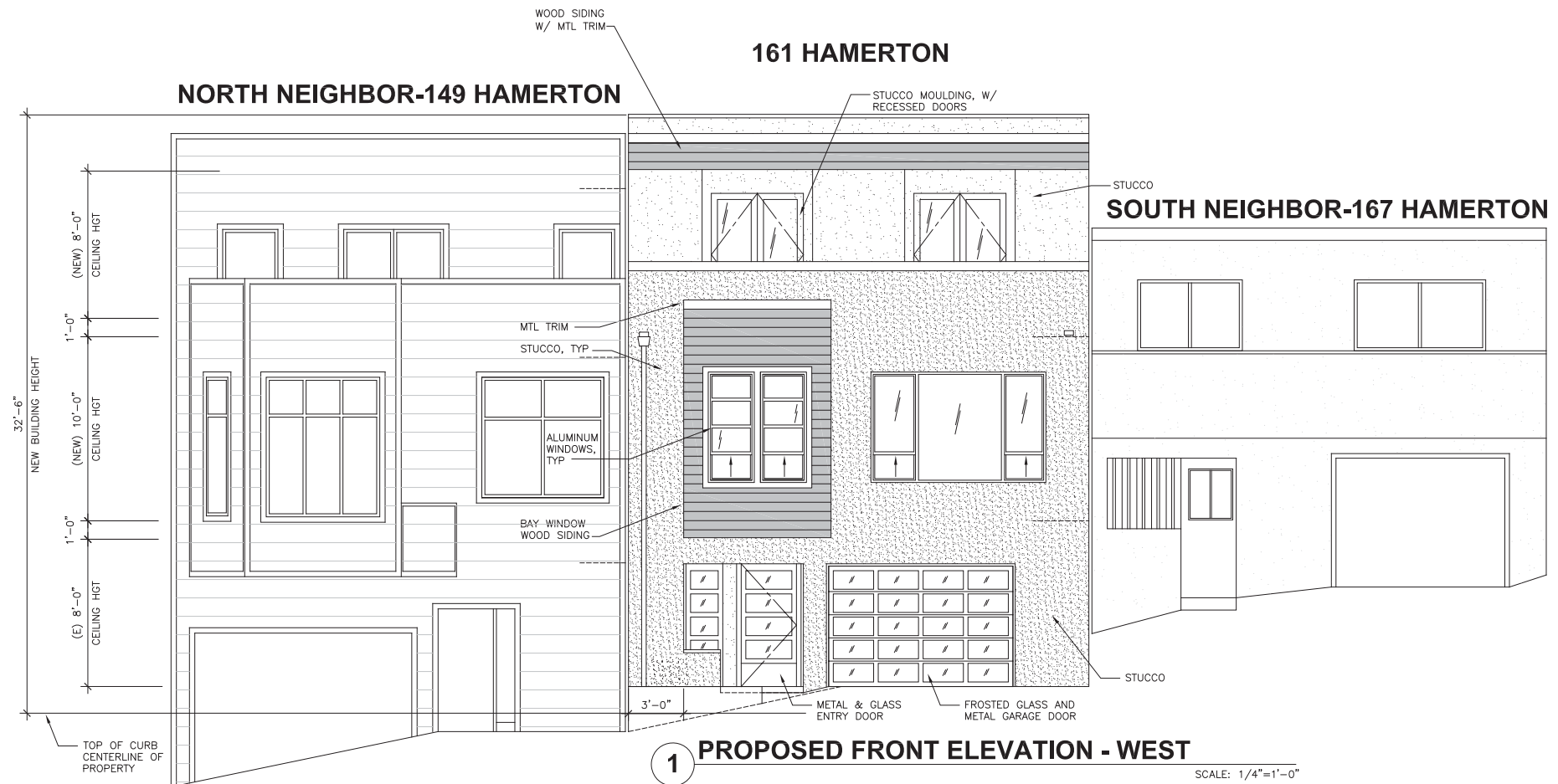
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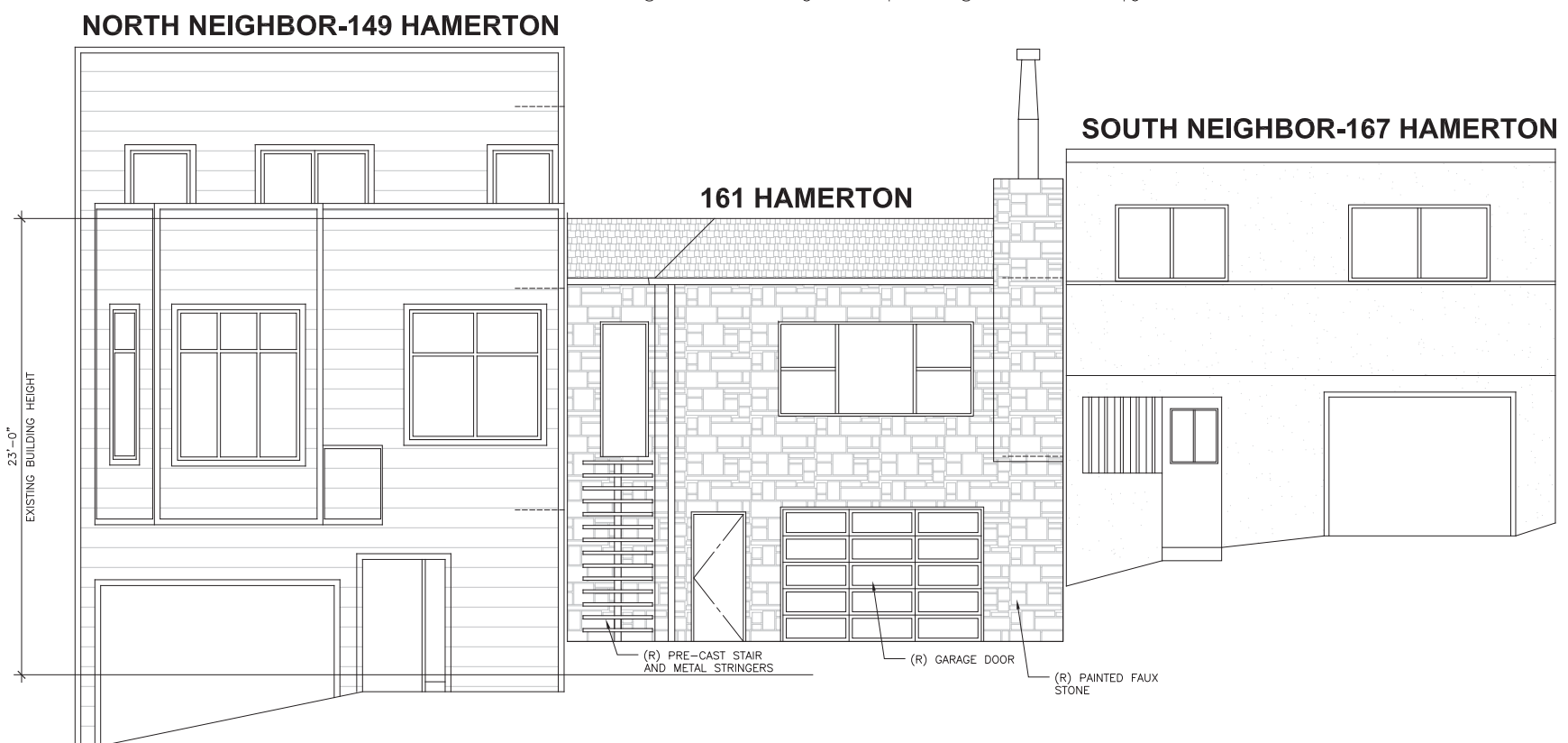
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SHEET TITLE
PROPOSED BUILDING SECTION,
STAIR PLANS AND SCTIONS
SHEET NO.
A3.2



1 PROPOSED FRONT ELEVATION - WEST
 SCALE: 1/4"=1'-0"
 8 0 4 8 16



2 EXISTING FRONT ELEVATION - WEST
 SCALE: 1/4"=1'-0"



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DRAWN	CB/PAZ
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SHEET TITLE
 EXISTING AND PROPOSED
 FRONT ELEVATIONS
 SHEET NO.
A3.3



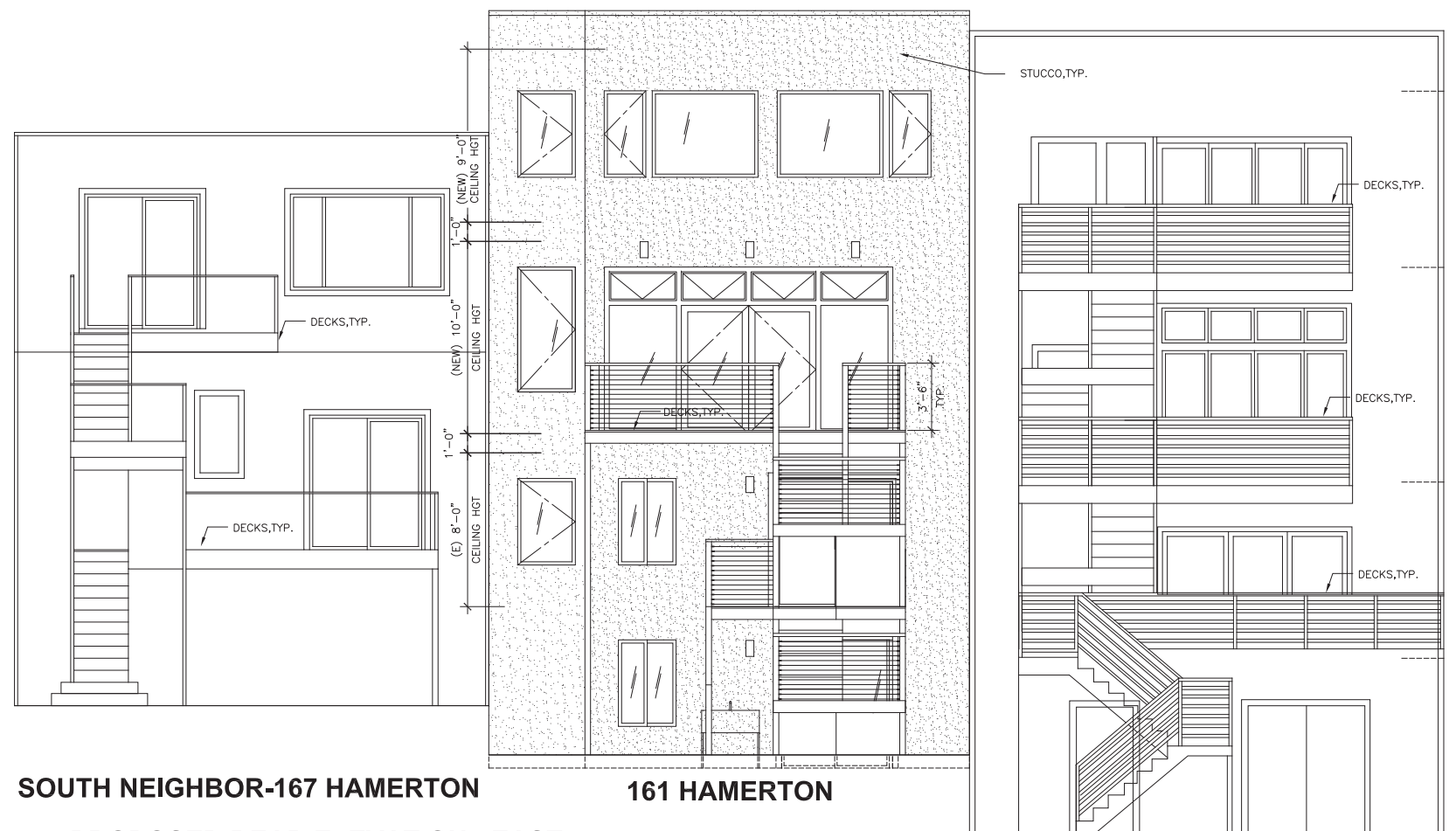
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	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

3111 / SITE PERMIT SUBMITTAL SET - NOT FOR CONSTRUCTION
 A RESIDENTIAL REMODEL FOR:
161 HAMERTON AVE.
 161 HAMERTON AVE, SAN FRANCISCO, CALIFORNIA 94131



SHEET TITLE
 EXISTING AND PROPOSED
 REAR ELEVATIONS
 SHEET NO.
A3.4



SOUTH NEIGHBOR-167 HAMERTON **161 HAMERTON**

1 **PROPOSED REAR ELEVATION - EAST**

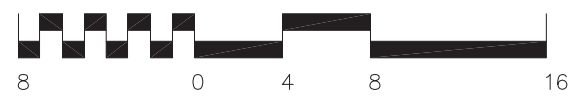
SCALE: 1/4"=1'-0"

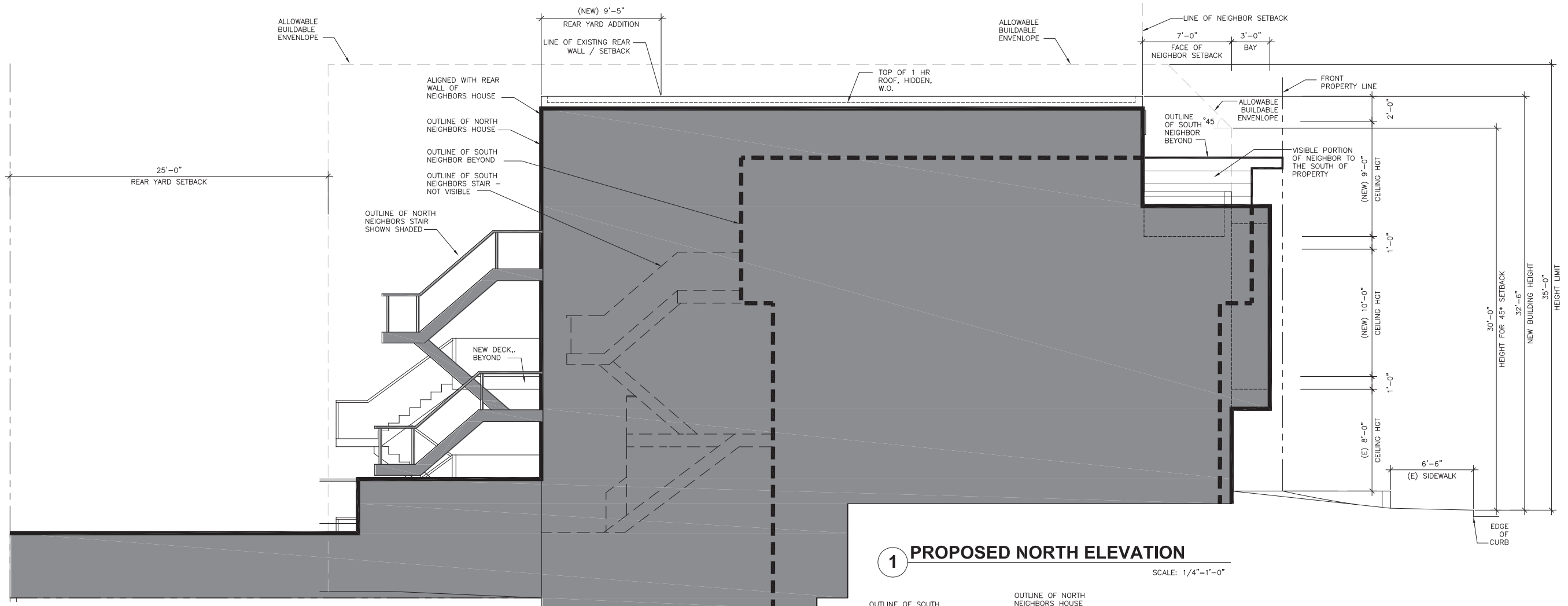


167 HAMERTON **161 HAMERTON**

2 **EXISTING REAR ELEVATION - EAST**

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





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



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



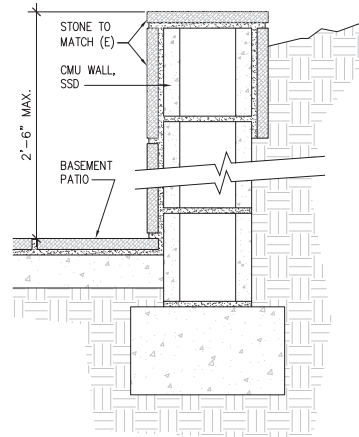
PETER A. ZEPPONI
ARCHITECTS
211 BELLA VISTA WAY, SAN FRANCISCO, CA 94127-1811
T: 415.334.2868 F: 415.334.2233
E-MAIL: PETER@ZEPPONI-ARCHITECTS.COM
CONSULTANTS
STRUCTURAL ENGINEER: MASSWOOD ENGINEERS
TITLE 24 ENERGY: MONTEREY ENERGY GROUP

JOB NO.	1417
DRAWN	CB/PAZ
CHECKED	PAZ
DATE	MAR. 22, 2016
REVISIONS:	

3111 / SITE PERMIT SUBMITTAL SET - NOT FOR CONSTRUCTION
A RESIDENTIAL REMODEL FOR:
161 HAMERTON AVE.
161 HAMERTON AVE, SAN FRANCISCO, CALIFORNIA 94131

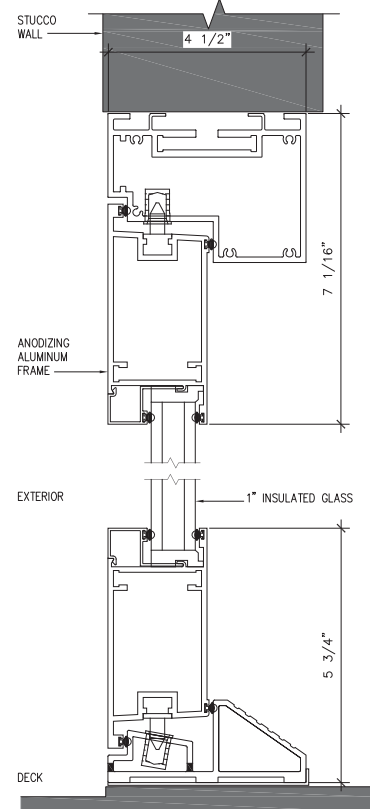


SHEET TITLE
EXISTING AND PROPOSED
NORTH ELEVATIONS
SHEET NO.
A3.6



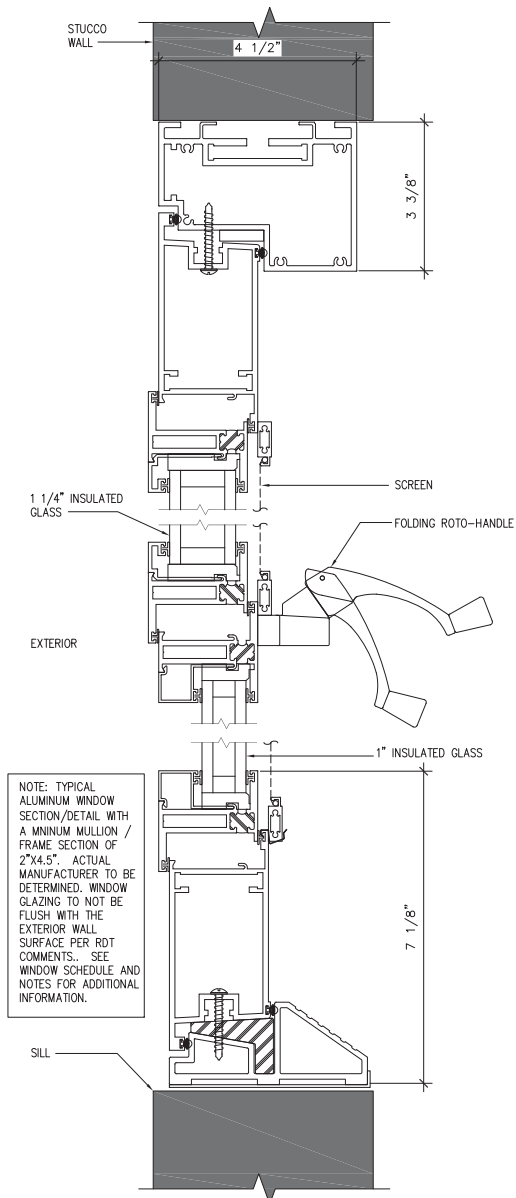
1 RETAINING WALL

SCALE: 1 1/2"=1'-0"



2 ALUMINUM DOOR FRAME

SCALE: 6"=1'-0"



NOTE: TYPICAL ALUMINUM WINDOW SECTION/DETAIL WITH A MINIMUM MULLION / FRAME SECTION OF 2"x4.5". ACTUAL MANUFACTURER TO BE DETERMINED. WINDOW GLAZING TO NOT BE FLUSH WITH THE EXTERIOR WALL SURFACE PER RDT COMMENTS. SEE WINDOW SCHEDULE AND NOTES FOR ADDITIONAL INFORMATION.

2 ALUMINUM WINDOW FRAME

SCALE: 6"=1'-0"



PETER A. ZEPPONI
ARCHITECTS
 211 BELLA VISTA WAY, SAN FRANCISCO, CA 94127-1811
 T: 415.334.2888 F: 415.334.2233
 E-MAIL: PETER@ZEPPONI-ARCHITECTS.COM
 CONSULTANTS
 STRUCTURAL ENGINEER: MASSWOOD ENGINEERS
 TITLE 24 ENERGY: MONTEREY ENERGY GROUP

JOB NO.	1417
DRAWN	CB/PAZ
CHECKED	PAZ
DATE	MAR. 22, 2016
REVISIONS:	

3111 / SITE PERMIT SUBMITTAL SET - NOT FOR CONSTRUCTION
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 161 HAMERTON AVE, SAN FRANCISCO, CALIFORNIA 94131

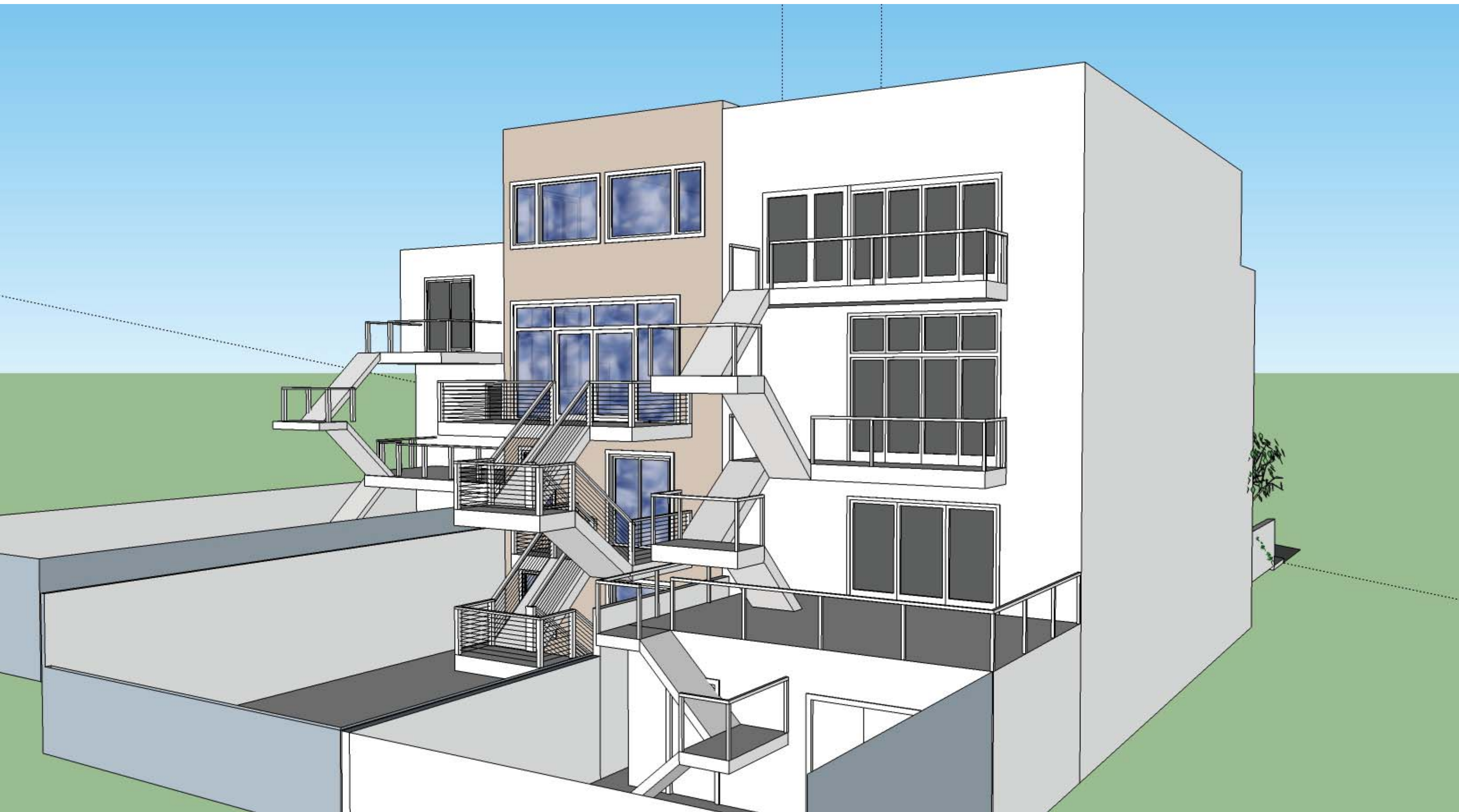


SHEET TITLE
 DETAILS
 SHEET NO.
A5.1











January 27, 2016

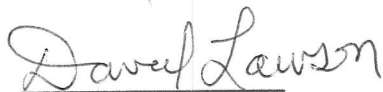
Re: 161 Hamerton Avenue

Support for Building Permit

To Whom It May Concern:

I own 167 Hamerton Avenue, the residential property immediately south of 161 Hamerton Avenue. I write to confirm that I support the prompt issuance of all necessary building permits for construction of the project per the plans as noticed by notice dated December 1, 2016 from Peter Zeponi as applicant, with inclusion of vertical mullions at least 4.5 inches deep, spaced no more than 2 inches apart, and either perpendicular to the wall or angled further to the east, on the south-facing windows of the rear addition to 161 Hamerton to address privacy concerns.

Very truly yours,

A handwritten signature in cursive script that reads "David Lawson". The signature is written in dark ink and is positioned above a horizontal line.

David Lawson

167 Hamerton Avenue